



Twin Falls Planning & Zoning Commission Minutes

Tuesday, October 12, 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) Confirmation of Quorum/Call Meeting to Order

Vice Chair Kelley called the meeting to order at 06:02 PM

A quorum was present.

Members Present: Kelley, Detweiler, Bolton, Hansen, Perez

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

2) Consent Calendar

MOTION: Commissioner Bolton moved to approve the Consent Calendar, as presented.

Commissioner Detweiler seconded the motion.

Motion approved by a vote of 4-0-1.

a) Approval of minutes from the following meeting: September 28, 2021

3) Items of Consideration - None

4) Public Hearings

a) Request for a recommendation to City Council for an Amendment to the Latitude 42 PUD to allow for tandem parking to be included in the required off street parking calculation c/o Paul Hilbig on behalf of Blue Terra Development LLC. (PZ21-0141)

Staff Presentation:

Senior Planner Hart presented the request for a recommendation to City Council for an Amendment to the Latitude 42 PUD to allow for tandem parking to be included in the required off street parking calculation c/o Paul Hilbig on behalf of Blue Terra Development LLC. (PZ21-0141)

Per Twin Falls City Code 10-6, the petitioner for a ZDA sub-district may, after pre-application conferences with the planning staff, submit a preliminary development plan to the Commission for preliminary review.

The Preliminary Presentation for this request was held September 28, 2021.

After the preliminary presentation, a public hearing shall be held before the Commission for a recommendation to the Council to approve, approve with conditions or deny the amendment request.

The Latitude 42 C-1 PUD Agreement #272 includes Latitude Subdivision No. 1 recorded in April 2016 and Latitude 42 Subdivision No. 2 recorded in April 2018.

The PUD Agreement was recorded in April 2016. Recently, Lots 6-8 in the Latitude 42 Subdivision No. 2, a PUD was approved for a Special Use Permit to allow for storage unit rental. Later in September 2020, the PUD was amended to allow for outside storage and display of equipment with extended hours of operation.

Per City Code 10-10-6 Parking Requirements:

- 1–2-bedroom units require 2 off-street parking stalls per unit.
- 3-bedroom units require 2.5 off-street parking stalls per unit.

The City Code does not allow for tandem parking. However, through the PUD Amendment process, a variation to the code can be requested.

Taking into consideration, the development will be located along a dead-end road, is not adjacent to any residential development and approval of tandem parking may have minimal impacts on the surrounding area.

The Commission is tasked with making a recommendation to the City Council. The Commission may recommend approval; recommend approval with conditions or deny the amendment request.

Should the City Council approve the request the amended document will be signed by the property owners, the City of Twin Falls recorded and applicable to both Latitude 42 Subdivision No. 1 & 2.

Applicant Presentation:

Paul Hilbig, applicant, presented the request for an Amendment to the Latitude 42 PUD to allow for tandem parking to be included in the required off street parking calculation. Mr. Hilbig reviewed the two site plans and the reasoning behind going with the alternate plan. He stated the alternate plan does not create a sea of parking, maximizing the open space, while minimizing the asphalt. He stated he believes the development will be a positive impact to neighborhood as a new high-end project. He stated the garage use will be strictly enforced as only for parking, not to be used as storage.

PZ/Questions & Comments:

- Commissioner Hansen asked if the driveway spaces are being counted towards the parking requirement.
- Planning and Zoning Director Spendlove stated the driveway is considered permitted parking in residential zones, if the property meets the 20' front setback.

- Commissioner Detweiler asked how the proposed tandem parking will work.
- Senior Planner Hart explained how the tandem parking (garage and driveway space) would be counted as required parking.
- Planning and Zoning Director Spendlove stated they want to use the garage and driveway as required parking. He stated those spaces would be assigned only to the tenant.

Public Hearing: Opened

- Mike Fife, co-applicant, agreed with Mr. Hilbig's presentation and reiterated the benefits of this proposal.

Public Hearing: Closed

Discussions Followed:

- Commissioner Perez stated she likes the plan as presented. She stated she does not believe there will be adverse effects, as this project is not near other residential areas and does not think it will create a big impact on surrounding neighborhood.
- Commissioner Hansen stated he is not in favor of this request. He stated he does not believe the garage provision is enforceable and does not believe that the proposal would be fair to neighboring businesses and would take up the street parking as overflow.
- Commissioner Bolton stated she is in favor of the request. She believes this plan meets the required parking code. She likes the open green space and believes the garages can be enforced.
- Commissioner Detweiler asked for guidance to the advantages of this proposal.
- Vice Chair Kelley explained the alternate plan gives extra green space and the parking is not limited to only one area.
- Commissioner Detweiler stated he does not have a problem with this proposal. He believes there is adequate parking and won't affect the flow of traffic to the area.
- Vice Chair Kelley stated he is not in favor of this request. He believes the parking will be an issue, but likes the extra green space, but has an issue with parking as presented.
- Commissioner Hansen stated the history with these types of projects is the parking spills out to the streets. He stated he is afraid for the other businesses having access issues. He thinks this is a bad idea for city and does not believe it is enforceable.
- Commissioner Bolton asked staff if there will be onsite management for facility.
- Planning and Zoning Director Spendlove stated he understands there is a manager on site to lease the units.

MOTION: Commissioner Bolton moved to make a positive recommendation to City Council for an Amendment to the Latitude 42 PUD to allow for tandem parking to be included in the required off street parking calculation c/o Paul Hilbig on behalf of Blue Terra Development LLC. (PZ21-0141), as presented, with staff recommendations.
Commissioner Detweiler seconded the motion.

Motion Approved by a vote of 3-2.

Commissioner Hansen left the meeting.

- b) Request for a recommendation to City Council on the appropriate Zoning District for property proposed to be Annexed located at 763 and 797 Cento Drive c/o Rex Harding on behalf of George Shannon and KRP Property Investments. (PZ21-0131) **-withdrawn by applicant**
Withdrawn
- c) Request for a Special Use Permit to operate sporting vehicle and motorcycle service and repair on property located at 2964 Addison Avenue East c/o EHM Engineers, Inc. on behalf of Adventure Motor Sports. (PZ21-0144)

Staff Presentation:

Senior Planner Hart presented the request for a Special Use Permit to operate sporting vehicle and motorcycle service and repair on property located at 2964 Addison Avenue East c/o EHM Engineers, Inc. on behalf of Adventure Motor Sports. (PZ21-0144)

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard with regards to the application.

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Since the 1990s the property was previously used as a retail store. Up until this past year the site was used by D&B Supply. Annexed into the city in 1986.

The applicant is proposing to operate a sporting vehicle and motorcycle service and repair business. The subject property is zoned C1, which allows the proposed use as a special use. The subject property is approximately 4.28 acres in size and was previously used for retail purposes. Access to the site is from Addison Avenue and Hankins Road.

Surrounding properties have existing commercial and residential uses on them. To the north-east and east, properties are zoned R6 and R2 and have existing residential units. To the south, properties are also zoned R2, along the southern border is the Bethel Temple School Facility (SUP in 2002) and further south and south-west are existing residential units. To the west, properties are zoned C1 and have existing commercial uses, including a landscape nursery, laboratory, and office.

The applicant has requested to connect into city services. The special use process requires the applicant to bring the site into compliance with Title 10.

The applicant has stated to staff that the repairs will only take place inside the repair facility but that some noise may be noticed by neighboring properties. The most notable noises could be the starting of gasoline engines and compressed air tools.

The existing building is setback from the residential zones and uses more than what is required per code, which creates more physical separation between the uses.

The proposed use is consistent with the C1 zoning district regulations and with the general purposes of the Comprehensive Plan and is not detrimental to any of the outright permitted uses or other existing uses in the zone and will not otherwise be detrimental to public health, safety, and welfare.

Upon conclusion, should the Commission recommend approval of the request as presented, staff recommends the following:

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:

Dave Thibault, representing applicant, presented the request for a Special Use Permit to operate sporting vehicle and motorcycle service and repair on property located at 2964 Addison Avenue East. He stated the hours of operation are Monday – Friday: 9:00 am -6:00 pm and Saturday: 9:00 -3:00. He stated he believes this is a reasonable use for C1 Highway corridor, referring to the Master Transportation Plan and is compatible with the area. He stated the majority of work would happen indoors, mitigating the noise. He acknowledged the citizen's letter, addressing the noise concern.

PZ/Questions & Comments:

- Commissioner Perez asked what is to the west of the property.
- Senior Planner Hart stated it is commercial to the west and residential to the east and south.

Public Hearing: Opened and closed without input

Discussions Followed: without concerns

- Commissioner Detweiler stated he has no issue with the project and believes it is good use of the building.
- Commissioner Bolton agreed with Commissioner Detweiler and likes the retrofitting of an existing building.
- Commissioner Perez is in favor and does not believe there will be a noise issue.
- Vice Chair Kelley stated he agrees with the commission, and it is a great use of building.

MOTION: Commissioner Bolton moved to Request for a Special Use Permit to operate sporting vehicle and motorcycle service and repair on property located at 2964 Addison Avenue East c/o EHM Engineers, Inc. on behalf of Adventure Motor Sports. (PZ21-0144), as presented with staff recommendations.

Commissioner Detweiler seconded the motion.

Unanimously approved by a vote of 4-0.

- d) Request for a Special Use Permit to operate an indoor recreation facility on property located at 766 Falls Avenue c/o Sam Krapf. (PZ21-0146)

Staff Presentation:

City Planner Zollinger presented the request for a Special Use Permit to operate an indoor recreation facility on property located at 766 Falls Avenue c/o Sam Krapf. (PZ21-0146)

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony, and minutes of the previous hearing to reach a decision on the appeal.

The applicant is requesting a Special Use Permit for an Indoor Recreational Facility for a Gym proposed to be located at 766 Falls Avenue. Hours of operation are intended to be 24 hours. As stated in the application, the applicant anticipates that most of the traffic will occur between the hours of 5:00 AM and 8:00 AM and 5:00 PM to 9:00PM. Membership will be capped at 40 members.

Properties located within Turf Plaza are served by the current parking lot. No increase in parking or other required improvements are required.

If the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

Applicant Presentation:

Sam Krapf, applicant, presented his request for a gym on property located at 766 Falls Avenue. He stated the gym would be called Ground Zero Strength. He stated the gym will be the first strength gym in town, with 24-hour access for members. He stated he will be the sole employee. He stated most traffic to the gym will be outside regular business hours. The clientele he is targeting are first responders, trying to accommodate their schedules. He stated there will be key cards for membership entry. It is a private club style, with limiting membership. He stated he is installing noise deafening platforms, as heavy weight lifting can be loud.

PZ/Questions & Comments:

- Commissioner Bolton asked if there is a membership limit.

- Applicant Krapf stated the membership will be limited to 40 members.

Public Hearing: Opened and closed without input

Discussions Followed: without concerns

MOTION: Commissioner Detweiler moved to approve the request for a Special Use Permit to operate an indoor recreation facility on property located at 766 Falls Avenue c/o Sam Krapf. (PZ21-0146), as presented with staff recommendations.
Commissioner Bolton seconded the motion.

Unanimously approved by a vote of 4-0.

5) Upcoming Meeting(s)

- a) Tuesday, October 26, 2021

6) Adjournment

The meeting adjourned at 06:50 PM

Kelli Ebersole

Kelli Ebersole, Administrative Assistant