

June 18, Twin Falls Steering Committee Meeting Notes

Mark reviewed the display boards to be used at the public meeting later today.

Mitch discussed the changes in the water boundary. Net acreage in the area remains about the same.

The following are some of the key items discussed:

- Are the facilities consultants using the population forecasts in the comprehensive plan?
- The city has revised its building code; additional changes will be made based on the new comprehensive plan.
- Melinda and Leland (Leland and Associates) came into Twin Falls and discussed downtown housing with local developers.
- One steering committee member, and planning commissioner, wanted to include agricultural to residential transition areas. Mitch prefers to see a distinct line separating the two areas.
- Blue Lakes Boulevard is built-out (relatively little vacant land), but land use along the corridor continues to change, mainly to higher, more intense uses.
- Currently, there is no zoning category for cluster residential development.
- Average residential density now is 3.5 DUs per acre.
- Mitch said that he is positive about the plan's direction.
- There is a potential downtown redevelopment.
- Currently the height limitation downtown is 35 feet.
- Some discussion about ranking the implementation items and setting priorities. Some discussion about including all the implementation items, when funding may not be available to pay for them.
- The city has a committee to discuss impact fees.

There will be another steering committee meeting to discuss the draft plan in order to provide Landmark Design with comments that will improve the plan.