



Twin Falls Planning & Zoning Commission Minutes

Wednesday, July 2, 2025, 12:00 PM

203 Main Ave East
Twin Falls, ID 83303

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 12:00 PM

Members Attending: Campbell, Zimmerman, Weatherford, Herrgesell, Gomes

Staff Attending: Spendlove, Klaver, Green

2) Conflict of Interest Declaration

3) Consent Calendar

4) Items of Consideration

- a) Request for an Extension of timeline for the Canyon Rim Townhomes Preliminary Plat (PZ23-0100).

Staff Presentation:

Senior Planner Klaver presented the request for an Extension of timeline for the Canyon Rim Townhomes Preliminary Plat (PZ23-0100).

Per Twin Falls Municipal Code 10-12-2-3 (I) preliminary are approved for a period of two (2) years after the action by the Commission. However, the code allows for one (1) extension to be granted by the Commission for another two (2) years. For the Preliminary Plat be valid without an extension or, the applicant must submit a Final Plat application receive stamp of approval from the Planning and Zoning Administrator to be ready for City Council approval.

A simple majority vote on this item will grant the extension as requested.

City Staff does not foresee detrimental issues arising from granting this extension.

The Commission is tasked with making a final decision on this item.

PZ/Questions & Comments:

- Chairperson Campbell asked about the current rewrite and if any changes would have an impact on this project.
- Senior Planner Klaver stated he doesn't feel any changes will impact this. The ZDA approval allows this.
- Commissioner Gomes asked if this would come back.

- Senior Planner Klaver stated they have to provide construction plans and all other requirements. This is just extending the general road layout, density, lot layout and width of roads.

Discussions Followed:

The Commission doesn't see any issues with granting the extension.

MOTION: Commissioner Herrgesell moved to approve the request for an Extension of timeline for the Canyon Rim Townhomes Preliminary Plat (PZ23-0100). Commissioner Gomes seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

5) Public Hearings

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

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 “Zoning Actions” and “Appendix: Definitions”. 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.

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 Zoning Actions & Definition chapters of Title 10 as presented;*
2. *Move to recommend approval with conditions for the proposed zoning text amendment to the Zoning Actions & Definition chapters of Title 10; or*
3. *Move to table the item to a date certain of _____*

Public Hearing: Opened and closed with no public input

Discussions Followed:

The Commission likes the new changes and feels this makes the code more user-friendly.

MOTION: Vice-Chairperson Zimmerman moved to approve the request for a Zoning Title Amendment to repeal and replace Title 10. Items to include are regulations pertaining to "Zoning Actions" and "Appendix: Definitions". Commissioner Hergesell seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

6) Upcoming Meeting(s)

a) July 8, 2025

7) Adjournment

The meeting adjourned at 12:57 PM

Jody Green

Jody Green, Planning Technician