



Twin Falls Planning & Zoning Commission Agenda

Tuesday, April 8, 2025, 6:00 PM

Members -

City Limits: Chairperson; Cortney Campbell; Todd Rambur; Robyn Weatherford; Kelly Herrgesell; Tiffany Zimmerman; Rui Gomes

Area of Impact: Jeff Bulkley

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Election of Chairperson and Vice-Chairperson
- 3) Conflict of Interest Declaration
- 4) Consent Calendar
 - a) Request for approval of minutes from the following meeting: March 11, 2025.
- 5) Items of Consideration
 - a) **ACTION ITEM:** Request for the consideration of the Preliminary Plat for Ashlee Manors Subdivision, consisting of 4.35 acres on property located at 1607 Washington South. c/o Rex Harding on behalf of Jeremy Orton (PZ25-0023)
By: Kelli Ebersole, City Planner
 - b) **ACTION ITEM:** Request for the consideration of the Preliminary Plat for Knife River Industrial Park, consisting of 45.4 acres on property located northwest of Hankins Road and Eldridge Ave Intersection c/o Caleb LaClair on behalf of Bryce Seats (PZ25-0028).
By: William Klaver, Senior City Planner
 - c) **ACTION ITEM:** Request for the consideration of the Preliminary Plat for Western Horizon Subdivision, consisting of 40.03 acres on property located at the southeast corner of Sunway Drive and Pole Line Rd. c/o Tim Vawser on behalf of Gary Nelson (PZ25-0029).
By: William Klaver, Senior City Planner
- 6) Public Hearings
 - a) **ACTION ITEM:** Request for a Comprehensive Plan Amendment to modify the Future Land Use Map to expand the Utility Service Boundary and change Future Land Use Categories for properties generally located on the east side of the intersection of Kimberly Rd (Hwy 30) and Champlin Way (3400 East). c/o Champ LLC (PZ25-0014)
By: William Klaver, Senior City Planner
 - b) **ACTION ITEM:** Request for a recommendation for a Zoning Title Amendment to allow "Assisted Living/Nursing Homes" as a Special Use Permit in the PRO Overlay Zone. c/o David Thibault on behalf of Clint Schnoor (PZ25-0019).
By: Kelli Ebersole, City Planner

- c) **ACTION ITEM:** Request for a recommendation for a Zoning District Change/Zoning Map Amendment from R-4 to R-6 on property located at 134 Adams St. c/o Shannon Troop (PZ25-0024).

By: Lisa Strickland, City Planner

- d) **ACTION ITEM:** Request for a Special Use Permit for equipment rental on property located east of 2647 Kimberly Rd (portion of Sunset Business Park). c/o Laughlin Ricks Architecture on behalf of Tate's Rents (PZ25-0027).

By: Lisa Strickland, City Planner

7) Upcoming Meeting(s)

- a) April 22, 2025.

8) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Kelli Ebersole (208) 735-7267 at least two working days before the meeting. Si desea esta información en Español, por favor llame a Josh Palmer al teléfono (208) 735-7312.

CITY OF TWIN FALLS

PLANNING & ZONING COMMISSION

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chair shall review the public hearing procedures.
2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chair, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
3. A City Staff Report shall summarize the application and history of the request.
4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - **A complete explanation and description of the request.**
 - **Why the request is being made.**
 - **Location of the Property.**
 - **Impacts on the surrounding properties and efforts to mitigate those impacts.**
5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chair may limit public testimony to no less than two (2) minutes per person.
 - **Individuals are not permitted to give their time to other speakers.**
 - **However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chair. The spokesperson shall be limited to 15 minutes.**
 - **Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.**
8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond.

9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chair, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chair may limit the time permitted for the answer.
 10. The Mayor or Chair shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.
- * Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor or Chairman.