



## Twin Falls Planning & Zoning Commission Minutes

Wednesday, May 1, 2019, 12:00 PM

203 Main Ave E.  
Twin Falls, ID 83301

**AMENDED**

### Members -

**City Limits:** Danielle Titus, Chairperson; Craig Kelley, Vice-Chair; Craig Hawkins; Ed Musser; Carolyn Bolton; Curtis Hansen; Marilu Perez

**Area of Impact:** Ryan Higley; David Detweiler

### 1) Confirmation of Quorum/Call Meeting to Order

Chairperson Titus called the meeting to order at 12:02 PM

A quorum was present.

**Members present:** Titus, Perez, Hawkins, Musser, Hansen

**Staff present:** Spendlove, Ebersole, O'Connor, Cherry, Strickland, Baird

### 2) Consent Calendar

Commissioner Hansen made a motion to approve the consent calendar, as presented. Commissioner Musser seconded the motion.

**Unanimously approved**

a) Approval of Minutes from the following meeting: April 23, 2019

b) Approval of Findings of Fact and Conclusions of Law:

- Preliminary Plat for the Fieldwood Subdivision

### 3) Items of Consideration

a) Action Item: Landscape Island Grouping for the Twin Falls City Pool at property located at 756 Locust St. N(PZ19-0051)

#### **Staff Presentation:**

PZ Director Spendlove presented the request for the layout for the new parking lot at the City Pool.

The property is owned by the school district, with a long term lease by the City of Twin Falls. The request is to modify the parking lot, with a redesign to the ADA access and angled parking stalls to accommodate more vehicles.

There will be landscape islands on both ends of the middle row of 54 stalls. The applicant is asking for a change to required landscape grouping due to drainage issues. The front island will be larger to accommodate the loss of the middle island.

Engineer Josh Baird is the Project Manager for the project.

Approvals need to follow the process outlined in City Code Title 10 Chapter 17. A simple majority vote on a motion by the attending commissioners would approve the desired layout.

Staff does not foresee any detrimental impacts with the approval of this request as it is an existing parking lot that will now contain islands where non existed previously, and the internal circulation will be improved with the new design.

The Commission is tasked with making a decision on this request. The Commission may approve as presented, approve with conditions, table the item for more information, or deny this request.

**PZ/Questions & Comments:**

- Commissioner Perez asked if there is much pedestrian traffic between the pool and Twin Falls High School.
- PZ Director Spendlove stated he believes there is fencing that separates the two areas which would make it hard to cross through. Students would use the sidewalk to access pool. The request addresses ADA access to public parking lot.
- Chairperson Titus asked for clarification on the standard island design.
- PZ Director Spendlove reviewed the standard layout. In this design, the missing center island area is included as part of the front island.
- Commissioner Musser stated this request is consistent with other requests.
- PZ Director Spendlove stated the other application are usually for newer parking lots, and he likes this request to modify an existing lot.
- Commissioner Hansen stated he likes this design as an improvement to the safety factor in this parking lot.
- Chairperson Titus stated she believes it is an improvement.

**Motion:**

Commissioner Hawkins made a motion to approve the request for the Landscape Island Grouping for the Twin Falls City Pool at property located at 756 Locust St. N(PZ19-0051) Commissioner Musser seconded the motion.

**Unanimously approved**

**4) General Training**

- a) Zoning Code; PUD/ZDA vs Variances

PZ Director Spendlove presented training on the difference between a PUD/ZDA amendment(Chapter 6) and a Variance request.

There are multiple levels of base code for properties. A PUD/ZDA will add additional restrictions to the property.

A PUD/ZDA amendment is a negotiation process, as the applicant is asking to not do something in exchange for giving something else.

A Variance request asks to not follow the code for the property.

A variance is a different process and it is used for issues due to natural conditions.

Things for the commission to take into consideration before a decision is made:

- Have we done this before?
- Where?
- Is it similar or different circumstance?
- Why is it similar or different?

There are five (5) criteria for a variance, code 10-13-2-1. All criteria must be met to approve the variance. The more restrictive layer of requirement usually prevails or latest action.

## **5) Upcoming Meeting(s)**

- a) Tuesday, May 14, 2019

Code Rewrite Worksessions will start in June, along with Active Shooter training.

## **6) Adjournment**

The meeting adjourned at 12:46 PM

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Kelli Ebersole, Administrative Assistant