



MINUTES
TWIN FALLS CITY PLANNING & ZONING COMMISSION
May 13, 2014 6:00PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Nikki Boyd Jason Derricott Tom Frank Kevin Grey Gerardo "Tato" Munoz Christopher Reid Jolinda Tatum
Chairman Vice-Chairman

AREA OF IMPACT:

Ryan Higley Steve Woods
Vice-Chairman

CITY COUNCIL LIAISON

Rebecca Mills Sojka

ATTENDANCE

**CITY LIMIT
MEMBERS**

<u>Present</u>	<u>Absent</u>
Derricott	Boyd
Frank	
Grey	
Munoz	
Reid	
Tatum	

AREA OF IMPACT MEMBERS

<u>Present</u>	<u>Absent</u>
Higley	
Woods	

CITY COUNCIL LIAISON(S): Mills Sojka

CITY STAFF: Humble, Strickland, Wonderlich

I. CALL MEETING TO ORDER:

Chairman Frank called the meeting to order at 6:00 P.M. He then reviewed the public meeting procedures with the audience, confirmed there was a quorum present and introduced City Staff.

II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s): April 22, 2014, May 7, 2014
2. Approval of Findings of Fact and Conclusions of Law:
 - Marky's Supertow (SUP 04-22-14)

MOTION:

Commissioner Munoz made a motion to approve the consent calendar, as presented. Commissioner Woods seconded the motion.

Unanimously Approved

III. ITEMS OF CONSIDERATION: NONE

Community Development Director Humble explained the first two public hearing items on the agenda were both withdrawn by the applicants.

IV. PUBLIC HEARINGS:

1. Request for a Special Use Permit to operate a multiuse 24 hour facility consisting of counseling, a religious facility and indoor recreational gym, for property located at 149 Main Avenue East c/o Glen Schroeder on behalf of Pastor Clint Lutz/Fit4Life Abundant (app. 2630) **WITHDRAWN**
2. Request for a Special Use Permit to replace a legal non-conforming use of a professional office for alternative therapies with another legal non-conforming use of a professional office to operate an insurance business and a medical office to operate a chiropractic office for property located at 276 Eastland Drive North c/o Tony Hughes on behalf of NC Ventures, LLC (app. 2631) **WITHDRAWN**
3. Request for a Comprehensive Plan Amendment to amend "Chapter 11, Development Impact Fees" with updated capital improvement plans and associated fee calculators c/o Mitch Humble on behalf of the City of Twin Falls (app. 2632)

Staff Analysis:

Community Development Director Humble explained the request to the Commission and stated the request is to amend Chapter 11, the Development Impact Fees section of the Comprehensive Plan by updating the capital improvement plans and associated fee calculators. He reminded the Commission that this is part of the Planning portion of their duties as Commissioners. He explained that an advisory committee for Impact Fees is required and this committee is the first group staff presents information to regarding impact fees and proposals. In the end the Impact Fee Committee makes a recommendation on the proposal. Once they have made a recommendation the item has to be brought forward to the Planning & Zoning Commission to review for compliance with the Comprehensive Plan. The Commission then makes a recommendation to the City Council.

He stated an Impact Fee is a fee that is assessed on new development based on impacts that development will have on the public infrastructure. The fees that the City collects goes toward capital improvement project listed in the plan for streets, parks, police and fire. Impact Fees can only be used for capital improvements not for operations. The improvements have to have a life span of at least 10 years or more and the funds cannot be used to improve a level of service. The fees can be collected from a development on the north end of town and can be used on the south end of town. The impact fee areas that have been chosen cover needs for the entire city therefore as a whole they are used for the entire city.

A review of the capital improvement plan has been completed and he will review the recommended changes. The police department change was to allow for additional square footage taking into consideration an additional five years of growth, the addition of another SWAT vehicle has been removed. The Fire Department has different concerns related to where a new fire station. Location has become a point of concern because of changes in development that have occurred in the past few years towards the southeast side of town. The relocation of Station #2 is still being funded and the funds will be used for a second ladder truck. The location for a new station and manpower for that station will be reviewed over the next year. The Parks & Recreation Department had very minimal changes one change was to allow for inflation and the other change was statement has been added to clarify the definition of a park. This clarification allows the funds that are collected to be used towards not only community parks but also trails. The Streets Department had several growth related traffic signal listed in the plan, the list has been updated. The big change this time is that there have been some street projects placed on the list or capital improvements. The improvements would be done to help maintain a level of service that has been impacted by growth. The costs associated with street projects are very expensive which raises the cost of the impact fee passed on to new development which will be considered carefully by City Council. The Impact Fee Committee chose to leave specific projects on the list with \$1.5 million to be collected to put towards the projects on the list. The streets projects will be handle the same way as the traffic signals. When the funds are available and the need arises the funds will be used toward improvements. He reviewed on the overhead the fees that are collected currently and what these changes will have on the fees if approved, as presented. At the last Impact Fee Committee meeting it recommended that if approved there needed to be a delay in the program in order to allow deals that are in place currently to finish prior to the change in the fees. The date recommended by the Impact Fee Committee was October 1, 2014 the beginning of the new fiscal year.

Commissioner Questions/Comments:

- Commissioner Grey asked about the Falls Avenue from Washington to Grandview Drive project whether or not it was an expansion.
- Community Development Director Humble explained that this funds would allow the City to add an additional lane if growth warrants the improvement.
- Commissioner Frank asked about the percentages that were used for calculations and why they have increased significantly.
- Community Development Director Humble explained that the change is primarily because of the street impact fee. There was nothing in the plan before for street projects. Five years ago street projects were an issue. Two years ago the Impact Fee Committee recommended adding \$1.9 million dollars to the fees for two specific street projects. It went to the Council and it was not approved. Streets are the issue because our streets serve 80,000 people per day but the charges can only be paid for by the 45,000 tax payers that live here. The fee increase was so extreme that Council denied the recommendation.
- Commissioner Reid asked about how the City of Twin Falls compares to City's around the area.

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- Community Development Director Humble explained that the City of Twin Falls is the only City in the Magic Valley that charges impact fees; by comparison the other Cities are cheaper. However that is not the same as cost to develop. City's like Filer will not charge and impact fee but will charge connection fees that are very expensive and in the end the total cost to develop in Twin Falls is lower. The Ada County Highway District charges impact fees for building in the County and a Maverik store for example would be charged \$15.00 per foot in comparison we are cheaper. The fees they charge are used to pay for building streets, our fees are used to build signals. In the immediate area we are on our own, Jerome tried to develop impact fees and it didn't pass their council.

Public Hearing: [Opened & Closed Without Input](#)

Deliberations Followed: [Without Concerns](#)

Community Development Director spoke about growth projections in the Comprehensive Plan. The population growth projections listed in the plan are very close to what was projected. The Comprehensive Plan may need some adjustments in the residential unit counts; the projection seems to have been over estimated. It is not clear how the population growth projections can be so close and yet the unit growth projections are so far off. Possibly this number was just calculated wrong at the time, or we had a large vacancy rate five years ago that has been filled, or we have larger families with more people in a home than five years ago. There has been a request to fund an update to the Comprehensive Plan and if funded this will be looked at more closely.

Motion:

Commissioner Tatum made a motion to recommend approval of the request to the City Council, as presented. Commissioner Derricott seconded the motion.

Motion Amendment:

Commissioner Tatum made a motion to amend the motion to recommend the implementation date to take place October 1, 2014. Commission Derricott seconded the motion. All members present voted in favor of the motion.

Amended Motion:

Commissioner Tatum made a motion to recommend approval of the request to the City Council, as presented, with the implementation date to take place October 1, 2014. All members present voted in favor of the amended motion.

[Recommended For Approval To The City Council, As Presented](#)

[Scheduled For City Council June 9, 2014](#)

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V. PUBLIC INPUT AND/OR ITEMS FROM THE ZONING DEVELOPMENT MANAGER AND/OR THE PLANNING & ZONING COMMISSION:

Community Development Director Humble reminded the Commission that the Historic Preservation Commission will be hosting a walking Tour this Saturday, at 10:00 AM.

VI. UPCOMING PUBLIC MEETINGS: (held at the City Council Chamber unless otherwise posted)

1. Public Hearing-[May 27, 2014](#)
2. Work Session-[June 4, 2014](#)

VII. ADJOURN MEETING:

Chairman Frank adjourned the meeting at 7:00 PM

Lisa A. Strickland
Administrative Assistant
Planning & Zoning Department