



Twin Falls Planning & Zoning Commission Minutes

Tuesday, June 27, 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; Robyn Weatherford

Area of Impact: David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

NAME called the meeting to order at 06:00 PM
A quorum was present.

Members Present: Kelley, Perez, Stone, Campbell, Detweiler, Weatherford, Rambur
Staff Present: Spendlove, Strickland, Vitek, Ebersole

2) Conflict of Interest Declaration

none

3) Consent Calendar

MOTION: Grayson Stone moved to TEXT. David Detweiler seconded the motion. Roll call vote showed all members present voted. Approved 6 to 0.

a) Approval of minutes from the following meeting: June 13, 2023

4) Items of Consideration

a) Request for approval of the Grand Finale Preliminary Plat consisting of 2 lots on approximately 4 acres on property located at the 1900 block of Washington Street North c/o Gerald Martens. (PZ23-0040)

Staff Presentation:

Is presented the Request for approval of the Grand Finale Preliminary Plat consisting of 2 lots on approximately 4 acres on property located at the 1900 block of Washington Street North c/o Gerald Martens. (PZ23-0040)

Per City Code 10-12-2-3

The Commission shall review the preliminary plat. The Commission's decision is final unless appealed to the City Council. The final plat is reviewed by the City Council.

Commission's Findings: In determining the acceptance of a proposed subdivision the Commission shall consider the objectives of this Title and at least the following:

- a. The conformance of the subdivision with a Comprehensive Plan.
 - b. The availability of public services to accommodate the proposed development.
 - c. The continuity of the proposed development with the capital improvement program.
 - d. The public financial capability of supporting services for the proposed development;
- and

- e. The other health, safety or environmental problems that may be brought to the Commission's attention.

Action On Preliminary Plat: The Commission may approve, conditionally approve, disapprove, or table for additional information when acting on the preliminary plat.

This property was originally zoned C-1 R-4 CRO within the Northbridge PUD in 1993. In 1994 Northbridge 2 PUD was created separating the Northbridge PUD into two PUD Agreements. This property was then annexed in 2001 through a City Annexation process per Ord. 2712. This property has remained part of the Northbridge 2 PUD and is zoned with several designations throughout the master development plan.

On February 27, 2023 the property was rezoned from C-1 R-4 CRO PUD to R-6 PRO to allow for residential development options ranging from single family to multi-family units, as well as the opportunity for professional offices. This zoning is in conformance with the comprehensive plan and was determined to be appropriate for the property and will blend with the surrounding area.

As a remnant of the original Northbridge PUD this property had not been platted. The property is located along an arterial which is constructed to withstand a higher volume of traffic than a typical roadway. The design of the lots will allow for access from Washington St N reducing the traffic impacts on Canyon Crest Dr. Both lots still have the option to have access along Canyon Crest Drive. However, the need for these access points will be based on the land use proposed for the property, potential traffic impacts, and City Engineer discretion.

Currently, there are no plans for development, but there has been some interest in residential and professional offices similar to what is found in the surrounding area. The platting must be completed for any development to move forward. Another benefit to the approval of the plat is that it will also help to complete the sidewalk connection from Pole Line Rd to the Canyon Rim Trail. The completion of the sidewalk along Washington St N has been shown on the Preliminary Plat by the applicant and is added as a condition to this approval.

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 curb, gutter, and sidewalk being extended southward connecting to the existing infrastructure.

Applicant Presentation:

gm applicant, presented the request.....last piece of original northridge pud. market prop. may come back to replant dependent on prospective buyer(s). no commercial uses. office/multi family uses. interested parties, no definite users.

PZ/Questions & Comments:

mp asked distance between this property and the turn at Federation and Washington

js stated 620'. approximately 2 blocks. he clarified the size of the two lots.

mp asked if ccommercial is currently allowed as zoned.

js clarified the process of the rezone..

Public Hearing: Opened and closed without input

Discussions Followed:

gs stated conforms to use and contingent upon city approval. in favor.

mp stated she is in favor as believes it fits the area. conditions of entry to property?

gs stated in favor of sidewalk condition and okay with access points.

mp agreed.

Is clarified how the access points were determined by the engineering dept.

dd stated sidewalk and widening of street issue.

js stated when the process works. see video

MOTION: David Detweiler moved to TEXT. Grayson Stone seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

5) Public Hearings

- a) Request for a Special Use Permit to allow an Indoor Recreation Facility "gym" with extended hours of operation on property located at 2469 Addison Avenue East c/o Fit 1 LLC. (PZ23-0016)

Staff Presentation:

Is presented the Request for a Special Use Permit to allow an Indoor Recreation Facility "gym" with extended hours of operation on property located at 2469 Addison Avenue East c/o Fit 1 LLC. (PZ23-0016)

Per City Code 10-13-2-2 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.

Currently the property is undeveloped and is zoned C-1 ZDA.

The property is zoned C-1 ZDA. A special use permit is required for an indoor recreation facility and any nonresidential use operating outside the hours of 7am to 10pm. The comprehensive plan designates this area as Neighborhood Commercial. The characteristics associated with this designation include land uses that support services and small-scale commercial for the surrounding neighborhood.

The property is located along an arterial gateway constructed to handle large volumes of traffic. The increase in traffic generated by this land use can be accommodated with the current road network and should have a minor impact to the surrounding area. Staff has determined the proposed use is compatible with the comprehensive plan. Based on the standards for approval staff does not foresee any negative impacts related to the land use. Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project.

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:

Daniel chiddicks, app, 3 location. 12000 sq ft bldg with parking. 24/7 gym. staff 6-9. card

access for members after hours.

PZ/Questions & Comments:

mp asked if this is a proposed site plan or what the property to the north is.

Is clarified she is not aware of the derf to the north. exxpalined neidghborhooodd commercial use.

mp asked if pool at locaiton.

app stated gym equip and group fitness area.

cc asked there is any distraction for neighbors across street at funeral home.

app stated there should be no distraction and will fit in with other buildings on addison.

tr # of members after hours.

app stated on average 20-30 people from 11-5. gave peak hours and why staffed at that time.

ck asked why this location.

app stated lots of growth on that side of town. this location can service se portion of tf and Kimberly underserved portion.

mp asked how close does app have to stick to plan.

Is stated the landscape/par4king req. that will be reviewed with bldg permit. will verify with code.

ck asked about entrance at addison.

Is clarified the northern accesses as shared. main off addison.

mp asked if on corner lot.

Is clarified location.

gs asked if hugs to west.

Is clarified.

Public Hearing: Opened and closed without input

Discussions Followed:

tr is in favor. great addtion to side of town.

dd ok with next hours and neighbors.

mp agreed and will go through city regs.

rw welcome addition to side of town.

gs likes location

cc likes addition.

MOTION: Grayson Stone moved to TEXT. David Detweiler seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

- b) Request for a Special Use Permit to allow an indoor recreation facility on property located at 136-138 2nd Avenue South c/o Sid Lezamiz. (PZ23-0038)

Staff Presentation:

ke presented the Request for a Special Use Permit to allow an indoor recreation facility on property located at 136-138 2nd Avenue South c/o Sid Lezamiz. (PZ23-0038)

Per City Code 10-13-2-2, 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 building was constructed circa 1930. It is zoned CB, Commercial Central Business, and is located in the Historic Downtown District.

The applicant has received a Certificate of Appropriateness from the Historic Preservation Commission to do exterior modifications to the building.

The properties have been used as retail space, most recently for a market and a furniture store. The applicant is proposing to combine the spaces into one to accommodate the Martial Arts studio.

The applicant has stated the hours of operation will be Monday - Friday, 4:00 pm - 8:00 pm,

with 30 students per 45 minute class.

The 2016 Comprehensive Plan, "Grow With Us" designates this area as "Downtown/High Density Residential".

The surrounding properties range from commercial to residential. The applicant has stated that there will be no adverse effects on surrounding properties due to glare, odor, or loud noise coming from the building.

Staff has determined the proposed use meets the "Downtown/High Density Residential" designation.

The P-1 Parking Overlay allows for no offstreet parking requirement. There is on street parking available on 2nd Avenue South and there is a public parking lot across the street from the building.

Staff has determined that there is sufficient parking for this indoor recreation use to accommodate student drop offs and employee parking.

Based on the standards for approval, staff does not foresee any negative impacts related to the land use.

Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project.

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:

PZ/Questions & Comments:

Public Hearing: Opened

Public Hearing: Closed

Discussions Followed:

gs stated his concern for parking was addressed and where crosswalks are. in favor.

cc stated her concern was addresssed. good addition to area.

mp is in favor and believes use is compatible and meets

tr stated cant police drop offs. in favor.

ck stated already before hpc and approved.

MOTION: David Detweiler moved to TEXT. Grayson Stone seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

6) Upcoming Meeting(s)

- a) Tuesday, July 25, 2023
Preliminary Presentation and Worksession

7) Adjournment

The meeting adjourned at 06:48 PM

Kelli Ebersole, Technician