



Twin Falls City Council Agenda

Monday, July 31, 2023, 5:00 PM

Council Chambers
203 Main Avenue East, Twin Falls, Idaho

Members: Ruth Pierce, Christopher Reid, Craig Hawkins, Nikki Boyd, Jason Brown, Spencer Cutler, Alexandra Caval

- 1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM
- 2) PLEDGE OF ALLEGIANCE
- 3) PROCLAMATIONS
- 4) CONSENT CALENDAR
 - a) **ACTION ITEM:** Request to approve City Council 2023 July 24, Minutes.
By: Amy Luna, Deputy City Clerk
 - b) **ACTION ITEM:** Request to approve Accounts Payable for July 20-26, 2023.
By: Amy Luna, Deputy City Clerk
 - c) **ACTION ITEM:** Request to approve the Wells Fargo Credit Commercial Card for June 2023 By: Amy Luna, Deputy City Clerk
 - d) **ACTION ITEM:** Request City Council to approve the Special Event Permit for the organizers of Fill the Boot fundraising event.
By: Lou Coronado, Sergeant, Twin Falls Police Department
- 5) ITEMS OF CONSIDERATION
 - a) **PRESENTATION:** A presentation of the City Manager's Recommended Budget for FY 2023- 2024 followed by citizen input.
By: Gretchen Scott, Deputy City Manager
- 6) GENERAL PUBLIC INPUT
- 7) ADVISORY BOARD REPORT/ANNOUNCEMENTS
- 8) PUBLIC HEARINGS
 - a) **ACTION ITEM:** Request for an annexation of property with a zoning designation of C-1 and R- 6 located at the NW corner of 3300 East and Kimberly Road c/o Sid Lezamiz, Jr. (PZ23-0033)
By: Lisa Strickland, City Planner
 - b) **ACTION ITEM:** Request for a rezone of property from R-4 PRO to C-1 located at northwest corner of Washington Street and Robbins Avenue. c/o Elmer Blaikie on behalf of Penelope L. Parker. (PZ23-0028)
By: Jonathan Spendlove, Planning and Zoning Director
- 9) EXECUTIVE SESSION
 - a) **ACTION ITEM:** § 74-206(1)(a) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need. This paragraph does not apply to filling a vacancy in an elective office or deliberations about staffing needs in general.
- 10) ADJOURNMENT

Any person(s) needing special accommodation to participate in the above-noticed meeting could contact Josh Palmer (208) 735-7312 at least two working days before the meeting. Si desea esta información en Español, por favor llame a Josh Palmer al teléfono (208) 735-7312.

Public Input Procedures

1. Individuals wishing to provide public input regarding matters relevant to the City of Twin Falls shall:
 - Wait to be recognized by the Mayor or Chairman
 - Approach the microphone/podium.
 - State their name, and whether they are a resident or property owner in the City of Twin Falls and proceed with their input.
2. The Mayor or Chairman may limit input to no less than two (2) minutes. Individuals are not permitted to give their time to other speakers.

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chairman shall review the public hearing procedures.
2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chairman, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
3. A City Staff Report shall summarize the application and history of the request.
4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - A complete explanation and description of the request.
 - Why the request is being made.
 - Location of the Property.
 - Impacts on the surrounding properties and efforts to mitigate those impacts.
5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
7. The public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chairman may limit public testimony to no less than two (2) minutes per person.
 - Individuals are not permitted to give their time to other speakers.
 - However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chairman. The spokesperson shall be limited to 15 minutes.
 - Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.
8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond to Public Testimony.
9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chairman, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chairman may limit the time permitted for the answer.
10. The Mayor or Chairman shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.

* Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and thereafter removed from the room by order of the Mayor or Chairman.



Twin Falls City Council Minutes

Monday, July 24, 2023, 5:00 PM

Council Chambers
203 Main Avenue East. Twin Falls, Idaho

1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM

Present: Mayor Ruth Pierce, Vice Mayor Christopher Reid, Council Members Craig Hawkins, Spencer Cutler, Nikki Boyd & Alexandra Caval.

Absent: Council Member Jason Brown

Staff Present: City Manager Travis Rothweiler, Deputy City Managers Mitch Humble & Gretchen Scott, City Attorney Shayne Nope, Police Chief Craig Kingsbury, Fire Chief Les Kenworthy, Code Enforcement Officer Sean Stanley, CFO Breanna Howard, Communication Center Director Tami Lauda, Airport Manager Bill Carberry, Economic Development Director Shawn Barigar, Public Information Officer Josh Palmer, Desktop Support Tech Kim Hafer, Finance Administrative Assistant Amy Luna.

Mayor Pierce called the meeting to order at 5:00 PM. A quorum was present.

2) PLEDGE OF ALLEGIANCE

Mayor Pierce invited all present, who wished, to recite the Pledge of Allegiance to the Flag

3) PROCLAMATIONS: None.

4) CONSENT CALENDAR

MOTION: Council Member Caval moved to approve the Consent Calendar as presented. **Council Member Hawkins** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

- Request to approve City Council 2023 July 17, Minutes.
- Request to approve Accounts Payable for July 13-19, 2023.
- Request to approve July 19, 2023, Travel Requests.
- Request the City Council to approve the Special Event Permit for the organizers of the Worship in the Park event.
- Request to Authorize the Mayor to Sign FAA Grant Applications for the Airport E. Ramp Expansion Project; N.W Ramp Rehabilitation; and Design for Terminal ADA & Access Road Improvement.

5) ITEMS OF CONSIDERATION

- Request to confirm the reappointment of Corey King to the Parks and Recreation Commission.
P&R Director Davis requested to confirm the reappointment of Corey King to the Parks and Recreation Commission.

Discussion ensued on the following: None.

MOTION: Council Member Hawkins moved to approve the request to approve the reappointment of Corey King to the Parks and Recreation Commission. **Council Member Boyd** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

- Consider a request from TeJay Holstine to waive \$192.00 pickleball court reservation fees.
P&R Director Davis requested consideration of a request from TeJay Holstine to waive \$192.00 pickleball court reservation fees.

Discussion ensued on the following:

Vice Mayor Reid: What is the date - September 9, 2023?

Mayor Pierce: Is this a local business?

Council Member Caval: Asked for clarification on raising money for this project.

Council Member Boyd: Have we waived any fees for other senior projects?

Council Member Cutler: Could open the door for more groups wanting to have these fees waived. We need to consider some guidelines for the future.

MOTION: Council Member Hawkins moved to approve the request from TeJay Holstine to waive the \$192.00 pickleball court reservation fee. **Vice Mayor Reid** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

- c) A request to adopt Resolution #2023-009 declaring the City's intent to dispose of real property located at 912 Caswell Avenue West and setting a date for a public hearing.

Deputy City Manager Humble requested to adopt **Resolution #2023-009** declaring the City's intent to dispose of real property located at 912 Caswell Avenue West and setting a date for a public hearing.

Discussion ensued on the following:

Council Member Boyd: Asked for some clarification.

MOTION: Council Member Boyd moved to approve the request to adopt **Resolution #2023- 009** declaring the City's intent to dispose of real property located at 912 Caswell Avenue West and setting a date for a public hearing on August 28, 2023. **Vice Mayor Reid** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

- d) FY 2023-2024 Budget Presentation Focus Areas 2 & 3

Deputy City Manager Humble let the FY 2023-2024 Budget Presentation Focus Areas 2 & 3

Discussion ensued on the following:

Council Member Boyd: Thanked the library staff for sharing.

Council Member Caval: Who would be hosting the program being requested? If something happens to that host, do we have a backup?

Council Member Caval: Asked how much the Bomb Suit weighs and what some of the attachments are.

Vice Mayor Reid: Asked for clarification on dog training. Do we have other officers that are trained in Idaho?

Council Member Caval: Asked about the Police Departments Category B items.

Vice Mayor Reid: Thanked all for their presentations.

6) GENERAL PUBLIC INPUT

Budget Public Input: None.

General Public Input:

Citizen Maria Hernandez requested to present a list of complaints against a city employee.

Mayor Pierce asked that she contact her in person regarding this matter rather than discuss complaints against city employees in this setting.

Council Member Hawkins thanked employees for the Active Shooter training that he attended.

Deputy City Manager Humble advised that this training would take place again on Friday, July 28, 2023.

7) ADVISORY BOARD REPORT/ANNOUNCEMENTS

8) PUBLIC HEARINGS

9) EXECUTIVE SESSION

- a) Executive Session § 74-206(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement.

MOTION: Vice Mayor Reid moved to adjourn to Executive Session § 74-206(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

The mere presence of legal counsel at an executive session does not satisfy this requirement;

Council Member Caval seconded the motion. The roll call vote showed all members present voted in favor of the motion, 6 to 0.

10) ADJOURNMENT

The meeting adjourned into Executive Session at 07:09 PM. Executive Session adjourned at 8:30 PM.

Amy Luna, Deputy City Clerk

****If you wish to have a full accounting of this meeting, please listen to the recording that is located on our website. **** Tfid.org



Special Event Application

Event Application

The City of Twin Falls recognizes the importance of hosting special events in our community. Each year the City of Twin Falls receives in excess of one hundred (100) special event applications. This application sets forth the minimum requirements for holding a special event inside the City, however additional items may be required by the Twin Falls City Special Events Coordinator or other Twin Falls City departments.

*All Special Event Applications must be completed and submitted to the City of Twin Falls no less than forty-five (45) days prior to hosting an event.

*A non-refundable application fee of twenty-five dollars (\$25) is required at the time of application submission. Applications with unpaid fees will not be reviewed for approval.

Questions: Contact the Twin Falls Police Department Special Events Sergeant at (208)735-7200.

Questionnaire and Good Faith Estimate

Name of Event * Twin Falls Fire Fighters Local 1556 Fill the Boot for MDA

Event Start Date * 08/11/2023
09:00:00 AM

Event End Date * 8/11/2023
04:00:00 PM

Location of Event * Addison Ave and Locust

Name of Organizer * Twin Falls Fire Fighters Local 1556

Organizer Contact * Daniel Gould

Business Phone * ONLY TYPE NUMBERS.
(208)735-7231
DO NOT TYPE ANY DASHES OR OTHER PUNCTUATION.

Cell Phone * ONLY TYPE NUMBERS.
(208)329-4834
DO NOT TYPE ANY DASHES OR OTHER PUNCTUATION.

Email Address * dgould@tfid.org

Mailing Address * Street Address
345 Second Avenue East
Address Line 2
P.O. Box 924 Twin Falls Idaho 83303
City
Twin Falls
Postal / Zip Code
83301

State / Province / Region

ID

Country

USA

Estimated Attendance * ☒ Less than 500 attendees
☐ 500 or more attendees

Basis for Attendance Estimate

Fire Fighters stand at intersections and collect money from passing motorists for the Muscular Dystrophy Association. Annual event.

*

Will anything be offered for sale at your event? (Such as food, beverage, crafts, or other products)

☐ Yes ☒ No

*

Will Alcohol be sold, served or consumed at your event?

☐ Yes ☒ No

(Alcohol permits and/or catering permits may apply.)

*

Will you use a City Park or any portion of a City of Twin Falls walking trail?

☐ Yes ☒ No

(Additional permits required by the Department of Parks and Recreation.)

*

Will there be tents or structures utilized at your event?

☐ Yes ☒ No

(A fire inspection may be required from the Fire Department.)

*

Will your event include pyrotechnics or fireworks?

☐ Yes ☒ No

(Fire permit required from the Fire Department.)

*

Will there be amplified sound at your event?

☐ Yes ☒ No

*

Will your event require any street closures?

☐ Yes ☒ No

*

Will there be any inflatables, such as bounce houses, at your event?

☐ Yes ☒ No

*

Will your event generate any type of waste (trash plan)?

☐ Yes ☒ No

*

Will your event utilize signs, banners, flags, etc.?

☐ Yes ☒ No

(Sign permit may be required from Planning and Zoning.)

Special event applicants, promoters and sponsors whose special event requires the use of extraordinary City resources as a result of their anticipated attendance or heightened security concerns shall be required to pay for those extraordinary resources as determined by the Special Events Coordinator. Full payment for said extraordinary resources shall be required no later than sixty (60) days following the conclusion of the special event.

Signature of Event Organizer*

By my signature, I hereby acknowledge my understanding of the aforementioned requirement concerning the payment for extraordinary resources and application fee.

Jerry McGahan

Event Summary

Event Categories: *

Check all that apply.

- | | | |
|--|---|---|
| ☐ Athletic/Recreation | ☐ Exhibits/Misc. | ☐ Run/Walk/Race |
| ☐ Concert/Performance | ☐ Farmers/Outdoor Market | ☐ Special Attraction |
| ☐ Carnival/Fair | ☐ Parade | ☐ Dance |
| ☐ Festival | ☒ Other | |
| | Fill the Boot | |

Location *

- ☒ Public Property
☐ Private Property

Set-Up *

8/11/2023
09:00:00 AM

Event Starts *

8/11/2023
11:00:00 AM

Event Ends *

8/11/2023
04:00:00 PM

Dismantle *

8/11/2023
04:00:00 PM

**Please provide a detailed description of the event and activities.
Lack of info may delay this process.**

Summary*

The International Association of Fire Fighters (IAFF) has collected critical funds in the community since 1954 – one dollar at a time – as part of the Fill the Boot program for the Muscular Dystrophy Association (MDA). The Twin Falls Professional Fire Fighters Association Local 1556 will be continuing this long-standing tradition as its members kick off the annual program raising funds to support MDA's vision to accelerate research, advance care, and advocate for the support of MDA families.

Dedicated fire fighters from Twin Falls Professional Fire Fighters Association Local 1556 will hit the streets with boots in hand asking pedestrians, motorists, customers, and other passersby to donate to MDA on August 11th at 9am, at Addison and Locust.

Individuals and local businesses can also support the fire fighters by donating online at: <https://filltheboot.donordrive.com/participant/15140>

The partnership between MDA and IAFF began in 1954 when the IAFF signed a proclamation designating MDA its charity of choice and vowing to continue raising awareness and funds until cures are found. To date, the nearly seven-decade partnership has raised more than \$700 million with involvement from over 300,000 fire fighters nationwide. These funds have led in part to almost two dozen FDA-approved drugs in as many years for those with neuromuscular disease. Those treatments were created from MDA's vision to open a new field of medicine and push the boundaries of the medical frontier we call genetic medicine.

"What the IAFF has done for MDA over the past 69 years is unprecedented," said Donald S. Wood, Ph.D., President and CEO of MDA. "With the support from our partners at the IAFF, MDA is doing the impossible in accelerating research, advancing care, and advocating for people living with neuromuscular disease. We have a mission to empower the people we serve to live longer, more independent lives and we will fulfill this mission together, with the IAFF."

About the IAFF

The International Association of Fire Fighters represents more than 338,000 professional fire fighters and paramedics who protect more than 85% of the nation's population. More than 3,500 affiliates and their members protect communities in every state in the United States and in Canada. To learn more visit IAFF.org and follow the IAFF at Facebook, Twitter, and Instagram.

About Muscular Dystrophy Association

Muscular Dystrophy Association (MDA) is the #1 voluntary health organization in the United States for people living with muscular dystrophy, ALS, and related neuromuscular diseases. For over 70 years, MDA has led the way in accelerating research, advancing care, and advocating for the support of our families. MDA's mission is to empower the people we serve to live longer, more independent lives. To learn more visit mda.org and follow MDA on Instagram, Facebook, Twitter, TikTok, and LinkedIn.

Event Details

Security/Event Services

As an event organizer, you are required to provide a safe and secure environment for your event. This is accomplished through pre-planning and anticipation of problems or concerns related to event activities.

Most major events require the services of approved security (either paid professional security or a law enforcement agency). The Special Events Coordinator/Sergeant will evaluate each event application and determine the necessity of and type of security. Police Officers may be required depending on the scope of event.

The organizer may also be required to provide additional services (lost child booth, trained medical personnel, etc.) at the discretion of the Special Events Coordinator.

Have you spoken with the Special Events Coordinator regarding security?

☐ Yes ☒ No

Have you contracted with any private security or law enforcement agency to provide your security?

☐ Yes ☒ No

Does your plan involve a lost child booth?

☐ Yes ☒ No

Does your plan involve a first aid station staffed with trained personnel?

☒ Yes ☐ No

**Number of staff
working the event** 20

**Number of volunteers
working the event** 0

Event Map

Event organizers are required to submit a detailed aerial map of the proposed event location. This map must include, but is not limited to, the locations of all of the following:

1. Stages or platforms
2. All temporary structures (tents, booths, cooking areas, etc.)
3. Beer gardens and/or locations where alcohol will be dispensed
4. Additional trash receptacles, dumpsters and portable toilets
5. Emergency services (lost child booth, security, first aid, etc.)
6. Fences/Barricades used to block any street or entrance access
7. Firework launch locations (if applicable)
8. All vehicles and trailers
9. Parking for the event (may require an additional parking plan)
10. Generators

Upload Map

L1556 FTB Intersection.pdf

91.73KB

Insurance and Indemnification

It is the responsibility of the special event organizer(s) to secure and provide a **COMMERCIAL GENERAL LIABILITY** insurance policy that covers the planned special event. This policy must provide coverage of no less than \$500,000 combined single limit per occurrence. This insurance policy must include a rider for alcohol if it is to be sold, provided or consumed. Insurance requirements may be increased upon demand of the Twin Falls City Attorney, Twin Falls City Risk Manager and/or other local government entities with jurisdiction.

Each policy shall be written as a primary policy, not contributing to, or in excess of, any coverage which the City may carry. A certificate of Insurance naming the City of Twin Falls as additionally insured and as the certificate holder must be provided with this application. Failure to provide insurance coverage will immediately terminate special event application or approval.

Upload Insurance Information 2023-2024 Certificate of Liability Insurance.pdf 15.33KB

Notification Requirement

Event organizers are required to notify any nearby property owners who may be impacted by the holding of their special event. This notification must be made in writing and be given to said property owners no less than fourteen (14) days prior to the planned event. The special event permit will not be issued unless this requirement has been met. The written notice must include the following information:

- Date and time of special event
- Location of the event
- Additional areas affected by the event
- Type of event
- Planned road or parking lot closures
- Noise considerations (loud music, etc.)
- Estimated number of attendees

Additional Information

Additional items may be required at the discretion of the City of Twin Falls and/or the Special Events Coordinator. Additional fees may pertain to these items.

Building Department Permits/Electrical Permits

Building Department permits may be required for your event from the Twin Falls Building Department. Use of electricity supplied by the City of Twin Falls may require an electrical permit.

Twin Falls Building Department: (208)735-7238.

PLEASE NOTE: Due to the varying duration limits of permits (i.e. catering, electrical, building, etc.), all permits must be approved and submitted no less than two (2) weeks prior to the special event.

Affidavit of Application

I certify that the information contained in the foregoing application is true and correct to the best of my knowledge. I understand that this application is made subject to the rules and regulations established by the Twin Falls City Council. I further agree to abide by these rules, and further certify that I, on behalf of the Host Organization, am authorized to commit that organization, and therefore agree to be financially responsible for any costs and fees that may be uncured by, or on behalf of, the Special Event to the City of Twin Falls.

Application Signature *



Application Date * 07/18/2023



Date: Monday, July 31, 2023
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for an annexation of property with a zoning designation of C-1 and R-6 located at the NW corner of 3300 East and Kimberly Road c/o Sid Lezamiz, Jr. (PZ23-0033)

Time Estimate:

Approximately 5-10 minutes for the presentation with questions/comments to follow.

Background:

The applicant is proposing to annex property located at the northwest corner of Kimberly Rd and 3300 East with a zoning designation of R-6 and C-1.

Approval Process:

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.

The Council shall not hold a public hearing, give notice of a proposed hearing, nor take action upon the plan, amendment or repeal until recommendations have been received from the Commission.

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 zoning changes. (Ord. 2012, 7-6-1981)

Budget Impact:

n/a

Regulatory Impact:

Annexation of this property will affect the regulations by which this property is enforced. It will, if annexed, fall under all regulatory policies of the City of Twin Falls and not just Title 10, as with property in the Area of Impact.

The Comprehensive Plan designates this area as "Mixed Use". Staff has determined this request is compatible with the 2016 Grow with Us Comprehensive Plan.

History:

The property is currently zoned R-1 VAR in the Area of Impact. It is undeveloped and abuts the City of Kimberly Area of Impact to the East. It has been farmland/undeveloped for the duration of the known history of the property.

Analysis:

The property is designated as Mixed Use on the Comprehensive Plan. The proposed plan is to rezone the first 1000' feet from Kimberly Rd to the north as C-1 and the remaining property to be zoned R-6. The characteristics of mixed use are commercial uses that serve local and regional areas and typically sit at an

intersection of a major arterial. This designation allows for high intensity uses that are pedestrian oriented. Land uses found within this category are retail, office, restaurants, entertainment, townhomes, condominiums, apartments, senior/student housing, hotels, plazas and parks.

The applicant does not currently have plans for the development of the property. However, should the annexation with the rezone be approved, further development would require the property to be platted. The R-6 designation would require centralized city services and would allow outright single family, duplex, triplex, four plex and multi-family with 5 units or more. The C1 (Commercial Highway) zoning designation would allow for retail, offices, medical facilities, wholesale and distribution services and many other customer-oriented businesses.

The property is located along a major arterial built to support high volumes of traffic. Kimberly Rd is a gateway into the City of Twin Falls, making commercial an ideal zoning designation for this area. Based on the proposed zoning and the mixed use comprehensive plan designation, staff has determined the proposed zoning of C-1; Commercial and R-6; Multi-family Household could be appropriate.

Conclusion:

The information contained within this staff report, the testimony received during the public hearing, and the Comprehensive Plan should all be used and consulted to make a determination on this request.

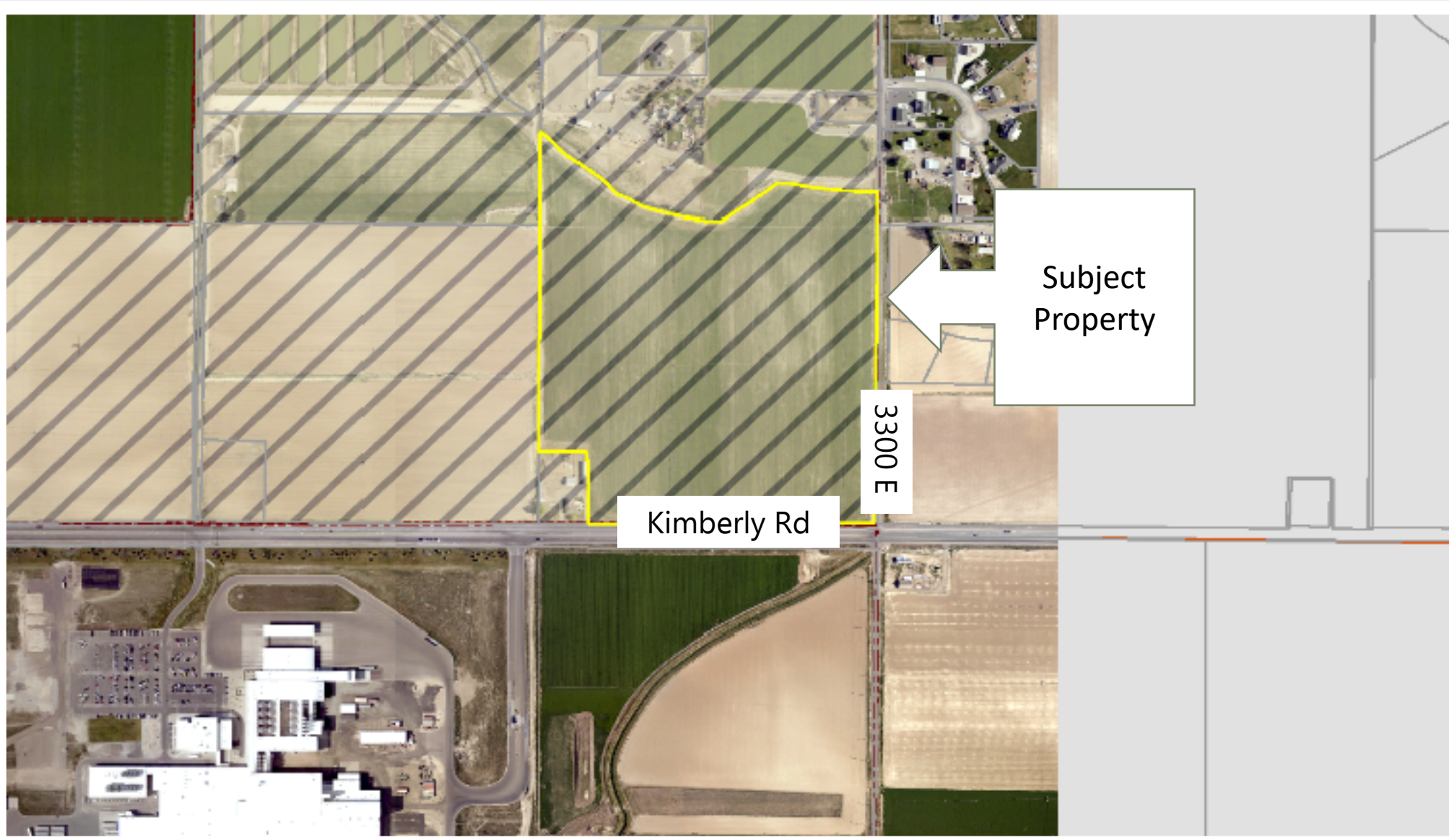
On June 13, 2023, the Planning and Zoning recommended approval of the request by a vote of 6-0.

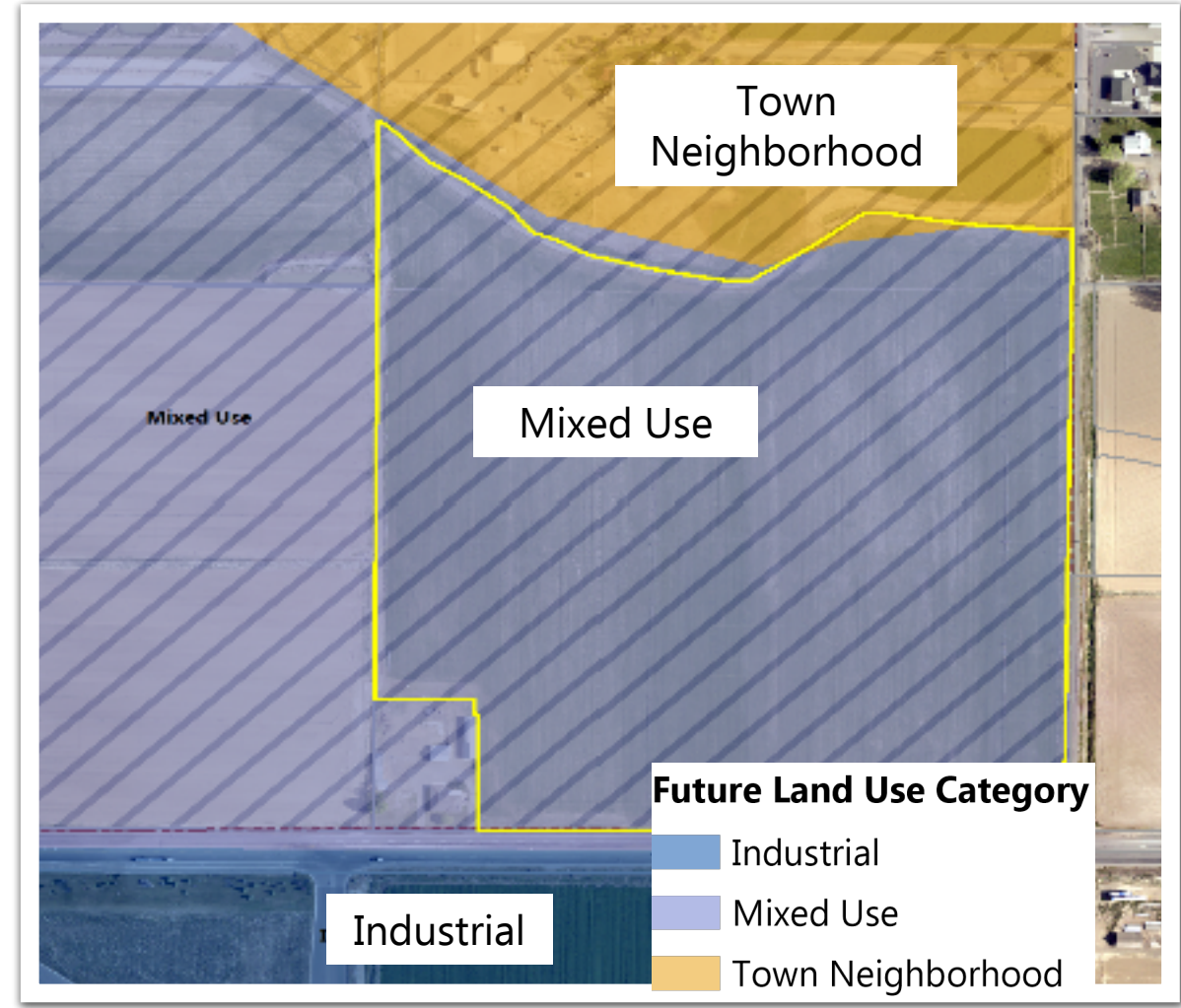
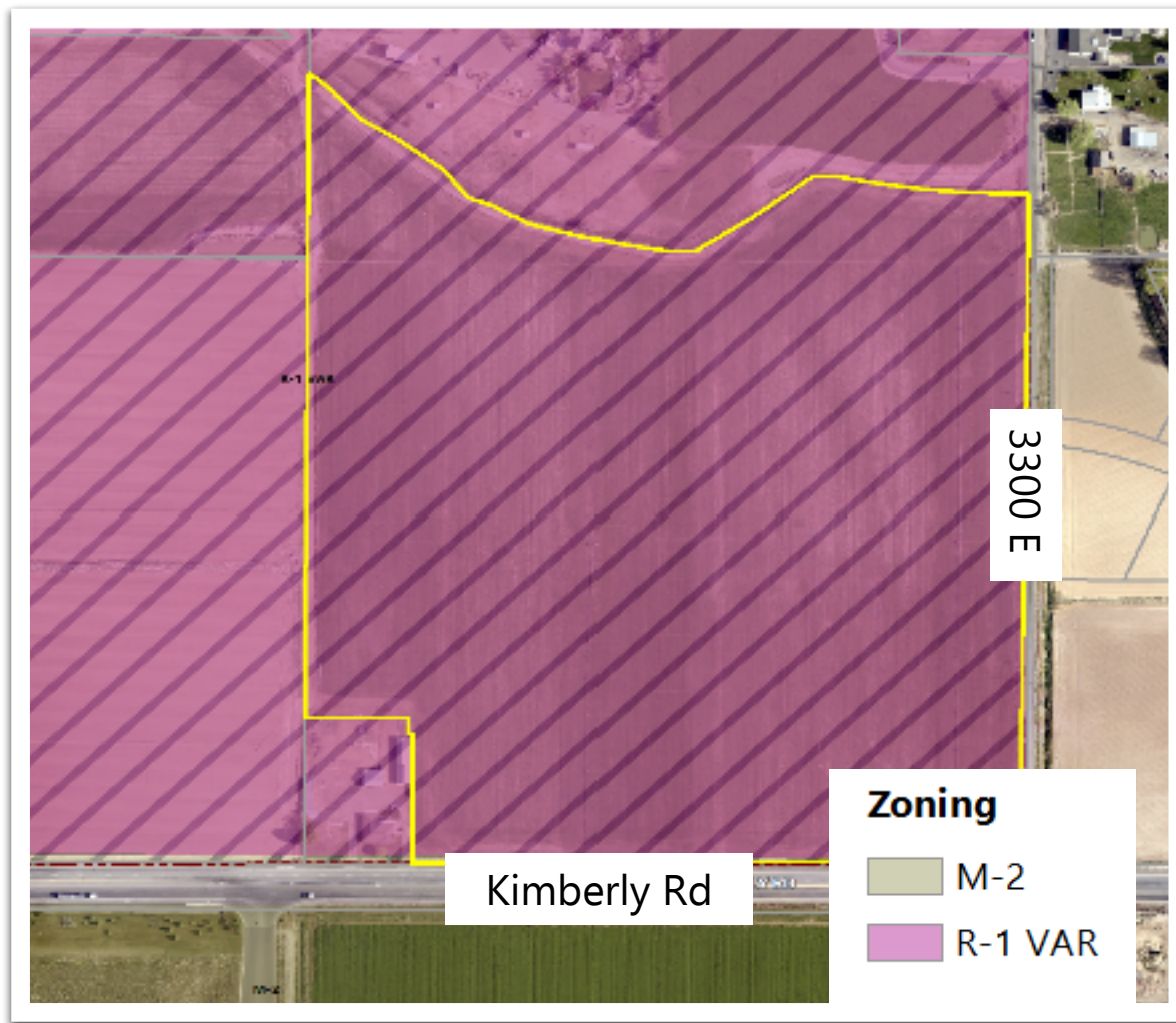
The City Council is tasked with making a final decision on this item. The Council may approve the request as presented, approve the request with conditions, or deny the request. The Council may also table the item in order to gather additional specific information.

Attachments:

1. Maps
2. Narrative
3. Applicant Exhibits
4. 20230613 PZC minutes

PZ23-0033 Annexation with Rezone from R-1 VAR to R-6 & C-1 at the NW corner of Kimberly Rd & 3300 E





Zoning	Surrounding Area	Regulations	Future Land Use Category
Current Zoning: R-1 VAR Current Land Use: Undeveloped Proposed Zoning: R-6 C-1 Proposed Land Use: Undetermined	North: Residential South: Kimberly Rd East: 3300 E West: Undeveloped	10-1, 10-14-5, 10-15-2	Mixed Use

TBD Kimberly Road
Twin Falls, ID 83301

Annexation Application
Item C, #4 - Provide a Detailed Written Statement

Answer for paragraph four:

4-A The reason for the request:

Our goal is to annex this 42 Acre parcel into the city limits of Twin Falls. By annexing the property into the City of Twin Falls, we can then begin the process of planning for City Water and City Sewer service to the property.

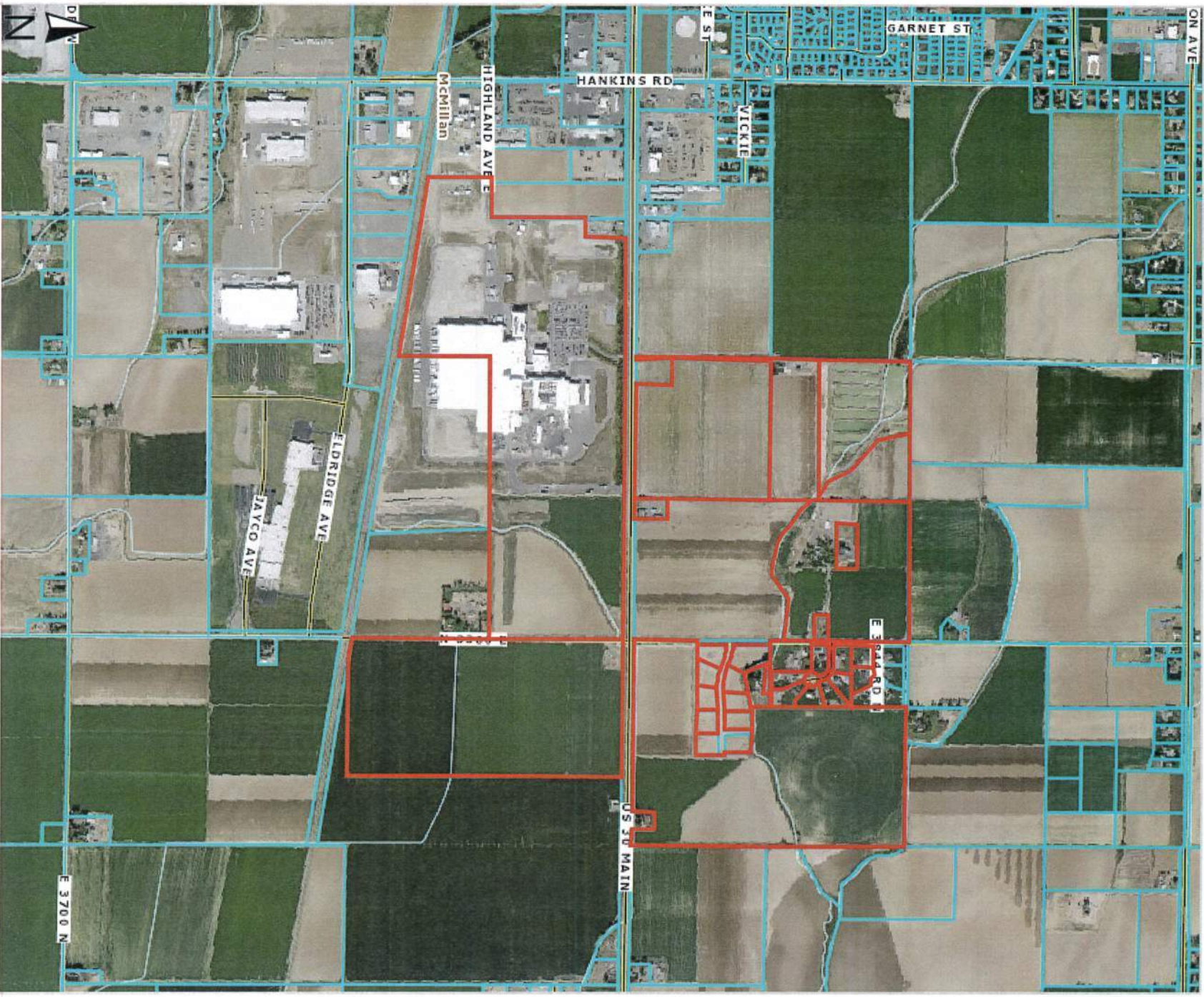
4-B

How the proposed annexation and zoning change relate to the comprehensive plan?
The comprehensive plan suggests a mixed use for the property. We are proposing the property align with the comprehensive plan, yet have more available options to attract other businesses to our community.

Compatibility with surrounding area? Presently across Kimberly Road to the south is the Chobani Yogurt Plant which is zoned M-2. To the east and west of the property is Commercial Zoning along Kimberly Road. The property to the north of subject property, I believe to be zoned R-1 variable.

The intended use/development of the property? The intended use of the property at this time is unknown. The goal would be to prepare the infrastructure to attract businesses, then make application with the City of Twin Falls, when a suitable user is located.

750' Vicinity Owners

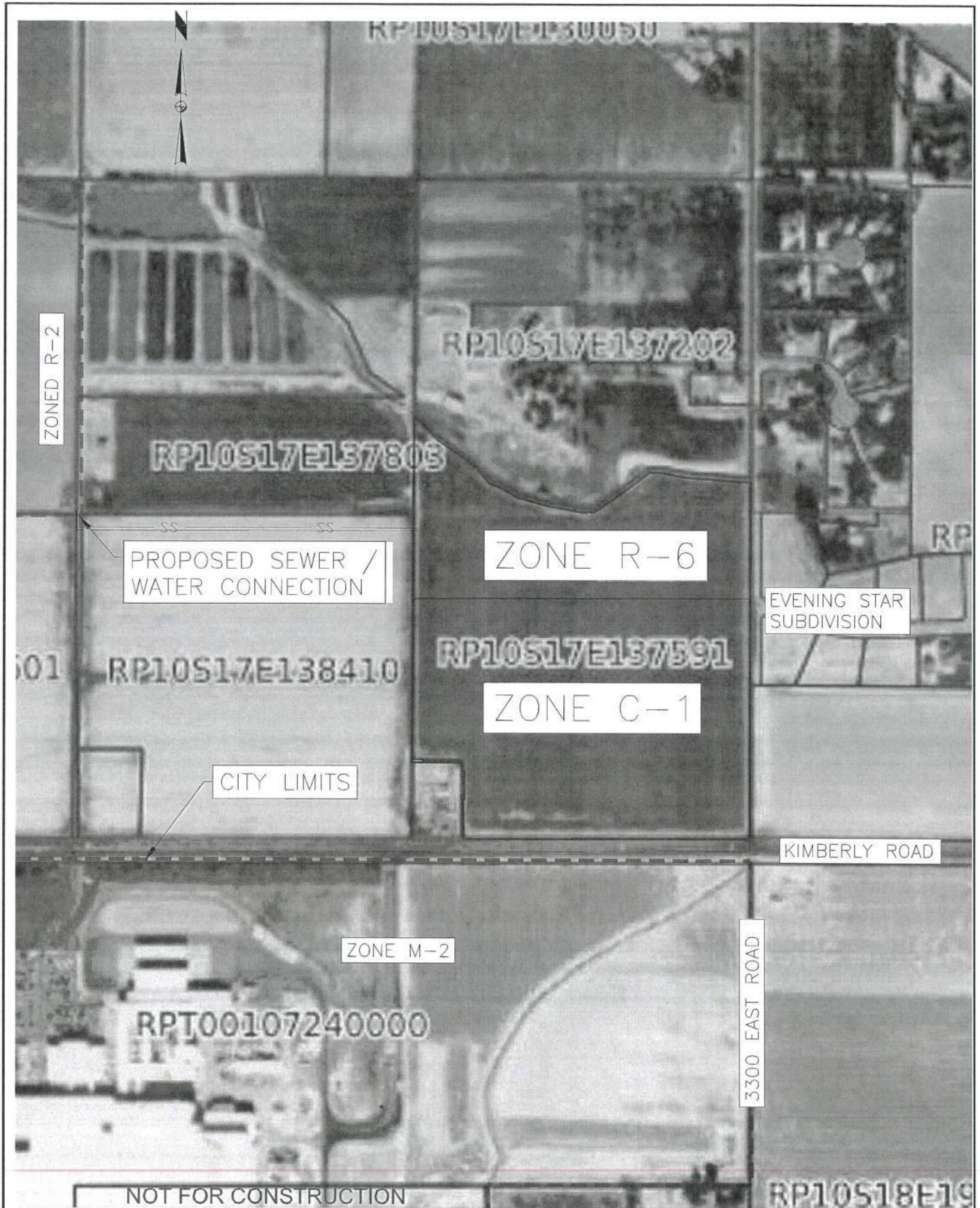


ALLIANCE
TITLE & ESCROW CORP.

1411 Falls Ave., E. Ste. 1315
Twin Falls, ID 83301
Phone: 208-733-8014
Fax: 208-734-1420
twinfalls@alliancetitle.com

This map/plot is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

For Illustration Purposes Only. Not to scale.



LEZAMIZ PROPERTY ANNEXATION
CITY OF TWIN FALLS

PROPERTY VICINITY AND
SITE PLAN

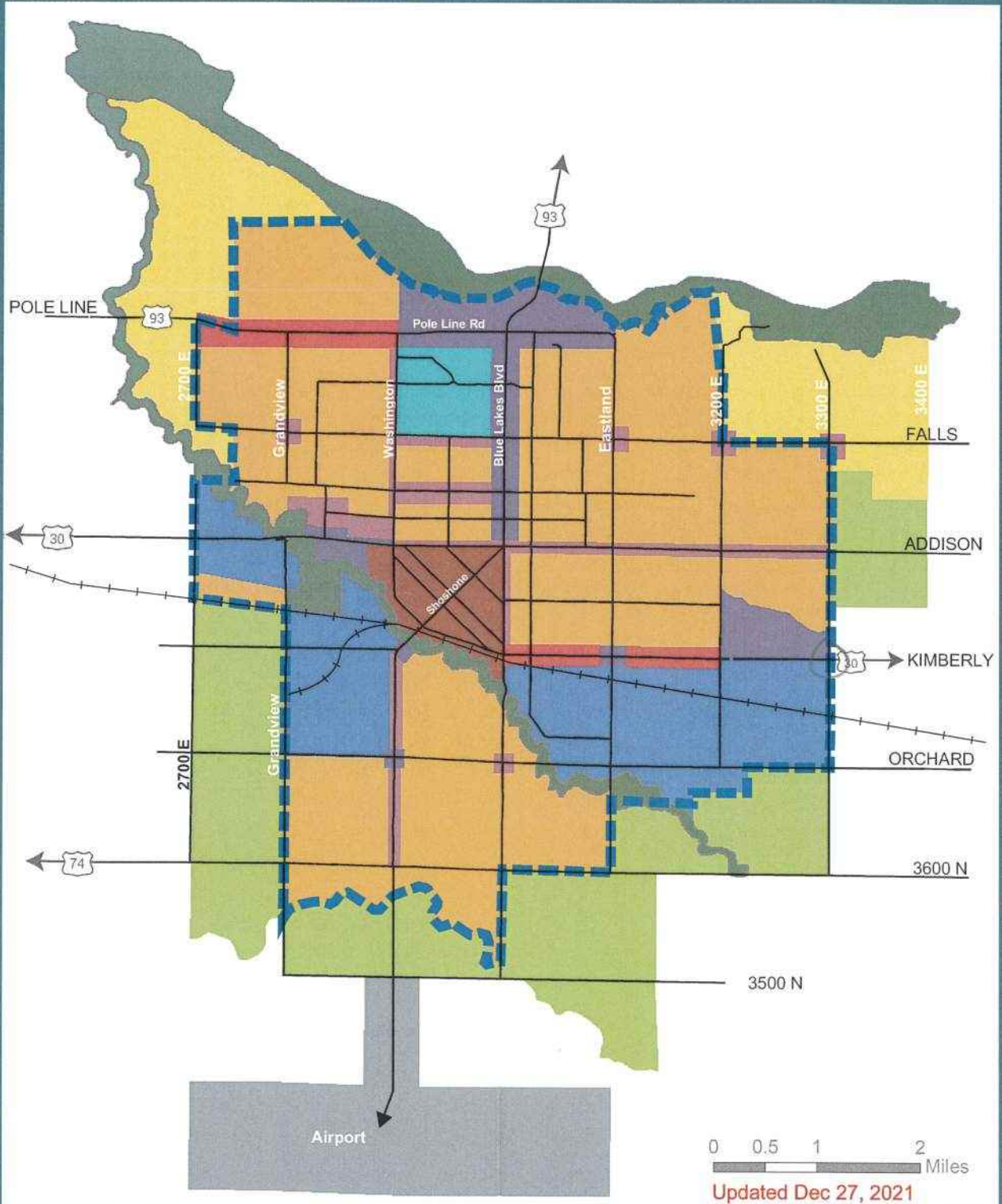
TD&H
Engineering
tdhengineering.com

DRAWN BY:	RLH
DESIGNED BY:	RLH
QUALITY CHECK:	
DATE:	5/1/2023
JOB NO.	TF23-014
CAD NO.	TF24-014 ANNEX DISPL

1/1

1

MAP 3: FUTURE LAND USE MAP



Future Land Use

- | | | | |
|--------------------|-------------------------------------|---------------------------------|-------------------------------|
| Agriculture | Downtown / High Density Residential | Mixed Use | Airport |
| Rural Residential | Commercial | Industrial / Employment / Flex | Natural Areas |
| Town Neighborhoods | Neighborhood Commercial | College of Southern Idaho (CSI) | City Utility Service Boundary |

TABLE 1: FUTURE LAND USE CATEGORIES

<i>Future Land Use Category</i>	<i>Defining Characteristics</i>	<i>Land Use Mix</i>	<i>Gross Density/Size</i>
<i>Rural Residential</i>	• Large-lot residential with integrated agricultural/ open space uses • Provides transition from agricultural land located on the outskirts of the City • Homes might not be served by public water and/or wastewater system	• Single-family detached • Agriculture • Open space • Multi-use trails	Residential lots > 1 acre
<i>Town Neighborhoods</i>	• Primarily residential in character • Lot sizes are smaller than found in Rural Residential • Contiguous, and clustered development to maximize open space and community gathering areas	• Single-family attached and detached • Duplexes, triplexes, and townhomes • Parks and recreation facilities • Schools • Civic facilities	2 - 10 DU per Acre
<i>Downtown/ High Density Residential</i>	• Central business district serving the local and regional area • Diverse mix of land use, including restaurants, retail, community and civic facilities, and residential • Encourages redevelopment and infill • Scaled to create a functional, walkable, pedestrian friendly environment • Civic and community facilities that are open to the public • Regional and local educational and community serving facilities	• Retail and services • Offices • Hotels • Entertainment, arts, and culture • Plazas and parks • Vertical, mixed use housing • Government buildings • Schools • Recreation facilities	8 - 25 DU per acre
<i>Neighborhood Commercial</i>	• Provides supporting services and small-scale commercial for the surrounding neighborhood • Designed to complement the neighborhoods character	• Neighborhood-serving commercial • Townhomes • Condominiums • Apartments • Senior /student housing • Small-scale office and retail • Civic and community facilities	6 - 12 DU per acre
<i>Mixed Use</i>	• Serves local and regional commercial • Siting at intersections of major arterials • Typically anchored by a grocery store, civic, or entertainment uses • Allows high-intensity mixed use development in a compact, pedestrian oriented environment. • Pedestrian activity is the highest priority; buildings should be located close to the street. Wide sidewalks, street furniture, and other amenities are strongly encouraged	• Retail • Office • Restaurants • Civic • Entertainment, arts, and culture • Vertical, mixed use • Townhomes • Condominiums • Apartments • Senior /student housing • Hotels • Plazas and parks	10 - 20 DU per acre

<i>Future Land Use Category</i>	<i>Defining Characteristics</i>	<i>Land Use Mix</i>	<i>Gross Density/Size</i>
<i>Commercial</i>	Highway-oriented, large-format retail, hotels, restaurants, and other retail	- Retail - Office - Restaurants - Hotels - Plazas and parks	N/A
<i>Industrial/ Flex/ Employment</i>	- Non-retail employment - Supporting uses, such as hotels, restaurants, and other retail are integrated into the land use - Suitable sites have excellent access to regional roads - Adjacent to the railway	- Office parks - Corporate campus - Warehousing - General manufacturing - Food processing - Industrial campus	N/A
<i>Airport</i>	- Airport support facilities, including the ATCT, the ARFF station, and the sand storage facility. - Existing runways, taxiways, aprons, associated safety areas, and supporting equipment (e.g., lights and navigational aids.) - Short-term and long-term public parking lots, existing/future overflow parking lots, and rental car parking lots. - Areas that could support future facilities or business operations that are not necessarily related to aviation, but that could benefit from being located on the Airport and provide additional revenue opportunities for the Airport	- Airfield development - Support facilities - Future aeronautical development (hangars, FBOs, air cargo, etc.) - Future non-aeronautical development - General aviation - Non-aviation use - Race track (Magic Valley Speedway) - Terminal parking facilities - United States Army Reserve	N/A
<i>College of Southern Idaho</i>	- Civic and community facilities that are open to the public - Regional and local educational and community serving facilities	- Government buildings - Schools - Recreation facilities - Employment	N/A
<i>Parks and Recreation</i> * In the Rock Creek Canyon areas, the Open Space designation is intended to extend 100' from the Canyon Rim so as to protect this natural environment from encroachment of industrial and commercial activities.	- Provides important viewsheds and buffers - Maintains natural character with minimal disturbances - Serve as important habitat areas and ecological zones - Provides opportunities for passive and active recreation - Integrated into neighborhoods and connected to the city-wide trail system - Provides spaces for community events	- Natural areas - Environmentally-sensitive lands - Parks - Playgrounds - Multi-use trails - Golf courses - Cemeteries	N/A
<i>Agriculture</i>	- Community-supported agricultural production and sales - Supports agritourism and agricultural education - Protects viewsheds and provides an important community buffer	- Agriculture - Agricultural production - Farm sales - Multi-use trails - Equestrian facilities	N/A



Twin Falls Planning & Zoning Commission Minutes

Tuesday, June 13, 2023, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS
AMENDED

Members -

City Limits: Craig Kelley, Chairperson; Marilu Perez, Vice-Chair; Todd Rambur; Cortney Campbell; Grayson Stone; Robyn Weatherford

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, Rambur, Detweiler, Stone, Weatherford, Campbell

Staff Present: Spendlove, Strickland, Vitek, Ebersole

2) Conflict of Interest Declaration

3) Consent Calendar

- a) Approval of minutes from the following meeting: June 7, 2023

MOTION: Commissioner Detweiler moved to approve the Consent Calendar, as presented.
Commissioner Stone seconded the motion.

Unanimously Approved by a vote of 6 to 0.

4) Items of Consideration - None

5) Public Hearings

- a) Request for a Special Use Permit to allow an indoor recreation facility with extended hours of operation on property located at 2469 Addison Avenue East. c/o Fit 1 LLC. (PZ23-0016)

RESCHEDULED

- b) Request for a recommendation to City Council for a rezone of property from R-4 PRO to C-1 located at northwest corner of Washington Street and Robbins Avenue. c/o Elmer Blaikie on behalf of Penelope L. Parker. (PZ23-0028)

Staff Presentation:

Planning and Zoning Director Spendlove presented the request for a recommendation to City

Council for a rezone of property from R-4 PRO to C-1 located at northwest corner of Washington Street and Robbins Avenue. c/o Elmer Blaikie on behalf of Penelope L. Parker. (PZ23-0028)

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.

The subject property was Zoned R4 PRO, and Platted in 1991 as part of the project to construct a medical office/clinic on the corner of Washington and Falls. No further known zoning history has occurred on this property since that time. It has been farmland/vacant for the past 30 years.

The subject property is currently Zoned R4 (Residential Medium Density) with a Professional Office Overlay (PRO). As the property has been undeveloped, the current zoning on the property has never been utilized to its full extent. In analyzing the requested zone change to C1 we have identified a few of the most prominent items that should be considered by the Commission.

The immediate surrounding properties are primarily Commercial in nature, surgery center/medical clinic to the North, Bank and other offices to the East, Multi-Family (undeveloped) owned by CSI to the West. Consequently, the neighbor which will be most impacted is the single family residence to the South.

The access to the property is limited to a single approach on Washington St N(located at the NE corner of this property), and a single approach (TBD) on Robbins Ave. The primary access will be on Robbins as the Washington St approach is a right in, right out, only configuration due to the median in Washington St North. Depending on future development, this primary access on Robbins could be particularly impactful on the neighbors to the South. However, any development of the property, including currently permitted land uses would have these same issues.

Rezoning properties to the C1 zone open the permitted land uses to a wide arrange of types from museums, offices, retail stores, restaurants, and services like Day Cares, to Dog grooming and miniature golf courses. The Commission should review the list of permitted uses in the C1 Zone to gain a full understanding of the types of land uses that would become permitted.

The Future Land Use Map shows this area as appropriate for Neighborhood Commercial, further describe in the Comprehensive Plan as follows:

"Provides supporting services and small-scale commercial for the surrounding neighborhood. Designed to complement the neighborhoods character. The land use mix in this area includes the following: Neighborhood serving commercial, Townhomes, Condominiums, Apartments, Senior / Student Housing, Small-scale Office and retail, Civic and Community facilities."

Other properties along the Washington St corridor have been designated with the C1 Zoning district. The closest is found a short distance (~500 feet) to the south of this property. That C1 corridor then extends down Washington St to the intersection of Addison Ave.

The information contained within this staff report, the testimony received during the public hearing, and the Comprehensive Plan should all be used and consulted to make a determination on this request.

The Commission is tasked with making a recommendation to the City Council. You may recommend approval as requested; recommend a modification, or recommend denial.

Tabling the request in order to gather additional specific information is also available.

Applicant Presentation:

Elmer Blaikie, applicant representative, presented the for a recommendation to City Council for a rezone of property from R-4 PRO to C-1 located at northwest corner of Washington Street and Robbins Avenue. He stated the intended uses are Class A offices. He stated the intended uses will be pedestrian friendly, neighborhood friendly, walkable and in conformance to the Comprehensive Plan. He stated any building constructed will meet building code and city code.

PZ/Questions & Comments:

- Commissioner Stone asked if staff knows the intended uses.
- Planning and Zoning Director Spendlove stated not at this time.
- Commissioner Rambur asked about the property to the west.
- Planning and Zoning Director Spendlove stated the property is owned by CSI, but staff has no word as to any future housing construction.
- Commissioner Campbell asked for the C-1 uses.
- Planning and Zoning Director Spendlove pulled up city code title 10-4-8 to show the allowed uses in the C-1 zone. He reviewed what P&Z staff reviews for on a building permit and clarified some of the uses.
- Commissioner Stone asked the difference between C1 and R4 PRO.
- Planning and Zoning Director Spendlove stated the differences.

Public Hearing: Opened and closed without input

Discussions Followed:

- Commissioner Rambur stated he is in favor of the request, as he believes this is a good place for offices.
- Commissioner Detweiler stated he is in favor of the request.
- Commissioner Weatherford stated the property has been vacant for a long time and it would be nice to see something there.
- Commissioner Stone stated he likes the closeness to CSI and the C1 zoning at that location.
- Commissioner Campbell stated she likes the idea of it being neighborhood and pedestrian friendly.

MOTION: Commissioner Stone moved to recommend approval of the request for a recommendation to City Council for a rezone of property from R-4 PRO to C-1 located at northwest corner of Washington Street and Robbins Avenue. c/o Elmer Blaikie on behalf of Penelope L. Parker. (PZ23-0028), as presented, with staff recommendations. Commissioner Detweiler seconded the motion.

Unanimously Approved by a vote of 6 to 0.

- c) Request for a Special Use Permit to allow a detached accessory building (more than 1,000 square feet) on property located at 2154 Stadium Boulevard c/o Martha Tolman. (PZ23-0032)

Staff Presentation:

City Planner Ebersole presented the request for a Special Use Permit to allow a detached accessory building (more than 1,000 square feet) on property located at 2154 Stadium Boulevard c/o Martha Tolman. (PZ23-0032)

Per City Code 10-13-2-2, 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.

The property is zoned R-2 and is located within the Twin Falls Field of Dreams Subdivision.

The applicant owns the residence at 2145 Concordia Way and the lot directly to the north at 2154 Stadium Way. The applicant has stated that they would like to combine the two lots into one single residential lot and add a 2,565 square foot accessory building for personal recreational vehicles and supplies, with an attached outdoor patio. The building and patio are for personal use only.

Per the site plan, the lot must have a vehicle turnaround, as backing out onto Stadium Boulevard is not allowed, as Stadium Boulevard is a collector street.

The 2016 Comprehensive Plan; "Grow With Us" designates this area as "Town Neighborhood".

The surrounding properties are all residential uses. The applicant has stated that there will be no adverse effects on surrounding properties due to glare, odor, or loud noise coming from the property.

Currently, the property is fully screened and used for outdoor personal vehicle storage, with a storage shed.

Staff has determined the proposed use meets the "Town Neighborhood" designation.

Based on the standards for approval found in City Code for construction and operation of an Accessory Building, staff does not foresee any negative impacts related to the land use. Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project.

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:

Dave Thibault, EHM Engineers, Inc., applicant representative, presented the request for a Special Use Permit to allow a detached accessory building (more than 1,000 square feet) on property located at 2154 Stadium Boulevard. He stated the applicant intends to use the building for personal storage.

PZ/Questions & Comments:

- Commissioner Detweiler asked if the two properties are going to be combined.
- City Planner Ebersole stated the narrative shows the intention is to combine the lots.

Public Hearing: Opened and Closed without input

Discussions Followed: without concerns

MOTION: Commissioner Detweiler moved to approve the request for a Special Use Permit to allow a detached accessory building (more than 1,000 square feet) on property located at 2154 Stadium Boulevard c/o Martha Tolman. (PZ23-0032), as presented, with staff

recommendations.

Grayson Stone seconded the motion.

Unanimously Approved by a vote of 6 to 0.

- d) Request for a recommendation to City Council of C-1 and R-6 as the appropriate zoning designation for a proposed annexation of property located at the NW corner of 3300 East and Kimberly Road c/o Sid Lezamiz, Jr. (PZ23-0033)

Staff Presentation:

City Planner Strickland presented the request for a recommendation to City Council of C-1 and R-6 as the appropriate zoning designation for a proposed annexation of property located at the NW corner of 3300 East and Kimberly Road c/o Sid Lezamiz, Jr. (PZ23-0033)

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.

The Council shall not hold a public hearing, give notice of a proposed hearing, nor take action upon the plan, amendment or repeal until recommendations have been received from the Commission.

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 zoning changes. (Ord. 2012, 7-6-1981)

The property is currently zoned R-1 VAR in the Area of Impact. It is undeveloped and abuts the City of Kimberly Area of Impact to the East.

The property is designated as Mixed Use on the Comprehensive Plan. The proposed plan is to rezone the first 1000' feet from Kimberly Rd to the north as C-1 and the remaining property to be zoned R-6. The characteristics of mixed use are commercial uses that serve local and regional areas and typically sit at an intersection of a major arterial. This designation allows for high intensity uses that are pedestrian oriented. Land uses found within this category are retail, office, restaurants, entertainment, townhomes, condominiums, apartments, senior/student housing, hotels, plazas and parks.

The applicant does not currently have plans for the development of the property. However, should the annexation with the rezone be approved, further development would require the property to be platted. The R-6 designation would require centralized city services and would allow outright single family, duplex, triplex, four plex and multi-family with 5 units or more. The C1 (Commercial Highway) zoning designation would allow for retail, offices, medical facilities, wholesale and distribution services and many other customer-oriented businesses.

The property is located along a major arterial built to support high volumes of traffic. Kimberly

Rd is a gateway into the City of Twin Falls, making commercial an ideal zoning designation for this area.

Based on the proposed zoning and the mixed use comprehensive plan designation, staff has determined the proposed zoning of C-1; Commercial and R-6; Multi-family Household could be appropriate.

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 deny the request, approve the request as presented, recommend a different zoning designation or table the recommendation for further information.

Applicant Presentation:

Sid Lezamiz, applicant, presented the request for a recommendation to City Council of C-1 and R-6 as the appropriate zoning designation for a proposed annexation of property located at the NW corner of 3300 East and Kimberly Road. He stated the annexation request into the city is to bring water and sewer services to the property. He explained why the zoning was chosen, and there are no intended uses for the property at this time.

PZ/Questions & Comments:

- Commissioner Stone asked if the ZDA needs a platting process, and asked if this request is the first step in the development process.
- City Planner Strickland explained the ZDA and platting process. She stated annexation is the first step to get services to the property, and how the process would move forward.
- Commissioner Detweiler asked if the canal separates the property to the north.
- City Planner Strickland clarified the northern portion and the location of sewer/water connections.

Public Hearing: Opened

- Rex Harding, TDH Engineering, stated he is working with Mr. Lezamiz on the project. He stated there is a Twin Falls Canal Company lateral to the north splitting the properties.
- Rod Kack, citizen, lives north of the property, and asked about the future land use category of the Comprehensive Plan map. He stated the concern for traffic issues at 3300 East and Kimberly Road. He asked for a provision for a turn lane at the intersection. He stated his lighting concerns for potential buildings in the area.
- Marilyn Righetti, citizen, stated her concern for reducing the amount of agriculture land, and concern for lighting. She would like a low light ordinance. She asked for clarification on the proposed zoning.
- Mr. Lezamiz made a closing statement, addressing the citizen concerns.
- City Planner Strickland stated the property is currently zoned as R-1 Variable, which does allow for city services. She stated to annex a property, a zone must be chosen that requires services, as it is a city requirement.
- Planning and Zoning Director Spendlove stated the intersection at 3300 E and Kimberly Rd. is managed as a state road and by the highway district. He stated if the property is annexed, the city would become a partner in the road. He stated the city believes that

is there is development in that area requires something to be done at that intersection and gave different options, and will come into play with platting process. He asked the commission to refocus on the vote tonight; appropriate zone if annexed.

- Planning and Zoning Director Spendlove stated the state dictates the speed on Kimberly Rd.
- Commissioner Campbell asked about property tax and how they are assessed.
- Planning and Zoning Director stated the Twin Falls Tax Assessor assesses property, and he cannot answer property tax questions.
- Commissioner Campbell asked the benefit to the city to annex this property.
- Planning and Zoning Director stated the commission is only voting on the appropriate zone.
- Commissioner Stone stated why these zones were chosen.
- Planning and Zoning Director Spendlove stated the property is designated as mixed use on the Future Land Use Map.
- Commissioner Rambur asked if property taxes come into play with their decision.
- Planning and Zoning Director Spendlove clarified the commission's vote.
- Chairman Kelley clarified it is a fair question, but does not into play of vote tonight.
- Ms. Righetti believes R-6 is too dense for the area.

Public Hearing: Closed

Discussions Followed:

- Commissioner Campbell asked for clarification on the vote tonight.
- Planning and Zoning Director clarified the vote of the commission. He stated the City Council can't hear without a recommendation from the commission.
- Chairman Kelley stated the commission does not have the power to annex, but the commission has to decide on appropriate zoning.
- Commissioner Stone asked the difference between R-6 and C-1 zone.
- Planning and Zoning Director Spendlove clarified the difference in residential uses.
- Commissioner Stone stated he believes this is city boundary. He stated he believes it is harmonious with Kimberly Rd
- Commissioner Weatherford stated she has no issue with zoning.
- Commissioner Detweiler dd stated he understands concerns as a farmer. He feels the zoning is appropriate, if annexed.
- Commissioner Rambur stated he believes it is good for the city.
- Commissioner Campbellc stated she does not believe have enough information to know if the property should be annexed.
- Chairman Kelley asked if she had another zone she thought was more appropriate.
- Commissioner Campbell stated wants cost basis analysis to assess if it is good for the city.
- Commissioner Stone stated when asking for annex a property, a zone must be chosen.
- Planning and Zoning Director Spendlove stated the focus is on the appropriate zone as declared on the future land use map. The commission only gives a recommendation regarding the zoning only as appropriate to comp plan.
- Commissioner Detweiler gave input.
- Chairman Kelley stated the criteria of vote.
- Commissioner Campbell clarified she understands vote of the commission after

explanation.

- Planning and Zoning Director Spendlove clarified the Future Land Use map designations.
- Commissioner Rambur stated he appreciates the clarification on the vote.

MOTION: Commissioner Stone moved to recommend approval of the request of City Council of C-1 and R-6 as the appropriate zoning designation for a proposed annexation of property located at the NW corner of 3300 East and Kimberly Road c/o Sid Lezamiz, Jr. (PZ23-0033), as presented, with staff recommendations.
Commissioner Rambur seconded the motion.

Unanimously Approved by a vote of 6 to 0.

6) Upcoming Meeting(s)

- a) Tuesday, June 27, 2023

7) Adjournment

The meeting adjourned at 07:10 PM

Kelli Ebersole

Kelli Ebersole, City Planner



Date: Monday, July 31, 2023
To: Planning and Zoning Commission
From: Jonathan Spendlove, Planning and Zoning Director

ACTION ITEM

Request:

Request for a rezone of property from R-4 PRO to C-1 located at northwest corner of Washington Street and Robbins Avenue. c/o Elmer Blaikie on behalf of Penelope L. Parker. (PZ23-0028)

Time Estimate:

10 to 15 minutes between staff and the applicant presentation.

Background:

The property is currently under contract to sell to a new party. The new owners are desiring to rezone the property in order to explore more options than are currently available under the R4 PRO zoning designations.

Approval Process:

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.

Budget Impact:

There is no immediate impact to the City Budget with this request.

Regulatory Impact:

If approved Zoning District Change will remove current zone's development entitlements and they will be replaced with the proposed zone's development entitlements. In this case it will remove the R-4 uses and the C-1 Zoning District Land Uses will be allowed.

History:

The subject property was Zoned R4 PRO, and Platted in 1991 as part of the project to construct a medical office/clinic on the corner of Washington and Falls. No further known zoning history has occurred on this property since that time. It has been farmland/vacant for the past 30 years.

Analysis:

The subject property is currently Zoned R4 (Residential Medium Density) with a Professional Office Overlay (PRO). As the property has been undeveloped, the current zoning on the property has never been utilized to its full extent. In analyzing the requested zone change to C1 we have identified a few of the most prominent items that should be considered by the Commission.

The immediate surrounding properties are primarily Commercial in nature, surgery center/medical clinic to the North, Bank and other offices to the East, Multi-Family (undeveloped) owned by CSI to the West. Consequently, the neighbor which will be most impacted is the single family residence to the South.

The access to the property is limited to a single approach on Washington St N (located at the NE corner of

this property), and a single approach (TBD) on Robbins Ave. The primary access will be on Robbins as the Washington St approach is a right in, right out, only configuration due to the median in Washington St North. Depending on future development, this primary access on Robbins could be particularly impactful on the neighbors to the South. However, any development of the property, including currently permitted land uses would have these same issues.

Rezoning properties to the C1 zone open the permitted land uses to a wide arrange of types from museums, offices, retail stores, restaurants, and services like Day Cares, to Dog grooming and miniature golf courses. The Commission should review the list of permitted uses in the C1 Zone to gain a full understanding of the types of land uses that would become permitted.

The Future Land Use Map shows this area as appropriate for Neighborhood Commercial, further describe in the Comprehensive Plan as follows:

"Provides supporting services and small-scale commercial for the surrounding neighborhood. Designed to complement the neighborhoods character. The land use mix in this area includes the following: Neighborhood serving commercial, Townhomes, Condominiums, Apartments, Senior / Student Housing, Small-scale Office and retail, Civic and Community facilities."

Other properties along the Washington St corridor have been designated with the C1 Zoning district. The closest is found a short distance (~500 feet) to the south of this property. That C1 corridor then extends down Washington St to the intersection of Addison Ave.

Conclusion:

The information contained within this staff report, the testimony received during the public hearing, and the Comprehensive Plan should all be used and consulted to make a determination on this request.

On June 13, 2023, the Planning and Zoning recommended approval of the request by a vote of 6-0.

The City Council is tasked with making a final decision on this item. The Council may approve the request as presented, approve the request with conditions, or deny the request. The Council may also table the item in order to gather additional specific information.

Attachments:

1. Applicant Narrative
2. Zoning Vicinity Map
3. FLU Map
4. Photos
5. 20230613 PZC minutes

Written Statement Providing Reason for Zoning District Change and Zoning Map Amendment

The reason for the request to rezone the approximately 2 acres lot located on the northwest corner of Washington Street North and Robbins Avenue is to allow for walking accessible commercial services to be located on the property for the residents of the adjacent and surrounding community.

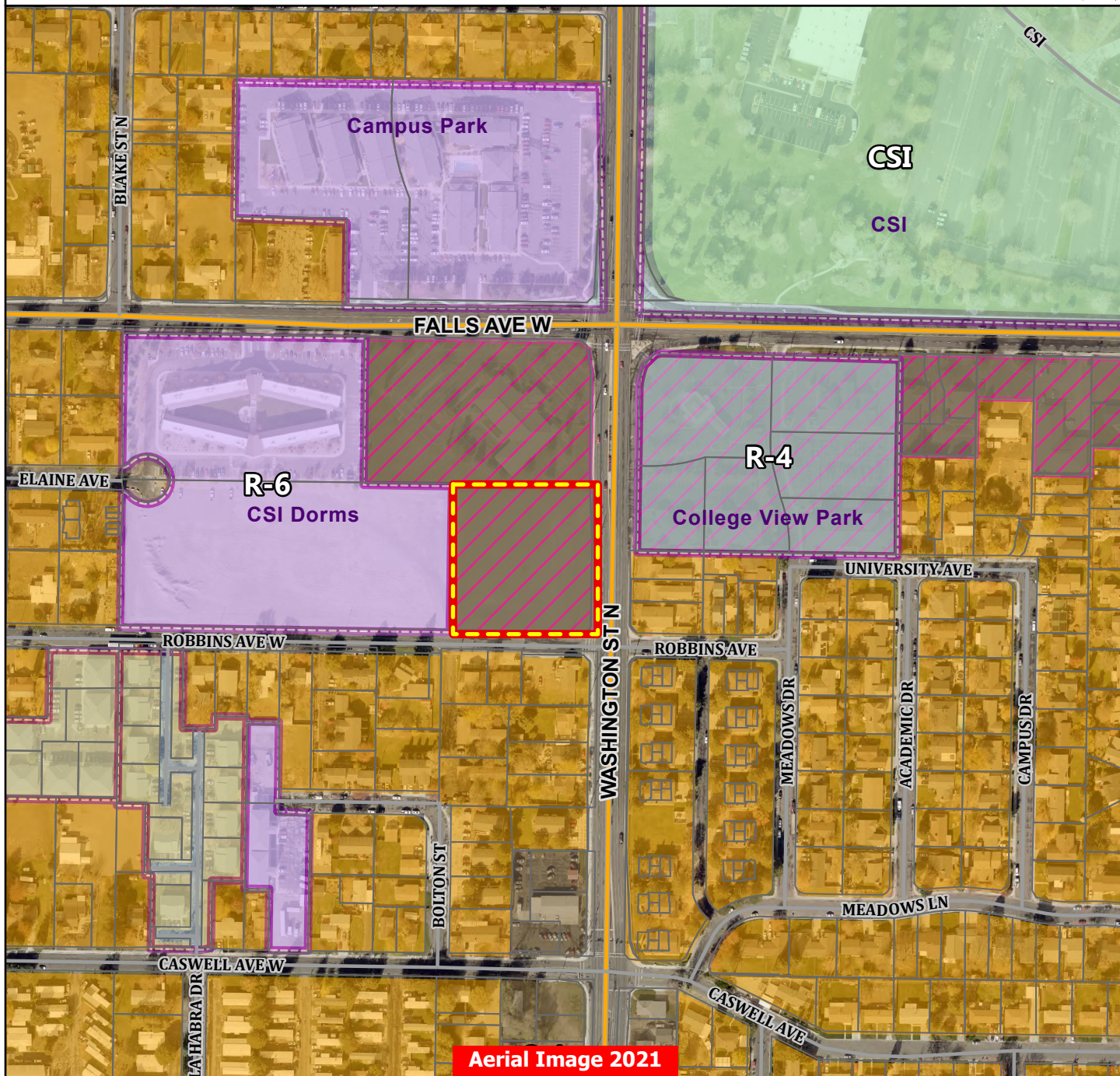
Presently the closest walking accessible services are becoming more and more difficult to reach by the aged and aging within the nearby residences and businesses

The Comprehensive Plan shows a mix of multi-family condos, apartments, student housing, a surgery center to the north and the College of Southern Idaho. There is a need for retail or other commercial entity to be located nearby for the convenience and safety of the occupants of the surrounding edifices.

See Attached Business Summary for additional reference.

0 100 200 Feet

Zoning Vicinity Map



 PUD_Overlay

 PRO

 C-1

 CSI

 R-4

 R-6

Current Zoning: R4 PRO

Existing Land Use: Undeveloped

Future Land Use Map: Neighborhood Commercial

Proposed Land Use: Commercial/Office

Surrounding Zoning Designations & Land Uses

North: R4 PRO; Medical Office

East: Washington St N; R4/ PRO;
Residential/Medical Office

South: R4; Residential

West: R6 CSI PUD; Undeveloped

Applicable Regulations

10-1-2; 10-4-5; 10-4-18; 10-14-1 thru 7

0 100 200 Feet

Future Land Use Map

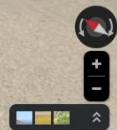
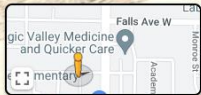


-  College of Southern Idaho
-  Neighborhood Commercial
-  Town Neighborhood





← 260 Robbins Ave
Twin Falls, Idaho
Google Street View
Aug 2022 See more dates





Twin Falls Planning & Zoning Commission Minutes

Tuesday, June 13, 2023, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS
AMENDED

Members -

City Limits: Craig Kelley, Chairperson; Marilu Perez, Vice-Chair; Todd Rambur; Cortney Campbell; Grayson Stone; Robyn Weatherford

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, Rambur, Detweiler, Stone, Weatherford, Campbell
Staff Present: Spendlove, Strickland, Vitek, Ebersole

2) Conflict of Interest Declaration

3) Consent Calendar

- a) Approval of minutes from the following meeting: June 7, 2023

MOTION: Commissioner Detweiler moved to approve the Consent Calendar, as presented.
Commissioner Stone seconded the motion.

Unanimously Approved by a vote of 6 to 0.

4) Items of Consideration - None

5) Public Hearings

- a) Request for a Special Use Permit to allow an indoor recreation facility with extended hours of operation on property located at 2469 Addison Avenue East. c/o Fit 1 LLC. (PZ23-0016)

RESCHEDULED

- b) Request for a recommendation to City Council for a rezone of property from R-4 PRO to C-1 located at northwest corner of Washington Street and Robbins Avenue. c/o Elmer Blaikie on behalf of Penelope L. Parker. (PZ23-0028)

Staff Presentation:

Planning and Zoning Director Spendlove presented the request for a recommendation to City

Council for a rezone of property from R-4 PRO to C-1 located at northwest corner of Washington Street and Robbins Avenue. c/o Elmer Blaikie on behalf of Penelope L. Parker. (PZ23-0028)

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.

The subject property was Zoned R4 PRO, and Platted in 1991 as part of the project to construct a medical office/clinic on the corner of Washington and Falls. No further known zoning history has occurred on this property since that time. It has been farmland/vacant for the past 30 years.

The subject property is currently Zoned R4 (Residential Medium Density) with a Professional Office Overlay (PRO). As the property has been undeveloped, the current zoning on the property has never been utilized to its full extent. In analyzing the requested zone change to C1 we have identified a few of the most prominent items that should be considered by the Commission.

The immediate surrounding properties are primarily Commercial in nature, surgery center/medical clinic to the North, Bank and other offices to the East, Multi-Family (undeveloped) owned by CSI to the West. Consequently, the neighbor which will be most impacted is the single family residence to the South.

The access to the property is limited to a single approach on Washington St N(located at the NE corner of this property), and a single approach (TBD) on Robbins Ave. The primary access will be on Robbins as the Washington St approach is a right in, right out, only configuration due to the median in Washington St North. Depending on future development, this primary access on Robbins could be particularly impactful on the neighbors to the South. However, any development of the property, including currently permitted land uses would have these same issues.

Rezoning properties to the C1 zone open the permitted land uses to a wide arrange of types from museums, offices, retail stores, restaurants, and services like Day Cares, to Dog grooming and miniature golf courses. The Commission should review the list of permitted uses in the C1 Zone to gain a full understanding of the types of land uses that would become permitted.

The Future Land Use Map shows this area as appropriate for Neighborhood Commercial, further describe in the Comprehensive Plan as follows:

"Provides supporting services and small-scale commercial for the surrounding neighborhood. Designed to complement the neighborhoods character. The land use mix in this area includes the following: Neighborhood serving commercial, Townhomes, Condominiums, Apartments, Senior / Student Housing, Small-scale Office and retail, Civic and Community facilities."

Other properties along the Washington St corridor have been designated with the C1 Zoning district. The closest is found a short distance (~500 feet) to the south of this property. That C1 corridor then extends down Washington St to the intersection of Addison Ave.

The information contained within this staff report, the testimony received during the public hearing, and the Comprehensive Plan should all be used and consulted to make a determination on this request.

The Commission is tasked with making a recommendation to the City Council. You may recommend approval as requested; recommend a modification, or recommend denial.

Tabling the request in order to gather additional specific information is also available.

Applicant Presentation:

Elmer Blaikie, applicant representative, presented the for a recommendation to City Council for a rezone of property from R-4 PRO to C-1 located at northwest corner of Washington Street and Robbins Avenue. He stated the intended uses are Class A offices. He stated the intended uses will be pedestrian friendly, neighborhood friendly, walkable and in conformance to the Comprehensive Plan. He stated any building constructed will meet building code and city code.

PZ/Questions & Comments:

- Commissioner Stone asked if staff knows the intended uses.
- Planning and Zoning Director Spendlove stated not at this time.
- Commissioner Rambur asked about the property to the west.
- Planning and Zoning Director Spendlove stated the property is owned by CSI, but staff has no word as to any future housing construction.
- Commissioner Campbell asked for the C-1 uses.
- Planning and Zoning Director Spendlove pulled up city code title 10-4-8 to show the allowed uses in the C-1 zone. He reviewed what P&Z staff reviews for on a building permit and clarified some of the uses.
- Commissioner Stone asked the difference between C1 and R4 PRO.
- Planning and Zoning Director Spendlove stated the differences.

Public Hearing: Opened and closed without input

Discussions Followed:

- Commissioner Rambur stated he is in favor of the request, as he believes this is a good place for offices.
- Commissioner Detweiler stated he is in favor of the request.
- Commissioner Weatherford stated the property has been vacant for a long time and it would be nice to see something there.
- Commissioner Stone stated he likes the closeness to CSI and the C1 zoning at that location.
- Commissioner Campbell stated she likes the idea of it being neighborhood and pedestrian friendly.

MOTION: Commissioner Stone moved to recommend approval of the request for a recommendation to City Council for a rezone of property from R-4 PRO to C-1 located at northwest corner of Washington Street and Robbins Avenue. c/o Elmer Blaikie on behalf of Penelope L. Parker. (PZ23-0028), as presented, with staff recommendations. Commissioner Detweiler seconded the motion.

Unanimously Approved by a vote of 6 to 0.

- c) Request for a Special Use Permit to allow a detached accessory building (more than 1,000 square feet) on property located at 2154 Stadium Boulevard c/o Martha Tolman. (PZ23-0032)

Staff Presentation:

City Planner Ebersole presented the request for a Special Use Permit to allow a detached accessory building (more than 1,000 square feet) on property located at 2154 Stadium Boulevard c/o Martha Tolman. (PZ23-0032)

Per City Code 10-13-2-2, 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.

The property is zoned R-2 and is located within the Twin Falls Field of Dreams Subdivision.

The applicant owns the residence at 2145 Concordia Way and the lot directly to the north at 2154 Stadium Way. The applicant has stated that they would like to combine the two lots into one single residential lot and add a 2,565 square foot accessory building for personal recreational vehicles and supplies, with an attached outdoor patio. The building and patio are for personal use only.

Per the site plan, the lot must have a vehicle turnaround, as backing out onto Stadium Boulevard is not allowed, as Stadium Boulevard is a collector street.

The 2016 Comprehensive Plan; "Grow With Us" designates this area as "Town Neighborhood".

The surrounding properties are all residential uses. The applicant has stated that there will be no adverse effects on surrounding properties due to glare, odor, or loud noise coming from the property.

Currently, the property is fully screened and used for outdoor personal vehicle storage, with a storage shed.

Staff has determined the proposed use meets the "Town Neighborhood" designation.

Based on the standards for approval found in City Code for construction and operation of an Accessory Building, staff does not foresee any negative impacts related to the land use. Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project.

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:

Dave Thibault, EHM Engineers, Inc., applicant representative, presented the request for a Special Use Permit to allow a detached accessory building (more than 1,000 square feet) on property located at 2154 Stadium Boulevard. He stated the applicant intends to use the building for personal storage.

PZ/Questions & Comments:

- Commissioner Detweiler asked if the two properties are going to be combined.
- City Planner Ebersole stated the narrative shows the intention is to combine the lots.

Public Hearing: Opened and Closed without input

Discussions Followed: without concerns

MOTION: Commissioner Detweiler moved to approve the request for a Special Use Permit to allow a detached accessory building (more than 1,000 square feet) on property located at 2154 Stadium Boulevard c/o Martha Tolman. (PZ23-0032), as presented, with staff

recommendations.

Grayson Stone seconded the motion.

Unanimously Approved by a vote of 6 to 0.

- d) Request for a recommendation to City Council of C-1 and R-6 as the appropriate zoning designation for a proposed annexation of property located at the NW corner of 3300 East and Kimberly Road c/o Sid Lezamiz, Jr. (PZ23-0033)

Staff Presentation:

City Planner Strickland presented the request for a recommendation to City Council of C-1 and R-6 as the appropriate zoning designation for a proposed annexation of property located at the NW corner of 3300 East and Kimberly Road c/o Sid Lezamiz, Jr. (PZ23-0033)

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.

The Council shall not hold a public hearing, give notice of a proposed hearing, nor take action upon the plan, amendment or repeal until recommendations have been received from the Commission.

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 zoning changes. (Ord. 2012, 7-6-1981)

The property is currently zoned R-1 VAR in the Area of Impact. It is undeveloped and abuts the City of Kimberly Area of Impact to the East.

The property is designated as Mixed Use on the Comprehensive Plan. The proposed plan is to rezone the first 1000' feet from Kimberly Rd to the north as C-1 and the remaining property to be zoned R-6. The characteristics of mixed use are commercial uses that serve local and regional areas and typically sit at an intersection of a major arterial. This designation allows for high intensity uses that are pedestrian oriented. Land uses found within this category are retail, office, restaurants, entertainment, townhomes, condominiums, apartments, senior/student housing, hotels, plazas and parks.

The applicant does not currently have plans for the development of the property. However, should the annexation with the rezone be approved, further development would require the property to be platted. The R-6 designation would require centralized city services and would allow outright single family, duplex, triplex, four plex and multi-family with 5 units or more. The C1 (Commercial Highway) zoning designation would allow for retail, offices, medical facilities, wholesale and distribution services and many other customer-oriented businesses.

The property is located along a major arterial built to support high volumes of traffic. Kimberly

Rd is a gateway into the City of Twin Falls, making commercial an ideal zoning designation for this area.

Based on the proposed zoning and the mixed use comprehensive plan designation, staff has determined the proposed zoning of C-1; Commercial and R-6; Multi-family Household could be appropriate.

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 deny the request, approve the request as presented, recommend a different zoning designation or table the recommendation for further information.

Applicant Presentation:

Sid Lezamiz, applicant, presented the request for a recommendation to City Council of C-1 and R-6 as the appropriate zoning designation for a proposed annexation of property located at the NW corner of 3300 East and Kimberly Road. He stated the annexation request into the city is to bring water and sewer services to the property. He explained why the zoning was chosen, and there are no intended uses for the property at this time.

PZ/Questions & Comments:

- Commissioner Stone asked if the ZDA needs a platting process, and asked if this request is the first step in the development process.
- City Planner Strickland explained the ZDA and platting process. She stated annexation is the first step to get services to the property, and how the process would move forward.
- Commissioner Detweiler asked if the canal separates the property to the north.
- City Planner Strickland clarified the northern portion and the location of sewer/water connections.

Public Hearing: Opened

- Rex Harding, TDH Engineering, stated he is working with Mr. Lezamiz on the project. He stated there is a Twin Falls Canal Company lateral to the north splitting the properties.
- Rod Kack, citizen, lives north of the property, and asked about the future land use category of the Comprehensive Plan map. He stated the concern for traffic issues at 3300 East and Kimberly Road. He asked for a provision for a turn lane at the intersection. He stated his lighting concerns for potential buildings in the area.
- Marilyn Righetti, citizen, stated her concern for reducing the amount of agriculture land, and concern for lighting. She would like a low light ordinance. She asked for clarification on the proposed zoning.
- Mr. Lezamiz made a closing statement, addressing the citizen concerns.
- City Planner Strickland stated the property is currently zoned as R-1 Variable, which does allow for city services. She stated to annex a property, a zone must be chosen that requires services, as it is a city requirement.
- Planning and Zoning Director Spendlove stated the intersection at 3300 E and Kimberly Rd. is managed as a state road and by the highway district. He stated if the property is annexed, the city would become a partner in the road. He stated the city believes that

is there is development in that area requires something to be done at that intersection and gave different options, and will come into play with platting process. He asked the commission to refocus on the vote tonight; appropriate zone if annexed.

- Planning and Zoning Director Spendlove stated the state dictates the speed on Kimberly Rd.
- Commissioner Campbell asked about property tax and how they are assessed.
- Planning and Zoning Director stated the Twin Falls Tax Assessor assesses property, and he cannot answer property tax questions.
- Commissioner Campbell asked the benefit to the city to annex this property.
- Planning and Zoning Director stated the commission is only voting on the appropriate zone.
- Commissioner Stone stated why these zones were chosen.
- Planning and Zoning Director Spendlove stated the property is designated as mixed use on the Future Land Use Map.
- Commissioner Rambur asked if property taxes come into play with their decision.
- Planning and Zoning Director Spendlove clarified the commission's vote.
- Chairman Kelley clarified it is a fair question, but does not into play of vote tonight.
- Ms. Righetti believes R-6 is too dense for the area.

Public Hearing: Closed

Discussions Followed:

- Commissioner Campbell asked for clarification on the vote tonight.
- Planning and Zoning Director clarified the vote of the commission. He stated the City Council can't hear without a recommendation from the commission.
- Chairman Kelley stated the commission does not have the power to annex, but the commission has to decide on appropriate zoning.
- Commissioner Stone asked the difference between R-6 and C-1 zone.
- Planning and Zoning Director Spendlove clarified the difference in residential uses.
- Commissioner Stone stated he believes this is city boundary. He stated he believes it is harmonious with Kimberly Rd
- Commissioner Weatherford stated she has no issue with zoning.
- Commissioner Detweiler dd stated he understands concerns as a farmer. He feels the zoning is appropriate, if annexed.
- Commissioner Rambur stated he believes it is good for the city.
- Commissioner Campbellc stated she does not believe have enough information to know if the property should be annexed.
- Chairman Kelley asked if she had another zone she thought was more appropriate.
- Commissioner Campbell stated wants cost basis analysis to assess if it is good for the city.
- Commissioner Stone stated when asking for annex a property, a zone must be chosen.
- Planning and Zoning Director Spendlove stated the focus is on the appropriate zone as declared on the future land use map. The commission only gives a recommendation regarding the zoning only as appropriate to comp plan.
- Commissioner Detweiler gave input.
- Chairman Kelley stated the criteria of vote.
- Commissioner Campbell clarified she understands vote of the commission after

explanation.

- Planning and Zoning Director Spendlove clarified the Future Land Use map designations.
- Commissioner Rambur stated he appreciates the clarification on the vote.

MOTION: Commissioner Stone moved to recommend approval of the request of City Council of C-1 and R-6 as the appropriate zoning designation for a proposed annexation of property located at the NW corner of 3300 East and Kimberly Road c/o Sid Lezamiz, Jr. (PZ23-0033), as presented, with staff recommendations.
Commissioner Rambur seconded the motion.

Unanimously Approved by a vote of 6 to 0.

6) Upcoming Meeting(s)

- a) Tuesday, June 27, 2023

7) Adjournment

The meeting adjourned at 07:10 PM

Kelli Ebersole

Kelli Ebersole, City Planner