



Twin Falls Planning & Zoning Commission Minutes

Wednesday, June 4, 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, Rambur, Weatherford, Herrgesell, Bulkley

Staff Attending: Spendlove, Klaver, Green

2) Conflict of Interest Declaration

3) Consent Calendar

4) Items of Consideration

- a) Consideration of Resolution No. 2025-009 validating conformity of the "Revenue Allocation Area #4-3: First Amendment" with the City Comprehensive Plan, c/o Urban Renewal Agency of the City of Twin Falls (PZ25-0066).

Staff Presentation:

Director Spendlove presented the request for Consideration of Resolution No. 2025-009 validating conformity of the "Revenue Allocation Area #4-3: First Amendment" with the City Comprehensive Plan, c/o Urban Renewal Agency of the City of Twin Falls (PZ25-0066).

Per State Statute, the Planning and Zoning Commission is tasked with making a decision on the resolution (see attachments) validating the conformity of this URA Plan with the City Comprehensive Plan. A majority vote of the Commission will decide the outcome of this request.

The Planning and Zoning Commission is tasked with making a decision on this request, including the associated resolution.

The following options are available: approve the request, deny the request, or table the request for additional information.

Sample Motion: I move to approve Resolution 2025-008 confirming the conformity of the "Revenue Allocation Area #4-3: First Amendment" with the City Comprehensive Plan.

PZ/Questions & Comments:

- Commissioner Bulkley clarified that it is currently in an URA and they are wanting to remove a specific property.

- Director Spendlove responded that the property in question is not the same owner as the rest of the area.
- Commissioner Bulkley asked why they are wanting to remove it now.
- Director Spendlove explained the process of why they are created and why they are looked at for renewal.
- Commissioner Zimmerman asked who is asking for this.
- Director Spendlove answered that Urban Renewal is.

Discussions Followed:

Chairperson Campbell feels with them not changing zoning, not removing any rights , just allowing owner to pursue future

Commission feel staff recommendations will work for this item.

MOTION: Commissioner Bulkley moved to approve the consideration of Resolution No. 2025-009 validating conformity of the "Revenue Allocation Area #4-3: First Amendment" with the City Comprehensive Plan, c/o Urban Renewal Agency of the City of Twin Falls (PZ25-0066). Commissioner Herrgesell seconded the motion. Roll call vote showed all members present voted.

Approved 6 to 0.

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

Commissioner Herrgesell left the meeting.

MOTION: Commissioner Weatherford moved to table the request for a recommendation for a Zoning Title Amendment to repeal and replace Title 10. Items to include are regulations pertaining to "Land Use Conditions". c/o Twin Falls (PZ24-0121). to the June 10, 2025, meeting. Commissioner Bulkley seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

6) Upcoming Meeting(s)

- a) June 10, 2025

7) Adjournment

The meeting adjourned at 01:01 PM

Jody Green

Jody Green, Planning Technician