



Twin Falls Planning & Zoning Commission Minutes

Tuesday, February 27, 2024, 6:00 PM

203 Main Ave East
Twin Falls, ID 83303

Members -

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

Area of Impact: David Detweiler

Staff present: Spendlove, Klaver, Ebersole, Green and Glaesmann

1) Confirmation of Quorum/Call Meeting to Order

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

A quorum was present.

2) Conflict of Interest Declaration

3) Consent Calendar

- a) Approval of minutes for the following meeting: January 23, 2024

MOTION: Commissioner Detweiler made a motion to approve the consent calendar, as presented. Commissioner Rambur seconded the motion.

Roll call vote showed all members present voted. 5 – 0 - 1.

4) Items of Consideration

5) Public Hearings

- a) Request for a recommendation to City Council to allow for additional height, up to 50 feet, on property located at 2082 Bridge View Blvd. c/o Bridgeview Holdings, LLC (PZ24-0002).

Staff Presentation:

Senior Planner Klaver presented the request for a recommendation to City Council to allow for additional height, up to 50 feet, on property located at 2082 Bridge View Blvd. c/o Bridgeview Holdings, LLC (PZ24-0002).

A request for additional height follows the public hearing process for zoning map amendments as described in subsection 10-14-5(B) and section 10-14-7 of City Code.

The Planning & Zoning Commission shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. The Commission shall then transmit its recommendation to City Council.

After receiving the recommendation, the City Council shall conduct a public hearing, and make a final decision on the request.

The subject property was encompassed within the Canyon Park East Planned Unit Development (PUD). This PUD was recorded on January 25, 2001. The PUD designates this property as "Future Development" in which it was understood that a future

development would occur on this piece of land.

A Special Use Permit application (PZ24-0001) to the use of the Hotel has also been applied for.

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Mixed Use". This request meets the "Mixed Use" designation guidelines and other comprehensive plan guidelines by encouraging development and infill and encouraging mixed use developments that provide the benefits of more compact, denser development with a mix of living, shopping, and working environments. Furthermore, Goal 2 of the Community Character section of the 2016 Comprehensive Plan states we should "preserve the canyon rim" by "enforcement of current City Code and ordinances that balance private property rights and the desire for public access to the Canyon Rim Trail System." City Staff has determined this request follows the City's comprehensive plans.

Potential Impacts

Increasing the height may include the following impacts.

1. This site will be the first thing people see when they are coming into the City of Twin Falls. That being said, the proposed design seems to fit into the natural surroundings of the cliff edge.
2. The design of the building shows many windows for views of the canyon. This may cause glare for drivers on Blue Lakes Boulevard, users of the Canyon Rim Trail, along with causing environmental impacts such as migration of birds, heat and increased fire damage within the canyon.
3. Increasing the height may allow additional square footage allowed for retail areas, which would increase potential demand on parking and road capacity. After analysis, staff does not foresee the square footage that would be allowed by the additional height to impact the surrounding area as the project would still need to meet the Twin Falls Municipal Code parking requirements at the time of building permit. Furthermore, the site has a joint use parking agreement for all buildings on the site. Currently, the parking lot is under utilized with roughly 145,000 square feet of retail and 4,000 square feet of an eating establishment and adding an additional 100,000 square feet may help to utilize the parking in a more effective manner.

The commission may recommend to City Council that additional height be approved as requested, approved with modifications, tabled for additional information, or it may recommend that the request be denied.

If the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to continued compliance with the application materials and drawings submitted by the applicant.
3. Subject to the maximum height of sixty (60) feet to include all mechanical and service equipment.

PZ/Questions & Comments:

- Commissioner Detweiler asked for clarification about the height permit and the

Special Use Permit and why the applicant needed both.

- Senior Planner Klaver explained that if a retail store wanted to use the same height, they would need to come for the additional height permit but not for a Special Use Permit as that would be an allowed use.
- Commissioner Rambur asked if there are any other buildings in the area.
- Senior Planner Klaver showed the others on the map.
- Commissioner Rambur asked about the distances and heights. He also asked about additional parking spaces.
- Senior Planner Klaver stated that they are using the shared parking lot. If more is required that will be part of the building process.
- Commissioner Detweiler asked if the walking trail will be moved.
- Senior Planner Klaver stated it will stay just as it is.
- Vice-Chair Perez asked about the Future Land Use and Comprehensive plan with regards to pedestrian and bike ability and how this will improve that.
- Senior Planner Klaver stated that no comments have been made yet, but the site plan shows additional access point for the trail.
- Commissioner Rambur asked if they have to recommend that they put the trail in.
- Director Spendlove commented that if the commission likes the site plan as presented then you can ask that it stays.
- Vice-Chair Perez asked if Senior Planner Klaver would show them where the hotel portion is.

Applicant Presentation:

Colby Ricks explained the shape of the property and why the additional height request is being asked for. They are building by the trail and will continue to work with the city to keep the current access. The existing parking space has been evaluated to make sure it's a buildable site. Colby talked about the existing sewer lift station and the developer at their expense will be relocating it and will tie in before they start developing. The developer wants this to be an inviting site when entering Twin Falls. Colby discussed the fact that they want to make "green" roofs with native vegetation. He stated that "green" roofs are more efficient and will help with storm water management. Colby talked about the type of glass that would be used depending on what uses the buildings will have.

PZ/Questions & Comments:

- Commissioner Rambur asked if they are going to use anti-glare glass.
- Colby Ricks stated they will not use reflective glass. There are different treatments that can be used to help the glare.
- Commissioner Rambur asked how many rooms there will be.
- Colby Ricks answered there will be 15-25 rooms. The east side of the larger building will be the hotel portion.
- Vice-Chair Perez asked if there will be an increased need for water consumption with the landscaping being used.
- Colby Ricks stated the developer will use vegetative roots and hope they will hold water better. The developer wants the building and vegetation to fit in.
- Vice-Chair Perez asked about the ADA accessibility for the trails.
- Colby Ricks stated they are not planning on putting an exterior elevator in.
- Vice-Chair Perez asked if it will be ramped or have stairs.
- Colby Ricks responded that between the buildings will be stairs. The walkways and patios are other ways to access the trail.

- Vice-Chair Perez asked if the the buildings will be accessible to the public.
- Colby Ricks stated it is open and as long as it's open they have access.
- Vice-Chair Perez asked if there are any plans to have amenities facing the trail.
- Colby Ricks stated there are no tenants yet so they don't know what would be there for the trail users.
- Vice-Chair Perez does the design allow for businesses facing the trail.
- Colby Ricks said it will and they want people from the trail to access the buildings and not have to go in through the parking lot.
- Chairman Kelley asked Colby to explain more of the building and the ground.
- Colby Ricks explained why the need for different levels with the property shape. They want the design to look natural with the canyon rim looking up and feel like you're on the rim when inside.
- Chairman Kelley asked about the design and the tiered effect.
- Colby Ricks stated building B has five different patios at five different levels. They want to minimize any type of cutting or impact to make it look more natural.
- Commissioner Campbell asked how they think the tenant signage will look.
- Colby Ricks stated there will be no signage on the north side.
- Commissioner Campbell asked how they can be assured the parking lot will be sufficient without knowing who the businesses are.
- Colby Ricks stated they will take care of that during the building process.

Public Hearing: Opened

- Fran Florence - talked about his experience of the canyon rim. His projects in the past haven't involved the public. He feels it's important to involve public with developments that are around the canyon rim. He doesn't like the current businesses that are around the rim. He feels like this project includes and invites the public to enjoy the canyon rim. He feels that only extraordinary buildings should be at the rim.
- Iraj Barabi called in he feels this is an extraordinary project also.
- Director Spendlove wanted to clarify the landscaping that is required. Anything that happens has to have a building permit and that will trigger the parking spaces. PUD agreement has a provision that requires the type of glass that can be used.
- Vice-Chair Perez asked about the code requires for signage.
- Director Spendlove stated there are provisions about signage that is part of the PUD. He commented that if the commission wants to be specific, they can add that as a condition.

Public Hearing: Closed

Discussions Followed:

- Senior Planner Klaver wanted to clarify the typo on the staff report showing sixty feet and should have been fifty feet.
- Commissioner Rambur agrees with comments about the design and feels this is a good use of this space.
- Commissioner Detweiler was concerned about the height restrictions initially. He feels the applicant thought this through to make this fit in on the rim. He doesn't think the height will be an issue with the drop that will be on the canyon side.
- Vice-Chair Perez likes the responses. She thinks this will be a better view and likes

that the access will still be there. She feels that having stairs might be a problem.

- Chairman Kelley thinks it looks like a mixed-use building and that access should be available and accessible to everyone.
- Director Spendlove stated the trail is all city owned and maintained and the city is responsible to make the trail accessible.
- Commissioner Weatherford doesn't have any reservations and likes that they are taking into consideration the look.
- Commissioner Campbell has questions about what they are voting for. She wants to know that this building is what will be built
- Director Spendlove stated that because they are asking for a Special Use Permit, this is what you will get.
- Commissioner Campbell asked why is this different from others.
- Director Spendlove stated that because they want to go higher, they must provide what they are doing to require the request.
- Commissioner Campbell feels that signage is still a concern and doesn't want any on the north side.
- Vice-Chair Perez feels that signage might be nice for people on the trail to know what is there.
- Chairman Kelley thinks the developers will keep the look of the building and not have signage that wouldn't fit.
- Commissioner Detweiler agrees that the signage would fit with the aesthetics of the building.
- Commissioner Campbell wants to make sure they will do their due diligence.
- Vice-Chair Perez would like to put it in the conditions just in case things change down the road.
- Commissioner Weatherford agrees that big signs on the north side would not fit.
- Commissioner Campbell wants to make sure that later things can't change.
- Commissioner Detweiler doesn't think a condition should be placed.
- Commissioner Campbell thinks that maybe a condition with the size of sign.
- Commissioner Rambur feels the reflective glass is more of a hazard than a sign.

MOTION: Commissioner Detweiler made a motion to recommend approval of the request for a recommendation to City Council to allow for additional height, up to 50 feet, on property located at 2082 Bridge View Blvd. c/o Bridgeview Holdings, LLC (PZ24-0002), as presented, with staff recommendations to correct the typo on item 3 showing sixty (60) feet that should have read fifty (50) feet. Commissioner Rambur seconded the motion.

Roll call vote showed all members present voted. 6 to 0.

- b) Request for a Special Use Permit for Motels and Hotels on property located at 2082 Bridge View Blvd c/o Bridgeview Holdings, LLC (PZ24-0001).

Staff Presentation:

Senior Planner Klave presented the request for a Special Use Permit for Motels and Hotels on property located at 2082 Bridge View Blvd c/o Bridgeview Holdings, LLC (PZ24-0001).

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 make a decision on the request within thirty (30) days after the

public hearing. The Administrator If conditions are placed on the permit, shall issue a special use permit listing the specific conditions specified by the Commission for approval. Conditions shall be implemented within 6 months or the permit will be voided.

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 subject property was encompassed within the Canyon Park East Planned Unit Development (PUD). This PUD was recorded on January 25, 2001. The PUD designates this property was "Future Development" in which it was understood that a future development would occur on this piece of land.

A request for Additional Height (PZ24-0002) has also been applied for. The 2016 Comprehensive Plan "Grow With Us" designates this area as "Mixed Use". This request meets the "Mixed Use" designation guidelines and other comprehensive plan guidelines by encouraging development and infill and encouraging mixed use developments that provide the benefits of more compact, denser development with a mix of living, shopping, and working environments. Furthermore, Goal 2 of the Community Character section of the 2016 Comprehensive Plan states we should "preserve the canyon rim" by "enforcement of current City Code and ordinances that balance private property rights and the desire for public access to the Canyon Rim Trail System." City Staff has determined this request follows the City's comprehensive plans.

Potential Impacts

The use of a motel or transient hotel at this specific location may include the following impacts.

- This site will be the first thing people see when they are coming into the City of Twin Falls. That being said, the proposed design seems to fit into the natural surroundings of the cliff edge.
- The design of the building shows many windows for views of the canyon. This may cause glare for drivers on Blue Lakes Boulevard, users of the Canyon Rim Trail, along with causing environmental impacts such as migration of birds, heat and increased fire damage within the canyon. *Should the commission see this as a detrimental impact, the Commission may wish to add a condition of approval stating anti-glare window treatment shall be installed along the north edge of all structures.*

The commission may recommend to City Council that additional height be approved as requested, approved with modifications, tabled for additional information, or it may recommend that the request be denied.

If the Commission approves this request as presented, then staff recommends the following conditions.

- Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
- Subject to continued compliance with the application materials and drawings submitted by the applicant.

Optional Condition:

- Anti-glare window treatment shall be installed along the north edge of all structures.

Applicant Presentation:

PZ/Questions & Comments:

Public Hearing: Opened

Public Hearing: Closed

Discussions Followed:

(comments from previous discussion)

- *Commissioner Campbell feels that signage is still a concern and doesn't want any on the north side.*
- *Vice-Chair Perez feels that signage might be nice for people on the trail to know what is there.*
- *Chairman Kelley thinks the developers will keep the look of the building and not have signage that wouldn't fit.*
- *Commissioner Detweiler agrees that the signage would fit with the aesthetics of the building.*
- *Commissioner Campbell wants to make sure they will do their due diligence.*
- *Vice-Chair Perez would like to put it in the conditions just in case things change down the road.*
- *Commissioner Weatherford agrees that big signs on the north side would not fit.*
- *Commissioner Campbell wants to make sure that later things can't change.*
- *Commissioner Detweiler doesn't think a condition should be placed.*
- *Commissioner Campbell thinks that maybe a condition with the size of sign.*
- *Commissioner Rambur feels the reflective glass is more of a hazard than a sign.*
- Commissioner Campbell believes that a condition should be placed in case a future owner wants to add signs.
- Director Spendlove clarified that this condition will not require a public hearing, but the applicants will come to the commission for prior approval and later they can modify the conditioner.

MOTION: Commissioner Campbell moved to add a condition that any commercial speech on the North side of the building needs to be reviewed by the commission prior to installation. Vice-Chair Perez seconded the motion.

Roll call vote showed all members present voted. 4 to 2.

- Vice-Chair Perez has no issues with this.
- Commissioner Detweiler has no issues.
- Commissioner Rambur has no issues, and it will have an amazing view.
- Commissioner Campbell agrees.

- Commissioner Weatherford feels this is a good opportunity for people traveling.

MOTION: Commissioner Detweiler moved to approve the request for a Special Use Permit for Motels and Hotels on property located at 2082 Bridge View Blvd c/o Bridgeview Holdings, LLC (PZ24-0001). Commissioner Perez seconded the motion.

Roll call vote showed all members present voted. 6 to 0.

6) Upcoming Meeting(s)

- a) Wednesday, March 6, 2024 - Work session
Tuesday, March 12, 2024

7) Adjournment

The meeting adjourned at 07:22 PM

Jody Green

Jody Green, Planning Technician