



Twin Falls Planning & Zoning Commission Minutes

Tuesday, May 9, 2017, 6:00 PM

City Council Chambers
305 Third Avenue East - Twin Falls, Idaho

Members -

City Limits: Tom Frank, Chairman, Kevin Grey, Vice Chairman, Danielle Dawson, Darren Hall, Craig Hawkins, Gerardo "Tato" Muñoz, Ed Musser

Area of Impact: Ryan Higley, Steve Woods

1) Confirmation of Quorum/Call Meeting to Order

Commissioner Frank called the meeting to order at 06:00: PM. He then reviewed the public meeting procedures with the audience, confirmed there was a quorum present and introduced City Staff. Staff members present at the meeting: Carraway-Johnson, Nope, O'Connor, Strickland and Wonderlich.

2) Consent Calendar

a) Approval of Minutes from the following meeting(s): April 25, 2017

b) Approval of Findings of Fact and Conclusion of Law: Burnt Lemon Grill (SUP 04-25-17) & Jack's Oil & Tire (SUP 04-25-17)

MOTION: Commissioner Woods made a motion to approve the Consent Calendar, as presented. Commissioner Munoz seconded the motion. All members present voted in favor of the motion.

3) Items of Consideration- None

4) Public Hearings

a) Requests for the Commission's recommendation on a **Zoning District Change and Zoning Map Amendment** for approximately 7(+/-) acres from C-1 to M-2 located at 1211 Addison Avenue West. c/o Mike Jansson on behalf of Nelda Jansson (app. 2861) **Withdrawn to be rescheduled.**

- b) Request for the **Commission's recommendation for a Zoning Title Amendment** which would amend Twin Falls City Code 10; Chapter 4; Section 10-Heavy Manufacturing; by adding Dwellings – Multiple Household (5 units or more) within the list of permitted uses. c/o Urban Renewal Agency-Nathan Murray (app. 2862)

Applicant Presentation:

Economic Development Director Murray, representing the Urban Renewal Agency, he explained that the request they are making is to allow multi-family housing within the M-2 zone within those areas designated as Downtown. The area is relatively small along the Rock Creek Canyon Rim between Shoshone Street and Blue Lakes Boulevard. This is an area that is underutilized within the City and historically has not been considered part of downtown, however the Urban Renewal Agency feels it could be a key piece for development. Uses that are allowed in this area are light to heavy manufacturing, the Parks & Recreation Department has offices in this location. Long range, as a redevelopment agency, they would like to see multiple uses in this location. The Urban Renewal Agency owns a significant amount of property in this area and have been approached to possibly build multi-family housing. In order to pursue this project the Urban Renewal Agency has made a request to amend the code to include the land use and restrict it to the Downtown area. This is an area they would like to see development and housing is a large part of the revitalization plan for the City. Trail systems, improving pedestrian and transportation connections has been one of the steps in revitalization and housing is another.

Staff Presentation:

Planner I O'Connor reviewed the request on the overhead and stated since the adoption of Ord 2012, the Land Uses identified in the various Zoning Districts have been largely unchanged. As growth continues, the need for change, to meet the demands of our citizens, is required. Developing a more flexible or diverse land use within the zoning code will help alleviate and expedite new land uses within existing zones not permitted since 1981 to meet those demands.

Since 1981, the only permitted residences in the M-2, Heavy Manufacturing District, are Household units existing at the time of adoption and household units in the same building as an allowed use and occupied by the owner or employee.

This request is to amend City Code; 10-4-10; M2, Heavy Manufacturing District, to allow Residential Dwellings with *Multiple Households of 5 units (or more)* in the M-2 zone by Special Use Permit. Presently No new residential development is permitted within the M-2 Zone.

In 2012, the Urban Renewal Agency of the City of Twin Falls was granted a code amendment to allow multi-family units of 5 or more units to be allowed by Special Use Permit in the OT zone. The amendment also granted that attached single-household dwellings, duplexes, triplexes and four-plexes may be permitted by Special Use Permit in both the OT and CB zones.

5) General Public Input

Zoning & Development Manager Carraway-Johnson explained that the next public hearing has a couple of Special Use Permit requests, so it will be small agenda. The work session will be to discuss potential amendments to the code.

6) Upcoming Meeting(s)

May 23, 2017 Public Hearing

June 7, 2017 Work Session

7) Adjournment

Chairman Frank adjourned the meeting at 06:26: PM

Lisa A. Strickland, Administrative Assistant