



Twin Falls Planning & Zoning Commission Minutes

Tuesday, March 15, 2022, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

Members -

City Limits: Craig Kelley, Chairperson; Carolyn Bolton, Vice-Chair; Shelley McEuen; Todd Rambur; Curtis Hansen; Marilu Perez

Area of Impact: David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Commissioner Kelley called the meeting to order at 06:01 PM

A quorum was present.

Members Present: Kelley, Bolton, McEuen, Rambur, Hansen

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

a) Planning and Zoning Director introduced Todd Rambur and Shelley McEuen as the new commissioners.

b) Election of Officers

MOTION: Commissioner Hansen made a motion to nominate Commissioner Craig Kelley as Chairperson of the Planning and Zoning Commission.

Commissioner Bolton seconded the motion.

Unanimously Approved by a vote of 5-0.

Commissioner McEuen made a motion to nominate Commissioner Carolyn Bolton as Vice Chairperson of the Planning and Zoning Commission.

Commissioner Bolton seconded the motion.

Unanimously Approved by a vote of 5-0.

2) Consent Calendar

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

Commissioner Hansen seconded the motion.

Unanimously Approved by a vote of 5-0.

a) Approval of minutes from the following meeting: March 1, 2022

3) Items of Consideration

- a) Preliminary Presentation for a request for a recommendation to City Council for an Amendment to the Federation Point ZDA to allow “Private” and “Public School” as an outright permitted use and amend the Conceptual Site Plan in the Zoning Development Agreement c/o Paul Bierlein-Bouma USA on behalf of Hepworth Family Landholdings, LLC. (PZ22-0026)

Staff Presentation:

City Planner Zollinger presented the Preliminary Presentation for a request for a recommendation to City Council for an Amendment to the Federation Point ZDA to allow “Private” and “Public School” as an outright permitted use and amend the Conceptual Site Plan in the Zoning Development Agreement c/o Paul Bierlein-Bouma USA on behalf of Hepworth Family Landholdings, LLC. (PZ22-0026)

The applicant is required to present a preliminary review to the Planning and Zoning Commission in which the commission may give suggestions and ask questions of the applicant about the proposed ZDA amendment. A public hearing shall be held before the Commission for a recommendation to City Council to; amend the zoning district and the zoning map, amend with recommendations or deny the request.

Staff makes no recommendation at this time. A staff analysis will be provided at the public hearing.

Applicant Presentation:

Applicant Josh Fenright, Chief Growth Officer for the Gem Prep schools, gave a presentation of the overview of the school model. He shared the public outreach they will be doing for the project.

PZ/Questions & Comments:

- Vice Chair Bolton asked staff what grade levels will go to the school?
- City Planner Zollinger answered grades K-12.
- Vice Chair Bolton asked how many cars in the roundabout?
- City Planner Zollinger stated the roundabout is for bussing with vehicles entering school through school parking lot.
- Commissioner Rambur asked how many staff members will be employed at the school.
- Mr. Fenright stated the staff needed at full capacity is about 60.
- Commissioner Hansen stated items for the applicant to consider at the public hearing.
- Commissioner Hansen asked if the applicant has been through the neighborhood to discuss the project.

- The applicant stated they will start canvassing the neighborhood tomorrow, plus have public information sessions.
- Chairperson Kelley asked what drew the applicants to this site.
- The applicant stated the site is a good location as it provides nearby residential growth, and a proper location to build a school, with access to CSI.
- Commissioner McEuen asked if the principal will be present at the public hearing.
- The applicant stated the principal will attend the public hearing.
- Vice Chair Bolton asked when the housing portion of the property will be built and finished.
- City Planner Zollinger stated the Final Plat has been approved and is now in the construction plan process.

4) Public Hearings

- a) Request for a Special Use Permit to allow for an indoor recreation facility on property located at 2152 Village Park Avenue, Suite 200 c/o Kirsten Boehme. (PZ22-0011)

Staff Presentation:

City Planner Strickland presented the request for a Special Use Permit to allow for an indoor recreation facility (pilates studio) on property located at 2152 Village Park Avenue, Suite 200.

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 decide 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.

Standards Applicable to Special Uses:

- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.

- Will not be hazardous or disturbing to existing or future neighboring uses.
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

The property is zoned under the Canyon Village PUD. This property is located within the C-1 Master Plan area identified in the agreement.

This property is currently undergoing development and has a mix of professional and low impact commercial uses. Access to the development is near a major arterial (Pole Line and Eastland Dr) constructed to handle large amounts of traffic, and the parking area is ample size for the proposed special land use. Based on the standards for approval staff does not foresee any negative impacts related to the land use.

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:

Kristen Boehme, applicant, presented her request for a Special Use Permit to allow for an indoor recreation facility (pilates studio) on property located at 2152 Village Park Avenue, Suite 200. The applicant verified the correct location of the property. She presented her business plan and gave her starting class enrollments when openings.

PZ/Questions & Comments:

- Commissioner Hansen asked if there are businesses on other side of the street.
- City Planner Strickland gave an overview of the area and what is planned in the development.
- Commissioner McEuen asked the hours of operation.

- City Planner Strickland stated, per the applicant's narrative, the hours of operation are 8:00 am-12:00 pm and 5:00 pm-8:00 pm, with 1-2 classes per day and 6-10 participants per class.
- Commissioner Hansen asked the maximum occupancy load.
- The applicant stated the maximum occupancy load is 12 in the Pilates room and 15-20 in other exercise room.
- Vice Chair Bolton asked for clarification on the total occupancy load.
- The applicant clarified the maximum occupancy load is 30 people, including staff.

Public Hearing: Opened and Closed without input

Discussions Followed:

- Commissioner Hansen stated he would like to add a condition that the occupancy load of the building is to meet fire code, so as not to handicap the business.

MOTION: Commissioner Hansen moved to add a condition that the maximum occupancy of the building to meet city fire code.
Commissioner McEuen seconded the motion.

Unanimously Approved by a vote of 5-0.

MOTION: Vice Chair Bolton moved to approve the request for a Special Use Permit to allow for an indoor recreation facility on property located at 2152 Village Park Avenue, Suite 200 c/o Kirsten Boehme. (PZ22-0011), as presented, with added conditions and staff recommendations.
Commissioner Hansen seconded the motion.

Unanimously Approved by a vote of 5-0.

- b) Request for a Special Use Permit to allow for Storage Unit Rental facility on property located at 222 Dover Lane c/o Rex Harding, TD&H Engineering, Inc., on behalf of Dover Lane Storage LLC. (PZ22-0014)

Staff Presentation:

City Planner Zollinger presented the request for a Special Use Permit to allow for Storage Unit Rental facility on property located at 222 Dover Lane c/o Rex Harding, TD&H Engineering, Inc., on behalf of Dover Lane Storage LLC. (PZ22-0014)

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 application proposes 10 storage unit buildings of varying square footages combined for a total of 67,238 sf. The facility would contain 550-570 storage units.

The storage facility's office hours will be Monday – Friday from 10:00 AM to 5:30 PM, Saturdays from 9:00 AM to 3:00PM and closed on Sundays. The gate hours will be 7:00 AM to 9:00 PM seven days a week.

The facility would employ 2-4 employees.

A storage unit rental facility would be compatible with the surrounding area. Surrounding businesses include a tractor and equipment dealer, plumbing supply house, a contractors yard, auto and equipment repair shops and an existing storage unit rental facility which was approved in 2019.

The 100-year flood plain exists on a portion of the property due to its proximity to a canal. To develop the property, the applicant will need to meet all local, state, and federal requirements that deal with the flood plain.

If the Commission approves the request as presented, 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:

Rex Harding, applicant representative, gave the presentation for the request for a Special Use Permit to allow for a Storage Unit Rental facility on property located at 222 Dover Lane. He gave an overview of the surrounding properties and what is located there. He explained the flood plain issues with construction with FEMA, city, and the Canal Company, and explained there will be no construction on that portion until next year after everything has been resolved. He stated Dover Lane will be built out for access to the property.

PZ/Questions & Comments:

- Vice Chair Bolton asked for clarification of the location of the project.

- City Planner Zollinger gave clarification of the property location.

Public Hearing: Opened and Closed without input

Discussions Followed: without concerns

MOTION: Commissioner Hansen moved to approve the request for a Special Use Permit to allow for Storage Unit Rental facility on property located at 222 Dover Lane c/o Rex Harding, TD&H Engineering, Inc., on behalf of Dover Lane Storage LLC. (PZ22-0014), as presented, with staff recommendations.

Vice Chair Bolton seconded the motion.

Unanimously Approved by a vote of 5-0.

- c) Request for a Special Use Permit to allow for an indoor recreation facility on property located at 2333 Addison Avenue East, Suite E., c/o Grayson Stone and Nick Brady on behalf of Felice England. (PZ22-0015)

Staff Presentation:

City Planner Strickland presented the request for a Special Use Permit to allow for an indoor recreation facility on property located at 2333 Addison Avenue East, Suite E., c/o Grayson Stone and Nick Brady on behalf of Felice England. (PZ22-0015)

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 decide 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.

Standards Applicable to Special Uses:

- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- Will be served adequately by essential public facilities and services such as

highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.

- Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

The subject property is an existing building with multiple tenant spaces with a mix of similar uses. staff hours 8:00 am – 5:00 pm, with 24/7 key fob access to members for independent training. The land use proposed is similar to the existing uses within the building. The impact should be very minimal on the surrounding property. The property is located on a major arterial that is constructed to handle a large amount of traffic, the parking area is ample size for the land use and based on the standards of approval, staff does not foresee any negative impacts related to the land use.

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:

Jason England, applicant, gave his presentation for the request for a Special Use Permit to allow for an indoor recreation facility on property located at 2333 Addison Avenue East, Suite E. He stated in the beginning, he plans for the hours of operation to be from 5:00 am – 10:00 pm, until he is comfortable to go to the 24-hour access. He stated the maximum membership will be 100 persons. He shared his predictions for maximum occupancy at peak hours.

PZ/Questions & Comments:

- Chairperson Kelley asked to identify the exact suite location.
- City Planner Strickland identified the suite location.
- Commissioner Rambur asked if there was another fitness center there prior to this request.
- City Planner Strickland gave a background on the property and previous

tenants.

- Planning and Zoning Director Spendlove shared as this is not a retail business, so the retail hours do not apply to this request. The occupancy load will be followed by fire standards and the applicant's narrative.

Public Hearing: Opened and Closed without input

Discussions Followed: without concerns

MOTION: Vice Chair Bolton moved to approve the request for a Special Use Permit to allow for an indoor recreation facility on property located at 2333 Addison Avenue East, Suite E., c/o Grayson Stone and Nick Brady on behalf of Felice England. (PZ22-0015), as presented, with staff recommendations.
Commissioner Hansen seconded the motion.

Unanimously Approved by a vote of 5-0.

5) Upcoming Meeting(s)

- a) Tuesday, March 29, 2022.

6) Adjournment

The meeting adjourned at 07:04 PM

Kelli Ebersole

Kelli Ebersole, Administrative Assistant