



Twin Falls Planning & Zoning Commission Minutes

Tuesday, February 23, 2021, 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: 820 430 246#. 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

Chairperson Titus called the meeting to order at 6:01 pm
A quorum was present.

Members Present: *Titus, Kelley, Musser, Bolton, Hansen, Perez, Detweiler*

Staff Present: *Spendlove, Hart, Zollinger, Ebersole, Hafer, Vitek*

3) Consent Calendar

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

Consent Calendar approved by a vote of 4-0-2

- a) Approval of Minutes from the following meeting: February 9, 2021

4) Items of Consideration

- a) Preliminary Presentation for a request for a Zoning District Change and Zoning Map Amendment for approximately 10 (+/-) acres from R-4 & R-6 CRO to R-4 & R-6 CRO ZDA for property located at the 500 block of Canyon Falls Drive c/o Gerald Martens on behalf of Concept Investors, LLC. (PZ21-0008)

Staff Presentation:

Senior Planner Hart gave the Preliminary Presentation for a request for a Zoning District Change and Zoning Map Amendment for approximately 10 (+/-) acres from R-4 & R-6 CRO to R-4 & R-6 CRO ZDA for property located at the 500 block of Canyon Falls Drive c/o Gerald Martens on behalf of Concept Investors, LLC. (PZ21-0008)

Per Twin Falls City Code 10-6-1.7(B) Approval of a ZDA sub-district requires a preliminary presentation to the Planning and Zoning Commission for a review of the proposed changes prior to a public hearing. The Commission is allowed and may grant the public the ability to ask questions and give suggestions to the 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.

The request is to allow the parcel to be developed as an attached and detached single family residential subdivision. Staff will present a full analysis of the request at the public hearing-scheduled for Tuesday, March 23, 2021.

Staff makes no recommendation at this time. Staff will present a full analysis of the request at the public hearing-scheduled for Tuesday, March 23, 2021.

Applicant Presentation:

Gerald Martens, representing applicant, presented the Preliminary Presentation for a Zoning District Change and Zoning Map Amendment for approximately 10 (+/-) acres from R-4 & R-6 CRO to R-4 & R-6 CRO ZDA for property located at the 500 block of Canyon Falls Drive. He stated the change is for downsizing density to the R4 and R6 zones. He stated the plan is for no larger housing than two (2) unit townhomes. He stated they will be built as individually owned single family dwelling/zero lot line townhomes.

PZ/Questions & Comments: none

5) Public Hearings

- a) Request for a recommendation to City Council of an Annexation with a Zoning District Change and Zoning Map Amendment from R2 CRO to RM CRO ZDA for 11.08 (+/-) acres located at the southwest corner of Federation Road and Washington Street North c/o EHM Engineers, Inc. on behalf of Hepworth Family Landholdings, LLC. (PZ21-0004)

Staff Presentation:

PZ Director Spendlove presented the request for a recommendation to City Council of

an Annexation with a Zoning District Change and Zoning Map Amendment from R2 CRO to RM CRO ZDA for 11.08 (+/-) acres located at the southwest corner of Federation Road and Washington Street North c/o EHM Engineers, Inc. on behalf of Hepworth Family Landholdings, LLC. (PZ21-0004)

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 then be held before the Commission for a recommendation to City Council. The City Council may then approve the request as presented, approve with conditions, or deny the request.

The property is currently zoned R-2 CRO, Residential Single Household or Duplex District with the Canyon Rim Overlay District. The property is undeveloped and is located south of the Sport Shooting Range along Federation Road.

The Commission held a public hearing regarding a rezone of this property previously in November 2020. Subsequently, the City Council held a public hearing on December 14, 2020. The City Council ultimately denied the request. The written denial by the Council referenced the number of proposed dwelling units and their correlation to traffic increases in the area.

The applicant has proposed a handful of exceptions to the RM District as part of their ZDA Document. These changes focus on the following categories: Land Uses, Front Yard Setbacks, Arterial Landscaping, and Other Development Criteria. The applicant is not seeking additional units beyond what is permitted within the base RM Zoning District.

The changes sought through the ZDA are focused primarily on internal elements. Building Setbacks from existing neighboring land uses, maximum heights, and densities, will follow the base RM Zoning Code.

Staff believes the layout of this project makes for a gradual transition between existing competing land uses: Outdoor Sport Shooting Range (aka Gun Club) to the North, existing single family residential to the West/South, and Commercial Retail to the East.

The potential detrimental impacts on surrounding areas will be largely mitigated with the screening wall, solitary access to these properties from Arterial and Collector Roadways, and the fine grain transition from Single Family Detached Homes towards the West, to Duplexes within the development, and then to 4-plexes towards the Arterial Roadway (Washington St North).

The Planning and Zoning Commission may recommend approval of the Zoning request as presented, recommend approval with conditions, or recommend denial.

Staff recommends 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:

Tim Vawser, EHM Engineers, Inc, representing applicant, presented the request for a recommendation to City Council of an Annexation with a Zoning District Change and Zoning Map Amendment from R2 CRO to RM CRO ZDA for 11.08 (+/-) acres located at the southwest corner of Federation Road and Washington Street North.

Mr. Vawser gave a background on this application. He stated the changes suggested by the Planning & Zoning Commission and City Council were taken into consideration and stated they worked with incorporating surrounding neighbors.

He showed where the crosswalk to the Canyon Rim Trail along with the addition to the trail were presented as part of the exhibit. He stated there are changes to the density and setbacks as requested, with the ZDA verbiage conforming to the RM zone. He showed the proposed layout of the development with duplexes against the existing residential neighborhood to the south and west, with fourplexes in the interior of the development and against the commercial. He stated the accesses to the development will lead on to Federation Road and Washington Street North, with no accesses into existing residential neighborhoods.

PZ/Questions & Comments: none

Public Hearing: Opened

- Citizen Randy Blair is opposed to this request. He stated he does not believe there is a need for more businesses in the area. He stated he likes the changes to the layout but has concern for current residential view. He stated his concern for his property value, the fourplexes, and more businesses in the area.
- Citizen Wendy Kerr is opposed to this request. She stated she would like the zoning to stay R2. She stated she does not believe this fits in Comprehensive Plan. She stated her concern for public safety and overcrowding.
- Citizen Chuck Brockway is opposed to this request. He stated his concern of the density and does believe this is not appropriate or compatible. He does not believe this preserves canyon rim experience on the Comprehensive Plan.
- Citizen Ronald Kerr is opposed to this request. He stated his concern with a potential traffic issue. He stated he believes the parcel should be all single family residential.
- Citizen Marie Tanner is opposed to this request. She stated this development is too much for one space.
- Applicant Stan Buckley gave a closing statement. He stated there is a shortage of housing in Twin Falls and the Magic Valley. He stated this development is not a

typical fourplex complex. All of the units will be built with separate entrances and courtyards, with no one lives above or below. He referred to an article regarding multifamily dwellings and property value, and that the notion of property values would diminish, when the opposite is true. He stated the studies show no adverse effect on single family homes. He gave some statistics from the article. He addressed the residents' concerns. He stated he believes this development will be a nice amenity to community.

- Mr. Vawser gave a closing statement. He addressed the citizens' concerns. He stated there is a conversation with the property owner to the west regarding obtaining land to fix the road to address traffic and bottleneck issues.
- Commissioner Hansen asked if the development was zoned all R2, would duplexes be included as allowed use.
- PZ Director Spendlove stated because as it sits now, nothing could be developed on the property as currently zoned, as there is already a residence on the property and not on city services. If property is annexed, duplexes are outright permitted in R2 zone.
- Commissioner Kelley asked the density in the R2 zone.
- PZ Director Spendlove stated, with private roads, there can 45-48 single family dwelling, and close to 60-70 with all duplexes.
- Commissioner Perez asked if there are business interested in this development.
- Mr. Vawser stated there is no interest at this time and are looking for good fit to the neighborhood. He stated there are strict guidelines in ZDA on what would be allowed.
- Chairperson Titus asked for clarification on the recommendations made tonight to City Council.
- PZ Director Spendlove clarified the commission's decision tonight as only recommending the proposed zoning with the ZDA. He explained how the agreement is enforced.

Public Hearing: Closed

Discussions Followed:

- Commissioner Bolton stated she agrees there is a shortage of housing. She stated she does not feel this is the right development for this parcel and would rather see this parcel stayed zoned as R2. She stated she does not feel this is compatible with the west side of Washington St. and has a concern with traffic safety.
- Commissioner Hansen stated Town Neighborhood allows from R2 to R6 zoning. If zoned all R2, there could be a potential of 60-80 duplexes. He stated this is a good transition, with commercial being the buffer as same as across Washington St. He believes owner can sell the property as they want and develop as choose. He stated he believes the application has listened to recommendations by City Council and the Planning & Zoning Commission and have done good with it. He believes this is a good ZDA overall.

- Commissioner Detweiler stated he appreciates the public input. He agreed with Commissioner Hansen if all turn to duplexes, there would be the same amount of traffic. He stated this is a good design. He stated he likes the changes made to the plans. He stated they addressed concern of 4plexes against residential, with changes them to duplexes. He stated he feels this is a good transition with commercial will work with what is already there.
- Commissioner Musser he likes the mixed-use concept and the response to the feedback from the Planning and Zoning Commission and City Council. He stated he is in support of this application.
- Commissioner Perez stated there needs to be a transition from the gun range. She stated this is a nice transition to residential. She stated she believes they did a good job with concerns from the commission.
- Commissioner Kelley stated the commercial is good transition from gun club. He stated he does not believe if all R2 that the density would be less. He stated he feels this follows the Comprehensive Plan.
- Chairperson Titus stated the density concern is addressed. She believes the applicant is trying to work to address traffic concerns. She stated they are not asking for additional height and maintaining current setback along existing residential per code. She believes this conforms to the Comprehensive Plan and the Future Land Use Map shows as town neighborhood. She stated she likes the transition and is a good infill project.

MOTION: Craig Kelley moved to recommend approval to City Council of the request of an Annexation with a Zoning District Change and Zoning Map Amendment from R2 CRO to RM CRO ZDA for 11.08 (+/-) acres located at the southwest corner of Federation Road and Washington Street North c/o EHM Engineers, Inc. on behalf of Hepworth Family Landholdings, LLC. (PZ21-0004), as presented with staff recommendations. Commissioner Musser seconded the motion.

Motion Approved by a vote of 6-1.

6) Upcoming Meeting(s)

a) Tuesday, March 9, 2021

7) Adjournment

The meeting adjourned at 07:11 PM

Kelli Ebersole

Kelli Ebersole, Administrative Assistant