



Twin Falls Planning & Zoning Commission Minutes

Tuesday, February 11, 2020, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

Members -

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

Area of Impact: Ryan Higley; David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Vice Chair Kelley called the meeting to order at 6:01 pm
A quorum was present.

Members Present: Kelley, Musser, Bolton, Hansen, Detweiler

Staff Present: Spendlove, Cherry, Ebersole, Vitek, Nope

2) Consent Calendar

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

Consent Calendar approved by a vote of 4-0-1

a) Approval of minutes from the following meeting: January 28, 2020

3) Items of Consideration

a) Preliminary Presentation for a Zoning District Change & Zoning Development Agreement from C-1 PUD to C-1 ZDA for the Westpark Subdivision No. 11 c/o EHM Engineers, Inc. on behalf of Bach Homes. (PZ20-0001)

Staff Presentation:

PZ Director Spendlove presented the Preliminary Presentation for a Zoning District Change & Zoning Development Agreement from C-1 PUD to C-1 ZDA for the Westpark Subdivision No. 11 c/o EHM Engineers, Inc. on behalf of Bach Homes. (PZ20-0001)

Per Twin Falls City Code 10-6-1.4(E) Approval of a ZDA Sub-District requires a preliminary presentation to the Planning and Zoning Commission for a review of the proposed changes. The Commission is allowed, and may grant the public the ability, to ask questions and give suggestions to applicant about the proposed project during the preliminary presentation. A public hearing shall be held before the Commission for a recommendation to the Council to amend the zoning district and the zoning map, amend with recommendations or deny the request.

Staff make no recommendation at this time.

Applicant Presentation:

Dave Thibault, EHM Engineers, representing applicant, gave a Preliminary Presentation for a Zoning District Change & Zoning Development Agreement from C-1 PUD to C-1 ZDA for the Westpark Subdivision No. 11. This amendment is to clarify parking requirements and the use of duplex and triplex language.

PZ/Questions & Comments:

- Commissioner Bolton asked how the new parking will compare to the parking for the current residences at the complex. Will there be sidewalks available for residents to walk to units?
- Mr. Thibault clarified the parking layout at the complex and the connectivity.
- Commissioner Detweiler asked about the current parking requirements.
- Mr. Thibault clarified the current parking requirements and this request would allow those requirements to stay the same with the new area.
- Commissioner Hansen stated his concern with overflow parking on street and that it may be issue at public hearing.
- Mr. Thibault concurred and stated he will be ready to address any concerns.

4) Public Hearings

- a) Request for a Zoning District Change & Zoning Development Agreement from C1 & CRO PUD to Twin Falls County West Annex C1 & CRO ZDA for property located at 630 Addison Avenue West c/o Bob Beer on behalf of Twin Falls County (PZ19-0167).

Staff Presentation:

City Planner Cherry presented the Request for a Zoning District Change & Zoning Development Agreement from C1 & CRO PUD to Twin Falls County West Annex C1 & CRO ZDA for property located at 630 Addison Avenue West c/o Bob Beer on behalf of Twin Falls County (PZ19-0167).

The applicant is required to present a preliminary review to the Planning and Zoning Commission in which the commission may give suggestions and ask questions of the applicant about the proposed ZDA. A public hearing shall be held before the Commission for a recommendation to City Council to; amend the zoning district and the zoning map, amend with recommendations or deny the request.

Per County records the primary building on the subject property was built in 1950 as the Twin Falls Hospital.

Currently, the building serves as the Twin Falls County West Annex which houses a variety of county functions and support services.

The requested ZDA proposes to comply with the use standards of the underlying C-1 (Commercial Highway) Zoning district and an increase of outright permitted uses including:

- Juvenile Detention Center
- County Owned Automobile/Truck Repair
- County Testing Laboratories
- Exhibition Hall
- Indoor Recreation Facility
- Outdoor Recreation Area that is 50' from the Canyon Rim
- Shelter Home

Further the ZDA proposes the following allowed uses per a special use permit:

- Adult Detention Center
- Work Release Center

Finally, the proposed ZDA will comply with the property development standards of the underling C-1 and CRO (Canyon Rim Overlay) Districts.

If the Commission determines the proposed request appropriate, you may recommend approval to the City Council, as presented, subject to the following conditions:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Applicant Presentation:

Project Manager Bob Beer, representing applicant, presented the request for a Zoning District Change & Zoning Development Agreement from C1 & CRO PUD to Twin Falls County West Annex C1 & CRO ZDA for property located at 630 Addison Avenue West. He stated the outdoor area will be located where the helipad was previously located. He stated this would give clarity as the current addressing involves multiple addresses for the facility.

PZ/Questions & Comments:

- Commissioner Hansen asked if the Juvenile Detention Center will be an outright permitted use or require an SUP.
- City Planner Cherry clarified with the ZDA, the juvenile detention center would be outright permitted. He explained this will give flexibility to use space and expand without public hearing.
- Commissioner Bolton asked if there will be new construction in the future.
- Mr. Beer clarified the future construction plans and the plan for the outdoor area.

Public Hearing: Opened and Closed without input

Discussions Followed: without concern

Motion:

Commissioner Bolton made a motion to recommend approval of the request, as presented, with staff recommendations.

Commissioner Musser seconded the motion.

Unanimously Approved by a vote of 5-0

- b) Request for a Zoning District Change and Zoning Development Agreement from SUI & CRO PUD to Molivia SUI & CRO ZDA for property located at 2746 E 4200 N c/o EHM Engineers, Inc. on behalf of Steve Shotwell, Molivia, LLC (PZ19-0165)

Staff Presentation:

PZ Director Spendlove presented the Request for a Zoning District Change and Zoning Development Agreement from SUI & CRO PUD to Molivia SUI & CRO ZDA for property located at 2746 E 4200 N c/o EHM Engineers, Inc. on behalf of Steve Shotwell, Molivia, LLC (PZ19-0165)

Per Twin Falls City Code 10-6-1.4(E) Approval of a ZDA Sub-District requires a preliminary presentation to the Planning and Zoning Commission for a review of the proposed changes. The Commission is allowed, and may grant the public the ability, to ask questions and give suggestions to applicant about the proposed project during the preliminary presentation. A public hearing shall be held before the Commission for a recommendation to the Council to amend the zoning district and the zoning map, amend with recommendations or deny the request.

The zoning of this property as SUI CRO was reaffirmed with the last Area of Impact Agreement in 2004. There is no other known zoning history at this time.

This is a request for a Zoning District Change & Zoning Development Agreement from SUI & CRO PUD to Molivia SUI & CRO ZDA.

The applicant is required to obtain a ZDA when any development is located within the CRO Zone.

The applicant has declared two (2) deviations from the applicable City Code.

(1)A modification to cantilevered / overhanging elements of a home into the Canyon Rim setback. (See

Attachment 6).

(2)A modification to the parks dedication process.

The deviations from current code are not anticipated to create undue impacts to surrounding properties.

Staff does feel the language of the “cantilever setback deviation” could be made more clear and would like to work with the applicant on drafting a clearer version while maintaining the same elements requested.

If the Commission recommends approval of this request as presented, staff would encourage the following conditions:

1. Subject to continued compliance with all local, state and federal code requirement and other standards as applicable.
2. Subject to final review of the “cantilever setback deviation” language by City Staff to ensure clarity of intent

Applicant Presentation:

Dave Thibault, EHM Engineers, representing applicant, presented the request for a Zoning District Change and Zoning Development Agreement from SUI & CRO PUD to Molivia SUI & CRO ZDA for property located at 2746 E 4200 N. He stated this is an eighty (80) lot residence subdivision. He stated this is located on county land in the city area of impact area. Mr. Thibault explained the path dedication and overhang exception.

PZ/Questions & Comments:

- Commissioner Bolton asked if the lots can be specified by lot # to be allowed to have the fifteen (15) foot overhang.
- PZ Director Spendlove stated the site map provided is not the actual plat map, so the lot numbers on the map may change with the official plat. The lots affected are along the Canyon rim setback line only, requiring the fifty (50) ft. setback.
- Commissioner Detweiler asked about the amount of ground dedicated to the common area.
- PZ Director Spendlove clarified the portion of land dedicated to a trail would be equal to or greater to the required of a park.
- Commissioner Detweiler asked about BLM ground nearby.
- PZ Director Spendlove stated the land in question is privately owned, with City owned properties nearby.
- Commissioner Musser asked about the connectivity of the proposed trail.
- Mr. Thibault stated they are still working on the design.
- Mr. Thibault stated they are happy with staff conditions, and working with staff on verbiage.

Public Hearing: Opened and Closed without input

Discussions Followed: without concern

Motion:

Commissioner Hansen made a motion to recommend approval of the request, as presented, with staff recommendations.

Commissioner Bolton seconded the motion.

Unanimously Approved by a vote of 5-0

- c) Request for a Zoning Title Amendment to repeal and replace City Code 10-8-4, 10-8-5, and 10-17-3 Administration and Enforcement Regulations c/o City of Twin Falls Planning and Zoning Department (PZ20-0002).

Staff Presentation:

PZ Director Spendlove presented the Request for a Zoning Title Amendment to repeal and replace City Code 10-8-4, 10-8-5, and 10-17-3 Administration and Enforcement Regulations c/o City of Twin Falls Planning and Zoning Department (PZ20-0002).

The process for Zoning Title Amendments shall follow Title 10 Chapter 14.

A public hearing with the Planning and Zoning Commission shall be held, their recommendation is then forwarded to the City Council for a final decision to take place after a public hearing is held.

The issue of which entity receives, reviews and issues permits in the Area of Impact has been decided by the County previously. They have authority over these matters for all lands located outside City limits. Our proposed code change is in response to their previous decision.

The modification of the makeup of our Planning Commission is a result of recent research into complying with State Statute 67-6526-(g). We are required to have proportional representation on our Planning and Zoning commission for the ratio of residents within the City Limits vs area of impact. By our accounts, the current makeup of two (2) area of impact commissioners on a nine (9) member board is an over representation. By going to one (1) in seven (7), we are more in line with the ratio required by State Statute.

The Commission is tasked with making a recommendation to the City Council. The Commission may recommend approval as presented, approval with conditions, denial, or table the item for more information.

Public Hearing: Opened and Closed without Input

Discussions Followed: without concerns

Motion:

Commissioner Detweiler made a motion to recommend approval of the request, as presented, with staff recommendations.

Commissioner Musser seconded the motion.

Unanimously Approved by a vote of 5-0

5) Upcoming Meeting(s)

- a) Tuesday, February 25
Monday, March 2 - Joint Work Session with City Council (Title 10 Code Rewrite)

6) Adjournment

The meeting adjourned at 6:53 pm

Kelli Ebersole

Kelli Ebersole, Administrative Assistant