



Twin Falls Planning & Zoning Commission Minutes

Tuesday, August 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: David Detweiler

1) Call in Instructions

- a) To call in for Public Comment on the items on this agenda, please call 1-208-939-6718, Conference ID: 957 479 075#. Calls must be received between 6:00 pm - 6:10 pm and will be put into the queue to speak during the Public Hearing portion of the meeting.

2) Confirmation of Quorum/Call Meeting to Order

Vice Chairman Kelley called the meeting to order at 06:00 PM
A quorum was present.

Members present: Kelley, Detweiler, Musser, Perez, Bolton

Staff present: Spendlove, Strickland, Ebersole, Vitek, Hafer

3) Consent Calendar

MOTION: Commissioner Bolton moved to approve the Consent Calendar.
Commissioner Musser seconded the motion.

Unanimously Approved by a vote of 5-0

- a) Approval of Minutes from the following meeting: July 28, 2020 and August 11, 2020

4) Items of Consideration

- a) Preliminary Presentation for a request to amend PUD #272 to modify allowed uses and remove restrictions on outdoor storage on property located at 1291 Latitude Circle. (PZ20-0100)

Staff Presentation:

City Planner Strickland gave the Preliminary Presentation for a request to amend PUD #272 to

modify allowed uses and remove restrictions on outdoor storage on property located at 1291 Latitude Circle.

The purpose of the request is to remove the last line "No outside storage is allowed" Latitude 42 PUD Agreement and replace it with the following:

1. Outside Storage / Loading Docks / Trash Containers. Loading docks, trash containers, medical gas storage and emergency facilities shall be screened from roadways, residential areas and adjacent properties in conformance with City code. Screening may consist of landscaping, masonry walls, buildings, or fencing. Outside storage shall conform with City Code Section 10-7-14.

The request will also modify the allowed uses and prohibited uses as follows:

Outside storage and display of equipment rental, large implement and heavy equipment for sale or rent on property located adjacent to or clearly visible from US 93.

1. Permitted retail/trade uses operating between the hours of six o'clock (6:00) A.M. to ten o'clock (10:00) P.M.
2. Outside storage and display of unfinished materials such as aggregate, lumber, masonry, and other similar materials shall not be stored on any lots fronting Latitude Circle within the Latitude 42 Subdivision No. 2, a PUD

The Latitude 42 C-1 PUD Agreement #272 contains Latitude Subdivision No. 1 recorded in April 2016 and Latitude 42 Subdivision No. 2 recorded in April 2018.

The PUD Agreement was recorded in April 2016. Recently Lots 6-8 in the Latitude 42 Subdivision No. 2, a PUD was approved for a Special Use Permit to allow for storage unit rental.

The Preliminary Presentation for this request was held August 25, 2020.

A public hearing shall be held before the Commission for a recommendation to City Council to approve, approve with conditions or deny the amendment request.

Approval of a PUD Amendment requires a preliminary presentation to the Planning and Zoning Commission for a review of the proposed changes.

A public hearing shall be held before the Commission for a recommendation to the Council to amend the zoning district and the zoning map.

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Commercial"

Upon conclusion staff makes no recommendation at this time. Staff will present a full analysis of the request at the public hearing-scheduled for Tuesday, September 22, 2020.

Applicant Presentation:

Gerald Martens presented the preliminary presentation for the PUD Amendment for Latitude 42. He stated this will Allow sales and leasing of equipment, but preclude sales and display of

unfinished product.

PZ/Questions & Comments: none

5) Public Hearings

- a) Request for a Zoning District Change and Zoning Map Amendment from R-4 PRO to R-2 on property located at Cheney Drive West and Fieldstone Way, c/o EHM Engineers, Inc. on behalf of Wills, Inc. (PZ20-0087)

Staff Presentation:

City Planner Strickland presented the request for a Zoning District Change and Zoning Map Amendment from R-4 PRO to R-2 on property located at Cheney Drive West and Fieldstone Way.

The applicant is requesting to rezone Lot 5, Block 1 of the Fieldwood Subdivision with the intent to further subdivide the lot into 5 duplex lots with an R-2 zoning designation.

In 2019 this property was re-subdivided as Fieldwood Subdivision, within the Fieldstone Professional PUD with a zoning designation of R-4 PRO.

A public hearing shall be held before the Commission for a recommendation to City Council. After receiving the recommendation, the Council may amend the zoning district and the zoning map, amend with recommendations, or deny the request.

Per City Code 10-7-20: Public Hearing Notice Requirements: The applicant must follow all public notice requirements per state and city regulations.

Per city code 10-14-1 thru 8: Any application for a zoning district change shall follow the procedures outline in these sections. The commission shall ensure any favorable recommendations are in accordance with the objectives and goals of the adopted Comprehensive Plan.

This request will remove Lot 5 Block 1 from the Fieldstone Professional PUD and rezone it with a R-2 designation. Allowing development to follow the R-2 Zoning District uses and development standards.

As this area has developed it has become more residential in nature and staff does not anticipates this request, if approved, would create negative impacts to the surrounding properties.

The Commission is tasked with making a recommendation to the City Council. You may recommend approval as requested; recommend a modification or recommend denial.

Applicant Presentation:

Tim Vawser, EHM Engineers, presented the request for a Zoning District Change and Zoning

Map Amendment from R-4 PRO to R-2 on property located at Cheney Drive West and Fieldstone Way. He stated this zoning change will be more harmonious to surrounding properties.

PZ/Questions & Comments: none

Public Hearing: Opened and closed without input

Discussions Followed: without concerns

MOTION: Commissioner Bolton moved to recommend approval to City Council for the request for a Zoning District Change and Zoning Map Amendment from R-4 PRO to R-2 on property located at Cheney Drive West and Fieldstone Way, as presented, with staff recommendations.

Commissioner Musser seconded the motion.

Unanimously approved by a vote of 5 to 0.

6) Upcoming Meeting(s)

a) Tuesday, September 22, 2020

7) Adjournment

The meeting adjourned at 6:17 pm.

Kelli Ebersole

Kelli Ebersole, Administrative Assistant