



Twin Falls Planning & Zoning Commission Minutes

Tuesday, July 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 06:02 PM

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

Staff Attending: Spendlove, Klaver, Strickland, Ebersole, Green, Stowe

2) Conflict of Interest Declaration

3) Consent Calendar

- a) Approval of meeting minutes from the following meeting: June 25, 2024.

Commissioner Weatherford made a motion to approve the consent calendar, as presented.

Commissioner Rambur seconded the motion.

4) Items of Consideration

- a) Request for the consideration of the Preliminary Plat for the Twin Falls Business Park consisting of 24 lots on 78.25(+/-) acres located at 3270 E 3700 N c/o Tyler Davis-Jeffers (PZ24-0056)

Staff Presentation:

Senior City Planner presented the consideration for the request for the consideration of the Preliminary Plat for the Twin Falls Business Park consisting of 24 lots on 78.25(+/-) acres located at 3270 E 3700 N c/o Tyler Davis-Jeffers (PZ24-0056)

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:

1. The conformance of the subdivision with a Comprehensive Plan.
2. The availability of public services to accommodate the proposed development.
3. The continuity of the proposed development with the capital improvement program.
4. The public financial capability of supporting services for the proposed development; and
5. 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.

The property was annexed into the City of Twin Falls in December 2021 where the zoning of Manufacturing, Heavy (M-2) was affirmed.

The property was a legal lot which allowed building permits to be applied for and obtained. This

subdivision process is to allow for individual properties to be sold.

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 should the applicant conform to Staff's recommended conditions.

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.
2. Subject to submission of a preliminary plat, submitted prior to application of final plat, showing compliance with all conditions and comments in the Engineering Memorandum dated June 4, 2024.

Kenny Spencer of the Twin Falls Highway District discussed that Champlin and 3700 N are joint jurisdiction. He discussed potential issues and where they would like to have a turn lane. They want to work together to have a finished road to prevent any closures.

PZ/Questions & Comments:

- Commissioner Rambur asked for clarification on which intersection was discussed.
- Kenny Spencer clarified that one of the road is half paved and half oiled.
- Commissioner Petruzzelli asked if conditions will protect concerns.
- Senior Planner Klaver stated that building and engineering will help.

Public Hearing: Opened

- Kathy Williams asked about the turning lane that was mentioned earlier and stated that the road was already narrow and questions how will that affect her property. Her property was shown in the visual used during the presentation.
- Senior Planner Klaver pointed out on the map what properties are not part of the plat. The buildings currently being built can be built by right, the plat is to sell lots.
- Director Spendlove explained the turning lane and clarified that it is dedicated right-of-way.
- Vice-Chair Campbell asked about the neighbors in the area and how they can get information.
- Director Spendlove stated that notice is given to property owners.

Tyler Davis-Jeffers with Summit Creek Developments talked about the improvements that have been made with the road so far. He talked about the roads shoulder issues they have noticed and are working to repair them. They are working with the Highway District to help with widening roads.

PZ/Questions & Comments:

- Commissioner Petruzzelli was confused about what streets are being discussed.
- Tyler responded that it was Champlin (3300E).
- Commissioner Petruzzelli asked about the Future Use used in the presentation and if it

- encompasses the two other properties.
- Senior Planner Klaver stated that it is the vision for the future.
- Director Spendlove added that if they were annexed this is what the City Council wants the land use to be.

Public Hearing: Closed

Discussions Followed:

- Commissioner Petruzzelli feels like the conditions will help protect concerns she sees.
- Commissioner Rambur feels like the State, City and applicants are not agreeing on rights-of-way.
- Director Spendlove explained that there is a difference in maintenance between a concrete roadway and an asphalt roadway and the standards for road conditions. There needs to be more coordination between entities and the applicant. Condition #1 addresses that.

MOTION: Commissioner Zimmerman moved to approve the request for the consideration of the Preliminary Plat for the Twin Falls Business Park consisting of 24 lots on 78.25(+/-) acres located at 3270 E 3700 N c/o Tyler Davis-Jeffers (PZ24-0056) with staff recommended conditions. Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

5) Public Hearings

- a) Request for a recommendation for a Zoning Development Agreement and Zoning District Change from R-4 to R-4 ZDA for a residential townhome development on property located at 1607 Washington St S. c/o Rex Harding on behalf of RE Financial, Inc (PZ24-0043).

Staff Presentation:

Senior City Planner Klaver presented the request for a recommendation for a Zoning Development Agreement and Zoning District Change from R-4 to R-4 ZDA for a residential townhome development on property located at 1607 Washington St S. c/o Rex Harding on behalf of RE Financial, Inc (PZ24-0043).

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.

Records show the property has a house on the property that was built on in 1940.

There have been multiple subdivisions immediately surrounding this property. They are as follows:

- To the North; Southwood Subdivision (1947)
- To the East; Golden Eagle (2006)

- To the South; Cascade (1974)

In 2019, Valencia Subdivision, a ZDA was recorded. Similarly to the ZDA in question, the Valencia ZDA and subsequent subdivision accounted for lot lines which matched the townhouse footprint. The Valencia ZDA and Subdivision is located roughly six-hundred (600) ft west of the proposed 1607 South Washington Development.

Proposed Changes are as follows:

1. Creation of 1607 South Washington Development Zoning Development Agreement.
2. Reduction in minimum lot area for town house lots to 629 sq. ft.
3. Lot occupancy for town house lots to 100% occupancy.
4. Eliminates setback requirement from townhouse property line.
5. Creates 20 ft setback from all exterior property lines.
6. A homeowner's association will be created for maintenance.

Possible Impacts and Mitigation:

Staff does not foresee any negative impacts to the surrounding area with this proposed amendment as the surrounding neighborhood has a mix of housing styles compatible in scale to the proposed townhouse development, density will not be increased from the base zoning (R-4), and the comprehensive plan calls for this style of development.

The Commission is tasked with making a recommendation to the City Council, about whether the City should adopt this Zoning Development Agreement or not.

Should the Commission recommend approval, 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 Rambur asked how many single family homes are allowed in that area.
- Senior Planner Klaver stated it is a R-4 zone and it can have 1 home for every 4000 sq ft.
- Director Spendlove replied that it is 42-43 outright permitted.

Applicant Presentation:

Rex Harding with TDH Engineering presented and explained that the city requested the round-about for traffic flow for the 2 roads. Comprehensive plan shows townhomes and this application fits with that. Ponderosa street is a dead end right now and would be developed into Vista Dr.

PZ/Questions & Comments:

- Commissioner Petruzzelli asked about the round-about and who maintains it.
- Rex responded that the city will.
- Vice-Chair Campbell asked staff if there were any conditions.
- Senior Planner Klaver replied that it was just the standard conditions.

Public Hearing: Opened

- Benjamin Hansen has concerns about children with the school bus route. He wonders

about what the impact will be with additional traffic. He signed a petition for no access from Cottonwood St.

- Rex clarified that some traffic might travel that way and if it is a problem it needs to go to the police department.
- Vice-Chair Campbell asked about the bus route.
- Rex responded that maybe the route changes if it becomes a problem, but that is up to the bus department.
- Vice-Chair Campbell asked Will if that was something the City looked at.
- Senior Planner Klaver replied that the City does not anticipate the amount of vehicles that this would generate to cause a change to the road network.

Public Hearing: Closed

Discussions Followed:

- Commissioner's like the application and feel it is a good fit for the area.

MOTION: Commissioner Weatherford moved to approve the request for a recommendation for a Zoning Development Agreement and Zoning District Change from R-4 to R-4 ZDA for a residential townhome development on property located at 1607 Washington St S. c/o Rex Harding on behalf of RE Financial, Inc (PZ24-0043). Commissioner Zimmerman seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

- b) Request for a home occupation (dog grooming) on property located at 636 Ash St. c/o Stephanie Ayer (PZ24-0048).

Staff Presentation:

City Planner Ebersole presented the request for a home occupation (dog grooming) on property located at 636 Ash St. c/o Stephanie Ayer (PZ24-0048).

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 R-4, Residential Medium Density District. Per code, a Home Occupation requires a Special Use Permit in the R-4 zoning district.

According to County Records, the house was built in 1925. Records show the base square footage is 1,320 square feet, with 960 square feet being on the main level. This leaves 360 square feet for the basement, which meets the size requirement for a "home occupation" of 400 square feet maximum.

The applicant states in their narrative that the business will service one (1) dog at a time, with the clientele being small dogs weighing fifty (50 lbs.) pounds or less.

Hours of operation are Monday – Friday, 8:00 am to 5:00 pm. The basement has a separate entrance for customers and will have a small outdoor area for the dogs in the backyard. The property is located on the corner of Ash Street and Elizabeth Boulevard.

The surrounding properties are primarily residential. Per their narrative, the applicant has stated there will be minimum impact to the surrounding properties due to noise, and no impact due to glare, odor, and fumes. The applicant has stated any dog waste will be picked up immediately and disposed of properly. The applicant is the owner of the property and will be the only employee of the business.

Per City Code 10-10-2, off-street paved parking is required for a home occupation. The property currently has a gravel parking area in the front of the house, as do the neighboring properties. The City Engineer is not requiring the paved parking or improvements at this time, as there is no current or future plan to widen Ash Street, so the City will not be in need of taking back the Right of Way in front of the residence.

The 2016 Comprehensive Plan; "Grow With Us" designates this area as appropriate for "Town Neighborhood", which is primarily residential in character, lot sizes are smaller than found in Rural Residential, with contiguous, and clustered development to maximize open space and community gathering areas. This designation consists of single-family homes, attached and detached, duplexes, triplexes, and townhomes, parks and recreation facilities, schools, and Civic facilities. 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.

PZ/Questions & Comments:

- Vice-Chair Campbell asked if this is a Special Use Permit.
- Planner Ebersole replied that it is.

Applicant Presentation:

Stephanie Ayer presented her request for the application. She has been doing this for 15 years. Customers will drop the dogs off and not stay on location.

PZ/Questions & Comments:

- Vice-Chair Campbell asked about her experience and if 1 dog at a time keeps it quieter.
- Stephanie responded that it does.

Public Hearing: Opened and closed with no public input.

Discussions Followed:

- Commissioner Rambur feels this is compatible with comprehensive plan and traffic will not be a burden on the neighbors.
- Commissioner Petruzzelli feels this has a little more space around from neighbors and shouldn't be a problem.
- Commissioner Zimmerman agrees with previous comments.
- Commissioner Weatherford feels this is straightforward.
- Vice-Chair Campbell likes the years of service.

MOTION: Commissioner Rambur moved to approve the request for a home occupation (dog grooming) on property located at 636 Ash St. c/o Stephanie Ayer (PZ24-0048). Commissioner Petruzzelli seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

- c) Request for a Special Use Permit to allow handcrafted furniture on property located at 2635 Kimberly Rd c/o Tyler Davis-Jeffers on behalf of Sleep in Heavenly Peace Inc (PZ24-0049).

Staff Presentation:

City Planner Strickland presented the request for a Special Use Permit to allow handcrafted furniture on property located at 2635 Kimberly Rd c/o Tyler Davis-Jeffers on behalf of Sleep in Heavenly Peace Inc (PZ24-0049).

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 six (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 to a natural, scenic or historic feature of major importance.

The property is zoned Highway Commercial (C-1). This property was occupied by the Bureau of Land Management Office but has since been redeveloped to accommodate additional buildings that have been constructed and intended to operate as a small scale business park to allow for multiple tenants to reside in each building.

The business will occupy approximately 2,000 sq. ft. of a 6,900 sq. ft. building constructed to accommodate an office with a storage area. Woodworking is identified by the International Building Code as an "F" Occupancy Classification which will require changes to the building for woodworking to occur inside.

The applicant anticipates being at this location once per month for a maximum of four (4) hours. They don't have employees or regular days and times of operation because they build on an event basis only with volunteers. Volunteers will be on site to load beds for delivery 2-3 times a week.

There is a residential neighborhood approximately fifty (50') feet north of where the woodworking will take place. Staff has taken this into consideration and anticipates that the impacts could be noise generated by the woodworking tools. Staff would recommend all bay doors be kept closed while constructing the furniture to mitigate the noise impacts. Should the company have an event, the constriction of the beds could occur outside, but only for the event.

Within the highway commercial (C-1) zoning district, handcrafted furniture is the only manufacturing use allowed, if approved by the Planning & Zoning Commission. The Comprehensive Plan designation for this property is commercial. Generally, this designation recommends highway-oriented, large format retail, hotels, restaurants and other retail plazas and parks. This will be a very small-scale operation and would most likely have less of an impact on the surrounding area compared to other uses called out in the Comprehensive Plan.

Overall, staff is confident that if approved there will be minimal impacts, to the surrounding area.

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 approve of the request as presented, staff recommends the following:

1. Subject to all bay doors being closed during construction of furniture.
2. Subject to a change of occupancy being obtained for woodworking through the City of Twin Falls Building Department.
3. 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 Rambur asked if they needed to make a motion to add a condition for the doors to be closed.
- Planner Strickland replied that it is already a condition.

Applicant Presentation:

Tyler Bringhurst, local Chapter President, presented the application. He stated that they did not know about the rules when they signed the lease. He asked for clarification about having the doors open only for events when they are an event based only operation. Furniture is made at this location and then taken on site where it is assembled.

Planner Strickland stated that the report was made with a little confusion and not clarity. If they have a lot of people there they can build but things need to be closed up when not having an event.

PZ/Questions & Comments:

- Vice-Chair Campbell asked if the doors being closed is a problem.
- Tyler stated that he feels that they shouldn't have to close the doors because everything is an event.
- Planner Strickland stated she didn't have enough information from the narrative.
- Tyler clarified that the warehouse is used only to hold tools and beds. They have additional storage in the storage containers outside. They do make the beds ahead of time and construct them on location. He feels the noise is minimal and shouldn't affect the neighbors.
- Vice-Chair Campbell asked if would it be a problem to have a condition to close the doors if machinery is being used.
- Tyler said he doesn't want to close the doors for events.
- Director Spendlove replied to comments about the narrative and that it stated they build beds once per month. With the location being so close to residential the condition was added to have the doors closed. If an event is so large it is in the parking lot area the neighbors may be disturbed and that should be considered.
- Commissioner Petruzzelli asked Tyler if they have had to get a special events permit before.
- Tyler replied that they haven't.
- Vice-Chair Campbell asked how many people come to the events.
- Tyler stated 20-30 at the warehouse.
- Vice-Chair Campbell stated that the word event is confusing.
- Tyler explained that they call the building of the beds and event. They have 400 locations similar to this one. They run off volunteers and they have always called them events. They run off donations.
- Vice-Chair Campbell asked about the hours.
- Tyler replied they usually meet Saturday mornings and sometimes weekday afternoons.
- Commissioner Weatherford asked for clarification on the building this application was for.

- Tyler replied that it is the north corner and has 3 doors.
- Planner Strickland showed on the map.
- Commissioner Zimmerman asked the applicant to explain the process for building.
- Tyler explained that they go from raw lumber to finished pieces. Wood is measured, cut with saws, sanded, drilled then dipped in stain.
- Commissioner Zimmerman how many tools are used at once.
- Tyler stated they use one saw, a handful of sanders and 4-6 drills. They use a few more tools than typical use at home.
- Commissioner Petruzzelli asked if they would notify the neighbors ahead of time if they are going to be having an event.
- Tyler said it is definitely possible.

Public Hearing: Opened

- Ernie Colver stated the use is in a commercial area and feels the noise is minimal.
- Jim Thompson asked why not the north side instead of the south side. The cause is good and the building is not very occupied and they could have moved.
- Gerardo (Tato) Munoz spoke in favor he has worked with them for the last 9 months and does the deliveries. He stated that they make 20 beds at most in a year. He said the things done outside are minimal.
- Robin Stanhope spoke in favor as a volunteer for Sleep in Heavenly Peace.
- Josh Grandeau spoke in favor and feels this is a wonderful cause and invited everyone also. He said they work late mornings or early afternoons.

Public Hearing: Closed

- Tyler explained that the location fit the best for them as the others are not completed. He had no idea when signing the lease that they would need a permit.
- Vice-Chair Campbell asked about moving the containers and asked him to address the noise complaint from the neighbors.
- Tyler stated that he is happy to keep the doors closed. He is just confused about the word event that was used. The report stated that they could have the doors open for an event but everything they do they consider an event. They will do their best to mitigate noise by keeping the doors closed while using equipment.
- Vice-Chair Campbell asked if they have used any equipment since moving in to this location.
- Tyler stated they have not yet.

Discussions Followed:

- Vice-Chair Campbell asked Jonathan for clarification about what they are voting for.
- Director Spendlove explained that they are looking at the process. They can place conditions for mitigation for this application and it's use.
- Commissioner Petruzzelli asked if approved does it stays with tenant.
- Director Spendlove stated it stays with the land.
- Commissioner Petruzzelli asked if the permit is approved then this property can make handcrafted furniture.
- Director Spendlove stated that as long as they follow the rules.
- Commissioner Zimmerman asked about the letter that had been received and if it was in favor.
- Planner Strickland responded that it was.
- Commissioner Zimmerman asked what is outright permitted that would make noise.

- Director Spendlove replied that a lot of trade retail - services - professional services.
- Commissioner Petruzzelli asked if noise becomes a problem then neighbors can do something after approval.
- Director Spendlove replied that if it is a Special Use Permit then we would look at it.
- Commissioner Zimmerman asked how much noise this would make vs what's outright permitted and asked about the change of occupancy.
- Director Spendlove explained that was from the building department for safety reasons.
- Vice-Chair Campbell asked if staff recommendations control the hours of operations.
- Director Spendlove replied that no hours have been discussed.
- Commissioner Rambur thinks that with it being a commercial zone it shouldn't produce excess noise.
- Commissioner Petruzzelli thinks the use is good. She would like to remove item one.
- Vice-Chair Campbell agrees but wants to look at what is possible if approved. She feels there should be some conditions placed.
- Director Spendlove 7am to 10 pm are retail hours in the city.
- Vice-Chair Campbell would like to limit hours for neighbors.
- Commissioner Zimmerman feels the subject of the doors will be handled. She doesn't feel the reduced hours are needed because of the volunteer make-up and feels the noise won't be unnecessarily louder than noise produced from a residential home.
- Commissioner Petruzzelli wanted to rephrase the doors being closed to word it with level of noise being made.
- Vice-Chair Campbell is wanting to limit hours for the noise. Potentially 10 am – 8 pm.
- Commissioner Weatherford feels like 7 am – 10 pm is reasonable and finding volunteers is hard so she doesn't want to limit hours that would prohibit people.
- Vice-Chair Campbell clarified that she would like the conditions for future use.
- Director Spendlove responded that the hours are not discussed with the application. He discussed the difference with what happens with private vs commercial.
- Commissioner Rambur state again that being in a commercial zone he feels it won't make excess noise for that zone.

MOTION: Commissioner Petruzzelli moved to approve the request for a Special Use Permit to allow handcrafted furniture on property located at 2635 Kimberly Rd c/o Tyler Davis-Jeffers on behalf of Sleep in Heavenly Peace Inc (PZ24-0049) with conditions #2 and #3 from city staff report. Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 1.

6) Upcoming Meeting(s)

- a) August 8, 2024 - Work Session
August 13, 2024

7) Adjournment

The meeting adjourned at 07:57 PM

Jody Green

Jody Green, Planning Technician