



SPECIAL JOINT MEETING MINUTES

**WEDNESDAY, DECEMBER 2, 2015
12:00 PM TO 2:00 PM**

**CITY COUNCIL CHAMBERS
305 3RD AVENUE EAST
TWIN FALLS, ID 83301**



PLANNING & ZONING WORK SESSION

&

COMPREHENSIVE PLAN ADVISORY COMMITTEE

"A QUORUM OF THE CITY COUNCIL MAY BE PRESENT"

Anticipated Attendees

Planning & Zoning Commission

Nikki Boyd

Jason Derricott
Tom Frank
Kevin Grey
Gerardo "Tato" Munoz
Christopher Reid

Jolinda Tatum
Ryan Higley
Steve Woods

City of Twin Falls

Renée V Carraway-Johnson, *Zoning & Development Manager*
Jonathan Spendlove, *Zoning & Development, Planner I*
Kelly Weeks, *Zoning & Development, Planner I*
Mitch Humble, *Deputy City Manager*

Advisory Committee

Dr. Cindy Bond, *CSI/Chamber of Commerce, Past Chair/Past Chair URA*
Kevin Dane, *Selection Committee/Local Businessman*
Brady Dickinson, *Twin Falls School District*
Nancy Duncan, *City of Kimberly City Council*
Ryan Higley, *City Planning & Zoning/AOI-County*
Greg Lanting, *City Council*
Laura Wilson, *County Planning & Zoning staff*
Kevin Mahler, *Selection Committee/Local Business Owner*
Rebecca Mills Sojka, *City Council*
Tato Munoz, *City Planning & Zoning/Local Businessman*
Dan Olmstead, *Idaho Power/SIEDO*
Laura Stewart, *Chamber of Commerce/St. Luke's*
Brad Wills, *Selection Committee/Developer/URA Member/Builders Advisory Committee*

Consultant Team

Bruce Meighen, *Logan Simpson*
Megan Moore, *Logan Simpson*

Attendance

Commission/Committee Attendees:

Boyd, Frank, Grey, Munoz, Higley, Woods, Dane, Dickinson, Duncan, Lanting, Mills Sojka, Olmstead, Stewart, Wills

Staff:

Carraway-Johnson, Humble, Spendlove, Strickland

Consultant Team:

Megan Moore-Conference Call

AGENDA

I. Welcome + Introductions

Zoning & Development Manager Carraway-Johnson welcomed both the Comprehensive Plan Advisory Committee to the meeting and introduce Megan Moore, Login-Simpson representative on the overhead conference phone.

II. Comprehensive Plan Update

A. Process Overview

Megan Moore reviewed the process and events they have used to gather information from the public with regards to Land Use, Community Character, Housing, Economic Development, Parks Recreation Open Space & Trails, Transportation, & Public Facilities. She explained that they have had several opportunities for public engagement and summarize those opportunities with participation estimates.

She explained the steps for the update process and explained where in the process the project is currently.



Discussion Followed:

Commissioner Frank raised some concerns with the approach being used to gather information. He understands that the events are very good places to gather information but is concerned that there is a large part of the population that is not being reached because they don't attend these events or they don't use computers to access information. He asked if there are any efforts being made to reach this portion of the population. Education and public involvement in a project like this makes it much more successful and he would like a bigger effort made toward using local media and not just internet.

Planner I Spendlove explained that there are informational flyers that are going to be located at different businesses throughout town to try and reach other people in the community. He asked that the Commission and the Advisory Committee participate in his efforts to spread the word and to communicate with as many people and businesses as possible to get the information to the public.

B. Public Engagement to Date

1. What We've Heard (Loves/ Improves)
2. What We've Heard (Vision Statements)

After some discussion on how to expand the community involvement Ms. Moore reviewed the outcome from the public that they have received up to this point and listed a brief summary of their findings for each of the following categories.

Land Use:

- Create great neighborhoods with a wider range of housing types, mix of uses and amenities.
- Encourage a transition to lower-density and cluster development at the edges of the city.
- Encourage urban housing types and infill in town, with densities and patterns reminiscent of historic downtown neighborhoods.
- Preserve and restore older neighborhoods and buildings.

Community Character:

- Retain the friendly, safe, family oriented and small town community feel.
- Protect and preserve the canyon and rim environments and their vistas, while promoting the high quality of life and outdoor activities.
- Preserve the City's character and history through the designation of additional historic districts.
- Enhance the maintenance and walkability of existing neighborhoods.
- Encourage infill and development patterns that preserve and enhance the existing appearance, character and mobility of the community.
- Preserve surrounding agricultural land.

Housing:

- Promote the rehabilitation and restoration of older buildings and neighborhoods.
- Provide a wide range of housing choices for current and future residents.
- Increase housing options Downtown, to include higher densities, and high quality rentals, condos and live/work options.
- Diversify housing types and address housing needs for the growing number of millennials and baby boomers.
- Add affordable housing downtown.

Economic Development:

- Reestablish and revitalize Downtown as the heart of the community; a thriving neighborhood, business hub, and tourist/event destination.
- Continue to attract and support the high-tech food industry, while looking to diversify the overall economic base of the community.
- Foster relationships with and recognize locally-owned and small businesses as a vital part of the community.
- Support existing industries by working to identify necessary community amenities to help attract and keep a skilled and vibrant workforce.
- Capitalize on the number of in-commuters by expanding dining and shopping options and daily services near employment centers.
- Expand the Magic Valley Regional Airport through the preservation of surrounding agricultural and industrial land and roadway connections.

Parks, Recreation, Open Space + Trails:

- Expand and connect the sidewalk and trail network within neighborhoods, across arterials, and to parks and schools
- Provide Twin Falls residents with access to a recreation center and aquatic center.
- Continue to provide and expand the range of parks and recreation activities and facilities.
- Continue to offer a wide range of community events and activities.

Transportation:

- Visually connect Downtown to the canyon rim along Blue Lakes Boulevard.
- Improve circulation along primary roads, especially Blue Lakes Boulevard.
- Provide additional facilities to encourage walking and bicycling, through both on and off-street facilities.
- Expand airport service with increased destinations.
- Enhance streetscapes and beautify gateways.
- Expand and enhance the existing bus system with regular stops and schedules

Public Facilities:

- Integrate cultural and artistic opportunities into community spaces
- Reduce impacts to the natural environment, while retaining the high- quality service and future infrastructure needs of the community.
- Support the College of Southern Idaho as an amenity, a job base, and a cultural center for Twin Falls.
- Continue to support the high-quality school system.

Discussion Followed:

Commissioner Woods stated that he would like to make sure that water conservation is an item of consideration in this plan. He understands growth will happen however he would like to make sure that there is some plans for water management along the way to sustain our future.

Zoning & Development Manager Carraway-Johnson explained that utilities will be a consideration when planning for the future growth for the City. Currently, the consultants are still in the gathering stage of the process, this will be a discussion in the future.

Committee Member Stewart explained that with regards to getting the word out about the update, the Chamber of Commerce will be having a meeting in approximately 2 weeks which could provide city staff an opportunity for them to provide some education to the public and make connections with local businesses that might help spread the information to the public.

Commissioner Munoz suggested that the Youth Council has a float in the Parade of Lights, this might be an event where the flyers could be passed out to the public and another opportunity to involve the public.

Zoning & Development Manager Carraway-Johnson explained that if the Commission or the Advisory Committee have any suggestions for events to please contact her or Jonathan. The next big event that staff would like to attend is "Death by Chocolate", this is a well-attended event and should be a good place to get the information to the public.

Commissioner Frank stated that this community is not as knowledgeable with the internet as some other communities and he doesn't want to have a group of people that may be interested in this document be missed because they don't access the information electronically.

Councilperson Mills Sojka explained that her recommendation would be to make some minor adjustments to the hand out so that people know we are looking for feedback from them. She also asked that when the pamphlets are left at local businesses if there could be a poster with event dates posted so that people know when and where they can attend meetings and events to offer input.

Commissioner Boyd agreed and stated the pamphlets are nice but they need to have more eye catching instructions so that people will know that we are looking for input and give them ways to respond.

Committee Member Wills asked for clarification as to the purpose of the pamphlets it seems that information has been gathered and the message seems to be coming through from the citizens. How much more information is the group looking for the move forward.

Commissioner Frank explained it is not so much the message that is the concern, his concern is that the people that may have an interest but don't attend these events are being missed and those are the ones that show up later to public meetings stating they had no idea this was the plan. He wants to make sure that word gets out to people that don't get out for events or go online for information.

Commissioner Munoz explained public education about this process and the plan is essential for its success. We as a group need to reach out to people as much as possible so that we know efforts have been made to reach the public.

C. Next Steps

Ms. Moore explained that the next step has begun, there is a second Survey that has been posted for public participation. This survey focuses on Vision Statement Prioritization. There will be other events that will be used as an opportunity to refine the priorities and plans for her group to be back in town to assist in the process. In the mean time she would like to emphasize that the Advisory Board Members are going to have to be facilitators for getting the word out to the community.

III. General Public Input

Public Comment: Opened

- Jill Skeem, citizen of Kimberly, stated she has been part of this process before and she understands this is not an easy assignment. She did suggest that the population Mr. Frank is referring to does access their information through local media and especially the newspaper. She would recommend possibly putting a survey in the paper people could cut out and send in or possibly providing an article to the paper to publish asking for public input. She also asked that water conservation as well as urban sprawl be a consideration when planning for the future.
- Ken Stutzman, citizen of Kimberly, stated that he has an interest in this process as well. He has been involved in trying to develop neighborhood commercial projects that would move people off of Blue Lakes Boulevard and provide services closer to neighborhoods. However when the plan gets presented it has not been approved. He asked that the Commission keep an open mind about the plans for the future and be flexible with the Comprehensive Plan.

- Jack McCall citizen of Twin Falls, stated that he would like some clarification on the agricultural statements that have been provided in the presentation. He also stated that he understands that the public wants certain amenities, like trails and bike lanes however those amenities cost money and if the public is not willing to fund the improvements and incomes can't support these types of expenses then this discussion is irrelevant. He would also like to make sure that changes are not made that will infringe upon his rights as a property owner.

Public Comment: Closed

Zoning & Development Manager Carraway-Johnson explained that staff will work with the consultants to improve the pamphlet. Staff will distribute the pamphlets and will work on providing some public presentations to help spread the word about this project. The next big event staff will be working on attending is the "Death by Chocolate" event, with hopes that there will be a large amount of input from the public. She will continue to keep the Commission and the Advisory Committee updated on this project and will let everyone know as soon as things get scheduled.

IV. Adjourn Meeting

Commissioner Frank adjourned the meeting at 1:20 pm.

Lisa A Strickland
Administrative Assistant
Planning & Zoning Department