



Twin Falls Planning & Zoning Commission Minutes

Tuesday, March 26, 2024, 6:00 PM

203 Main Ave East
Twin Falls, ID 83303

Members -

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

Area of Impact: Susan Petruzzelli

1) Confirmation of Quorum/Call Meeting to Order

Chairperson Titus called the meeting to order at 06:01 PM

Staff Attending: Spendlove, Klaver, Ebersole, Green and O'Leary.

2) Conflict of Interest Declaration

3) Consent Calendar

- a) Approval of minutes from the following meeting: March 12, 2024.

Vice-Chair Campbell made a motion to approve the consent calendar, as presented.

Commissioner Weatherford seconded the motion.

4) Items of Consideration

- a) Preliminary presentation to amend the St Lukes PUD, adding multiple land uses, and modifying the Master Plan layout on property located at 801 Pole Line Rd West. c/o Curtis Weedop on behalf of Rick Stewart (PZ24-0020)

Staff Presentation:

Senior Planner Klaver presented the preliminary presentation to amend the St Lukes PUD, adding multiple land uses, and modifying the Master Plan layout on property located at 801 Pole Line Rd West. c/o Curtis Weedop on behalf of Rick Stewart (PZ24-0020)

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.

N/A

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, April 23, 2024.

Applicant Presentation:

PZ/Questions & Comments:

- Commissioner Weatherford said she feels good about the presentation.
- Vice-Chair Campbell asked if it is in line with the comp plan.
- Senior Planner Klaver stated it is and they are just expanding on the uses.
- Chairperson Titus asked about the zoning designation.
- Senior Planner Klaver stated that it is in line with the original master plan, and they are just adding uses.
- Rick Stewart (on phone) had no additional comment.
- Curtis Weedop (on phone) feels everything was covered.
- Senior Planner Klaver wanted to remind the commission that this is a presentation only and will come back in a few weeks.
- Commissioner Petruzzelli asked if there were any concerns.
- Senior Planner Klaver stated that there have been no comments.
- Vice-Chair Campbell asked about the gym and memberships and if the parking was covered.
- Senior Planner Klaver stated they will have to follow the parking code.
- Chairperson Titus wondered about the C-1 zoning and why does this not fit with the current zone.
- Senior Planner Klaver explained that when they created it (PUD) they amended the uses and stated what they wanted for that. These were not listed originally.

5) Public Hearings

- a) Request for a Special Use Permit to construct triplex buildings on property located at 592 and 600 Jackson St. c/o Kevin Bradshaw (PZ24-0015)

Staff Presentation:

Planner Ebersole presented the request for a Special Use Permit to construct triplex buildings on property located at 592 and 600 Jackson St. c/o Kevin Bradshaw (PZ24-0015)

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-4, Medium Density Residential. The properties are located in a Portion of Lots 1 and 2 of the Pearson's 2nd Subdivision. The properties are currently vacant and were purchased by the applicant in 2008. There is a twenty (20') foot access easement between the two (2) front properties for access to 592 and 600 Jackson Street.

The 2016 Comprehensive Plan; "Grow With Us" designates this area as appropriate for "Town Neighborhood", which is characterized as primarily residential in character, with lot sizes smaller than found in Rural Residential.

Mr. Bradshaw was granted a Special Use Permit for triplexes at the proposed locations in 2008. Because no action was taken on the project within a year, the SUP was voided. Mr. Bradshaw has a new concept for the triplexes, as one bedroom units, and has submitted for a new Special Use Permit.

On the site plan submitted, it shows a twenty (20') foot drive access to the rear of the buildings, with two parking spaces per unit in front of the buildings. While reviewing the site plan, the parking space dimensions are not in conformance with city code (9' x 20'), and the access driveway, starting at the property lines should be a minimum of twenty-four (24') feet wide for vehicles to back out safely. The corrections to these issues can be handled with the building permit review process.

The site plan shows a fire lane at the rear of the property to meet fire code requirements.

Staff has determined the proposed use is compatible with the comprehensive plan, as it is residential in nature, and complies with the neighborhood and the Town Neighborhood definition. Staff does not believe six one-bedroom units will have a negative impact on this neighborhood, as the size of the lots are large enough to accommodate the triplexes and meet the setbacks, while still providing the fire safety requirements.

Based on the standards for approval, 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.

PZ/Questions & Comments:

- Commissioner Weatherford asked for clarity on which road would be used.
- Planner Ebersole used the map to show the access between the houses on Jackson ST.
- Vice-Chair Campbell asked if there were there any condition in 2008.
- Planner Ebersole stated that there were none, but things have changed since then.
- Vice-Chair Campbell asked if the roadway will be changed.
- Planner Ebersole stated the road will need to be expanded per fire department.
- Chairperson Titus asked about the size of the parking lot.
- Planner Ebersole stated that there was a meeting with applicant and things changed.
- Chairperson Titus asked about the city code for parking and backing up.
- Planner Ebersole stated it's only on the property line.

Applicant Presentation:

Kevin Bradshaw said he has a new plan. These will be 1 bedroom units instead of multiple bedroom units. The area in back is because of transmission power line.

PZ/Questions & Comments:

- Commissioner Petruzzelli asked what rent would be.
- Bradshaw replied that it would be whatever market base is at the time. He thinks it might be around 900.

Public Hearing: Opened

- Commissioner Petruzzelli asked if there were any concerns from neighbors.
- Planner Ebersole stated that calls came in, but neighbors were just wondering what was going on.

Public Hearing: closed

Discussions Followed:

- Commissioner Rambur feels that with others around he sees no issues.
- Commissioner Weatherford agrees with Commissioner Rambur.
- Commissioner Petruzzelli likes that it's one story and feels it has less impact on neighbors.
- Commissioner Zimmerman feels with the one-bedroom units that the parking matches.
- Chairperson Titus wanted to clarify that the permit allows triplex and not exactly what is being shown.
- Planner Ebersole stated that the site plan will be similar with the corrections that need to be made.

MOTION: Vice-Chair Campbell moved to approve the request for a Special Use Permit to construct triplex buildings on property located at 592 and 600 Jackson St. c/o Kevin Bradshaw (PZ24-0015) as presented with staff recommendations. Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 7 to 0.

6) Upcoming Meeting(s)

- a) April 3rd - Work session
April 9th

7) Adjournment

The meeting adjourned at 06:28 PM

Jody Green

Jody Green, Planning Technician