



## Twin Falls Planning & Zoning Commission Agenda

Wednesday, June 5, 2019, 12:00 PM

203 Main Ave E.  
Twin Falls, ID 83301

### 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
- 2) General Training
  - a) **PRESENTATION:** Meeting Safety Training  
By: Jonathan Spendlove, PZ Director
  - b) **PRESENTATION:** Title 10 Code Rewrite draft/Consultant update  
By: Brock Cherry, City Planner
- 3) Upcoming Meeting(s)
  - a) **INFORMATIONAL:** Tuesday, June 11, 2019
- 4) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Kelli Ebersole (208) 735-7267 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208) 735-7287.

## CITY OF TWIN FALLS

### PLANNING & ZONING COMMISSION

#### Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chair shall review the public hearing procedures.
  2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chair, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
  3. A City Staff Report shall summarize the application and history of the request.
  4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
    - **A complete explanation and description of the request.**
    - **Why the request is being made.**
    - **Location of the Property.**
    - **Impacts on the surrounding properties and efforts to mitigate those impacts.**
  5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
  6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
  7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chair may limit public testimony to no less than two (2) minutes per person.
    - **Individuals are not permitted to give their time to other speakers.**
    - **However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chair. The spokesperson shall be limited to 15 minutes.**
    - **Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.**
  8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond.
  9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chair, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chair may limit the time permitted for the answer.
  10. The Mayor or Chair shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.
- \* Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor or Chairman.

# Zoning Code Update

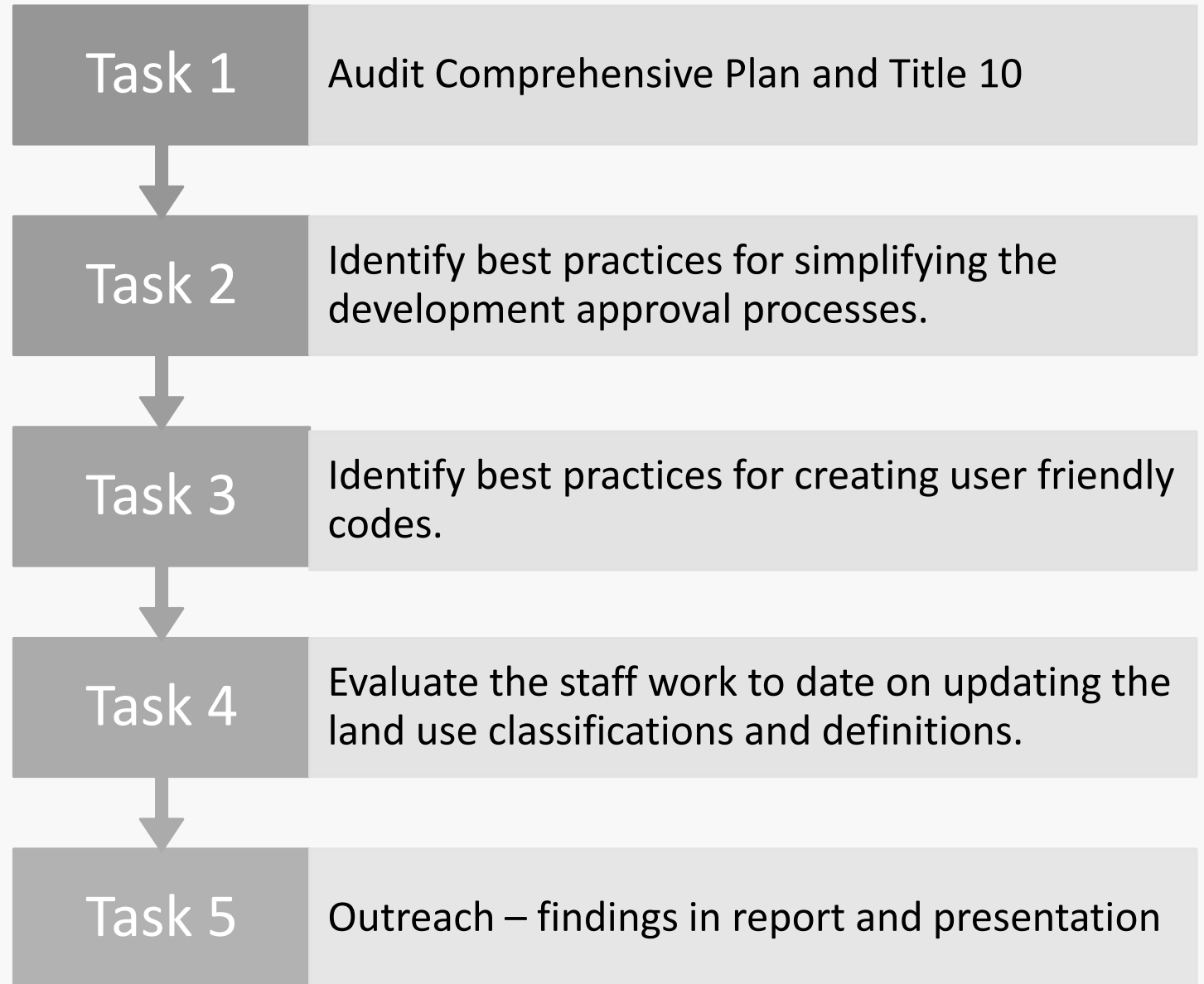
---

PRESENTATION TO THE  
CITY OF TWIN FALLS PLANNING AND ZONING COMMISSION  
WEDNESDAY JUNE 5, 2019  
DIANE T KUSHLAN, AICP, KUSHLAN | ASSOCIATES

# Goals of the Zoning Code Update

|               |                                                    |
|---------------|----------------------------------------------------|
| Align         | Align the zoning code with the comprehensive plan. |
| Simplify      | Simplify the processes for applicants              |
| User friendly | Make the code more user friendly                   |
| Update        | Update the land uses                               |

# My Assignment



# Comprehensive Plan Audit

---

26 policies or actions identified in the Plan – 35 strategies for Title 10 amendments

Land Use

Community  
Character

Housing

Economic  
Development

Public Airport  
Facilities

# Example

---

Land Use Policy 4.2: Respect the fabric of established neighborhoods when undertaking infill development projects.



- ① Evaluate the appropriateness of allowed uses in existing neighborhoods, create development standards to mitigate impacts, and look at context sensitive design standards.
- ② Develop improved systems for engaging citizens in the future of their neighborhoods such as neighborhood planning efforts and city supported neighborhood associations.
- ③ Work with neighborhoods to identify where in-fill development can locate with the least amount of impact on the neighborhood, and through the zoning code, incentivize development in these locations.



① How well the Zoning Code implements the Comprehensive Plan



② If the Zoning Code complies with state statutes and case law



③ How the code can be more consistent, concise, better organized; and user friendly in plain English.

## Zoning Code Audit - Purpose

# Best Practices in User Friendly Codes

Unified - Re-name Title 10 and include all development related provisions

Simplify- The organization and content.

Intuitive – For the average reader.

Consistency-in format and language.

Plain Language- avoid legalese and sentence short and structure simple.

Organize for the future- allow for new and revised provisions to be easily inserted.

# Example to simplify

---

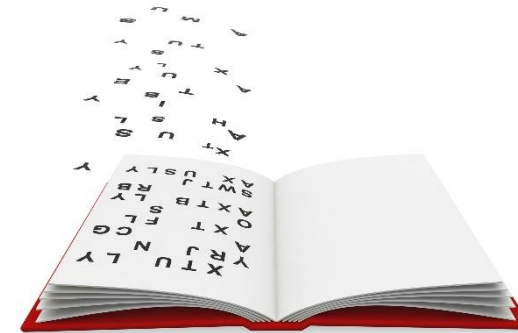
## 10.3.2 Zoning District Map

### EXISTING

That certain document entitled the "revised zoning map", and designated "master copy", as the same is hereto attached and incorporated herein as if the same were set out in full, be and is hereby approved and adopted and set out in full, and the same shall be and does constitute the official zoning map for the city.

### SIMPLIFIED REVISION

The zoning districts are depicted on the Official Zoning District Map. The Map is made a part of this title, including any amendments to the map that may be adopted in the future.



| <b>Existing Code</b>                        | <b>Optional Organization</b>               |
|---------------------------------------------|--------------------------------------------|
| Chapter 1: GENERAL ZONING PROVISIONS        | Chapter 1 GENERAL PROVISIONS               |
| Chapter 2: ZONING DEFINITIONS               | Chapter 2 BASE ZONING DISTRICT REGULATIONS |
| Chapter 3: ZONING DISTRICTS, MAP            | Chapter 3 SUPPLEMENTAL USE REGULATIONS     |
| Chapter 4: ZONING DISTRICT REGULATIONS      | Chapter 4 DEVELOPMENT STANDARDS            |
| Chapter 5: ZONING SUBDISTRICTS, MAP         | Chapter 5 OVERLAY DISTRICT REGULATIONS     |
| Chapter 6: ZONING OVERLAY REGULATIONS       | Chapter 6 SUBDIVISION REGULATIONS          |
| Chapter 7: ZONING SUPPLEMENTARY REGULATIONS | Chapter 7 ADMINISTRATION                   |
| Chapter 8: AREA OF CITY IMPACT              | Chapter 8 ANNEXATION                       |
| Chapter 9: SIGN REGULATIONS                 | Chapter 9 AREA OF CITY IMPACT              |
| Chapter 11: REQUIRED IMPROVEMENTS           | Chapter 10 DEVELOPMENT IMPACT FEES         |
| Chapter 12: SUBDIVISION REGULATIONS         | Chapter 11 APPENDIX                        |
| Chapter 13: ZONING PERMITS                  |                                            |
| Chapter 14: ZONING AMENDMENTS               |                                            |
| Chapter 15: ANNEXATION REGULATIONS          |                                            |
| Chapter 16: VACATIONS AND DEDICATIONS       |                                            |
| Chapter 17: ADMINISTRATION AND ENFORCEMENT  |                                            |
| Chapter 18: CITY OF TWIN FALLS IMPACT FEES  |                                            |

# Best Practices for the Development Review Process

Integrated planning and review process

Resources

- codes and regulations
- systems to support the review and
- staffing.

Development services focus

Project Manager

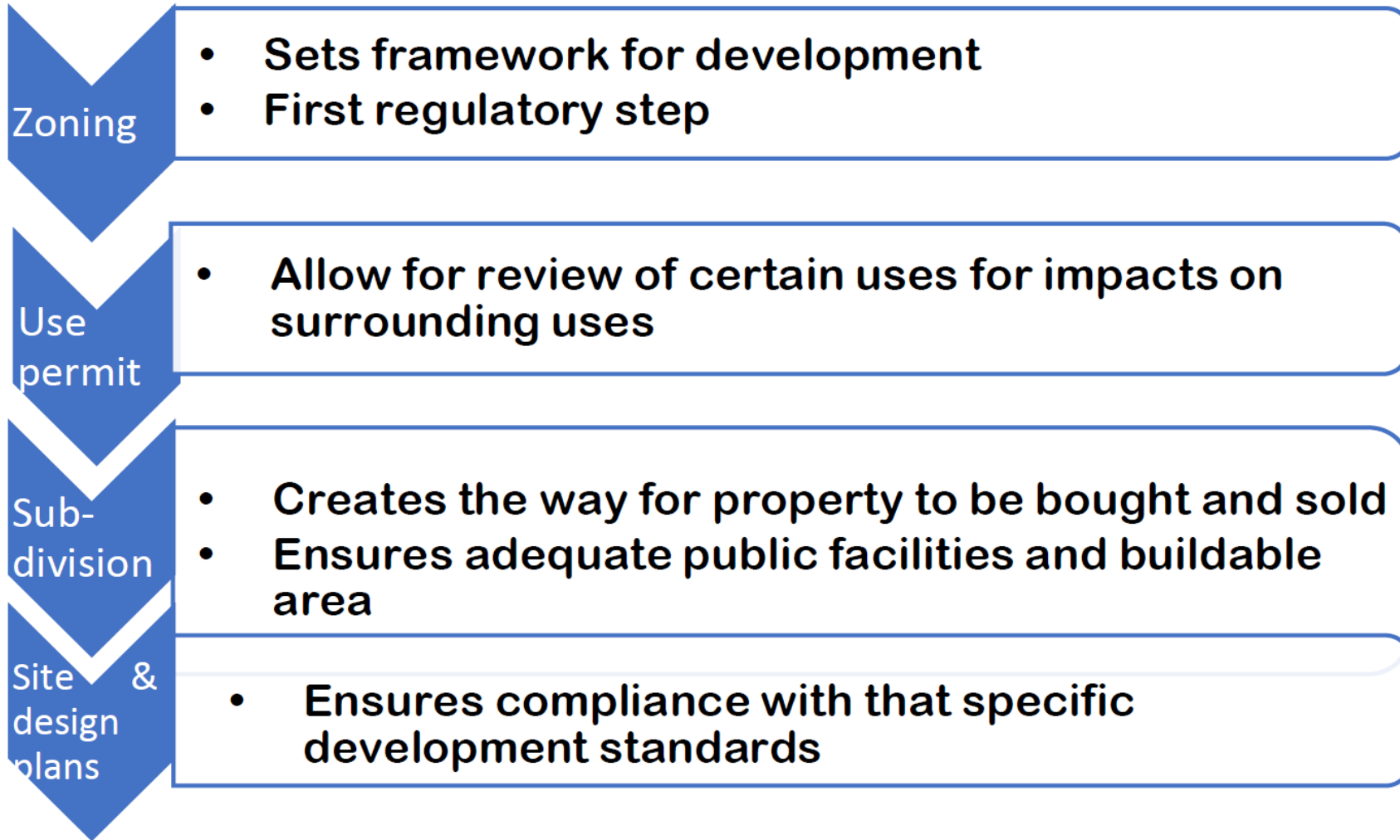
Front loading development review

Prioritize desired projects

Customer Services Approach

Continuous Improvements

# Integrated planning and review process



Less Discretion

# Work Program Recommendations

---

## Principles

- This is the city's zoning code
- Involve the community
- No zoning code is ever finished
- What is important is a better community not a better code

A better  
community

Questions?  
?

WORLD  
PEACE  
THROUGH  
<sup>better</sup>  
ZONING  
