



MINUTES
Twin Falls City Planning & Zoning
Commission
June 25, 2013-6:00 PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Nikki Boyd Jason Derricott Tom Frank Kevin Grey Gerardo "Tato" Munoz Chuck Sharp Jolinda Tatum
Chairman

AREA OF IMPACT:

Lee DeVore Steve Woods

Vice-Chairman

CITY COUNCIL LIAISON

Suzanne Hawkins Rebecca Mills Sojka

ATTENDANCE

PLANNING & ZONING MEMBERS

PRESENT:

Derricott
Frank
Sharp

ABSENT:

Boyd
Grey
Munoz
Tatum

AREA OF IMPACT MEMBERS

PRESENT:

DeVore
Woods

ABSENT:

CITY COUNCIL MEMBERS PRESENT: Hawkins, Mills-Sojka

CITY STAFF PRESENT: Carraway, Strickland

I. CALL MEETING TO ORDER:

1. Confirmation of quorum
2. Introduction of staff

II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s): **June 11, 2013**
2. Approval of Findings of Fact and Conclusions of Law:
 Leung (SUP 06-11-13) Teodora Caffe, LLC (SUP 06-11-13)
 Church on a Mission (SUP 06-11-13) Expedition Motor Sports, LLC (SUP 06-11-13)

III. ITEMS OF CONSIDERATION: **NONE**

IV. PUBLIC HEARINGS:

1. Request to amend condition #3 on Special Use Permit #1286, granted April 9, 2013 allowing the operation of an indoor recreation facility with extended hours of operation on property located at 516 Hansen Street South. Condition #3 requires the applicant to develop land behind the building for parking area for the building.
 c/o Edward Sabia (app. 2561)

V. PUBLIC INPUT AND/OR ITEMS FROM THE ZONING DEVELOPMENT MANAGER AND/OR THE PLANNING & ZONING COMMISSION:

VI. UPCOMING PUBLIC MEETINGS (held at the City Council Chambers unless otherwise posted):

1. Work Session – **Wednesday, July 3, 2013** 12:00 pm – 1:00 pm
2. Public Hearing – **Tuesday, July 9, 2013** 6:00 pm

VII. ADJOURN MEETING:

I. CALL MEETING TO ORDER:

Chairman Frank called the meeting to order at 6:00 P.M. He then reviewed the public meeting procedures with the audience, confirmed there was a quorum present and introduced City Staff present.

II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s): **June 11, 2013**
2. Approval of Findings of Fact and Conclusions of Law:
 - Leung (SUP 06-11-13) Teodora Caffé, LLC (SUP 06-11-13)
 - Church on a Mission (SUP 06-11-13) Expedition Motor Sports, LLC (SUP 06-11-13)

MOTION:

Commissioner DeVore made a motion to approve the consent calendar as presented.
Commissioner Woods seconded the motion.

UNANIMOUSLY APPROVED

III. ITEMS OF CONSIDERATION: NONE

IV. PUBLIC HEARING ITEMS

1. Request to amend condition #3 on Special Use Permit #1286, granted April 9, 2013 allowing the operation of an indoor recreation facility with extended hours of operation on property located at 516 Hansen Street South. Condition #3 requires the applicant to develop land behind the building for parking area for the building.
c/o Edward Sabia (app. 2561)

APPLICANT PRESENTATION:

Edward Sabia, the applicant, stated that a Special Use Permit was issued for 516 Hansen Street South with a condition #3 that the applicant develops land behind the building for parking. He stated there is parking across the street from this location that is available for the customers and employees to park. The parking condition listed on this Special Use Permit would provide 13 on-site parking spaces but would also require the removal of the back decking from the building. The request tonight is to have the Commission reconsider the paving condition. After the building permit was reviewed the occupancy load for this building would require 57 parking spaces, which is considerably less than what was originally expected. The parking lot along Minidoka Street has 79 spaces, the one in front of the building would provide 20 spaces, and the parking lot just west of the building would provide additional spaces. The cost of the additional parking was approximately \$130,000.00, as the tenant he was asked by the owner to request reconsideration of this condition.

STAFF PRESENTATION:

Zoning & Development Manager Carraway reviewed the exhibits on the overhead and stated there was a public hearing on April 9, 2013 which approved the Special Use Permit #1286, there were five conditions of approval. The 3rd conditions reads as follows: Subject to the undeveloped portion of the northwest side lot being developed as a parking lot per City Codes

10-11-4, 10-4-13.3(F)2 and 10-4-22.3. After the Special Use Permit was granted the owner of the property came in and spoke with staff and submitted a letter requesting reconsideration of the condition. City Code does allow for reconsideration through a public hearing process. This property is located in a P-3; parking overlay. Code does not have a specific number of spaces required. Staff is very aware of the down town area as to how it was platted and developed and so the P-3; parking overlay allows for some consideration for alternative parking plans. The applicant is requesting that the current public parking areas be allowed to meet the parking requirements. The owner of this building does have a parking lot northwest of this property that has approximately 77 spaces, it was indicated in the narrative that this parking area provides parking for offices and in the evening the spaces are available for use. Staff has reviewed this request and is aware of the parking situation down town. The Community Development Director has stated that through the strategic planning process there were quite a few discussions regarding the downtown and parking was a primary concern. The City is going to hire someone to give the City a cost estimate to actually review this part of the downtown including the OT; old town zone, M-2 & M-2; industrial zone and CB; central business zone to address the parking issue. Staff is excited that there are new businesses coming into the downtown area and staff is aware of the parking issues. Staff is in support of this request.

COMMISSIONER QUESTIONS/COMMENTS:

- Commissioner Frank asked if there is a way to determine what has been promised to the businesses through the Special Use Permit process.
- Zoning & Development Manager Carraway explained that the scope and cost estimate is what the City will use as a way to determine the parking needs.
- Commissioner Wood stated his concern is whether or not the property to the west is going to be turned into a weed lot. Can a condition regarding maintenance for the area if the parking requirement is removed.
- Zoning & Development Manager Carraway state that the owner of this property, the Urban Renewal Agency and the City have been working in this area to make improvements and staff feels like this will not be an issue, if this condition is removed.
- Commissioner Frank stated there is a curb cut along this part of the property and with the current code parking is not allowed in this area unless it is paved.
- Zoning & Development Manger Carraway confirmed Commissioner Frank's statement.
- Commissioner Sharp asked if the decision should be to wait on the decision or specify a certain amount of paving to be required.
- Zoning & Development Manager Carraway stated the plan is coming under review with the scope and estimate the City is going to request. This area has not been an issue in the past that staff is aware of and this building had been utilized for quite a few years. Staff would be hesitant to recommend a percentage of paving.

PUBLIC HEARING: OPENED & CLOSED WITHOUT CONCERNS

CLOSING STATEMENT:

Mr. Sabia stated he has removed the weeds and watering the property has already started. The Employees will be parking across the street. He is willing to block off the access to prevent people from parking.

DELIBERATIONS FOLLOWED:

Commissioner Frank asked if the paving condition was removed if the applicant would place the railroad ties along the access to prevent people from parking in that area.

MOTION:

Commissioner Woods made a motion to remove condition #3, as requested, and added 2 conditions that approval be subject to a) the applicant blocking the approach from 5th Avenue South to prevent parking behind the building, and b) the area behind the building be maintained free of weeds and watered as necessary. Commissioner Sharp seconded the motion. All members present voted in favor of the motion.

APPROVED, AS PRESENTED, WITH THE FOLLOWING CONDITIONS

1. Subject to the applicant contacting the City of Twin Falls Police Department on every event/show to determine if a Special Events Permit and/or Catering Permit are required including a review of the security and trash clean-up plan.
2. Noise level is not to exceed 78 decibels at any point ten (10) feet from the exterior walls of the building.
- ~~3. Subject to the undeveloped portion of the northwest side lot being developed as a parking lot per City Codes 10-11-4, 10-4-13.3(F)2 and 10-4-22.3.~~
4. Subject to the applicant complying with all City, County and State Alcohol licensing regulations.
5. Subject to site plan amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and Standards
6. Subject to the applicant blocking the approach to prevent parking behind the building and that this area be maintained.
7. Subject to the area behind the building be maintained free of weeds and watered as necessary.

V. PUBLIC INPUT AND/OR ITEMS FROM THE ZONING DEVELOPMENT MANAGER AND/OR THE PLANNING & ZONING COMMISSION: **NONE**

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VII. ADJOURN MEETING:

Chairman Frank adjourned the meeting at 06:25 pm

Lisa A Strickland

Lisa A Strickland
Administrative Assistant
Community Development Department