



**WORK SESSION MINUTES**  
Twin Falls City Planning & Zoning  
Commission  
**August 1, 2013-12:00 PM**  
City Council Chambers Overflow  
305 3<sup>rd</sup> Avenue East Twin Falls, ID 83301

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**PLANNING & ZONING COMMISSION MEMBERS**

**CITY LIMITS:**

Nikki Boyd    Jason Derricott    Tom Frank    Kevin Grey    Gerardo "Tato" Munoz    Chuck Sharp    Jolinda Tatum  
**Chairman**

**AREA OF IMPACT:**

Lee DeVore    Steve Woods

**Vice-Chairman**

**CITY COUNCIL LIAISON**

Suzanne Hawkins    Rebecca Mills Sojka

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**ATTENDANCE**

**PLANNING & ZONING MEMBERS**

**PRESENT:**

Boyd  
Derricott  
Frank  
Grey  
Munoz  
Sharp  
Tatum

**ABSENT:**

**AREA OF IMPACT MEMBERS**

**PRESENT:**

DeVore  
Woods

**ABSENT:**

**CITY COUNCIL MEMBERS PRESENT:**    Hawkins, Mills-Sojka

**CITY STAFF PRESENT:**    Carraway, Spendlove, Humble, Vitek, Wonderlich, Weeks

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**AGENDA ITEMS FOR CONSIDERATION AND PUBLIC HEARING**

**I. CALL MEETING TO ORDER:**

Chairman Frank called the meeting to order at 12:00 pm.

**II. DISCUSSION ITEMS FROM THE COMMUNITY DEVELOPMENT STAFF AND/OR THE PLANNING & ZONING COMMISSION:**

1. Review proposed code amendment items update

The term PUD will be changing to ZDA (zoning development agreement). Idaho Statute regarding PUD's is 67-65-15 and ZDA's is 67-65-11. City Attorney, Fritz Wonderlich, stated the City will have our own form of agreement instead of the Developer doing their own. Most of the changes to the PUD code are procedural. The agreement will have to be signed by the Developer before the City will go forward with the public hearings. No zoning ordinance will be adopted without a signed agreement. There have been some public meetings on the amendments to the PUD code. The only change since the meetings is the name.

The Zoning Ordinance Amendment Committee (ZOAC) also discussed landscaping in parking lots. There will be landscaping required at the ends of rows of parking spaces and in between if more than 15 spaces in a row. This will be included in the parking ordinance amendment.

A group of realtors has approached the City about putting "Open House" signs in the right-of-way. Currently this is not allowed. The Realtors' Association will

make application for a code amendment. City Attorney Wonderlich explained that this is not a conflict of interest so any realtors on the commission will not have to step down when this comes before them as public hearing.

The code to allow for additional building height will be coming back to the Planning and Commission very soon.

Councilwoman Mills-Sojka stated an issue came up at a Council meeting that some people thought it was a conflict of interest to have a liaison at the Planning and Zoning meetings. City Attorney Wonderlich state it isn't; all meetings are recorded and available for everybody to hear. Everything the commissions do is public record.

2. Identify upcoming P&Z Agenda items

There are five public hearing items on the next planning and zoning meeting. They are all special use permits except Urban Renewal. URA wants to expand their Downtown District so they can do some financing of public infrastructure. Melinda Anderson, Economic Development Director, will be at the meeting to explain. There are a couple of applications that have not been scheduled for public hearing yet.

3. General Commission Training

Commissioner Derricott asked about landscaping requirements. He wanted to know if the City could say what should be used when the State presents construction, such as along Pole Line Road and Washington Street North. Who is responsible for taking care of the maintenance? Community Development Director, Mitch Humble, said the City contracted the care of the medians in Washington Street North and Pole Line Road.

**III. UPCOMING PUBLIC MEETINGS:**

1. Public Hearing-Tuesday, August 13, 2013

**III. ADJOURN MEETING:**

Chairman Frank adjourned the meeting at 12:44 pm.



Kelly Weeks, Planner 1  
Planning & Zoning Department