



Twin Falls Planning & Zoning Commission Minutes

Tuesday, January 14, 2025, 6:00 PM

Members -

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

Area of Impact:

1) Confirmation of Quorum/Call Meeting to Order

Chairperson Titus called the meeting to order at 06:00 PM

Members Attending: Titus, Campbell, Weatherford, Zimmerman

Staff Attending: Spendlove, Klaver, Green

2) Conflict of Interest Declaration

3) Consent Calendar

- a) Approval of minutes from the following meeting: December 17, 2024.

Commissioner Zimmerman made a motion to approve the consent calendar, as presented. Commissioner Campbell seconded the motion.

4) Items of Consideration

5) Public Hearings

- a) Request for a Zoning Title Amendment to repeal and replace Title 10, focusing on Chapter 6 "Landscaping Regulations".

Staff Presentation:

Senior Planner Klaver presented the request for a Zoning Title Amendment to repeal and replace Title 10, focusing on Chapter 6 "Landscaping Regulations".

Per 10-14-2, Title amendments may only be initiated by the Planning and Zoning Commission, City Council, or a property owner. This amendment was initiated by City Council in February 2018.

Per 10-14-4, Zoning amendments shall be amended in the following manner:

- A. Requests for an amendment to this title shall be submitted to the commission which shall evaluate the request to determine the extent and nature of the amendment requested;
- B. If the request is in accordance with a comprehensive plan, the commission may recommend and the council may adopt or reject the ordinance amendment under the notice and hearing procedures as herein provided; and

- C. If the request is not in accordance with a comprehensive plan, the request shall be submitted to the commission or, in its absence, the council which shall recommend and the council may adopt or reject an amendment to a comprehensive plan under the notice and hearing procedures provided in section 10-7-20 of this title.

Per 10-14-5, the Commission shall hold a public hearing and make recommendations on proposed zoning amendments.

- A. Zoning Title Amendment: The commission, prior to recommending a zoning title amendment to the council, shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. Notice for public hearings shall be provided as set forth in section 10-7-20 of this title. Following the commission's hearing, if the commission makes a material change from what was presented at the public hearing, further notice and hearing shall be provided before the commission forwards the amendment with its recommendation to the council.

The Commission is tasked with making a recommendation to Council on the proposed text amendment. The commission may recommend approval, approval with conditions, denial, or table the item to a date certain.

Sample main motions:

- 1. Move to recommend approval for the proposed zoning text amendment to the landscaping regulations chapter of Title 10 as presented;*
- 2. Move to recommend approval with conditions for the proposed zoning text amendment to the landscaping regulations chapter of Title 10; or*
- 3. Move to table the item to a date certain of _____.*

Public Hearing: Opened

- Fran Florence stated he has concerns about the 6' landscape buffer. He feels that the Downtown area should have different requirements and feels you will have less parking there if you don't move the landscaping around. He would like the language to reflect this.
- Senior Planner Klaver clarified with the language in the code.
- Chairperson Titus asked about requirements for city street.
- Senior Planner Klaver replied that if it's in a right-of-way the city requires removal.
- Director Spendlove explained that collectors and arterials require separated sidewalk and heavy trees in the subdivision section.
- Chairperson Titus asked if trees are existing in the right of way do they need a permit to remove.
- Director Spendlove explained that the parks department is in charge of that and permits are required to remove trees from the right of way.
- Chairperson Titus asked for clarification on the 6' landscape buffer.

- Director Spendlove explained the current code requires a 6’ buffer from the roads. The new code removes that except in parking lots which have the ability to move landscape around. He explained that when the city was looking at imposing a Historic Residential District in Downtown the regulations would decide landscaping and include color of paint on exterior and the Council didn’t want to impose those kinds of restrictions on residents.
- Chairperson Titus asked if most roads have landscaping along the right of way.
- Director Spendlove replied that most do.
- Fran Florence showed the picture he brought and pointed out the lack of landscaping.
- Chairperson Titus asked if the city can require a landscape specific overlay.
- Director Spendlove explained that parking overlays are different. The commission can go in that direction if they choose.
- Chairperson Titus asked what details parks and recreation look at when deciding for removal of trees.
- Director Spendlove if it's diseased or a concern, it can cause the city to take action.

Public Hearing: Closed

Discussions Followed:

- Vice-Chair Campbell stated she loves to see trees but does not want to impose on property rights.
- Commissioner Zimmerman likes the idea of an overlay with a triggering event.
- Commissioner Weatherford asked if it would be a tree or could it be something else.
- Chairperson Titus replied to just state it should be landscaping and this condition would go to city council.
- Director Spendlove responded to be specific for council.

Condition: landscaping should be installed following CC 10-6-5 (current minimum) in the park strip when “required improvements” are triggered, in order to get landscaping more in line with the historic nature of downtown.

MOTION: Vice-chair Campbell moved to add a condition that landscaping should be installed following CC 10-6-5 (current minimum) in the park strip when “required improvements” are triggered, in order to get landscaping more in line with the historic nature of downtown. Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 3 to 1.

MOTION: Vice-chair Campbell moved to approve the request for a Zoning Title Amendment to repeal and replace Title 10, focusing on Chapter 6 "Landscaping Regulations. Commissioner Weatherford seconded the motion. Roll call vote showed all

members present voted.

Approved 3 to 1.

- b) Request for a Zoning Title Amendment to repeal and replace Title 10. Items to include are regulations pertaining to individual Zoning Districts. (PZ24-0136)

Staff Presentation:

Director Spendlove presented the request for a Zoning Title Amendment to repeal and replace Title 10. Items to include are regulations pertaining to individual Zoning Districts. (PZ24-0136)

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Per 10-14-5, the Commission shall hold a public hearing and make recommendations on proposed zoning amendments.

- A. Zoning Title Amendment: The commission, prior to recommending a zoning title amendment to the council, shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. Notice for public hearings shall be provided as set forth in section 10-7-20 of this title. Following the commission's hearing, if the commission makes a material change from what was presented at the public hearing, further notice and hearing shall be provided before the commission forwards the amendment with its recommendation to the council.

The Commission is tasked with making a recommendation to Council on the proposed text amendment. The commission may recommend approval, approval with conditions, denial, or table the item to a date certain.

Sample main motions:

- 1. Move to recommend approval for the proposed zoning text amendment to the Zoning District regulations chapter of Title 10 as presented;*
- 2. Move to recommend approval with conditions for the proposed zoning text amendment to the Zoning District regulations chapter of Title 10; or*
- 3. Move to table the item to a date certain of _____.*

PZ/Questions & Comments:

- Vice-Chair Campbell asked about the public input and what prompted the changes made.
- Director Spendlove explained it started in 2018 and has been ongoing since. There have been focus groups with developers and architects throughout that time. Council had a directive to get the code shorter, more streamlined and allow for more diversity of housing per the comprehensive plan.

Public Hearing: Opened and closed with no public input

Discussions Followed:

Commission feels this is an improvement and is in support of the changes.

MOTION: Vice-Chair Campbell moved to approve the request for a Zoning Title Amendment to repeal and replace Title 10. Items to include are regulations pertaining to individual Zoning Districts. (PZ24-0136). Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

6) Upcoming Meeting(s)

- a) January 28, 2024

7) Adjournment

The meeting adjourned at 08:00 PM

Jody Green

Jody Green, Planning Technician