



Twin Falls Planning & Zoning Commission Minutes

Tuesday, April 22, 2025, 6:00 PM

Council Chambers
203 Main Avenue East, Twin Falls, Idaho

Members -

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

Area of Impact: Jeff Bulkley

1) Confirmation of Quorum/Call Meeting to Order

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

Members Attending: Campbell, Zimmerman, Rambur, Gomes, Bulkley

Staff Attending: Spendlove, Klaver, Green, Palmer

2) Conflict of Interest Declaration

3) Consent Calendar

a) Request to approve the minutes from the following meeting: April 8, 2025.

Vice-Chairperson Zimmerman made a motion to approve the consent calendar, as presented. Commissioner Bulkley seconded the motion.

4) Items of Consideration

a) Preliminary Presentation for a request for a Zoning District Change/Zoning Map Amendment from R-2 to R-4 ZDA on property located at 807 Wendell St. c/o Sid Lezamiz (PZ25-0002).

Staff Presentation:

Senior City Planner Klaver presented the Preliminary Presentation for a request for a Zoning District Change/Zoning Map Amendment from R-2 to R-4 ZDA on property located at 807 Wendell St. c/o Sid Lezamiz (PZ25-0002).

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.

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, May 13, 2025.

PZ/Questions & Comments:

- Commissioner Bulkley asked if there have been any soil samples done on this property.
- Sid Lezamiz replied that fill and water were brought in after the demo and packed. He has no concerns about the ground.
- Commissioner Gomes asked about alley and if they are going to hard surface it.
- Sid Lezamiz replied that they would make it a little wider solid surface paved alley, they are adding parking behind garage 45' deep with extra storage for occupants.
- Commissioner Gomes asked about Robbins Avenue and the standard. Are there going to be curbs.
- Senior Planner Klaver responded that there are no sidewalks or curbs.
- Commissioner Bulkley asked about Robbins and Lawrence and the current condition.
- Senior Planner Klaver explained that part of the ZDA agreement is to build roads and alley standards.
- Chairperson Campbell asked if the neighbors had been notified.
- Senior Planner Klaver not for prelim but will be for meeting
- Vice-Chairperson Zimmerman asked about the number of units for the project and only having 12 garages, will the other tenants have to park on the street.
- Senior Planner Klaver replied that there will be extra parking for studios.

5) Public Hearings

- a) Request for a recommendation for a Zoning Title Amendment to repeal and replace Title 10. Items to include are regulations pertaining to “subdivisions”. c/o City of Twin Falls (PZ24-0121).

Staff Presentation:

Director Spendlove presented the request for a recommendation for a Zoning Title Amendment to repeal and replace Title 10. Items to include are regulations pertaining to “subdivisions”. c/o City of Twin Falls (PZ24-0121).

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

PZ/Questions & Comments:

- Commissioner Bulkley asked if someone could just come and vent.
- Director Spendlove responded that a plat is not a public hearing item. If they would like to make it a public hearing item they can make it a condition. Any other item that is a public hearing item that- they can attend and voice their opinion.
- Director Spendlove explained that plats have very specific rules and regulations they have to follow. The applicant needs to follow the rules in order to move forward so the commission cannot add too many rules or deny the request.
- Commissioner Bulkley would like to hear from people.
- Chairperson Campbell feels that it would not be fair to the owner of the property.
- Vice-Chairperson Zimmerman asked why they would take a written comment but not in person. If the applicant is following requirements, then why do they need to come through.
- Director Spendlove explained the difference between what is currently in code and what is being changed.

Commission discussed that the signage needs to be different for subdivisions to stand out.

Public Hearing: Opened and closed with no public input

Discussions Followed:

MOTION: Commissioner Rambur moved to approve the recommendation for a ZOning Title Amendment to repeal and replace Title 10. Items to include are regulations pertaining to "subdivisions" c/o City of Twin Falls (PZ24-0121). Vice-Chairperson Zimmerman seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 1.

6) Upcoming Meeting(s)

- a) Work Session - May 7, 2025
May 13, 2025.

7) Adjournment

The meeting adjourned at 06:56 PM

Jody Green

Jody Green, Planning Technician