



Twin Falls Planning & Zoning Commission Minutes

Tuesday, April 9, 2024, 6:00 PM

203 Main Ave East
Twin Falls, ID 83303

Members -

City Limits: Chairperson Danielle Titus; Vice-Chair Cortney Campbell; Todd Rambur; Robyn Weatherford; Kelly Herrgesell; Tiffany Zimmerman

Area of Impact: Susan Petruzzelli

1) Confirmation of Quorum/Call Meeting to Order

Vice-chair Campbell called the meeting to order at 06:00 PM

Members Attending: Campbell, Weatherford, Herrgesell, Zimmerman, Petruzzelli

Staff Attending: Spendlove, Klaver, Green, Schuerman

2) Conflict of Interest Declaration

3) Consent Calendar

- a) Approval of meeting minutes from the following meeting: March 26, 2024
Commissioner Petruzzelli made a motion to approve the consent calendar, as presented. Commissioner Herrgesell seconded the motion.

4) Items of Consideration

5) Public Hearings

- a) Request for a Special Use Permit to allow extended hours of operation on property located at 2082 Bridge View Blvd. c/o Colby Ricks on behalf of Bridgeview Holdings, LLC.

Staff Presentation:

Senior Planner Klaver presented the request for a Special Use Permit to allow extended hours of operation on property located at 2082 Bridge View Blvd. c/o Colby Ricks on behalf of Bridgeview Holdings, LLC.

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 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.

On Tuesday, February 27, 2024, the Planning and Zoning Commission saw a request for Additional Height (PZ24-0002) and approval for the use of a "motel or transient hotel" (PZ24-0001). Both applications were heard in the same one (1) public hearing as the background information and analysis were the same. At this public hearing, the only comments received for consideration were those of support as those that commented thought the architecture made up for the increased height. There was discussion among the Commission about commercial signage, and the commission saw fit to add a condition to require commercial signage that is on the Canyon Rim to come back to the Commission for review.

The Planning and Zoning Commission recommended approval to the City Council for additional height by a vote of 6-0 with 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 fifty (50) feet to include all mechanical and service equipment.

4. Subject to any commercial speech on the North side of the building being reviewed by the Commission prior to installation.

On April 1, 2024, the City Council heard the request for additional height and approved, with the same conditions as above, by a vote of 7-0.

The Planning and Zoning Commission approved the special use permit for a motel or transient hotel by a vote of 6-0 with the following conditions:

1. Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project.
2. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and Standards.
3. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
4. Subject to continued compliance with the application materials and drawings submitted by the applicant.
5. Subject to the maximum height of fifty (50) feet to include all mechanical and service equipment.
6. Subject to any commercial speech on the North side of the building needs to be reviewed by the commission prior to installation.

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

Extending the hours of operation may include the following impacts.

1. Increased need for policing over the night hours. That being said, several retail establishments in the area have operation hours past 10:00 pm, with some operating to 2:00 AM or later.
2. If hours of operation are extended, it may allow for flexible use of the parking area and creates a synergy that establishes a destination and place, rather than space. The retail establishments that share a parking lot with the proposed location close their operation at 8:00 PM or 9:30 PM except for IHOP which has hours of operation being up to twenty-four (24) hours a day. This will allow for a mix of retail hours.

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. Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project.
2. 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:

- Vice-chair Campbell asked about the hotel portion of the Special Use Permit and the hours for that.
- Senior Planner Klaver explained that this is for the "retail" part of the building, the hotel can operate around the clock.
- Commissioner Herrgesell asked about the map and the parcel. She asked if the walking trail was included.
- Senior Planner Klaver said the walking trail is separate, they are wanting to maintain it.

Applicant Presentation:

Colby Ricks represented the applicant. He explained the project and that the applicant wants the canyon rim to maintain the same look.

Public Hearing: Opened and closed with no public input.

Discussions Followed:

- Commissioner Petruzzelli asked for clarification of the permit.
- Senior Planner Klaver explained that the extended hours for retail business needed a permit.
- Commissioner Herrgesell asked about the parking lot and how that would work with the hours.
- Senior Planner Klaver clarified that during the building process that is addressed.

MOTION: Commissioner Herrgesell moved to approve the request for a Special Use Permit to allow extended hours of operation on property located at 2082 Bridge View Blvd. c/o Colby Ricks on behalf of Bridgeview Holdings, LLC. Robyn Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

6) Upcoming Meeting(s)

a) April 23, 2024

7) Adjournment

The meeting adjourned at 06:24 PM

Jody Green

Jody Green, Planning Technician