



Twin Falls Planning & Zoning Commission Minutes

Tuesday, March 12, 2024, 6:00 PM

203 Main Ave East
Twin Falls, ID 83303

Members -

City Limits: Chairperson; ,Vice-Chair; Todd Rambur; Cortney Campbell; Robyn Weatherford, Danielle Titus, Kelly Herrgesell, Tiffany Zimmerman

Area of Impact: Susan Petruzzelli

Staff present: Spendlove, Klaver, Ebersole, Green, O'Leary.

1) Confirmation of Quorum/Call Meeting to Order

a) Elect Chairman and Vice-Chairman

Commissioner Zimmerman called the meeting to order at 06:02 PM
A quorum was present.

Director Spendlove explained how the nominees are selected and the voting process. He said at this time Commissioner Titus is the only one who expresses interest.

MOTION: Commissioner Petruzzelli moved to elect Commissioner Titus as Chairperson. Commissioner Herrgesell seconded the motion. Roll call vote showed all members present voted.

Approved 6 – 0 – 1..

Vice-chair nominees Robin Weatherford and Cortney Campbell both expressed interest.

MOTION: Commissioner Rambur moved to elect Commissioner Campbell as Vice-Chair. Commissioner Herrgesell seconded the motion. Roll call vote showed all members present voted.

Approved 7 to 0.

2) Conflict of Interest Declaration

3) Consent Calendar

- a) Approval of minutes from the following meeting: February 27, 2024.
Vice-Chair Campbell made a motion to approve the consent calendar, as presented. Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 6 – 0 -1.

4) Items of Consideration

5) Public Hearings

- a) Request for a recommendation to City Council for a rezone of property from R-2 to C-1 for property located at 2794 Addison Ave E. c/o Doug Koehn (PZ24-0007)

MOTION: Cortney Campbell moved to recommend TEXT. Robyn Weatherford seconded the motion. Roll call vote showed all members present voted. 7 to 0. Staff Presentation:

City Planner Ebersole presented the request for a recommendation to City Council for a rezone of property from R-2 to C-1 for property located at 2794 Addison Ave E. c/o Doug Koehn (PZ24-0007)

Per Twin Falls Municipal Code 10-14, 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 property is currently home to the Countryside Market, a local farm market. The Certificate of Occupancy on file for a utility shed was signed in 2010. Tax records show this property is categorized as Irrigated Ag. The Idaho State Tax Commission states land can qualify for a Farming and Ranching Exemption protection on commercial land.

This property is located in city limits, on Addison Avenue East. City records show building permits dating back to 2009 for agricultural buildings.

The subject property is currently zoned Single Family Residential/Duplex (R-2) and Commercial Highway District (C-1).

The applicant is requesting that the entire property be rezoned to C-1. The Future Land Use Map shows this property is located within the Neighborhood Commercial and Town Neighborhood designations. Neighborhood Commercial provides supporting services and small-scale commercial for the surrounding neighborhood, while Town Neighborhood is primarily residential in character, mixed with parks, recreation facilities, schools and Civic facilities.

In analyzing the requested zone change to C1, staff has identified a few items that should be considered by the Commission.

1. The immediate surrounding properties are primarily Commercial in nature, with automotive repair to the West, a funeral home to the East, Addison Avenue East to the North, and a residential neighborhood to the South. Staff feels that the land uses allowed in the C-1 zone would be compatible to the neighboring properties on Addison Avenue East.
2. While commercial uses are appropriate for the area along Addison Avenue East, rezoning the entire property to C-1 could impact the residential neighborhoods to the south and east, dependent on the project. Staff would recommend a landscape buffer along the southern and southeast border of the property to help mitigate any noise and light disturbance to the residential neighborhoods, similar to the property to the west. According to the USDA National Agroforestry Center, a 100-foot wide planted landscape buffer will reduce noise by 5 - 8 decibels. Evergreen species will offer year-around noise control.
3. If the applicant decides to sell off part of the land and/or create more than one

lot, they would need to go through the platting process and this commission would see this property again. Platting the property and/or any new development of the property triggers infrastructure improvements, including curb, gutter, sidewalk, road improvements to the center of the road, as well as on-site parking and maneuvering improvements, as required by the Engineering Department.

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. The Commission may recommend approval as requested; recommend a modification, or recommend denial. Tabling the request in order to gather additional specific information is also available.

Should the commission recommend approval of this request, staff has included the following conditions:

1. Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project.
2. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls.
3. Keeping the southernmost portion of property zoned R-2, to align with the property to the west.

SAMPLE MOTIONS

1. *Motion to recommend approval of the request for a rezone of property from R-2 to C-1 for property located at 2794 Addison Avenue East, as presented, with staff recommendations.*
2. *Motion to add a condition of ...*
3. *Motion to table the item for further information.*

PZ/Questions & Comments:

- Chairperson Titus asked for clarification about condition 3.
- Planner Ebersole explained it is a condition placed to move the boundary.

Applicant Presentation:

Doug Koehn the property owner explained why he wanted to change the zoning. He is good with the condition staff recommended.

PZ/Questions & Comments:

- Commissioner Petruzzelli asked what the applicant is planning to do with the

property.

- Doug Koehn stated he has nothing planned yet. He would like to keep his options open.
- Commissioner Petruzzelli asked what the property is now. She asked about access to the southern point.
- Doug Koehn said the only access is from Addison.
- Vice-Chair Campbell asked if the applicant is ok with the City's recommendation.
- Doug Koehn said he's ok if that's what he must do. The whole property as C-1 with just a buffer would be better.
- Commissioner Rambur asked about future plans.
- Doug Koehn said none at this time.
- Commissioner Herrgesell asked about the residential part and what he would do with it.
- Planner Ebersole explained that it would leave room for lots.
- Chairperson Titus asked if this can be split into multiple lots.
- Planner Ebersole stated yes.
- Chairperson Titus asked if this is split later will there be access to the back portion.
- Planner Ebersole per engineering, no.

Public Hearing: Opened

- Jengi James used the map to show her property line. Her concern is having commercial zoned property that close to her property and the interference it will have on their lifestyle. She wants to move the line for residential to keep her property in line with residential zoning.
- Sid Lezamiz talked about placing a buffer/fence around the property touching residential zones and not keep residential zoning. That would leave flexibility for future building if the property is all one zone.
- Ron James wants to protect existing residents from commercial. His concerns are the distance and spacing between residential and commercial. He feels the night lighting and noise would become a problem and he would like a boarder.
- Josh Summers feels commercial would encroach on current residential properties. He feels there is nothing to separate his property, and what could be built with the commercial zoning.
- Doug Koehn clarified that the storage units will not be on the property at this time.
- Chairperson Titus asked how accessing the southern portion with the 2 different zones would work.
- Planner Ebersole explained that during the plat process that would be addressed.
- Chairperson Titus asked for clarification for this rezone for the current vs future land use maps.

- Planner Ebersole stated a 6' solid wall/fence for buffer is part of commercial requirements when next to residential zone.
- Senior Planner Klaver explained that landscaping will also work as screening.
- Commissioner Petruzzelli asked when it was changed and why.
- Planner Ebersole stated it was changed in 2015 and wasn't a requirement but the applicant offered at the time.

Public Hearing: Closed

Discussions Followed:

- Commissioner Rambur would like to see it follow the border of the residential zone boundary on the east.
- Director Spendlove showed on the map.
- Commissioner Zimmerman agrees with Commissioner Rambur on the new border.
- Vice-Chair Campbell wants clarification where the line is that staff conditioned. She agrees with Commissioner Rambur and likes the line for residential. She feels that not knowing what will go there makes it harder to leave it open.
- Chairperson Titus asked Director Spendlove what was north of the commercial zoning.
- Director Spendlove explained why there is a split in the property with zoning.
- Chairperson Titus doesn't like commercial zoning for the whole property. She would like to modify the condition.
- Commissioner Weatherford agrees with previous statements and likes the new boundary adjustment.
- Commissioner Zimmerman agrees that this will be fair for all neighbors.
- Commissioner Herrgesell agrees but asked why the storage unit could extend.
- Director Spendlove stated that it had been started before the rezone and was allowed to extend.
- Commissioner Petruzzelli agrees with extending it.

condition presented

MOTION: Vice-Chair Campbell moved to modify condition number 3 to have the southernmost portion of property zoned R-2, to align with the northern most property line of 951 Meadowview Ln. Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 7 to 0.

- Commissioner Rambur hopes the neighbors like the change.
- Chairperson Titus feels that maintaining small charm in the community of the current residential properties is important.

Vice-Chair Campbell made a motion to recommend approval of the request for a

recommendation to City Council for a rezone of property from R-2 to C-1 for property located at 2794 Addison Ave E. c/o Doug Koehn (PZ24-0007), as presented, with staff recommendations. Commissioner Weatherford seconded the motion. **Roll call vote showed all members present voted.**
Approved 7 to 0.

- b) Request for a Special Use Permit to allow public charter school for property located at Briarwood Lane, extended, and E 3600 North. c/o Courtney Matranga (PZ24-0008) - **Rescheduled**

6) Upcoming Meeting(s)

- a) March 26, 2024.

7) Adjournment

The meeting adjourned at 06:51 PM

Jody Green

Jody Green, Planning Technician