



Twin Falls Planning & Zoning Commission Minutes

Tuesday, February 14, 2023, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

Members -

City Limits: Craig Kelley, Chairperson; Marilu Perez, Vice-Chair; Todd Rambur; Cortney Campbell; Grayson Stone

Area of Impact: David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Chairman Kelley called the meeting to order at 06:00 PM

A quorum was present.

Members Present: Kelley, Campbell, Stone, Perez, Detweiler, Rambur

Staff Present: Spendlove, Ebersole, Strickland O'Leary

2) Conflict of Interest Declaration

3) Consent Calendar

MOTION: Commissioner Detweiler moved to approve the Consent Calendar, as presented.
Commissioner Stone seconded the motion.

Unanimously Approved by a vote of 6 to 0.

- a) Approval of the minutes from the following meeting: January 24, 2023

4) Items of Consideration

- a) Preliminary Presentation for a request for a recommendation to City Council on an Amendment to the Vista Rim ZDA to modify overall design theme, building materials, and height restrictions on property located at 292 Canyon Crest Drive c/o Andrew Erstad, Erstad Architects on behalf of John Odom. (PZ22-0177)

Staff Presentation:

Planning and Zoning Director Spendlove presented the Preliminary Presentation for a request for a recommendation to City Council on an Amendment to the Vista Rim ZDA to modify overall design theme, building materials, and height restrictions on property located at 292 Canyon Crest Drive c/o Andrew Erstad, Erstad Architects on behalf of John Odom. (PZ22-0177)

Per City Code 10-6-1, the Planning & Zoning Commission shall complete a preliminary review of the request prior to a public hearing. Following the public hearing, the Commission shall forward a recommendation to the City Council. After receiving a recommendation from the

Planning & Zoning Commission, the City Council shall require a Public Hearing to be held. Following the public hearing, the Council shall act on the proposed item.

This property was originally part of the Northbridge #2 PUD that was ratified in 1994. Over the years, this particular piece has not been developed. However, multiple parcels in the area have seen various rezones and PUD's take place, as well as buildings constructed for offices, homes, convention centers and restaurants. Most recently, the Vista Rim ZDA went through the public hearing process to create a residential townhome development in 2021.

A full analysis of this item will be provided for the public hearing on February 28th.

No action is being taken on this item, at this time. The commission may ask clarifying questions, and give general direction to Staff and the applicant for items or issues that may need to be researched prior to the Public Hearing.

Applicant Presentation:

Nick Oelrich, applicant representative, stated the additional height request is for the three buildings furthest away from the canyon rim. He stated the applicant is asking for the amendment to the height due to the zoning amendment to the canyon rim height requirement. He shared the development concept.

PZ/Questions & Comments:

- Commissioner Detweiler asked the location of the buildings requesting the extra height.
- Planning and Zoning Director Spendlove gave the building numbers and stated they are behind the building on the canyon rim.
- Chairman Kelley asked how the height is measured.
- Planning and Zoning Director Spendlove explained how building height is measured in the City of Twin Falls.
- Commissioner Perez asked about other element changes.
- Planning and Zoning Director Spendlove stated the only element changes are what is on the application.

Planning and Zoning Director Spendlove stated staff analysis will come at the public hearing on February 28th.

5) Public Hearings

- a) Request for a Non-Conforming Building Expansion permit for a vehicle repair shop on property located at 3055 Highland Avenue East c/o Colby Ricks, Laughlin Ricks Architecture on behalf of Wayne Yates. (PZ23-0001)

Staff Presentation:

City Planner Strickland presented the request for a Non-Conforming Building Expansion permit for a vehicle repair shop on property located at 3055 Highland Avenue East c/o Colby Ricks, Laughlin Ricks Architecture on behalf of Wayne Yates. (PZ23-0001)

Per City Code 10-3-4 (D)The city planning and zoning commission may authorize the issuance of a nonconforming building expansion permit. The following standards shall be used to make a decision.

- a. Will the proposed expansion be harmonious with and in accordance with the general objectives of the comprehensive plan and/or zoning regulation?
- b. Will the proposed expansion be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity?
- c. Will the proposed expansion involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare of the surrounding neighborhood by reason of excessive production of traffic, noise, smoke, fumes, glare or odors?
- d. Will the proposed expansion have any other adverse impact upon the surrounding neighborhood?
- e. Considerations relating to traffic safety and traffic congestion:
- f. Considerations relating to outdoor advertising and noise:
- g. Considerations relating to landscaping:
- h. Considerations relating to buildings and site layout: The considerations of exterior design in relation to adjoining structures in height, bulk and area openings, breaks in the facades and facing on streets, line and pitch of roof and arrangement of structure on the parcel.
- i. Considerations relating to drainage and utilities.

The building was constructed in 1999. The property is zoned M-2 which allows for an automotive repair service with an approved Special Use Permit.

In 2016 SUP #1394 was issued to operate an automotive repair shop with the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with City Code Requirements and Standards.
2. Subject to all inoperable, un-licensed, or junk vehicles, and all parts being stored inside, or behind a sight obscuring fence that has been approved by staff.
3. No vehicle parked outside for longer than 2 business days prior or after work is completed.
4. Subject to a Certificate of Occupancy issued by the City prior to operation of the paint booth, as described.

According to the Future Land Use Map this area is identified as Industrial. The characteristics of an industrial area consist of non-retail employment, being near or adjacent to railways, and can provide supporting uses/services within the community. This land use and property are in conformance with the Industrial designation. The reason the property is considered non-conforming is because the centerline setback along Highland Ave is listed as 62 feet which occurred the same year the building was under construction.

The proposed expansion will not make the building more non-conforming and does not encroach further into the setback. This business has operated at this location without any complaints from neighbors and is situated in a location that allows for easy access to and from the property without impacting the surrounding area. Staff has reviewed the request and does

not foresee issues with approving the request as presented.

Upon conclusion, the commission may approve the request, approve with conditions, deny the request or table for more information. Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project. If approved, staff recommends the following conditions.

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to compliance with conditions listed on SUP#1394.

Applicant Presentation:

Colby Ricks, applicant representative, presented the request for a Non-Conforming Building Expansion permit for a vehicle repair shop on property located at 3055 Highland Avenue East. He stated the new building will expand the motor vehicle repair shop, with three additional bays for a total of 8 bays. He stated the building will match the current architecture, will be a pre-engineered metal building, and stated the existing facility was remodeled last year.

PZ/Questions & Comments:

- Commissioner Perez asked for a location for the addition.
- City Planner Strickland stated the building in the google picture was demolished, and a new building will be placed in the same location.
- Commissioner Perez asked about parking improvements.
- City Planner Strickland stated there are no paving requirements for parking in the M2 zone.
- Mr. Ricks clarified where there will be paving with the improvements.

Public Hearing: Opened and closed without input

Discussions Followed:

- Vice Chair Perez stated she believes the addition is a better use of space and a good fit.
- Commissioner Detweiler agreed and stated he is in favor of the request, since the addition is not going further into the setback and in front of other buildings.
- Commissioner Campbell stated she is in favor because there are no neighbor complaints.
- Vice Chair Perez spoke to the non-conforming request, and that she has no concerns as the use fits with the area.
- Commissioner Stone stated since there is an existing building at the same setback, he has no issue with the request. He believes it is harmonious with the existing structure.
- Commissioner Detweiler stated the expansion does not extend further than any other building.

MOTION: Commissioner Detweiler moved to approve the request for a Non-Conforming Building Expansion permit for a vehicle repair shop on property located at 3055 Highland Avenue East c/o Colby Ricks, Laughlin Ricks Architecture on behalf of Wayne Yates. (PZ23-0001), as presented, with staff recommendations.

Commissioner Stone seconded the motion.

Unanimously Approved by a vote of 6 to 0.

6) Upcoming Meeting(s)

February 28th, 2023 - Three items on the agenda.

Planning and Zoning Director Spendlove explained the reconsideration of the preliminary plats brought forward on January 24th, 2023.

7) Adjournment

The meeting adjourned at 06:32 PM

Kelli Ebersole

Kelli Ebersole, Technician