



**SPECIAL JOINT MEETING AGENDA**

**WEDNESDAY, SEPTEMBER 7, 2016  
12:00 PM TO 2:00 PM**

**CITY COUNCIL CHAMBERS  
305 3<sup>RD</sup> 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**

Danielle Dawson  
Ed Musser  
Tom Frank  
Kevin Grey  
Gerardo "Tato" Munoz  
Christopher Reid  
Jolinda Tatum  
Ryan Higley  
Steve Woods

**City of Twin Falls**

Renée V Carraway-Johnson, *Zoning & Dev Mngr*  
Jonathan Spendlove, *Zoning & Development, Planner I*  
Kelly Weeks, *Zoning & Development, Planner I*  
Steve O'Connor, *Zoning & Development, Planner I*

Lisa Strickland, *Administrative Assistant*  
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-TF County*  
Laura Wilson, *TF County Planning & Zoning staff*  
Kevin Mahler, *Local Business Owner*  
Nikki Boyd, *City Council*  
Tato Munoz, *City Planning & Zoning/Local Businessman*  
Dan Olmstead, *Idaho Power/SIEDO*  
Laura Stewart, *Chamber of Commerce/St. Luke's*  
Brad Wills, *Developer/URA Member/Builders Advisory Committee*  
Greg Lanting, *City Council*

**Consultant Team**

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

**AGENDA**

- I. Welcome Call Meeting to Order:**
- II. Approval of Minutes: August 3, 2016**
- III. Comprehensive Plan Update Draft Review:**
  - 1- Review of Final Draft**
- IV. General Public Input:**
- V. Adjourn Meeting:**



**SPECIAL JOINT MEETING MINUTES**

**WEDNESDAY, AUGUST 3, 2016  
12:00 PM TO 2:00 PM**

**CITY COUNCIL CHAMBERS  
305 3<sup>RD</sup> AVENUE EAST  
TWIN FALLS, ID 83301**



**PLANNING & ZONING WORK SESSION**

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**COMPREHENSIVE PLAN ADVISORY COMMITTEE**

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**Consultant Team**

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

**Attendance**

**Commission/Committee Attendees:**

Boyd, Dawson, Frank, Grey, Munoz, Higley, Woods, Dane, Duncan, Olmstead, Stewart, Wills, Wilson

**Staff:**

Carraway-Johnson, Humble, Rothweiler, Spendlove, Strickland, Weeks

**I. Welcome Call Meeting to Order:**

Commissioner Frank called the meeting to order at 12:00pm and introduced staff.

**II. Approval of Minutes: April 6, 2016, July 13, 2016**

Commissioner Munoz made a motion to approve the minutes, as presented. Commissioner Woods seconded the motion.

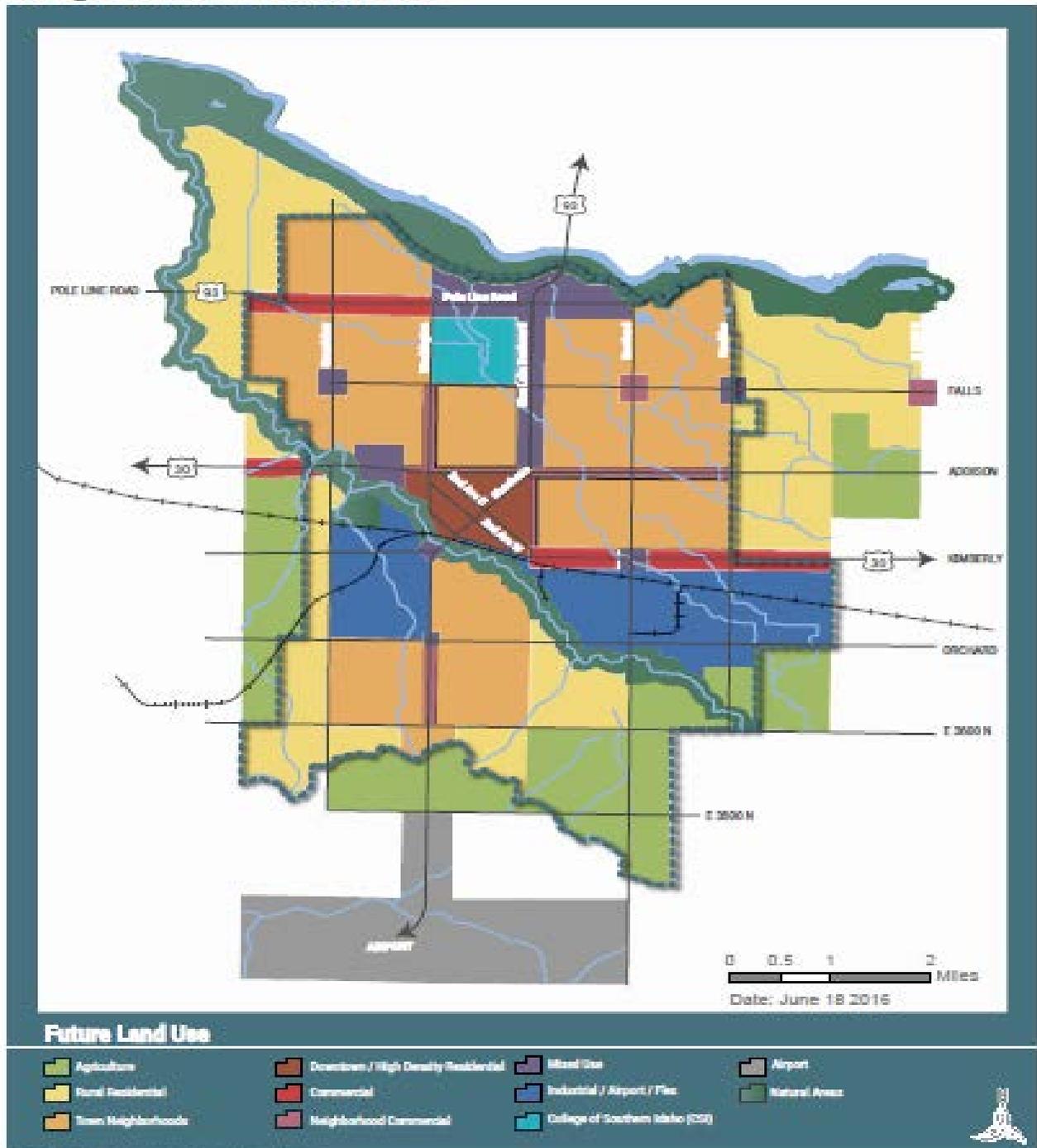
**Unanimously Approved**

### III. Comprehensive Plan Update Draft Review:

Zoning & Development Manager Carraway-Johnson present the following summary information to the group and asked for discussion. She explained that the primary focus for today is to discuss the proposed land use map and recommend any changes.

#### 1- Future Land Use Map Discussion

MAP 3: FUTURE LAND USE MAP

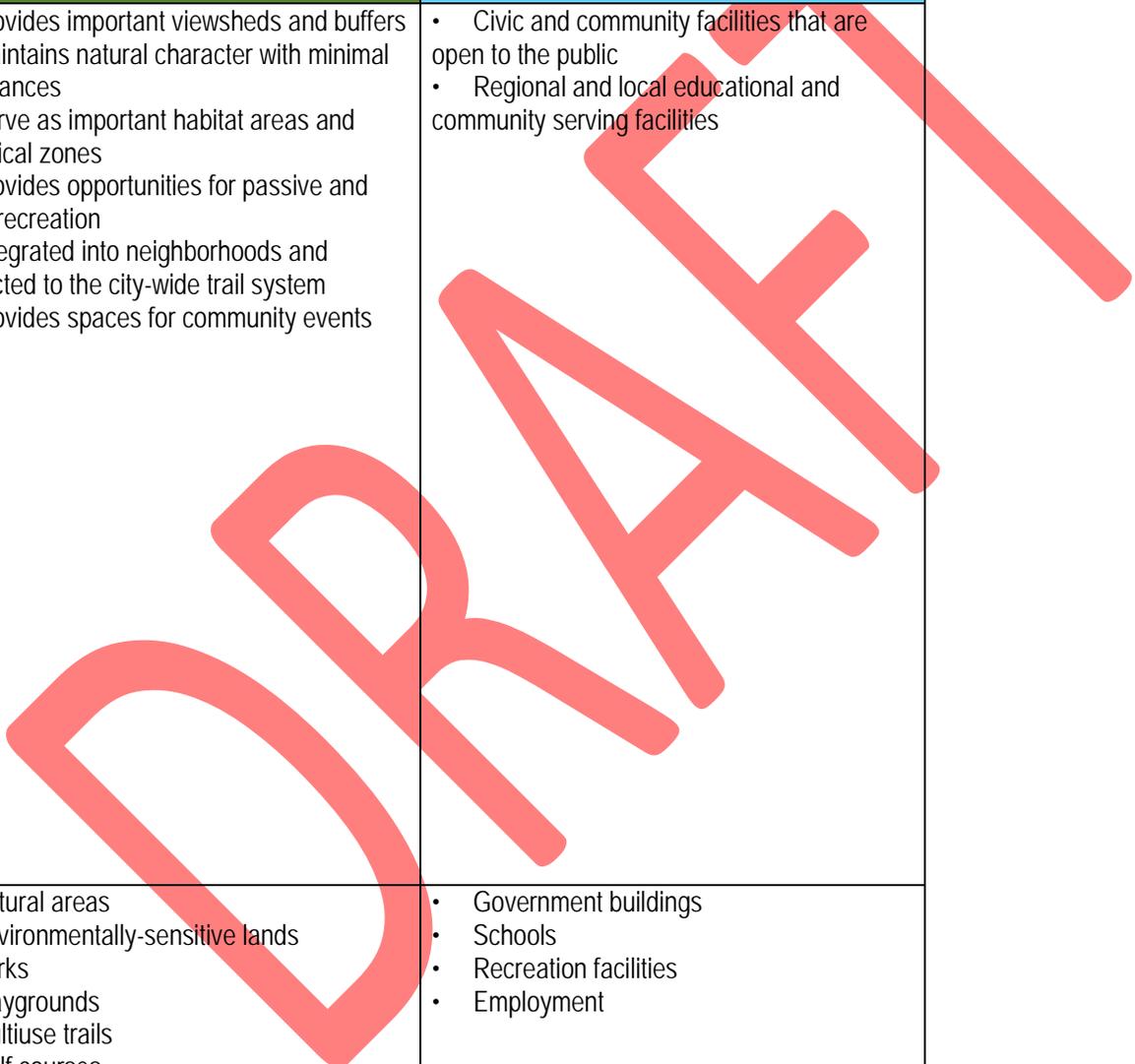


<i>Rural Residential</i>	<i>Town Neighborhoods</i>	<i>Downtown / High Density Residential</i>
<ul style="list-style-type: none"> <li>• Large-lot residential with integrated agricultural/ open space uses</li> <li>• Provides transition from agricultural land located on the outskirts of the City</li> <li>• Homes might not be served by public water and/or wastewater system</li> </ul>	<ul style="list-style-type: none"> <li>• Primarily residential in character</li> <li>• Lot sizes are smaller than found in Rural Residential</li> <li>• Contiguous, and clustered development to maximize open space and community gathering areas</li> </ul>	<ul style="list-style-type: none"> <li>• Central business district serving the local and regional area</li> <li>• Diverse mix of land use, including restaurants, retail, community and civic facilities, and residential</li> <li>• Encourages redevelopment and infill</li> <li>• Scaled to create a functional, walkable, pedestrian friendly environment</li> <li>• Civic and community facilities that are open to the public</li> <li>• Regional and local educational and community serving facilities</li> </ul>
<ul style="list-style-type: none"> <li>• Single-family detached</li> <li>• Agriculture</li> <li>• Open space</li> <li>• Multiuse trails</li> </ul>	<ul style="list-style-type: none"> <li>• Single-family attached and detached</li> <li>• Duplexes, triplexes, and townhomes</li> <li>• Parks and recreation facilities</li> <li>• Schools</li> <li>• Civic facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Retail and services</li> <li>• Offices</li> <li>• Hotels</li> <li>• Entertainment, arts, and culture</li> <li>• Plazas and parks</li> <li>• Vertical, mixed use housing</li> <li>• Government buildings</li> <li>• Schools</li> <li>• Recreation facilities</li> </ul>
Residential lots > 1 acre	2 - 10 DU per Acre	8 - 25 DU per acre

<i>Neighborhood Commercial</i>	<i>Mixed Use</i>	<i>Commercial</i>
<ul style="list-style-type: none"> <li>• Provides supporting services and small-scale commercial for the surrounding neighborhood</li> <li>• Designed to complement the neighborhoods character</li> </ul>	<ul style="list-style-type: none"> <li>• Serves local and regional commercial</li> <li>• Siting at intersections of major arterials</li> <li>• Typically anchored by a grocery store, civic, or entertainment uses</li> <li>• Allows high-intensity mixed use development in a compact, pedestrian oriented environment.</li> <li>• Pedestrian activity is the highest priority; buildings should be located close to the street. Wide sidewalks, street furniture, and other amenities are strongly encouraged</li> </ul>	<ul style="list-style-type: none"> <li>• Highway-oriented, large-format retail, hotels, restaurants, and other retail</li> </ul>
<ul style="list-style-type: none"> <li>• Neighborhood-serving commercial</li> <li>• Townhomes</li> <li>• Condominiums</li> <li>• Apartments</li> <li>• Senior /student housing</li> <li>• Small-scale office and retail</li> <li>• Civic and community facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Retail</li> <li>• Office</li> <li>• Restaurants</li> <li>• Civic</li> <li>• Entertainment, , arts, and culture</li> <li>• Vertical, mixed use</li> <li>• Townhomes</li> <li>• Condominiums</li> <li>• Apartments</li> <li>• Senior /student housing</li> <li>• Hotels</li> <li>• Plazas and parks</li> </ul>	<ul style="list-style-type: none"> <li>• Retail</li> <li>• Office</li> <li>• Restaurants</li> <li>• Hotels</li> <li>• Plazas and parks</li> </ul>
<p>6 - 12 DU per acre</p>	<p>10 - 20 DU per acre</p>	<p>N/A</p>

<i>Industrial/ Flex Employment</i>	<i>Agriculture</i>	<i>Airport</i>
<ul style="list-style-type: none"> <li>• Non-retail employment</li> <li>• Supporting uses, such as hotels, restaurants, and other retail are integrated into the land use</li> <li>• Suitable sites have excellent access to regional roads</li> <li>• Adjacent to the railway</li> </ul>	<ul style="list-style-type: none"> <li>• Community-supported agricultural production and sales</li> <li>• Supports agri-tourism and agricultural education</li> <li>• Protects viewsheds and provides an important community buffer</li> </ul>	<ul style="list-style-type: none"> <li>• Airport support facilities, including the ATCT, the ARFF station, and the sand storage facility.</li> <li>• Existing runways, taxiways, aprons, associated safety areas, and supporting equipment (e.g., lights and navigational aids.)</li> <li>• Short-term and long-term public parking lots, existing/future overflow parking lots, and rental car parking lots.</li> <li>• Areas that could support future facilities or business operations that are not necessarily related to aviation, but that could benefit from being located on the Airport and provide additional revenue opportunities for the Airport</li> </ul>
<ul style="list-style-type: none"> <li>• Office parks</li> <li>• Corporate campus</li> <li>• Warehousing</li> <li>• General manufacturing</li> <li>• Food processing</li> <li>• Industrial campus</li> </ul>	<ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Agricultural production</li> <li>• Farm sales</li> <li>• Multi-use trails</li> <li>• Equestrian facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Airfield development</li> <li>• Support facilities</li> <li>• Future aeronautical development (hangars, FBOs, air cargo, etc.)</li> <li>• Future nonaeronautical development</li> <li>• General aviation</li> <li>• Non-aviation use</li> <li>• Race track (Magic Valley Speedway)</li> <li>• Terminal parking facilities</li> <li>• United States Army Reserve</li> </ul>
<p>N/A</p>	<p>N/A</p>	<p>N/A</p>

<p><i><b>Parks and Recreation</b></i></p> <p>*In the Rock Creek Canyon areas, the Open Space designation is intended to extend 100' from the Canyon Rim so as to protect this natural environment from encroachment of industrial and commercial activities.</p>	<p><i><b>College of Southern Idaho</b></i></p>
<ul style="list-style-type: none"> <li>• Provides important viewsheds and buffers</li> <li>• Maintains natural character with minimal disturbances</li> <li>• Serve as important habitat areas and ecological zones</li> <li>• Provides opportunities for passive and active recreation</li> <li>• Integrated into neighborhoods and connected to the city-wide trail system</li> <li>• Provides spaces for community events</li> </ul>	<ul style="list-style-type: none"> <li>• Civic and community facilities that are open to the public</li> <li>• Regional and local educational and community serving facilities</li> </ul>
<ul style="list-style-type: none"> <li>• Natural areas</li> <li>• Environmentally-sensitive lands</li> <li>• Parks</li> <li>• Playgrounds</li> <li>• Multiuse trails</li> <li>• Golf courses</li> <li>• Cemeteries</li> </ul>	<ul style="list-style-type: none"> <li>• Government buildings</li> <li>• Schools</li> <li>• Recreation facilities</li> <li>• Employment</li> </ul>
<p>N/A</p>	<p>N/A</p>



#### IV. General Public Input/Discussion:

- Commissioner Frank asked about the color change on the map just north of the Airport.
- Commissioner Munoz stated he see quite a bit of transitional between designations with the exception of the section just south of rock creek that is shown and industrial. Can something be changed to create a buffer next to rock creek. He understands what is developed in this area currently however to transition for the future it could be designated as rural residential.
- Commissioner Higley had concerns about the mixed use designation north of Pole Line Road, he wants to make sure that it allows for single family in the mixed use category.
- Zoning & Development Manager Carraway-Johnson explained that the Comprehensive Plan does not change the existing zoning of the property. The zoning can only change when the property owner makes a request to rezone.
- Committee Member Wills asked the committee to consider changing the 1 mile squares east of the 3200 E and south of Falls Avenue East to accommodate more town neighborhoods. The areas to the south and northwest of the Townsite has grown and still has room for growth. However, with the new school there needs to be room to grow and allow for a little more density then the rural residential allows.
- Fran Florence, Kimberly, ID, stated he agrees with Mr. Wills but he would also suggest that the area that is designated as rural residential be moved out 1 square mile on the north side of Addison this would eliminate a portion of the agricultural area in that location however would be a good location for large lot growth.
- Zoning & Development Manager Carraway-Johnson explained the reason this area has been left as agricultural was in response to the feedback from Citizens to preserve our farmland and boundaries.
- Planner I Spendlove explained there are several variable to consider along with a couple different approaches. Sewer availability and whether or not a gravity fed system or pump station would be needed. An area that can be gravity feed would support a town neighborhood, however an area that requires a lift station would not be viable. The approach for addressing this would be to change the Comprehensive Plan designation or to regulate the zoning until the city has grown to that point.
- Commissioner Grey stated the idea is to see if the growth occurs that direction.
- Planner I Spendlove stated wells and septic systems are the only affordable approach to some of the areas east of 3200 East.
- Fran Florence stated there is not a lack of desire for large lots if people can afford them, but if the option to develop is taken away then people are stuck living on smaller lots. He believes growth to the east will continue and it would be nice to have large lots development available. He would like there to be an option to have a system that could be converted to sewer if necessary in the future.
- Committee Member Wills stated that the area of impact is identified for potential growth so to continue to keep this area as agriculture doesn't seem wise. There are still some transition areas south of town close to Glanbia that could go residential or commercial. Within the southeast area of town there is enough land owned and planned for growth for approximately 10-15 years. North of Pole Line west of Grandview there is enough for possibly another 350 homes. If you look at the available growth area the land toward the east is lacking for homes.
- Commissioner Munoz stated he thinks we need to evaluate the uses and the areas for additional small lot developments and larger lots towards the edges of eastern border.
- Committee Member Dane stated he is concerned about the housing market getting out of hand again, the area is growing however there are not enough jobs with wages that will

support the \$200-\$300,000.00 homes. He asked if the difference could be split down the middle, possibly half town neighborhood and rural residential to satisfy both.

- Zoning & Development Manager Carraway-Johnson stated she thinks through annexation and development of infrastructure it could be possible that the boundaries could move further east but there was feedback from the public that they wanted to protect the boundaries.
- Commissioner Higley stated that there is a misconception with the term protect the boundaries. He understands the concept of urban sprawl and people don't want that however you also can't stop a city from growing. He knows the infrastructure is going to be costly and those areas are not feasible for the higher density, and maybe those areas are planned for larger lots.
- Planner I Spendlove stated the maintenance of the infrastructure is where the cost is for the city.
- Commissioner Higley also pointed out that he doesn't think there is enough mixed use / commercial designations. As the city expands there needs to be more allowances for mixed uses and commercial further out to support the neighborhoods. For example, at CSI from Falls to Pole Line it is identified as town neighborhoods, he thinks that should be mixed use or neighborhood commercial. We should encourage this type of development along the arterials. He would also reconsider Falls Avenue and identify that road as another area for mixed use or neighborhood commercial. Another road to consider is Eastland Drive, the arterials need to allow for mixed use type designations to support the growth that is expanding outward.
- Fran Florence recommended Filer Avenue goes fully east to west and would be another area for mixed use and commercial designations. The only way the properties along this corridor is going to be rebuild or redone is to change the comprehensive plan. If it is restricted to residential only it will remain the way, it is forever. There are lots of ways that area could be revitalized that could be nice but the residential designation needs to go away for that to happen. Filer Avenue has not even been identified on the map.
- Commissioner Higley stated we all complain about traffic because there are only a few routes we can travel to get from point A to point B and in the process we are passing up areas that could be developed and provide better uses.
- Fran Florence also recommended that there needs to be some consideration with the CSI designation that they be allowed to rezone possible a portion of their property commercial at a couple of their access points and would a bank or other commercial services that would be great for the students and meld very well with the campus. He understands that they could come through later for an amendment but if the verbiage is changed a little that wouldn't be necessary if they wanted to allow for some other income producing development on the campus.
- Jill Skeem, asked about buffering and if something is changed from Agricultural to Commercial does that automatically change the use.
- Commissioner Frank stated this is not a zone change this is just a plan for what we would like to see in the future.
- Commissioner Munoz explained the buffers are controlled through density allowances. Town neighborhoods can have multiple densities allowing for a transition from commercial to single family residential.
- Jill Skeem stated that Kimberly should be considered and that once the land is gone its gone and the citizens want the farmland preserved.
- Tom Billington stated that he would like to complement the proposed plan. He likes the industrial area designation on the map, it provides good access and will allow the farmers the opportunity to provide services to the industries easily. A transition from high density residential straight into farmland can create issues.

- Zoning & Development Manager Carraway-Johnson explained this map was developed based on the feedback from the committee and the citizens. She thinks there is a need for a few more changes. There has been an increase in the ability for more mixed use developments.
- Commissioner Higley also identified the industrial designation just south of rock creek and east of Blue Lakes Boulevard “shaped like Idaho” he thinks that would be another area to re-designate as town neighborhood and put a commercial/mixed use corridor down Blue Lakes Boulevard South.
- Commissioner Frank stated there is no allowance for service to the neighborhoods in this area along south Blue Lakes Boulevard like a grocery store, c-store and there should be.
- Commissioner Munoz brought up Eastland Drive as another area that needs to promote commercial/mixed use.
- Commissioner Grey reiterated Mr. Florence’s comments about Filer Avenue that he feels was a big oversight.
- Commissioner Higley stated portions of Heyburn could also be looked at for mixed use.
- Commissioner Frank recommended looking at Locust Street also.
- Zoning & Development Manager Carraway-Johnson asked for some discussion regarding the industrial designation. There is some concern about having industrial butting up to the municipal golf course. It makes sense to have industrial south of town.
- Commissioner Frank thinks the different types of classifications for industrial this doesn’t concern him as much.
- Planner I Spendlove explained the railroad is very close to this industrial area. Some of the development will be dictated because of the high water table and would residential want to be next to a railroad.
- Commissioner Woods asked if there should be some consideration east of Grandview with rural residential that butts up to industrial.
- Commissioner Higley recommended that area be designated as neighborhood commercial or mixed use along Grandview could be a good buffer.
- Zoning & Development Manager Carraway-Johnson explained in the industrial designation examples of those uses could be office park, manufacturing, industrial campus. The zoning designations can help to regulate some of these concerns.
- City Council Member Boyd stated the area where the new school is going in along Hankins Road and asked that the neighborhood commercial located at 3400 East be relocated west 1 mile to 3300 East. She asked if the 3200 E mixed use designation is anticipating that the homes that are there will go away.
- Planner I Spendlove stated this designation is to allow for a change in this area if in the future someone bought these properties and wanted to develop something other than houses. It would allow someone to come through for a rezone for something else besides housing.
- Commissioner Frank stated his frustration is that this designation is in several areas and when requests come through for the mixed use type of developments in these areas people don’t want it to happen.
- Commissioner Munoz stated the idea of this plan is to direct growth not mandate growth.
- Fran Florence stated that some of the things being discussed refer back to code amendments, however the language in the plan needs to outline certain goals and give directions on how to achieve them. Without some language in the plan things don’t get worked on and addressed. Another item for consideration is the idea that Kimberly and Twin Falls are growing together, he would recommend that there be language in the plan that directed these two areas to have more discussion on how to manage the transition.

- Another concern for him is that when the hospital built a new facility northwest of town it redirected the energy and growth pattern in the area more than even Chobani & Clif Bar. The area where the hospital was it has created an for blight to occur. The county did move to the old hospital salvaging a small portion of the area but there is still a huge gaping hole in this area to address this issue. He believes there needs to be some thought given with regards to connectivity from the south end of town along Addison Avenue West to the new hospital. Connectivity between these two ends of town from Grandview to the old hospital campus would provide reason for development to occur along this area. Language in the plan should be in the plan that would encourage growth in this area and provide some services to the downtown area.
- Commissioner Woods stated maybe this corridor could be specifically mentioned in the section that discusses the identification vacant and under used properties and the potential barriers to infill development.
- Commissioner Higley agreed he thinks the mixed use designation needs to be looked at for the future in this area.
- Commissioner Grey stated the action plans will assist in making things happen.
- Zoning & Development Manager Carraway-Johnson stated the implementation portion of the plan that is very strategic. There are some actions and timeframes and resources for implementing the plan. The land use section indicates that this plan is priority and code needs to be in line with the plan.
- Planner I Spendlove stated that zoning can address code requirements, however the Commission also has the power to add conditions on the requests that address concerns related to individual requests. There are still things that need to be discussed for things to move forward. Please address any of these implementation items and give staff feedback so that this can become a workable plan.
- Commissioner Higley suggesting adding the word density to buffers.
- Commissioner Munoz stated that goals without action plans will not get addressed.
- Commissioner Frank asked how realistic is it to expect the organization to go through this and the code to make this happen.
- Zoning & Development Manager Carraway-Johnson explained that this is a priority for staff and we have another staff member that will be starting soon that will help move things forward. Another topic of discuss between staff and the consultants was to create and establish a gateway overlay zone to manage development and right-of-way enhancement so the entrances into the city are addressed in code.
- Commissioner Grey asked that a focus on how the city can find resources or assistance to help with the revitalization of blighted areas or assist home owners in improvements to their homes, and possibly first time buyer assistance be addressed in the action plans.
- Zoning & Development Manager Carraway-Johnson asked that this group take the time to review all of this information and identify any changes or additions that need to be made and send them to staff. The City's first Parks & Recreation Plan has been recommended for approval, the Master Transportation Plan is due for an update and that process in in place. The Airport Plan will become part of the Comprehensive Plan update as well. Once these recommendations are made and changes are made a final review can be done by this group and scheduling for public meetings can begin.
- Commissioner Frank recommended the next Planning & Zoning Work Session in September for the final review prior to public hearings.
- Zoning & Development Manager Carraway-Johnson thanked this body for all their time and input on this project. She stated that the public input and the consultants have been invaluable in making this happen.

**V. Upcoming Meeting Dates: September 7, 2106 12:00pm City Council Chambers**

**VI. Adjourn Meeting:**

Chairman Frank adjourned the meeting at 2:00pm.

Lisa A Strickland  
Administrative Assistant  
Planning & Zoning

DRAFT