



Twin Falls Planning & Zoning Commission Minutes

Tuesday, May 13, 2025, 6:00 PM

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, Weatherford, Gomes, Bulkley

Staff Attending: Spendlove, Klaver, Strickland, Ebersole, Green, Stowe

2) Conflict of Interest Declaration

3) Consent Calendar

- a) Request to approve the minutes from the following meeting: April 22, 2025.

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

4) Items of Consideration

- a) Request for the consideration of the Preliminary Plat for Cattail Subdivision, consisting of 6 lots on 5.5 (+/-) acres on property located on the 1600 block of Mountain View Dr. c/o David Thibault on behalf of Kent Taylor (PZ25-0045)

Staff Presentation:

Senior Planner Klaver presented the request for the consideration of the Preliminary Plat for Cattail Subdivision, consisting of 6 lots on 5.5 (+/-) acres on property located on the 1600 block of Mountain View Dr. c/o David Thibault on behalf of Kent Taylor (PZ25-0045)

Per City Code 10-12-2-3: The Commission shall review the preliminary plat. The Commission's decision is final unless appealed to the City Council. The final plat is reviewed by the City Council.

Commission's Findings: In determining the acceptance of a proposed subdivision the Commission shall consider the objectives of this Title and at least the following:

1. The conformance of the subdivision with a Comprehensive Plan.
2. The availability of public services to accommodate the proposed development.
3. The continuity of the proposed development with the capital improvement program.
4. The public financial capability of supporting services for the proposed development;
and
5. The other health, safety or environmental problems that may be brought to the Commission's attention.

Action On Preliminary Plat: The Commission may approve, conditionally approve, disapprove, or table for additional information when acting on the preliminary plat.

The property has been zoned C-1 with the Canyon Village PUD since January 2015. In March 2015, the lot was established as Lot 2, Block 1 of Canyon Village Subdivision, a PUD. In August 2016, the southern half was broken off and established the configuration it is in today.

This is a six (6) lot preliminary plat that is served by a single access, that is private, off of Mountain View Drive. Each lot is approximately one (1) acre, with the smallest being 0.6 acres and the largest being 1.2 acres. A sidewalk is proposed along the west side of Mountain View Drive and dead ends at the private access. However, there is a 10 ft sidewalk on the east side of Mountain View Drive. To get people across Mountain View Dr in a safe and efficient manner, Staff would recommend a condition that the ADA ramp aligns with the ADA ramp on the NE corner of Mountain View Dr and Village Park Avenue.

The comprehensive plan calls for this area to be Town Neighborhood and Mixed Use. Mixed Use calls for a pedestrian-oriented environment. Should the condition be approved of aligning the ADA ramps, Staff believes this proposal would follow the Comprehensive Plan.

This subdivision is surrounded by development. The availability of public services is ample and should not be a hindrance to accommodate.

Staff has reviewed the preliminary plat based on the proposed development plan, zoning regulations and the Comprehensive Plan. Staff finds the preliminary plat is within compliance should the applicant conform to Staff recommended conditions.

Upon conclusion, this preliminary plat complies with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, all regulations regarding C-1 PUD zoning development standards, and the 2016 comprehensive plan. All general criteria for approval have been met, per State Statute 50 - Chapter 13.

Should the Commission approve this request as presented, Staff recommends approval be subject to the following conditions:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards; and
2. Subject to submittal of a preliminary plat, submitted prior to final plat submittal, showing compliance with all conditions and comments in the Engineering Memorandum dated April 9, 2025.
3. Subject to the ADA ramp aligning with the ADA ramp on the NE corner of Mountain View Dr and Village Park Ave.

Applicant Presentation:

David Thibault EHM Engineers, Inc, presented on behalf of the applicant. He stated they have been working on this project since it started. They are wanting to make it similar to the property to the east. He explained more about the ADA connection and the infrastructure that will go in.

PZ/Questions & Comments:

- Commissioner Rambur asked about the property to the west and if EHM was involved.

- David Thibault replied that they are not.
- Commissioner Rambur asked about the LDS church and connecting with them.
- David Thibault replied they are not.
- Commissioner Bulkley asked what they are wanting to go in there.
- David Thibault stated a medical office is the hope. They want to be neighborly. They want to keep businesses that run 8-5 to help with residential properties.
- Commissioner Bulkley asked what the maintenance with the retention ponds look like.
- David Thibault one is maintained by the city. Will have individual detainment on site. The wetlands area is a standalone parcel. Common area maintenance is part of the development.

Public Hearing: Opened

- Shawn Whitney is in favor of this and would rather day business and not apartments. She would like to have sidewalks on the west side.
- David Thibault used the map to show the property line and will have sidewalks along the frontage, but they don't own the property to finish it.

Public Hearing: Closed

Discussions Followed:

Commission likes the proposal and feels good about this project.

MOTION: Commissioner Bulkley moved to approve the consideration of the Preliminary plat for Cattail Subdivision, consisting of 6 lots on 5.5 (+/-) acres on property located on the 1600 block of Mountain View Dr. c/o David Thibault on behalf of Kent Taylor. Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 6 to 0.

- b) Preliminary Presentation for a request for a recommendation to City Council for a Zoning Development Agreement/Zoning District Change, from Neighborhood Commercial to R6 High Density Residential, on property located at the 900 block of Falls Ave W. c/o EHM Engineers, Inc on behalf of Grandview Farms, LLC (PZ25-0039).

Staff Presentation:

Planner Ebersole presented the preliminary Presentation for a request for a recommendation to City Council for a Zoning Development Agreement/Zoning District Change, from Neighborhood Commercial to R6 High Density Residential, on property located at the 900 block of Falls Ave W. c/o EHM Engineers, Inc on behalf of Grandview Farms, LLC (PZ25-0039). 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.

Upon conclusion, the preliminary presentation allows the Commission to preview the request to ask questions and give suggestions to applicants about the proposed project. The Commission may also grant the public the opportunity to do the same. A public hearing is scheduled for June 10, 2025.

At the public hearing, the Commission will hear the request, take public testimony, deliberate and make a recommendation to the Council. The Commission may recommend approval, recommend approval with conditions, recommend denial or table the request for additional information.

Applicant Presentation:

David Thibault from EHM Engineers, Inc, presented on behalf of the applicant. He explained why they are requesting the change.

PZ/Questions & Comments:

Commissioner Bulkley asked for clarification of the zoning change.
David Thibault replied that it will be like R-6.

5) Public Hearings

- a) Request for a recommendation for a Zoning District Change/Zoning Development Agreement from R-2 to R-4 ZDA on property located at 807 Wendell St. c/o Sid Lezamiz (PZ25-0002)

Staff Presentation:

Senior Planner Klaver presented the request for a recommendation for a Zoning District Change/Zoning Development Agreement 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.

In March 1990 the planning and zoning commission granted a Special Use Permit to operate a public swimming pool with a water slide. Around 2013-2014 the pool site was filled in and the property has been vacant since. In 2022/2023 the eastern half of Wendell Street was reconstructed.

A zoning development agreement (ZDA) is designed to accommodate appropriate combinations of uses that may be planned, developed, and operated as integral land use units either by a single owner or a combination of owners. A ZDA is intended to accomplish some, or all of the following:

- A. Foster and promote a variety of appropriate land use combinations in a pre-planned development pattern;
- B. Encourage developers to use a creative approach in land development;
- C. Retain and conserve natural land and topographic features;
- D. Promote greater use of streetscape and pedestrian-oriented aesthetics;
- E. Promote the creation and efficient use of open spaces;
- F. Create flexibility and variety in the location of improvements on lots;
- G. Provide flexibility in development standards to facilitate creative land development concepts.

Typically, ZDAs need to have a minimum two (2) acres of land. However, because this is an infill property and there's three (3) street frontages, Staff and the applicant believe this would be beneficial to utilize the ZDA process.

The R-2 zoning district allows for 1 residential structure with a maximum of 2 units on the property. To get more units on this property, the developer would need to subdivide the property into various lots. With the acreage available, this would allow for 9 single-family lots or 5 duplex lots resulting in a maximum number of dwelling units of 10. Per the applicant's narrative, the infrastructure required through the subdivision process would make the project unfeasible to develop.

This ZDA proposes to have the base zoning designation of R-4. One of the first questions the Commission should weigh is whether the R-4 zoning designation is appropriate. As a base zone, this would permit 12 single-family lots or 7 duplex lots resulting in a maximum number of dwelling units of 14. Setbacks are very similar between R4 and R2; the difference being as follows: R4 Side yard = 5 ft; R2 Side Yard = 7 ft.

The ZDA proposes to modify the R-4 zoning designation by the following:

- 1. Allow by right the land use dwelling-multiple household (5 units or more),
- 2. Allow for up to two (2) structures on 1 lot, and have a max density on the 1.168 acre property 15 units.

The applicant has agreed to the following:

- 1. General architectural requirements as shown within the documents.
- 2. Reconstruction to the centerline of Wendell and Lawrence.
- 3. Constructing 24 feet of Robbins Avenue.
- 4. Constructing an underground water retention pit to handle the storm water needs.

The ITE trip generator Manual lists multifamily housing generating 0.57 trips per unit on

weekdays at the PM peak hour, and 6.74 trips per unit per day. Wendell is classified as a collector road, and will be constructed to full width. The anticipated additional trips would be negligible to the overall functionality of the City's street system in this area.

The comprehensive plan depicts this area to be Town Neighborhood. Town Neighborhood description lists appropriate uses as follows: single-family, duplexes, triplexes, townhomes, parks and recreation facilities, schools, and civic facilities. The surrounding area is characterized as mostly single-family, with public schools across Wendell St, and further south and west duplexes, multifamily, and assisted living have been constructed. Staff believe this proposal to be in line with the Town Neighborhood goals. The ZDA process was created in code to offer a process where creative solutions could be crafted to address unique properties that have limitations on development.

Should the Commission approve this request as presented, Staff recommends approval be subject to the following conditions:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards; and
2. Subject to fire hydrant(s) to be installed and coordinated with the Fire Marshal at the time of development.

Applicant Presentation:

Sid Lezamiz followed up and read a narrative.

PZ/Questions & Comments:

- Commissioner Rambur asked about parking on Wendell.
- Sid Lezamiz replied there will be no parking on Wendell, garages are 45' deep.
- Commissioner Gomes asked if there is room for a car outside the garage.
- Sid Lezamiz responded there will be on the westside.
- Chairperson Campbell asked about the school with extra vehicles and congestion.
- Sid Lezamiz stated there will be no sidewalk right now and they will be adding one.
- Commissioner Bulkley stated his concerns about the current condition of the roads and that this will increase problems.
- Senior Planner Klaver clarified that the condition is rebuilding both roads to improve them. This puts it on the developer not the city.

Public Hearing: Opened

Brad Richards lives at the end of Lawrence and feels traffic is a concern. He feels this is not residential and too much traffic.

Public Hearing: Closed

- Sid Lezamiz clarified the distance from back to end - making the buildings smaller will not work. The design is for singles and couples.
- Commissioner Bulkley feels the density won't work.

- Senior Planner Klaver clarified the subdivision process, and it will allow 9 single or 5 duplex 10 max. R-4 allows 12 single or 7 duplex max 14 units. This is asking for 15.
- Chairperson Campbell asked how many are 2-bedroom vs 1.
- Senior Planner Klaver 5 of each.

Discussions Followed:

Commissioner Rambur feels what is allowed now and what is being proposed will work. He feels parking will not be an issue.

Commissioner Bulkley isn't sure about the extra traffic.

Chairperson Campbell feels that the bedrooms will have less vehicles. The sidewalk will improve the area. Feels the applicant having multiple rentals has a good idea about space for parking.

TZ

Commission Gomes feels this is a great project and his only concern is parking in back.

Director Spendlove clarified that the parking and roadway will be under review before the final building permit.

Commissioner Weatherford feels the zone change is appropriate parking is a concern.

MOTION: Commissioner Rambur moved to approve the request for a recommendation for a Zoning District Change/Zoning Development Agreement from R-2 to R-4 ZDA on property located at 807 Wendell St. c/o Sid Lezamiz (PZ25-0002). Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 1.

- b) Request to approve a Special Use Permit to allow a drive-thru on property located at 1657 Sun West Way. c/o Matt Ahrens on behalf of Jimmy James (PZ25-0034).

Staff Presentation:

Planner Ebersole presented the request to approve a Special Use Permit to allow a drive-thru on property located at 1657 Sun West Way. c/o Matt Ahrens on behalf of Jimmy James (PZ25-0034).

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.

10-13-2-2: Upon Granting a Special Use Permit, Conditions May Be Attached To A Special Use Permit Including, But Not Limited To, Those:

1. Minimizing adverse impact on other developments.
2. Controlling the sequence and timing of development.
3. Controlling the duration of development.
4. Assuring that development is maintained properly.
5. Designating the exact location and nature of development.
6. Requiring the provision for on-site or off-site public facilities or services.
7. Requiring more restrictive standards than those generally required in this Title.

City Code 10-4-8(B)6a states a special use permit is required for "any facility with drive-through service."

The property is zoned C-1 PUD, Commercial Highway District, located in the Sun West Lazy J PUD, recorded in 2011.

The property is currently undeveloped, located on the southeast corner of Washington Street North and Pole Line Road.

The applicant states in their narrative that this drive-through use will be part of a multi-tenant retail strip mall in anticipation of a food related service occupying the north tenant space of the building. The anticipated hours of operation are 7:00 am – 9:00 pm for the future tenant.

The drive-through is designed to be entered from Sun West Way and continue behind the building, with the pickup window located on the north side of the building. Vehicles will exit the drive-through and continue to travel through the parking area back to Sun West Way. The drive-through lane shows an escape lane, and the queue will not interfere with the required parking location. The drive-through queue shows that it meets the minimum requirement of five (5) vehicles to the first order point/menu board.

The intersection of Washington Street North and Pole Line Road is one of the busiest

intersections in the City, with approximately 27,000 vehicles traveling through every day, according to the ITD Traffic Count map. The ITE Trip Generation Manual states the average vehicle trips generated by a restaurant with a drive-through and indoor seating is 53 vehicles during the AM Peak hour. An additional 53 vehicles through this area, during peak hours, will not overwhelm the intersection or traffic flow. Pole Line Road is a State Highway, maintained by ITD. Washington Street North is a road that is maintained and controlled by the City. According to the applicant's narrative, the proposed tenant estimates approximately 25 vehicles per peak hour through the drive-through.

There is a 35' landscape buffer requirement on both Pole Line Road and Washington Street North, as they are both arterial roads. The applicant will be required to install landscaping to the gateway arterial standards, as well as meet the requirements of the Sun West Lazy J PUD. In addition, parking islands will be installed with landscaping, based on the number of parking spaces required for the strip mall.

The 2016 Comprehensive Plan; "Grow With Us", designates this area as appropriate for "Mixed Use" serving local and regional commercial, which allows for high-density mixed-use development in a compact, pedestrian-oriented environment, sitting at intersections of major arterials.

Staff has determined the proposed use is compatible with the comprehensive plan and the area, as it is a high-density commercial center with other retail stores and restaurants serving the community at large.

Based on the standards for approval, Staff does not foresee 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.
2. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

Applicant Presentation:

David Thibault from EHM Engineers, Inc. presented on behalf of the applicant. David pointed out the surrounding properties that have drive-thrus.

PZ/Questions & Comments:

- Commissioner Bulkley asked about Williams RD and where it came off.
- David Thibault stated it is a right-in right-out and is currently a road.
- Commissioner Weatherford asked about the drive-through and escape lane.
- David Thibault pointed out on the map where the lane is.
- Commissioner Zimmerman asked if there are plans for a turn lane.
- David Thibault stated the engineering office is in charge.

Public Hearing: Opened and closed with no public input

Discussions Followed:

Commission feels this is a good fit and will work in this area.

MOTION: Commissioner Bulkley moved to approve the request for a Special Use Permit to allow a drive-thru on property located at 1657 Sun West Way. c/o Matt Ahrens on behalf of Jimmy James (PZ25-0034). Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 6 to 0.

- c) Request for a Special Use Permit to allow a fourplex on property located at 1445 Washington St S. c/o Kahler Nield on behalf of Derrick Ellis (PZ25-0036).

Staff Presentation:

Senior Planner Klaver presented the request for a Special Use Permit to allow a fourplex on property located at 1445 Washington St S. c/o Kahler Nield on behalf of Derrick Ellis (PZ25-0036).

Per City Code 10-4-5 states “a special use permit is required to allow a fourplex.”

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.

Per City Code 10-13-2-2: Upon Granting a Special Use Permit, Conditions May Be Attached To A Special Use Permit Including, But Not Limited To, Those:

1. Minimizing adverse impact on other developments.
2. Controlling the sequence and timing of development.
3. Controlling the duration of development.
4. Assuring that development is maintained properly.
5. Designating the exact location and nature of development.
6. Requiring the provision for on-site or off-site public facilities or services.
7. Requiring more restrictive standards than those generally required in this Title.

The property is zoned R-4; Residential Medium Density. According to our records, the original home was demolished in 2010 and the property has remained vacant.

Per City Code 10-13-2.2 a special use is a use otherwise prohibited by the terms of this title in a given zone, but may be allowed under specific provisions and when not in conflict with the comprehensive plan. The commission is tasked with reviewing the request based on a set of standards set forth by Title 10 and to make a final decision on whether to approve the request as presented, approve the request with conditions, deny the request or table the request for additional information.

Per City Code 10-4-5 a special use permit is required for a fourplex within the R-4 zoning district. The comprehensive plan identifies this area as neighborhood commercial and town neighborhood. Designations within the comprehensive plan are not property specific but are a guide for future development for a certain area. Neighborhood Commercial provides supporting services that complement the neighborhood character with land uses types such as small scale office/commercial, townhomes, condominiums, apartments and civic facilities. Town Neighborhood is primarily residential in nature with smaller lots of clustered development consisting of single-family, duplex, townhomes, parks, schools and civic facilities. A fourplex would be compatible with the land uses supported by the comprehensive plan and compatible with anticipated growth patterns.

The property is surrounded by a mix of single-family and multifamily residential uses. The lot is an existing residential lot that has been vacant for approximately 15 years. Adding a fourplex to the lot would revitalize the property and blend well with the surrounding area. It is located within the city limits and would be able to obtain service required by the code to adequately serve the development. Connections to these services will be the responsibility of the developer and will not be an added burden to the public or its facilities. As this property is located along an arterial that supports a high volume of traffic, the addition of the fourplex will not create a noticeable change to the surrounding area. Access to the property will be required to meet city codes and standards and designed to avoid creating undo interference

with existing traffic patterns. Considering the zoning district, comprehensive plan designation and the possible impacts related to the proposed land use Staff anticipates the addition of a fourplex will not adversely impact the surrounding area.

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 approve the request as presented, Staff recommends approval be subject to:

1. Site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Applicant Presentation:

Kahler Nield from EHM Engineers, Inc presented on behalf of the applicant. He feels this is a good blend to Washington St. This lot has been vacant for over 15 years and this would be a good use for it.

PZ/Questions & Comments:

- Commissioner Bulkley asked about the plat map and what is on the back half of the lot.
- Kahler Nield replied they are only allowed to build on the front portion currently. Ty would like to leave the back big enough to build on it in the future.

Public Hearing: Opened and closed with no public input.

Discussions Followed:

Commission feels this is a good fit and shouldn't be a problem in the area.

MOTION: Commissioner Weatherford moved to approve the request for a Special Use Permit to allow a Fourplex on property located at 1445 Washington St S. c/o Kahler Nield on behalf of Derrick Ellis. Commissioner Zimmerman seconded the motion. Roll call vote showed all members present voted.

Approved 6 to 0.

- d) Request for a Zoning Title Amendment to repeal and replace Title 10. Items to include are regulations pertaining to "Supplemental Regulations" and "Wellhead Protection Overlay District". c/o City of Twin Falls

Staff Presentation:

Senior Planner Klaver presented the request for a Zoning Title Amendment to repeal and replace Title 10. Items to include are regulations pertaining to "Supplemental Regulations" and "Wellhead Protection Overlay District". c/o City of Twin Falls

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.

N/A

N/A

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 Supplemental Regulations & Wellhead Protection Overlay District chapters of Title 10 as presented;*
2. *Move to recommend approval with conditions for the proposed zoning text amendment to the Supplemental Regulations & Wellhead Protection Overlay District chapters of Title 10; or*
3. *Move to table the item to a date certain of _____*

PZ/Questions & Comments:

- Commissioner Rambur asked about panhandling and if it's addressed in Title 10 right now.
- Senior Planner Klaver replied it is not in Title 10.

Public Hearing: Opened and closed with no public input

Discussions Followed:

Commission feels this was covered well.

MOTION: Commissioner Weatherford made a motion to recommend approval of the request, as presented, with staff recommendations. Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 6 to 0.

6) Upcoming Meeting(s)

- a) June 4, 2025 - Work Session - This will be a public hearing for Title 10 rewrite.
June 10, 2025.

7) Adjournment

The meeting adjourned at 07:57 PM

Jody Green, Planning Technician