



Twin Falls Planning & Zoning Commission Minutes

Tuesday, January 23, 2024, 6:00 PM

Members -

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

Area of Impact: David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Chairman Kelley called the meeting to order at 05:59 PM

Members Attending: Kelley, Rambur, Campbell, Weatherford and Detweiler

Staff Attending: Spendlove, Klaver, Strickland, Ebersole, Green and Caton

2) Conflict of Interest Declaration

3) Consent Calendar

- a) Approval of minutes for the following meeting: January 9, 2024

MOTION: Commissioner Detweiler made a motion to approve the consent calendar, as presented. Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

4) Items of Consideration

- a) Request for the consideration of the Preliminary Plat for the Canyon Rim Townhomes Subdivision consisting of 141 lots on 13.63 acres located at 831 Park Avenue c/o Stephen Andersen, Civil Science, on behalf of Mark Russell. (PZ23-0100)

Staff Presentation:

Planner Strickland presented the request for the consideration of the Preliminary Plat for the Canyon Rim Townhomes Subdivision consisting of 141 lots on 13.63 acres located at 831 Park Avenue c/o Stephen Andersen, Civil Science, on behalf of Mark Russell. (PZ23-0100)

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.

On August 8, 2022 this property was approved for a rezone from R-4 CRO to R-4 CRO ZDA for a proposed development for attached dwellings of up to 9 units per building. The site was proposed to contain 20 buildings equaling 136 residential units within the 13 acres. The current property is undeveloped and has been used for residential purposes. The development agreement and design requires the property to be platted and provide an adequate number of lots and adequate open space with landscaping, a canyon rim trail connection and recreational areas. To meet these standards, the applicant has platted 141 lots, with 136 planned for residential development.

Staff has reviewed the preliminary plat based on the proposed development plan, the zoning regulations and comprehensive plan and finds that the preliminary plat is within compliance. The minimum lot size allowed per the ZDA is 1,000 sq. ft. with each lot having 100% occupancy and allowing for individual ownership. Required improvements to Park Ave and portions of Blue Lakes Blvd S will be required with the development.

The property will be developed in phases with centralized water and sewer services. Upon conclusion, this preliminary plat complies with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, all regulations regarding C-1 zoning development standards, and the 2016 comprehensive plan. All general criteria for approval have been met, per State Statute 50 - Chapter 13.

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.

Applicant Presentation:

Stephen Andersen will bring sewer service south along Blue Lakes. PI station. Paths connecting along

PZ/Questions & Comments:

- Commissioner Campbell asked if this follows the Future land use map with open space.
- Planner Strickland stated that it does follow the plan.

Public Hearing: Opened and closed with no public input

Discussions Followed:

MOTION: Commissioner Detweiler moved to approve the request for the consideration for the preliminary plat for the Canyon Rim Townhomes Subdivision consisting of 141 lots on 13.63 acres located at 831 Park Avenue c/o Stephen

Andersen, Civil Science, on behalf of Mark Russell (PZ23-0100). Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

5) Public Hearings

- a) Request for a Special Use Permit to allow professional services (IT services) on property located at 1301 11th Ave E c/o Activity3, LLC (PZ23-0092)

Staff Presentation:

Planner Strickland presented the request for a Special Use Permit to allow professional services (IT services) on property located at 1301 11th Ave E c/o Activity3, LLC (PZ23-0092)

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.

On November 27, 2023 the City Council approved a request for the subject property to change the zoning from R-4 to R-4 Professional Office Overlay. Within this zone a special use permit is required to operate a professional office. The business the applicant would like to operate from this location is an IT company. They will operate Monday - Friday 8:00am to 5:00pm and weekends by appointment only. Most of their work is done at their clients' place of business, so there will be minimal traffic to the site. They anticipate two employees with the possibility of one more in the future. The proposed business provides technical support to local businesses for computer related issues and will be doing paperwork and fielding customer calls at the office. This request, if approved, would allow them to operate a small office within the community without having to operate in a highly commercial location.

The 2016 Comprehensive Plan; "Grow With Us" designates this area as appropriate for "Neighborhood Commercial". The characteristics of this category are support service and small-scale commercial for the surrounding neighborhood. The businesses should be designed to complement the neighborhood's character. The applicant does not have any plans to change the character of the residential structure other than to meet the building requirements to secure a certificate of occupancy for office use. The on-site parking will be provided on the north end of the property adjacent to the alley. The traffic to and from the home will typically be during regular business hours and would be comparable to the traffic for a residence. The impact of this business should be negligible because it is located close to an arterial gateway that accommodates a high amount of traffic and abuts a commercial convenience store that operates until 1:00am daily. The unique location of this property has made it undesirable as a residential home, however, its proximity to Addison Avenue makes it a reasonable location for a professional office. It seems as though converting the home to a small office would be a benefit to the neighborhood by having a small business revitalize a property that has been neglected for a long period of time. 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. Should the commission approve the request, the zoning approval 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.

PZ/Questions & Comments:

- Commissioner Campbell asked about improvements for the outside.
- Planner Strickland responded that they are not changing the appearance of the outside to keep a residential look.

- Commissioner Campbell asked if there would be sidewalks and what will go on the west side.
- Planner Strickland stated there is already a sidewalk on the west and they will improve the one on the south side.
- Commissioner Rambur asked about on- street parking facing north.
- Planner Strickland responded that there is on street property but not specific to this property.
- Commissioner Rambur stated he wondered if it was a no parking.
- Planner Strickland replied that it does allow street parking.

App presentation:

Jeff Blick discussed the parking in the back, and they felt that was the best fit and will help keep the residential look and feel.

PZ/Questions & Comments:

- Commissioner Detweiler asked if the garage would be used.
- Jeff Blick stated yes.

Public Hearing: Opened

- Connie Smith spoke about the previous meeting and expressed the same concerns about a business being on this property. She stated City Codes about streets being 50' wide but felt that none of the streets are. She feels that parking along the streets is a problem. She thinks traffic is going to be a problem with a business there. The residential zone requires property to be lived in as residential.
- Steve West wanted to further the comment of Connie and suggest that the street along the property has a sign for no parking. The no left turn from Addison increases traffic on the road.
- Jeff Blick followed up addressing the no parking signs along Elm would be welcome to him. The convenience store has traffic that increases the parking there. They are providing off street parking. He feels their use will not increase traffic or parking.
- Commissioner Rambur asked about the 50' street issue and if it needs a resident at the location.
- Director Spendlove addressed the right of way question and stated that the right of way is 60'. The professional office overlay allows the home to become a business and not be lived in. This will need a building permit and will need to follow all requirements as needed.

Public Hearing: Closed

Discussions Followed:

- Commissioner Campbell likes that the applicant followed the rules and is doing this correctly. She likes the idea of no parking signs on Elm ST.
- Commissioner Rambur feels if it's neighborhood commercial it makes sense.
- Commissioner Detweiler likes this location.
- Commissioner Weatherford likes that the integrity will stay the same.
- Commissioner Campbell wants to add no parking signs along Elm Street.
- Director Spendlove stated that there are no signs yet but could be added as a condition. Example: subject to no parking signs installed along Elm at the cost of the applicant number and location of signs to be determined by the city engineer.
- Commissioner Rambur stated that with on-site parking there is less parking than was with residence there.

Condition of approval:

MOTION: Commissioner Campbell moved to add condition subject to no parking signs being installed on Elm street paid for by applicant on the advice of the city engineer. Commissioner Detweiler seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

MOTION: Commissioner Detweiler moved to approve the request for a special use permit to allow professional services (IT services) on property located at 1301 11th Ave E c/o Activity3, LLC (PZ23-0092). Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

- b) Request a recommendation to amend Addison Springs Zoning Development Agreement and Master Plan on property located at NE corner of Carriage Lane N and Addison Avenue E. c/o Jeff Hatch on behalf of Spring Creek Storage LLC. PZ23-0094)

Staff Presentation:

Senior Planner Klaver presented the request a recommendation to amend Addison Springs Zoning Development Agreement and Master Plan on property located at NE corner of Carriage Lane N and Addison Avenue E. c/o Jeff Hatch on behalf of Spring Creek Storage LLC. PZ23-0094)

Per City Code 10-6-1.7 (B) The applicant is required to present a preliminary review prior to a public hearing to the Planning and Zoning Commission in which the Commission may give suggestions and ask questions of the applicant about the proposed ZDA.

Per City Code 10-6-1.7(E) Approval of a ZDA shall be based on the following standards: the proposed uses are not detrimental to surrounding properties; deviations from Title 10 shall be warranted by the design of the conceptual plan; conformance to the Comprehensive Plan, and existing and/or proposed infrastructure must be adequate for the project.

Per City Code 10-14-1 thru 8 Any application for a zoning district change shall follow the procedures outlined in these sections.

Addison Springs Zone Development Agreement (ZDA) was adopted in 2018. Since then, the northern portion has been developed with Addison Spring Apartments, and the southeastern portion has been developed with Spring Creek Storage.

Proposed Changes are as follows:

1. Updating Master Plan to accommodate substantial increased square footage of self-storage and decreased square footage of retail use.
2. Allow, by right, drive-thru use.
3. Allow, by right, extended hours of operation for retail.

Possible Impacts and Mitigation:

1. The proposed changes to the master plan increase the use of storage from roughly 40,800 square feet to 52,300 square feet. Furthermore, the proposed changes seek to decrease the use of retail from 17,760 square feet to 4,080 square feet. This results in less parking for the site as a whole, and slightly reduces the landscaped areas. The south portion has significant grade change with Addison Avenue East higher than where the proposed development would be. Staff does not anticipate significant changes to storm water retention with this modification. Storm water will be addressed at the time of the building permit is applied for and reviewed.

2. Allowing the use of a drive-thru by right would be change the nature of the development slightly. It changes the nature by granting approval to all proposed drive-thrus in this ZDA and would limit staff, the commissions, and the public's input into whether or not a drive-thru functions for this particular location. Staff has reviewed this master plan and has no concerns for a drive-thru in this location and configuration. Car lights will be facing East towards Carriage Lane and South towards Addison Avenue East. Vehicles stopped in the drive-thru line pointed towards Carriage Lane would be most problematic. Should the commission find this a concern, this can be mitigated by landscaping treatments to block the lights from potentially blinding drivers on Carriage Avenue. When cars are facing Addison Avenue East, the grade change would prohibit lights from blinding and distracting drivers on Addison Avenue East. Staff does not anticipate problems with car stacking as there appears to be adequate space for multiple cars to stack before hindering traffic flow for a public road.

3. Allowing retail uses to have operation of hours operating beyond normal retail hours as defined in Twin Falls Municipal Code (7:00 AM - 10:00 PM). The proposed use for a coffee shop has desired hours of operation between 6:00AM - 7:00 PM, which would normally require a special use permit for a permitted retail use operating outside the hours of 7:00 AM - 10:00 PM. Staff does not foresee a coffee shop with hours outside the hours of operation as possible detrimental to the health, safety, and general welfare of the community. However, this proposal may pose some troubles should another use take the spot of the coffee shop or retail space that has not been spoken for, especially

to the residential units to the north.

Should the Commission find this problematic, a condition clarifying the nature / intent of the relaxation the hours of operation restriction could be placed on this item.

The Commission is tasked with making a recommendation on the Amendment of "Martin Street ZDA" to change the Master Plan and allow, by right, for drive-thru's and increased hour of operation.

Staff proposes the following conditions:

1. Subject to site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.

PZ/Questions & Comments:

- Commissioner Campbell asked if this is approved then a drive through could be for any business.
- Senior Planner Klaver stated yes.
- Commissioner Detweiler asked how late the extended hours would be.
- Senior Planner Klaver stated right now they would be able to operate all night long, but you can limit this.

Applicant Presentation:

Lorin Lanterman showed the difference between the original and the proposal. She stated the draining issues have been addressed with the new proposal. Car lights shouldn't be an issue.

PZ/Questions & Comments:

- Commissioner Rambur asked what the hours are going to be.
- Lorin replied they would be 6am-7pm which is an hour earlier in the morning.

Public Hearing: Opened and closed with no public input.

Discussions Followed:

- Commissioner Detweiler thinks this will be great in this area. Concern for all night hours but feels this fits the neighborhood.
- Commissioner Rambur feels this will have little impact on the neighborhood.

- Commissioner Weatherford had a concern with the hours but with it not in the plan she is in favor of.
- Commissioner Campbell likes that the engineer has decided the lights will not impact traffic.

MOTION: Commissioner Campbell moved to approve the request for recommendation to amend Addison Springs Zoning Development Agreement and Master Plan on property located at NE corner of Carriage Lane N and Addison Avenue E c/o Jeff hatch on behalf of Spring Creek Storage LLC. Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

- c) Request for a Special use Permit to allow automobile sales, service and/or repair, with wholesale distribution and warehousing on property located at 340 2nd Avenue East, c/o Colby Ricks on behalf of Brian Pursifull. (PZ23-0096)

Staff Presentation:

Planner Ebersole presented the request for a Special use Permit to allow automobile sales, service and/or repair, with wholesale distribution and warehousing on property located at 340 2nd Avenue East, c/o Colby Ricks on behalf of Brian Pursifull. (PZ23-0096)

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 property is zoned C-B, Commercial Central Business, and is located in the Twin Falls Townsite. Records show the property was built in 1947 and has served as a bowling alley. The building is currently vacant and has been vacant for some time. The 2016 Comprehensive Plan; "Grow With Us" designates this area as appropriate for "Downtown/High Density Residential" use.

"Downtown/High Density Residential" defining characteristics include a diverse mix of land use, including restaurants, retail, community and civic facilities, and residential, encouraging redevelopment and infill.

Per the applicant's narrative and operation plan, the facility will operate as warehousing for the business "Rock Creek Auctions", a full-service facility that provides consignors with a one-stop facility to sell their items. Consignors will bring items to the location to be consigned for auction. The merchandise will be stored at the location until the end of the online auction. The applicant's narrative states loading and unloading of items will take place in the adjoining parking lot. Staff has added a condition to the Special Use Permit that no loading or unloading of products/vehicles will be allowed on 2nd Avenue East.

Customers will bid online for auction items and will pay for and pick up the items at the facility. Customers will be able to pick up their items within 72 hours after the auction closes. There will be staff on site to assist customers with larger items or large lots of purchased items.

The plan is to have three to four vehicles for sale at a time, and will be sold through online bidding. The vehicles will be available for view prior to the online auction.

Storage of the auction items will be designated by item type. There will be an open area with rows of tables for small items, an area for furniture, and a separate enclosed area for couches and mattresses, per fire code. Unsold items will not be stored in the warehouse after the auction closes. The items will be returned to the consignor or disposed of.

The City code Title 10-7-4 prohibits the outdoor storage or display of merchandise between any street and the primary business building, or outside of screened areas, except for vehicle displays in the C-B commercial zone.

State Dealer license applications require five (5) onsite spaces for vehicle display at facilities where auto sales will take place. The applicant has provided a site plan showing where the display spaces will be located.

The applicant states they will obtain the required state licenses to sell vehicles and firearms. A condition has been added to this SUP stating the licenses must be obtained and signed by the Planning and Zoning Administrator prior to operation.

The staff has determined that the proposed use aligns with the comprehensive plan, as it fits the diverse mixed-use vision for the Downtown/High Density Residential area. As an infill project occupying a vacant downtown building, it would bring a new service to the neighborhood.

The applicant has stated the anticipated traffic to the site will be 20-30 people per day, similar to or less than the number of people visiting the facility like a bowling alley. There will be five (5) employees staffed at the warehouse facility.

Noise, odors, fumes, and glare will have a minimal impact on the area, as it is in Downtown and is a well trafficked area now.

A condition has been added to the SUP stating a new Special Use Permit will be required for this location with a change of ownership and/or new business plan, due to the unique nature of the request.

Based on the standards for approval and conditions of the Special Use Permit, staff does not foresee any negative impacts related to the land use.

Staff does not anticipate this proposed use to be detrimental to the health, safety, and welfare of the community. Staff would be supportive of a recommendation of approval. The Commission may recommend approval of the request, table the request for further information, or deny the request, as presented.

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.
2. Subject to a new Special Use Permit be required with change of ownership and/or new business plan.
3. Subject to no loading/unloading of products/vehicles be allowed on 2nd Avenue East.
4. Subject to applicant obtaining the required signed Idaho Vehicle Dealer License and the Federal Firearms License prior to operation.

PZ/Questions & Comments:

- Commissioner Detweiler asked about on road parking.
- Planner Ebersole stated they can park on the road but there will be no loading or unloading of product. She added that they have on-site parking.
- Commissioner Detweiler asked where they enter.
- Planner Ebersole showed on map.
- Commissioner Rambur asked about the parking requirements and where they are.
- Planner Ebersole showed the north end of the property.
- Chairman Kelley asked about alley and are there any concerns from the city.
- Planner Ebersole stated there are none.
- Commissioner Campbell clarified the parking lot.
- Commissioner Weatherford asked if it's just an auction for vehicles or will there be repairs.
- Planner Ebersole responded that it is sales only.

Applicant Presentation:

Colby Ricks said the applicants are installing a garage door for loading and unloading. All ADA requirements will be met.

Public Hearing: Opened and closed with no public input.

Discussions Followed:

- Commissioner Rambur likes that it follows the comprehensive plan.
- Chairman Keley feels this is a good use for this building.
- Commissioner Weatherford likes that the building is being used.

MOTION: Commissioner Detweiler moved to approve the request for a special use permit to allow automobile sales, service and/or repair, with wholesale distribution and warehousing on property located at 340 2nd Avenue East c/o Colby Ricks on behalf of Brian Pursifull (PZ23-0096). Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

- d) Request for a recommendation for a Zoning Title Amendment to add "Ambulance Service" to the Old Town Zoning District as a permitted use. c/o Mark Hirschi on behalf of Curtis Weedop. (PZ23-0097)

Staff Presentation:

Senior Planner Klaver presented the request for a Zoning Title Amendment to add "Ambulance Service" to the Old Town Zoning District as a permitted use. c/o Mark Hirschi on behalf of Curtis Weedop. (PZ23-0097)

Per City Code 10-14-4 thru 7. Amendments to the Zoning Title are required to go through a public hearing process at both the Planning and Zoning Commission and the City Council.

The commission shall make a recommendation on the proposed amendments. They may recommend the amendment be granted, recommend a modification of the amendment , or recommend the amendment be denied. The commission shall ensure that any favorable recommendations for amendments are in accordance with a comprehensive plan and established goals and objectives.

After an additional Public Hearing with the City Council, they shall make a final determination. If the amendment is approved, such amendment shall be made a part of the title upon the preparation and passage of an ordinance.

Originally, the request was to have "Ambulance Services" permitted with a Special Use Permit. Upon review, staff recommended to the applicant to change the request to allow "Ambulance Services" by right. A full analysis of the reasoning for this recommendation is detailed below.

The original application was for the use of "Ambulance Services" to be permitted with a Special Use Permit within the "Old Town" zoning district. Staff looked into the purpose of the Old-Town zoning district, the like uses that may be approved by right and by special use, and looked at other instances or zones to see if this use would fit. After this review, Staff found that not only did proposal work as a Special Use Permit, but that it would make sense to have "Ambulance Services" be permitted by right.

Purpose: The purpose of the Old-Town zone is to "promote the redevelopment of this historic warehouse area and to provide for small retail shops, moderately sized commercial activities, and compatible light manufacturing and service industry businesses with residential opportunity for persons wishing to work and live in a unified environment".

Use Regulations:

Permitted Uses:

1. Medical

1. Acupuncture facilities approved by the South Central District Health Department or other State regulatory agency.
2. Doctors' offices.
3. Drug and alcohol treatment centers.
4. Hospitals and clinics.
5. Prosthetics - sales, service and construction.
6. Rehabilitation services.

Special Uses

1. Medical

1. Animal hospital - small animal.

Other zones that permit by right Ambulance Services:

1. Commercial Central Business (C-B) Zone
2. Commercial Highway (C-1) Zone
3. Manufacturing, Light (M-1) Zone
4. Manufacturing, Heavy (M-2) Zone

Staff does not anticipate this text amendment to be detrimental to the health, safety, and welfare of the community. Staff would be supportive of a recommendation of approval. The Commission may recommend approval of the proposed amendment, recommend approval with modifications, or recommend denial.

The Planning & Zoning Commission recommendation is then sent forward to the City Council for a final decision.

PZ/Questions & Comments:

- Commissioner Campbell asked if the ambulance would not go there now.
- Senior Planner Klaver clarified that this is to house the ambulance.
- Commissioner Detweiler asked if they are looking for a particular site.
- Senior Planner Klaver stated that the applicant will answer that question.
- Commissioner Detweiler asked if they have a building now and asked if they have an office now.
- Director Spendlove responded that they have a billing office and would like to use that but need to change the zone first.

Applicant Presentation:

Jim Otradosky explained the reason they are relocating from a leased location to the current property at 212 3rd Ave S. They are wanting to upgrade to the current site and that will help with call time.

PZ/Questions & Comments:

Public Hearing: Opened and closed with no public input.

Discussions Followed:

- Commissioner Campbell is concerned about the noise.
- Chairman Kelley stated that the current location has more residents to hear noise.
- Commissioner Rambur feels that this is a more commercial area.
- Director Spendlove talked about the use in the zone. This area is only 7 blocks that contain similar uses.
- Commissioner Detweiler thinks this is a great area.
- Chairman Kelley feels that the zones around it are similar, and this will fit.

- Commissioner Campbell likes that this will increase response time.

MOTION: Commissioner Detweiler moved to approve the request for a recommendation for a Zoning Title Amendment to add "Ambulance Service" to the Old Town Zoning District as a permitted use c/o Mark Hirschi on behalf of Curtis Weedop (PZ23-0097). Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

6) Upcoming Meeting(s)

- a) Tuesday, February 13, 2024 - No meeting
Tuesday, February 27, 2024

7) Adjournment

The meeting adjourned at 07:09 PM

Jody Green

Jody Green, Planning Technician