



Twin Falls Planning & Zoning Commission Minutes

Tuesday, April 23, 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 06:02 PM

Members Attending: Titus, Rambur, Weatherford, Zimmerman and Petruzzelli

Staff Attending: Spendlove, Klaver, Ebersole and Green

2) Conflict of Interest Declaration

3) Consent Calendar

- a) Approval of minutes from the following meeting: April 9, 2024

Commissioner Petruzzelli made a motion to approve the consent calendar, as presented. Commissioner Rambur seconded the motion.

Roll call vote showed all members present voted.

Approved 5 to 0

4) Items of Consideration

5) Public Hearings

- a) Request for a recommendation to City Council 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 request for a recommendation to City Council 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.

St. Luke's PUD was created in late 2007. This agreement expressly stated that "buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for a regional hospital and hospital accessory uses limited to" uses outlined in the code. The permitted uses left off the category of "food, drugs, etc." which would be a pharmacy. St. Luke's has expressed interest in adding a pharmacy to the site which has triggered this PUD amendment. After talking with Staff, the applicant has further expressed a desire to clean up the PUD, so this doesn't happen in the future. Due to this desire, the applicant has added verbiage to revert to all permitted uses within the base zone (C-1) and added some other uses that could be a part of the existing or future facility, such as "indoor & outdoor recreation facilities".

After analyzing the site, staff and the applicant noticed that the eastern portion of St. Luke's property is within a Planned Unit Development called North Pointe Park PUD. North Pointe Park PUD was created in September 2009. Sometime after the inception, St. Luke's acquired the property. To avoid confusion for staff and the applicant, the applicant has expressed desire to combine the master plan for North Pointe Park PUD with St. Luke's PUD.

Proposed Changes are as follows:

1. Updating Master Plan to accommodate a portion of North Pointe Park PUD.
2. Allow for the base zoning (C-1) uses be permitted.
3. Continue to allow for several uses to be permitted by right, that are not currently permitted by right within the C-1 zoning district.
4. Add the land use classification of "Indoor and Outdoor Recreation" facility to be permitted by right.

Possible Impacts and Mitigation:

Staff does not foresee any negative impacts to the surrounding area with this proposed amendment. It will allow for reasonable uses that the public expect to occur at a hospital.

The Commission is tasked with making a recommendation on the Amendment of "St. Luke's PUD" to change the Master Plan and allow, by right, for the land uses of "Food, Drugs, etc." & "Indoor Recreation".

Staff proposes the following conditions:

1. Subject to site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.

Applicant Presentation:

Curtis Weedop from St Lukes presented his request. He stated they want to merge two PUD's into one and include more commercial uses.

Public Hearing: Opened and closed with no public input.

Discussions Followed:

- Commissioner Rambur stated that he feels this fits in the area.
- Commissioner Petruzzelli agrees this is a good fit.
- Commissioner Zimmerman feels this is harmonious to the area.
- Commissioner Weatherford feels it fits the area also.
- Chairperson Titus wanted clarification that this isn't changing any zoning requirements.
- Senior Planner Klaver stated the rec center is being included with this request.

MOTION: Commissioner Petruzzelli moved to recommend approval of the request for a recommendation to City Council 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, as presented, with staff recommendations. Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

6) Upcoming Meeting(s)

- a) May 1, 2024 - Work Session
May 14, 2024

7) Adjournment

The meeting adjourned at 06:18 PM

Jody Green

Jody Green, Planning Technician