



Twin Falls Planning & Zoning Commission Minutes

Tuesday, February 25, 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

Chair Titus called the meeting to order at 6:00 pm

A quorum was present.

Members Present: Titus, Bolton, Higley, Kelley, Musser, Perez

Staff Present: Spendlove, Cherry, O'Connor, Ebersole, Vitek

2) Consent Calendar

Commissioner Kelley made a motion to approve the consent calendar, as presented.

Commissioner Bolton seconded the motion.

Consent Calendar approved by a vote of 3-0-3

a) Approval of Minutes from the following meeting: February 11, 2020

3) Items of Consideration

None

4) Public Hearings

a) Request 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 Request 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.

This property is part of the Westpark No. 11 Subdivision, which was recorded in December of 2019. The original ZDA, which included additional height for buildings in the CRO Zone, and other items associated with the development, was approved by City Council in December 2019 with conditions. The ordinance for that decision has not yet been recorded. However, that decision still stands, and the conditions placed by the Council will be included in the final recorded ZDA Document.

This is a request for a Zoning District Change and Zoning Development Agreement (ZDA) for The Bach Homes ZDA, in the Northbridge No. 2 PUD. The property, if approved, would be rezoned from C-1 & C-1 CRO PUD to C-1 & C-1 CRO ZDA.

Since the original decision, and its associated conditions of approval shall remain intact, this request has minimal modifications to current requirements. This request is to allow triplexes, and duplexes as a permitted use, and modify the parking requirement for the development as a whole.

The Master Development Plan is not being modified from the original approval.

Staff comments on this request are as follows: The additional housing types will allow for a possible diversification of housing opportunities and falls in line with our Comprehensive Plan objectives. The parking modification is consistent with a trend we are seeing with multi-family developments and we do not foresee a substantial detrimental impact with the number of spaces they are proposing for the overall development.

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.
2. Subject to the conditions placed by City Council upon the original ZDA approval remaining intact.

Applicant Presentation:

Tim Vawser, EHM Engineers, representing applicant, presented the request for a

Zoning District Change and Zoning Development Agreement from C-1 PUD to C-1 ZDA for the Westpark Subdivision No. 11.

Mr. Vawser stated there are excess parking spots and carports in the existing development to be assigned to the new development units. He clarified the new parking layout with garages. Mr. Vawser stated there will be "No Parking" signs posted on the east side of Canyon Crest Drive, per agreement with staff. He also stated that they would like to add duplex and triplex as allowed uses to the ZDA verbiage. Duplexes and triplexes are shown on the plans.

PZ/Questions & Comments:

- Chair Titus asked staff what the current parking code states.
- PZ Director Spendlove clarified the current parking code.
- Commissioner Musser asked about the shared lots and if there is a designation on which units are allowed to use the parking spots.
- PZ Director Spendlove clarified that there will be open spots for guests and covered spots that may be assigned per unit.
- Chair Titus asked if the garages, without driveways, are included in the parking spot count.
- Mr. Vawser clarified the location of the garages that are below units and the garages in the center without driveways.
- PZ Director Spendlove clarified the parking spot numbers are in Exhibit B on the ZDA. It states there are over 150 spaces for 105 units.

Public Hearing: Opened and Closed without input

Discussions Followed: without concern

Motion:

Commissioner Higley 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 6-0

5) Upcoming Meeting(s)

- a) Wednesday, March 4, 2020 Worksession - CANCELLED
Tuesday, March 10, 2020
Joint meetings with City Council 3-2-20 and 3-16-20 to review Title 10 Code Rewrite.

PZ Director Spendlove gave an update from the City Council meeting on 2-24-20:

- Vacation approved by City Council (PZ19-0154).
- City Council upheld decision of Planning and Zoning Commission for the Appeal of SUP (PZ19-0150). Unanimous vote of 7-0.

6) General Training

- a) Code ReWrite Discussion: Continued Zoning District Consolidation Discussion
PZ Director Spendlove and City Planner Cherry reviewed the Commercial Services section and the Conditional criteria.

7) Adjournment

The meeting adjourned at 7:09 pm.

Kelli Ebersole

Kelli Ebersole, Administrative Assistant