



Twin Falls Planning & Zoning Commission Minutes

Tuesday, September 26, 2023, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

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: Campbell, Stone, Weatherford, Kelley, Perez, Detweiler, Rambur

Staff Present: Spendlove, Klaver, Ebersole, Green, Schuerman

2) Conflict of Interest Declaration

None

3) Consent Calendar

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

Unanimously Approved by a vote of 7 to 0.

a) Approval of minutes from the following meeting: September 12, 2023

4) Items of Consideration

a) Preliminary presentation for a request for a Zoning District Change and Zoning Map Amendment from R-2 and R-6 to R-6 ZDA for 25(+/-) acres located on portions of Lots 5 and 6 of the Orchalara Subdivision, c/o TDH Engineers, on behalf of Martin Street Development, LLC. (PZ23-0043)

Staff Presentation:

Planning and Zoning Director Spendlove presented the Preliminary presentation for a request for a Zoning District Change and Zoning Map Amendment from R-2 and R-6 to R-6 ZDA for 25(+/-) acres located on portions of Lots 5 and 6 of the Orchalara Subdivision, c/o TDH Engineers, on behalf of Martin Street Development, LLC. (PZ23-

0043)

Per City Code 10-6-1.7 (B) The applicant is required to present a preliminary review prior to a public hearing to the Planning and Zoning Commission in which the Commission may give suggestions and ask questions of the applicant about the proposed ZDA.

Per City Code 10-6-1.7(E) Approval of a ZDA shall be based on the following standards: the proposed uses are not detrimental to surrounding properties; deviations from Title 10 shall be warranted by the design of the conceptual plan; conformance to the Comprehensive Plan, and existing and/or proposed infrastructure must be adequate for the project.

Per City Code 10-14-1 thru 8 Any application for a zoning district change shall follow the procedures outlined in these sections.

The majority of the property was annexed and zoned into the City many years ago. City Staff have been unsuccessful finding exact dates for the zoning actions, as it is believed these areas were part of larger City initiated zoning changes in the 1980's.

There is one portion of this property (towards the SW area, near Rock Creek Canyon) that was recently annexed in 2022. That portion of the property was sought to be R6 zoned by the applicant. The Commission and the Council both recommended, and approved the annexation with an R2 zoning designation.

No further pertinent zoning history is known at this time.

A full analysis of this application will be provided during the public hearing.

Staff makes no recommendations at this time. Staff will present a full analysis of the request at the public hearing scheduled for Tuesday October 10, 2023.

Applicant Presentation:

Garry Perron, applicant, answered questions from the commission. He stated the stormwater retention and the bike path for the development will be built with the first phase. He stated there will be a master Home Owner Association (HOA) for the whole project to manage landscaping, etc.

PZ/Questions & Comments:

- Commissioner Rambur asked if house on the northeast corner is going to stay.
- Planning and Zoning Director Spendlove stated that property is not part of this application.
- Commissioner Detweiler asked the timing on construction between the roundabout and the development construction.
- Planning and Zoning Director Spendlove stated the development has the right to access while under construction and the city will be responsible for

maintenance of the roundabout area, if not constructed prior to development.

- Commissioner Detweiler asked about dead triangle being landscaped.
- Planning and Zoning Director Spendlove stated it could be stormwater retention, if approved by the city Engineering Dept.
- Commissioner Campbell asked why no analysis with this staff report.
- Planning and Zoning Director Spendlove stated this is the preliminary presentation only. Analysis and recommendations to the commission will come with the public hearing.
- Commissioner Stone asked about phasing. He stated he thinks phase 6 should be built first due to stormwater issues in the canyon. He stated his concern for all phases not being constructed as planned and believes it should be phased differently.
- Planning and Zoning Director Spendlove stated what is shown on the site plan, and may play out different at construction time. This will be decided with the plat process.
- Planning and Zoning Director Spendlove stated how the construction will play out in the phase 6. He stated stormwater retention possibilities.
- Vice Chair Perez asked about walking trails and working with the Parks and Recreation Department.
- Planning and Zoning Director Spendlove stated with the plat review, the Parks and Recreation Director will make the decision on whether or not parks are needed/approved.
- Vice Chair Perez asked about the 20 ft setback in reference to 100% lot usage. , and asked about easement needs.
- Planning and Zoning Director Spendlove explained how the lot is measured and how the setback requirement works in reference to construction and easement needs.
- Vice Chair Perez asked about residential ADA requirements and who maintains and regulates them.
- Planning and Zoning Director Spendlove stated townhomes are not included as part of ADA accessibility requirements, but apartment buildings are required to have ADA accessibility, as regulated by the Federal Government. Lots that can be individually owned, like a house, do not have those same requirements.
- Commissioner Stone asked if the request moves forward, would a private lift station required if there is a load increase?
- Planning and Zoning Director Spendlove stated if required, the developer is responsible for costs. He stated there is a lift station in the area that may be sufficient to serve development and bear the load increase.
- Commissioner Rambur asked does each phase have to hold own stormwater once developed.
- Planning and Zoning Director Spendlove stated all stormwater must be self-contained, once constructed, and how that is done is decided by the Engineering Dept.

- Commissioner Weatherford asked if there will be an HOA.
- Planning and Zoning Director Spendlove stated that is a question for the applicant, and the city can't preclude them from having one.
- Vice Chair Perez asked the applicant about the ADA access requirements.
- Mr. Perron stated ADA units will only be built in the apartment buildings, as required.
- Commissioner Stone asked the applicant why the phasing isn't being started in the Southwest corner. He asked if the applicant is opposed to it being phase 1.
- Mr. Perron stated it is being phased as stated because of infrastructure costs. He stated it could be considered if his partners agree. He explained the phasing process.
- Commissioner Stone stated he would like the applicant to explain the phasing at the public hearing.

No Action Taken at this time. Public Hearing scheduled for October 10, 2023.

5) Public Hearings

6) Upcoming Meeting(s)

a) Tuesday October 10, 2023

7) Adjournment

The meeting adjourned at 06:35 PM

Kelli Ebersole

Kelli Ebersole, City Planner