



Twin Falls Planning & Zoning Commission Minutes

Tuesday, April 26, 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

Chairman Kelley called the meeting to order at 06:01 PM
A quorum was present.

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

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

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 to 0.

- a) Approval of Minutes from the following meeting: April 12, 2022

3) Items of Consideration

- a) Request for the consideration of the preliminary plat for Eastern Sun Subdivision No. 2, approximately 56 acres consisting of 186 lots located at the 700-1000 block of Hankins Road c/o EHM Engineers, Inc. on behalf of Gary Wolverton. (PZ22-0061)

Staff Presentation:

City Planner Strickland presented the request for the consideration of the preliminary plat for Eastern Sun Subdivision No. 2, approximately 56 acres consisting of 186 lots located at the 700-1000 block of Hankins Road c/o EHM Engineers, Inc. on behalf of Gary Wolverton. (PZ22-0061)

Per City Code 10-12-2-3 Preliminary Plat the commission shall review the preliminary plat. The Commission's decision is final unless appealed to the City Council. The final plat is reviewed and approved by City Council. In determining the acceptance of a proposed subdivision, the Commission shall consider the objectives of this Title and at least the following:

- The conformance of the subdivision with a Comprehensive Plan.
- The availability of public services to accommodate the proposed development.
- The continuity of the proposed development with the capital improvement program.
- The public financial capability of supporting services for the proposed development; and
- The other health, safety or environmental problems that may be brought to the Commission's attention.

The Commission may approve, conditionally approve, disapprove, or table for additional information when acting on the preliminary plat. If tabled, approval or disapproval shall occur at the regular meeting following

the meeting at which the plat is first considered by the Commission. The action, and the reasons for such action shall be stated in writing by the Administrator and forwarded to the applicant.

The Administrator shall also forward a statement of the action taken and the reasons for such action together with a copy of the preliminary plat to the Council for its information and record. Upon granting or denying a preliminary plat the Commission shall specify:

- The regulations and standards used in evaluating the application.
- The reasons for approval or denial; and
- The actions, if any that the applicant could take to obtain plat approval.

The property is zoned R-2 and is currently undeveloped. This zoning district allows for single-family households and duplexes. The minimum lot size for a single family household is 6000 sq. ft. and the minimum lot size for a duplex is 10,000 sq. ft. On December 21, 2020 the property was annexed with an R-2 zoning designation.

The proposed development will consist of 183 residential lots with access from Hankins Rd, and Elizabeth Blvd as well as 9th Ave East being extended through the development eastward. Located at the northeast corner of Hankins Rd and Elizabeth Blvd Block 1 Lot 1 will be park land. Staff has reviewed the preliminary plat for compliance. However, the property may be in a flood plain area that has not been officially identified on the FEMA maps. Upon final technical review, a determination will need to be made regarding the flood plain and amendments will be required to comply with flood plain regulations.

Upon conclusion, should the Commission approve this request as presented, staff recommends approval be subject to the following conditions:

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.
2. Subject to the applicant confirming the flood plain area, and mitigating any and all impacts of the subdivision being located within the identified area, if applicable.

Applicant Presentation:

Gerald Martens, applicant representative, presented the request for the consideration of the preliminary plat for Eastern Sun Subdivision No. 2, approximately 56 acres consisting of 186 lots located at the 700-1000 block of Hankins Road. Mr. Martens stated the single-family dwelling lot sizes will be between 8000-12000 sq ft. He stated there will be a 4-acre community park at the southeast corner of Hankins Rd. and Elizabeth Blvd., as part of the first phase.

PZ/Questions & Comments:

- Commissioner Hansen asked if this request is an action item.
- City Planner Strickland clarified the preliminary plat request item is an action item to the Planning and Zoning Commission, and the Final Plat is an action item to City Council.
- Commissioner Hansen asked if all larger lots are for duplexes.
- Mr. Martens stated there are no duplex lots in this subdivision.
- Vice Chair Bolton asked if there will be any duplexes in all 7 phases.
- Mr. Martens stated not in this subdivision. Duplexes are planned for Eastern Sun #1.
- Chairman Kelley asked if the park will be used as storm water retention.
- Mr. Martens clarified no water retention basin at park and demonstrated on the plat where the storm retention is located.
- Vice Chair Bolton asked staff about the entrances off Hankins Rd.
- City Planner Strickland stated there are two entrances: one off of Elizabeth Blvd. and one off of Hankins Rd.

Discussions Followed: without concerns

MOTION: Vice Chair Bolton moved to approve the request for the preliminary plat for Eastern Sun Subdivision

No. 2, approximately 56 acres consisting of 186 lots located at the 700-1000 block of Hankins Road c/o EHM Engineers, Inc. on behalf of Gary Wolverton. (PZ22-0061), as presented with staff recommendations. Commissioner Hansen seconded the motion.

Unanimously Approved by a vote of 5 to 0.

4) Public Hearings

Chairman Kelley asked the Commission if there is anyone who has a conflict with the Public Hearing items.

Vice Chair Bolton stated she will be recusing herself from Item 4b, as she lives in the Public notification radius and received a Public Notice in the mail.

- a) Request for a Special Use Permit to allow an indoor recreation facility (golf simulator) on property located at 161 2nd Avenue North c/o Colby Ricks on behalf of Orville Properties, LLC. (PZ22-0045)

Staff Presentation:

City Planner Strickland presented the request for a Special Use Permit to allow an indoor recreation facility (golf simulator) on property located at 161 2nd Avenue North c/o Colby Ricks on behalf of Orville Properties, LLC. (PZ22-0045)

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, in fact, constitute a special use as established by zoning requirements for the zone involved.
- 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 CB, Central Business, P-1 Parking Overlay and is a contributing historic building located

in the Downtown Historic District. This district requires prior approval of a Certificate of Appropriateness for any exterior changes to the building, including but not limited to lighting, signage, and façade changes. The building is vacant and historically has been used for retail.

The property is located along a large avenue constructed to handle large amounts of traffic. There are several parking areas located nearby to accommodate the business during its hours of operation. The applicant anticipates 2-3 employees with 3-4 golf simulators; the applicant anticipates 32-48 customers per day. They will operate Sunday-Saturday from 9am-9pm. Based on the uses of the surrounding buildings and the location, staff does not anticipate any negative impacts to the surrounding area.

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:

Colby Ricks, applicant representative, presented the request for a Special Use Permit to allow an indoor recreation facility (golf simulator) on property located at 161 2nd Avenue North. He stated this is the old Donnelly Sports building. He explained there will be 4 golf simulators, a hitting and chipping range and a putting green. He asked for clarification of typical business hours for this type of business.

City Planner Strickland stated retail hours are from 7:00 am -10:00 pm. If this is not considered a retail use, they could operate later.

PZ/Questions & Comments:

- Commissioner Hansen asked if alcohol will be served.
- City Planner Strickland stated alcohol sales are not part of the initial plan.
- Commissioner Hansen asked the desired hours of operations.
- Mr. Ricks stated 9:00am-12:00am is desired and would like to add these hours of operation as part of the Special Use Permit.
- City Planner Strickland stated the hours were presented as 9:00am-9:00pm.
- Planning and Zoning Director Spendlove clarified this is not a retail establishment, so retail hours are not applicable.
- Commissioner Perez asked for clarification of activities.
- Mr. Ricks explained how the digital simulators work.
- Chairman Kelley asked the location of the simulators in the building.
- Mr. Ricks showed on site map where simulators and hitting ranges will be located in the building.
- Chairman Kelley asked about noise mitigation.
- Mr. Ricks answered the walls are very thick on this building, with few windows. They are not putting up a separate noise mitigation system.
- Chairman Kelley asked about parking.
- Mr. Ricks stated there are multiple public parking lots near the location.
- City Planner Strickland stated this building was a car dealership at one time and clarified the public parking areas.

Public Hearing: Opened

Eric Watte, citizen, stated he is in total support of this request.

Public Hearing: Closed

Discussions Followed: without concerns

MOTION: Commissioner Hansen moved to add a condition allowing the hours of operation to be from 9:00am – 12:00am.

Commissioner Perez seconded the motion.

Unanimously Approved by a vote of 5 to 0.

MOTION: Commissioner Hansen moved to approve the request for a Special Use Permit to allow an indoor recreation facility (golf simulator) on property located at 161 2nd Avenue North c/o Colby Ricks on behalf of Orville Properties, LLC. (PZ22-0045), as presented with staff recommendations.
Vice Chair Bolton seconded the motion.

Unanimously Approved by a vote of 5-0

**Vice Chair Bolton recused herself and stepped down into the audience.*

- b) Request for a Special Use Permit to allow an RV and Camping Park on property located at 1788 Addison Avenue East c/o Shawn Allen on behalf of Terra Development, LLC. (PZ22-0049)
CB recused herself from this item. She stepped down for this item.

Staff Presentation:

City Planner Zollinger presented the request for a Special Use Permit to allow an RV and Camping Park on property located at 1788 Addison Avenue East c/o Shawn Allen on behalf of Terra Development, LLC. (PZ22-0049)

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.

In 2015, a permit was issued to demolish the single family home on the property. It has been vacant since.

Comprehensive Plan Compliance:

The property located at 1780 Addison Ave E has the designation of Neighborhood Commercial on the Future Land Use Map of the Comprehensive Plan. Defining characteristics of the Neighborhood Commercial Designation are that it provides supporting services and small- scale commercial for the surrounding neighborhoods and is designed to complement the neighborhood's character. A mix of uses described within the comprehensive plan for Neighborhood Commercial are:

Neighborhood – servicing commercial, townhomes, condominiums, apartments, senior/ student housing, small- scale office and retail, civic and community facilities.

Analysis:

Recreational and Vehicle and Camping Park is a Special Use of the C-1 Zoning District. It is defined within City Code 10-2 Definitions as "Any tract of land that is divided into rental spaces under common ownership or management for the purpose of locating recreational vehicles, travel trailers or tents for dwelling purposes for a period not to exceed six (6) months."

The applicant is proposing to develop the property located at 1780 Addison Ave E as an RV and Camping Park.

Hours of operation would be between 8am and 8pm seven days a week with most of the activity taking place between the hours of 11 am to 6 pm.

The number of RV spaces proposed would be 36. The number of RV spaces shown on the site plan is greater than 36 but the applicant is anticipating a loss of a couple of spaces to deal with storm water and other site

layout issues, setbacks, landscaping etc.

Required parking for an RV Camping Park is not found within 10-10-6 Parking Requirements. Based on practical use of the property, a determination has been made that 1 off street parking space will be required per RV Parking Pad.

The number of employees on site would be 2 and it is anticipated by the applicant that they would be camp hosts and would reside in their own RV.

Other considerations made by the applicant within their narrative include a list of their own rules and regulations that they would impose:

- * No repairs or maintenance of RV at the campground site
- * Speed limit of 5 to 10 MPH inside the park.
- * No drying of clothes/laundry outside the RV
- * No open storage under the RV
- * Pets shouldn't be left unattended
- * No additional overnight guests allowed; and each guest should be registered with office.
- * Cannot change the RV parking slot once it is assigned. You should consult the staff if you want a change.
- * Use of generators and other loud appliances is not allowed.
- * Smoking should be done at designated locations only.
- * alcohol is not allowed.
- * Campfires are not allowed.

Potential Impacts:

A significant portion of the property is located within the 100-year flood plain. The applicant would need to develop the property in accordance with federal flood plain regulations as well as City Code 10-11-9 Flood Plain Regulations.

When considering an application for a Special Use Permit, the commission should consider the following from City Code 10-13-2-2.2(D) Standards Applicable to Special Uses:

The commission shall review the particular facts and circumstances of each proposed special use in terms of the following standards and shall find adequate evidence showing that such use at the proposed location:

1. Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
2. Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
3. 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.
4. Will not be hazardous or disturbing to existing or future neighboring uses.
5. 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.
6. 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.
7. 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.
8. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
9. Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Due to the amount of owner-driven self-regulations, it may be prudent for the commission to consider issuing

the Special Use Permit for this current owner specifically, with any change in ownership requiring a renewal of the Permit.

Upon conclusion, if the Commission finds this proposal complies with the comprehensive plan, and the standards applicable to special uses, then staff would recommend the following conditions.

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Change in ownership shall require a renewal of the Special Use Permit.

Applicant Presentation:

David Kemp, applicant, presented his request for a Special Use Permit to allow an RV and Camping Park on property located at 1788 Addison Avenue East. He stated when meeting with staff, the city was up front about the flood plain and that the city would not approve permanent structures to be built on the property. He stated he is aware of the flood plain challenges and will follow all local, state, and federal regulations. He stated there would be a one-way access through the park. He stated they will look at the traffic issues. He stated the project will not go forward if they can't meet the requirements of city staff. If approved, he will have his civil engineer will proceed with details. He stated this will be a well maintained park, and an improvement to the area, as it is an eye sore now. He believes they could coexist with the flood plain and make beautiful.

PZ/Questions & Comments:

- Commissioner Hansen asked for clarification of surrounding businesses.
- City Planner Zollinger clarified the business around this property.
- Commissioner Perez asked since this property is in the C1 zone, would the list of allowed uses in the city code would be permitted w/o coming to commission.
- Planning and Zoning Director Spendlove stated yes.
- Chairman Kelley asked, from a city standpoint, is there adequate room for lane departure of RV type vehicles.
- City Planner Zollinger stated there will need to be room for RVs to maneuver, and a more detailed plan will be required with the permitting process prior to construction.
- Chairman Kelley asked if Addison Avenue is adequate for RV departure.
- City Engineer Vitek stated Addison Avenue is limited at that location. He stated there is a need for road widening in the area but is a long process. A widening project would need to be in conjunction with this construction. He stated the commission will have to determine the impact of this project on the roadway.
- Chairman Kelley asked if there is a turn lane at this section of Addison Avenue.
- City Engineer Vitek stated there is no turn lane at that location.
- Commissioner Rambur asked if traveling east and turn right into the RV park, with the swingout needed, will this road project take a while to fix the issue.
- City Engineer Vitek stated this section is not part of the city's current plan. He does not see the project happening in the next 10 years.
- Commissioner Perez asked about flood plain issues.
- City Engineer Vitek identified the flood plain on the property. The flood plain was established in 1976. There is no updated data that this flood plain will behave differently.
- Chairman Kelley asked if other property owners have done research regarding being able to be there.
- City Engineer Vitek stated some of those properties were grandfathered in that were there prior to the flood plain being adopted. He stated the goal is to protect the property from the floodway.
- Commissioner Perez asked what means by protecting the floodway.
- City Engineer Vitek stated there are rules and regulations for anyone building in a flood plain and code that must be met. Very little development in the area. Parking and RV parking is allowed in the area, but no fences or structures secured to a foundation greater than 12" deep are to be built in a floodway. The sewer is a concern to engineering.
- Commissioner Perez asked if the Special Use Permit is passed by the commission, could it not be

approved because of the engineering issues.

- City Engineer Vitek stated the commission is only approving for land use, but there is still more review that will be needed.
- Planning and Zoning Director Spendlove stated the commission can take all the issues into account with their decision tonight. He stated the city is concerned about Addison Ave. with this type of vehicle, but would try to help accommodate if the city could. The flood plain is an issue, without proper elevations and how high or low this property is compared to the flood way it is difficult to tell if there will be a problem. The commission can take all into account to make their decision.
- Commissioner Hansen asked in the narrative, it states residents are limited to 180 days, which contradicts ID state code regarding residents.
- City Planner Zollinger clarified the Future Land Use Map boundaries for the commission.
- Commissioner Rambur asked if the sewer is connected to the city.
- City Planner Zollinger stated the sewer is connected to the city. The applicant has written in the narrative how it will be addressed.
- Commissioner Perez asked the applicant if there other RV parks located nearby, similar to the one being proposed tonight.
- Dr. Kemp stated he would like to have nicer park with strict regulations. He stated he is willing to change to the 30-day occupancy limit.
- Commissioner Perez asked about a barrier between the RV park and the neighboring residential area.
- Dr. Kemp stated they can't put up fencing due to the flood plain.
- Chairman Kelley asked about landscape requirements, and natural barriers.
- City Planner Zollinger stated the gateway arterial landscaping is required along Addison Avenue, plus C1 landscape regulations and there may be room for a natural buffer.

Public Hearing: Opened

- Mark Jones, citizen, is opposed to the request. He does not believe the use in harmonious with the neighborhood and concerned with the potential traffic issues.
- Bob Jones, citizen, is opposed to the request. He believes it is hazardous to the neighborhood.
- Neil Palmer, citizen, is opposed to this project. He stated he would like the area to become a city park. He would like the city to mandate parks using the Fish and Game regulations.
- Sean Lynne, citizen, is opposed to the project. He is concerned what would happen if there was a change of hands and the area not being maintained. He is concerned about turning in and out of the park.
- Don Anderson, citizen, is opposed to the project and has a concern for privacy and noise without a fence. There is a safety concern, as this location is close to a school.
- Jack Bishop, citizen, is opposed to the project. He stated he would like to see commercial or residential structures built in this C1 zoning. He stated the RV park is not attractive and can't be screened. He stated there is data for water flow where the area can be developed and stated there is not a history of flooding in the Perrine Coulee. He believes the area is capable of carrying water.
- Elaine Bowman, citizen, is opposed to this project. She stated there is a sewer concern due to flooding on her property. She has flooding concerns of the Perrine Coulee. She stated she has a traffic concern. She is not convinced that Addison Avenue will be completed in 10 years.
- David Brock, citizen, is opposed to the project. He does not believe this project meets the Comprehensive or Strategic plans. He has a concern for the RV park not being maintained and stated he believes this project will devalue neighboring properties.
- Jessica Guevara, citizen, stated her opposition to the project. She is concerned for the traffic issue, as she works for the Twin Falls Sheriff's office and it can take up to 15 minutes to drive the 1.3 miles from her house to work. She stated there is horrible traffic now due to the school nearby and the parents dropping off and picking up their students. She stated she works in the jail and is concerned for the type of people that may be staying at the park, as it is in her back yard. She stated there have been previous issues with camping and drug use at this location and believes a camping and RV park is an eyesore. She stated her concern for the school safety with people not from this area staying so close to the school.

- Planning and Zoning Director Spendlove stated, on the advice of the City Attorney, he advised the commission to give equal weight to all neighbor's testimony, not give any more weight to the previous person's testimony, because of her employment.
- Nina Kratchunova, citizen, is opposed to the project. There is a concern of the number of vehicles on the property at one time and no guest parking. She asked about the setbacks. She asked if there is a designated dumpster site.
- Larry Spears, citizen, is opposed to the project. He does not want a RV park in his backyard. He stated he has experience with the canal flooding. He stated he is also concerned with potential traffic issues.
- Christy Woodman, citizen, stated she has a direct view of the property and without fencing, she is concerned there will be an issue with lights. She is opposed to the project.
- Eric Hall, citizen, is opposed to the project. He is concerned for his property value and the bottleneck at Addison Avenue.
- Lee Gregoire, citizen, is opposed to the project. His concern is if there is no fence, he will see the lights from the RV park all day long. He stated the testimony given by his girlfriend, Ms. Guevara, is public record. He is also concerned about property value.
- The applicant, Dr. Kemp, returned to the podium and stated his statements were clear and he understands the neighbor's resistance and concerns. He stated he does not think this RV park will be the same as other parks, and not an eye sore.

Public Hearing: Closed

Discussions Followed:

- Commissioner Hansen stated 10-13-2-2 standards for Special Use Permit. He understands the traffic concerns on Addison Ave. but stated the neighboring businesses all have semi trucks delivering product on that street. He stated if it is constructed right, there may not be an issue of turning in and out onto Addison Ave. He reviewed his concern of the narrative stating the tenants would be limited to 180 days, as that does not match state code. Concerns with the flood plain. The applicant would need to work with city and county to address those issues. He stated the use does fit in the C1 zone, but with the lacking data, he cannot give a positive vote to this request.
- Commissioner Perez stated this is a not problematic use, but not enough information to alleviate the neighbor's concerns. Traffic during holiday weekends would be problematic and. not addressed in application. The barrier is not addressed in the application. She stated all uses in C1 could have similar detriments, but not need to come to this commission if an allowed use.
- Commissioner Rambur stated not as concerned about delivery trucks, as less frequent than the applicant's narrative. He does not believe this is harmonious with other businesses in area.
- Chairman Kelley stated his concern is it is not harmonious to the neighborhood. He doesn't think it fits and will change the character of the area. As far as hazardous or disturbing to future neighborhood uses could be an issue. He addressed the excessive noise issue. He stated there is not enough information to make a positive decision.
- Commissioner Hansen stated they can make conditions for this Special Use Permit, but he doesn't think they can add enough conditions to make a positive vote to meet all nine criteria. There is not enough information about the flood plain to protect the city and the sewer.
- Commissioner Perez asked if item is denied, how different can it be to come back before the commission.
- Planning and Zoning Director Spendlove stated the commission needs to look at 9 criteria and decide all 9 in the affirmative before getting to conditions for other 5 items. He stated there need to be firm reasons for their decision. As far as the item coming back, if denied, it is appealable to City Council, or a new retooled application can be submitted. There is no time limit in city code. The commission can table the item for more information, if missing a little piece. Tonight's decision based on information in front of you today.
- Commissioner Perez clarified if there is a denial, it does not mean it is dead forever.
- Commissioner Hansen reviewed criteria. He stated the application does not meet criteria #2, harmonious to neighborhood, without more information.

MOTION: Commissioner Hansen moved to approve the request for a Special Use Permit to allow an RV and Camping Park on property located at 1788 Addison Avenue East c/o Shawn Allen on behalf of Terra Development, LLC. (PZ22-0049), as presented, with staff recommendations.
Commissioner Perez seconded the motion.

The Motion was not approved by a vote of 0 to 4.

5) Upcoming Meeting(s)

- a) Tuesday, May 10, 2022
Tuesday, May 24, 2022

**Commissioner Perez will not be able to attend the May 10 meeting.*

Planning and Zoning Director Spendlove presented Commissioner Hansen a certificate for serving on the Planning and Zoning Commission for the last four years. Staff and the commission thanked him for his service.

6) Adjournment

The meeting adjourned at 7:58 pm

Kelli Ebersole

Kelli Ebersole, Technician