



Twin Falls Planning & Zoning Commission Minutes

Tuesday, August 24, 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 6:00 pm
A quorum was present.

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

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

2) Consent Calendar

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

Approved by a vote of 4-0-1.

a) Approval of Minutes from the following meeting: August 10, 2021

3) Items of Consideration - None

4) Public Hearings

a) Request for a Special Use Permit to allow the expansion of an existing school/daycare on property located at 308 Falls Avenue West c/o LKV Architects on behalf of CSI Head Start/Early Head Start. (PZ21-0107)

Staff Presentation:

City Planner Strickland presented the request for a Special Use Permit to allow the expansion of an existing school/daycare on property located at 308 Falls Avenue West c/o LKV Architects on behalf of CSI Head Start/Early Head Start. (PZ21-0107)

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 initial special use permit for the Head Start Program was approved March of 1981. Since that time the subject property has been operated as a school/daycare facility. In January 2019 the Planning & Zoning Commission approved a special use permit expansion to the facility for a 6,257 sq. ft. building. The facility has operated without incident since 1981 and will continue to operate as a school/daycare facility without an increase in the number of children or staff so the impacts of this expansion should be minimal.

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:

Ruby Allen, representative for CSI Head Start, presented the request for a Special Use Permit to allow the expansion of an existing school/daycare on property located at 308 Falls Avenue West. She stated this is the 3rd phase of the expansion. Wayne Thowless, representing applicant, stated this building is a separate building attached by a walkway from the last building.

PZ/Questions & Comments:

- Commissioner Perez asked for clarification on the hours of operation stated in the narrative.
- Ms. Allen clarified the hours of operation, with students onsite on Tuesdays - Fridays.
- Commissioner Bolton asked about storm water retention fencing.
- Ms. Allen clarified that the storm water retention area will be fenced.

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 the expansion of an existing school/daycare on property located at 308 Falls Avenue West c/o LKV Architects on behalf of CSI Head Start/Early Head Start. (PZ21-0107), as presented, with staff recommendations. Commissioner Bolton seconded the motion.

Unanimously Approved by a vote of 5-0.

- b) Request for a Special Use Permit to allow automobile and truck service and/or repair with an indoor commercial paint facility on property located at 1188 Latitude Circle c/o Cross Development Acquisition, LLC. (PZ21-0108)

Staff Presentation:

City Planner Zollinger presented the Request for a Special Use Permit to allow automobile and truck service and/or repair with an indoor commercial paint facility on property located at 1188 Latitude Circle c/o Cross Development Acquisition, LLC. (PZ21-0108)

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 property was annexed into City limits October 2005 with an R2 zoning designation. Subsequent public hearings were held in May of 2009 to rezone the property to C1. In January of 2011 the city council approved a request to rezone the property from C1 to C1 PUD. In February 2016 a preliminary plat was approved and in July of 2017 a final plat was approved that includes the subject property.

The subject property is part of the Latitude 42 PUD. The PUD allows for a mix of commercial uses and residential, which includes automobile service and repair shops through a special use permit. Title 10 of City Code requires a special use permit for indoor commercial painting.

The subject property is part of a newer subdivision that is still being built out. There are two existing businesses, directly east is a Pro-Sales shop, and to the south along Cheney Road is a nursing home. Storage units are currently being built to the west, along Creekside Way. An apartment complex is proposed to the south. Other surrounding properties are still vacant.

The proposed special uses will take place inside the building. Any noise or fumes that will be produced will happen indoors. The location of these activities are proposed to be located in the back of the building further away from Latitude Circle. A fence and gate with privacy slats is proposed for a parking lot where vehicles waiting for repairs or pick up which is located out of sight from Latitude Circle. Existing infrastructure to the subject property is adequate to accommodate the additional traffic to the site.

he brought up the site plan is missing the arterial landscaping requirement.

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:

Nick Fore, applicant, presented the request for a Special Use Permit to allow automobile and truck service and/or repair with an indoor commercial paint facility on property located at 1188 Latitude Circle. He shared Caliber Collision's business history. He stated the facility will be used for minor automobile/truck repair, with little traffic as there are only a few deliveries a day. All repairs are done behind closed doors for sound mitigation. He stated the paint booth is in an isolated building with exhaust system (workers can be unmasked). Hours of Operation: m-f 8-6 standard hours, with 15 employees.

PZ/Questions & Comments:

- Commissioner Musser asked about the outside smell from the painting facility.
- City Planner Zollinger stated the painting takes place inside and must follow current codes.
- Commissioner Perez asked about the arterial landscape buffer.
- City Planner Zollinger explained the PUD and city code requirements for arterial landscaping.

Public Hearing: Opened and closed without input

Discussions Followed: without concerns

MOTION: Commissioner Musser moved to approve the request for a Special Use Permit to allow automobile and truck service and/or repair with an indoor commercial paint facility on property located at 1188 Latitude Circle c/o Cross Development Acquisition, LLC. (PZ21-0108)
Commissioner Hansen seconded the motion.

Unanimously Approved by a vote of 5-0.

5) Upcoming Meeting(s)

a) Tuesday, September 14, 2021

6) Adjournment

The meeting adjourned at 06:23 PM

Kelli Ebersole

Kelli Ebersole, Administrative Assistant