



Twin Falls Planning & Zoning Commission Minutes

Tuesday, August 14, 2018, 6:00 PM

203 Main Avenue E
Twin Falls, ID 83301

Members -

City Limits: Danielle Dawson, Vice-Chair; Craig Hawkins; Gerardo "Tato" Muñoz, Chairman; Ed Musser; Carolyn Bolton; Curtis Hansen; Craig Kelley

Area of Impact: Ryan Higley; David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Chairman Munoz called the meeting to order, he confirmed a quorum, reviewed the public hearing procedures and introduced staff.

Members Present: Dawson, Hawkins, Munoz, Musser, Bolton, Hansen, Kelley

Staff Present: Cherry, Nope, O'Connor, Spendlove, Strickland, Vitek

2) Consideration of Amendments to Agenda - None

3) General Public Input - None

4) Consent Calendar

a) Approval of Minutes from the following meeting: 07-24-18

b) Approval of Findings of Fact and Conclusions of Law for the following meeting: 07-24-18

Motion:

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

Commissioner Bolton seconded the motion.

Unanimously Approved

5) Items of Consideration

a) Request for consideration of a preliminary plat for The Falls at the Preserve, a PUD subdivision approximately 4.18 acres consisting of 3 lots located along the 2400 Block of Pole Line Road East. c/o Gerald Martens on behalf of Connie Storrer (app. PZ18-0034)

Applicant Presentation:

David Thibault, EHM Engineers, Inc, representing the applicant, stated this property on the northeast side of Twin Falls. The plan is to plat the property into 3 lots, with septic systems and well. The property south of this area is zoned for a residential development. He stated he is here to request approval of the preliminary plat and has no objections to staff recommendations.

Staff Presentation:

City Planner Cherry reviewed the request on the overhead and stated this is a request for consideration of a preliminary plat for The Falls at the Preserve, a PUD subdivision

approximately 4.18 acres consisting of 3 lots located along the 2400 Block of Pole Line Road East.

This parcel has been in open space/agriculture use since the 1950s. The subject property is part of The Preserve PUD #261, first recorded in 2006. On April 23, 2018, City Council approved an amendment to the applicable PUD (#261) which allows for the three (3) lots of the proposed preliminary plat to be developed in accordance to SUI Zoning District Development Standards instead of R-2 Zoning District Development Standards. This is a request for approval for the preliminary plat "The Falls at the Preserve", a proposed single-family development near the east extension of Pole Line Road, in the northern portion of The Preserve PUD (#261). The preliminary plat proposes three (3) lots with three (3) residential units located in the R-2 Zoning District. This Plat complies with City Code in regards to development criteria for the SUI Zoning District and the applicable PUD.

Approval of a preliminary plat does not constitute a commitment by the City to provide water or waste water services. The plat indicates that each lot will be connected to City of Twin Falls water and sewer systems. A guarantee of services comes when the City Engineer signs a will-serve letter after final and construction plans are reviewed. A final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. Only after a final plat has been approved by the City Council and construction plans approved, may the plat be recorded and lots sold for development.

Should the Commission approve the preliminary plat of "The Falls at the Preserve", 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. A letter from the Idaho Department of Water Resources that indicates approval of individual wells for those proposed lots will be required prior to the submittal of a final plat.
3. A letter from South Central Health District that indicates approval of individual septic systems for those proposed lots will be required prior to the submittal of a final plat.

PZ/Questions & Comments:

- Commissioner Hansen asked for clarification on the location of the Canyon Rim Trail and the possible interference to this path during construction.
- City Planner Cherry explained the applicant does not anticipate any interference due to construction.
- Commissioner Munoz asked for clarification stating that the third lot was going to be accessed through driveway that passes between the other two lots. He explained it looks as though that driveway will have to cross a waterway, and asked how the developer plans to address that issue.

- Mr. Thibault explained there will either be a bridge constructed or piped to address the waterway.
- Commissioner Munoz clarified that access to all three of these lots will be through the private road to the north.
- Mr. Thibault confirmed that to be true and stated there are not any plans for access to come from the development to the south.

Public Hearing: Opened and Closed

Discussions Followed: Without Concerns

Motion:

Commissioner Bolton made a motion to approve the request, as presented, with staff recommendations. Commissioner Higley seconded the motion. All members present voted in favor of the motion.

Approved, As Presented With 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. A letter from the Idaho Department of Water Resources that indicates approval of individual wells for those proposed lots will be required prior to the submittal of a final plat.
3. A letter from South Central Health District that indicates approval of individual septic systems for those proposed lots will be required prior to the submittal of a final plat.

6) Public Hearings

- a) Request for Special Use Permit to operate an indoor recreation facility "Gym" on property located at 1763 Fillmore Street. c/o WEC97H-Idaho Investment Trust (app. PZ18-0037)

Applicant Presentation:

Sammy Salem, representing the applicant, stated this is a Special Use Permit request for property located at 1763 Fillmore Street. He thanked staff for their support during this process. They have owned this property since 1997, the space has had several occupants, without much success. They have had several businesses interested in the building but have finalized a deal with Planet Fitness who is very interested in the site. They plan to renovate the site and remodel the interior of the building. He anticipates the project to be a success. He asked for the Commission's approval for the Special Use Permit and they do not object with staff's recommendations.

Staff Presentation:

City Planner O'Connor, reviewed the request on the overhead and stated this is a request for

Special Use Permit to operate an indoor recreation facility “Gym” on property located at 1763 Fillmore Street.

The Blue Lakes Investors Concept 91 PUD was approved and recorded in early 1992, and governs a significant portion of land north of Pole to the Canyon Rim, between Blue Lakes N and Harrison St. with the exception of the Breckenridge Property. This was the old Hancock Fabrics Store however it is vacant at this time.

This is a request to establish an indoor recreation facility on property located at 1736 Fillmore St. N. A health or fitness club is classified as indoor recreation and therefore requires an SUP per the Blue Lakes Concept 91 PUD and the C-1 zone. The applicant has submitted a site plan showing a partial demolition of the north side of the building. This area will serve as additional parking. The site plan is not drawn to city code requirements, however, before any building permit is issued a site plan that meets city code is required.

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

1. Subject to site plan amendments as required by City Code Standards.

PZ/Questions & Comments:

- Commissioner Higley clarified that the demo would allow for additional parking.
- City Planner O’Connor confirmed that to be true.
- Commissioner Dawson asked about extended hours.
- City Planner O’Connor explained extended hour restrictions only apply to retail. This will not be a retail business therefore there are not restrictions for hours of operation.
- Commissioner Detweiler asked about the removal of the dock area and if there will be landscaping.
- City Planer O’Connor explained with the removal of a portion of the building the parking that will be installed will have to meet code and that there is some landscaping along that portion of the property.
- Commissioner Munoz asked if there will be any retail sales at this location for the public.
- Mr. Salem stated no.
- Commissioner Hansen asked about hours and staffing.
- Mr. Salem explained they will be a 24 hours 7 days a week operation and will have a staff member on site 24 hours.

Public Hearing: Opened

Jim Stevens, representing the HOA President of Breckenridge Estates, he stated and his neighbors are concerned about the 24 hour operation, but is pleased to hear they will have staff on-site 24 hours. He explained that there are people that do donuts in the area late at night and sometimes they have people that hit golf balls at the houses in this neighborhood. He asked if the applicant would consider installing security cameras.

Discussions Followed:

- Mr. Salem explained he will work to see what they can do to help the neighbors.
- Commissioner Bolton explained that she is very supportive of retrofitting an existing building.
- Commissioner Higley agreed that this will be a great fit for the building.
- Commissioner Hansen agreed with the Canyon Rim Trail close by it should be a good fit.
- Commissioner Munoz explained refreshing a building and bringing it back to life is great.

Motion:

Commissioner Kelley made a motion to approve the request, as presented, with staff recommendations. Commissioner Detweiler seconded the motion. All members present voted in favor of the motion.

Approved, As Presented, With The Following Conditions

1. Subject to site plan amendments as required by City Code Standards.
- b) Request for a Special Use Permit for a home occupation to operate a gunsmith shop on property located at 3362B Addison Avenue East. c/o Ron Holmgren (app. PZ18-0041)

Applicant Presentation:

Ron Holmgren, the applicant stated he is here to present a Special Use Permit request to operate a gunsmith shop on property located at 3362 B Addison Avenue East. He has been gunsmithing for years, and would like to pursue on a more formal business. He has a building to operate this business from and feels it would be a success.

Staff Presentation:

City Planner Cherry, reviewed this request on the overhead and stated this is a request for a Special Use Permit for a home occupation to operate a gunsmith shop on property located at 3362B Addison Avenue East. 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. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. These 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.

The primary residence on this property was constructed in 1908 per Twin Falls County Records.

This is a request to establish a Home Occupation for a Gunsmith Shop (firearm maintenance, repair, modifications, and commissioned builds) on the property located at 3362 B Addison Ave. E within the SUI Zoning District.

The applicant intends to primarily receive firearms to gunsmith via mail deliveries. However, the applicant wishes to provide potential customers the opportunity to hand deliver their firearms to his residence.

A Special Use Permit is required for Home Occupations which generate traffic to the premises.

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

1. Subject to site plan amendments as required by City Code Standards.
2. Subject to all federal, state, and local laws and regulations.

PZ/Questions & Comments:

Commissioner Detweiler asked if there will be any gun sales from this location.

City Planner Cherry explained he can facilitate sales.

Commissioner Detweiler asked about test firing.

Mr. Holmgren explained that he will not be doing any onsite test firing.

Commissioner Bolton asked about modifications to the building being used for this work.

Mr. Holmgren explained no there will not be any modifications

Commissioner Munoz asked about reloading or sale of amunition.

Mr. Holmgren stated it will not be a retail location, no amunition to be sold.

Public Hearing: Opened & Closed Without Input

Discussions Followed: Without Concerns

Motion: Dawson, Hawkins

- c) Request for a Special Use Permit to store & blend agricultural seed treating chemicals on property located at 252 Deere St. c/o The McGregor Company (app. PZ18-0044)

Applicant Presentation:

David Thibault, EHM Engineers, Inc. representing the applicant stated that this request is triggered by the storage of chemical identified as Hazardous by the Fire Code. The property is zoned manufacturing, the chemicals have been reviewed and presented to the Fire Department. They have no objections tot he staff recommendations.

Staff Presentation:

Request for a Special Use Permit to store & blend agricultural seed treating chemicals on property located at 252 Deere St. 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 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.

The existing building on the northern portion of the property was constructed in 1985. The southern portion of the property is currently vacant/undeveloped.

This is a request to allow the storage and blending of agricultural seed treating chemicals at 252 Deere Street within the M-2 Zoning District.

The existing building on the northern portion of the property will be used for office space and chemical blending. A 10,000 square foot chemical storage facility will be constructed on the southern portion of the property.

The M-2 Zone requires a special use permit (SUP) for the storage of chemical products. The proposed facilities are at least three hundred feet (300') from a residential dwelling.

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

1. Subject to site plan amendments as required by City Code Standards.
2. Subject to all federal, state, and local laws and regulations.

PZ/Questions & Comments:

Commissioner Bolton clarified the layout of the storage.

Mr. Erickson explained chemicals will be stored in the new building with an office in the other building.

Commissioner Erickson asked about spill management

If the container leak contain it

If your load is not secure-secure it

We can all live and work here forever if we remember that every drop counts.

Commissioner Munoz asked about a spill protocol and hazardous waste disposal protocol

Commissioner Hansen asked about current use of building.

Public Hearing: Opened & Closed Without

Public Hearing: Closed

West: Agricultural

North: Government Facility

Discussions Followed:

Kelly glad to see expansion, heavy regulation to keep license

hansen glad Fire has looked at it

Motion: Higley, Detweiler

- d) Request for annexation with a zoning designation of M-2 for approximately 40 (+/-) acres currently zoned M-2 and located at 630 Hankins Road South. c/o Randy Musser (app. PZ18-0045)

Applicant Presentation:

Randy Musser, the applicant, explained he purchased the subject property in 1999 and a good portion of it is being used for agriculture. They have gravel on the front end of the property that has been used for equipment auctions, they are now doing more online auctions and they have not been using the land like they use to. they have been approached by Star Fleet for a location to store Jayco trailers. The property has been leased and they would like to put a mobile office building on the property and because they are within a certain distance of city services they have to annex into the city. There is a long term lease for the property.

Staff Presentation:

Request for annexation with a zoning designation of M-2 for approximately 40 (+/-) acres currently zoned M-2 and located at 630 Hankins Road South. The Commission shall conduct at least one public hearing, to send a recommendation to City Council for the proposed plan and zoning designation. Interested persons shall have an opportunity to be heard at the commission and council hearings. The Planning & Zoning Commission hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)

There is limited history on this property other than it is an original 40 acre parcel being utilized as ag and storage of RV trailers.

This is a request to annex parcel RP10S17E237200, a 40 acres +/- parcel located at 630 Hankins Rd. S. Currently the parcel is zoned M-2, and the applicant is not requesting a zoning change with this annexation. The property is currently being utilized with both agricultural and transportation uses, with the storage of R.V. trailers on the premises.

The Commission is tasked to make a recommendation to the City Council on the zoning

designation being requested by the applicant. The Commission's recommendation may be to deny the request, approve the request as presented, request a different zoning designation or request additional information be provided.

PZ/Questions & Comments:

Commissioner Munoz clarified the recommendation is the zoning for the annexation.

City Planner O'Connor explained yes the applicant is not requesting a change in the zoning, and it is consistent with the comprehensive plan

Public Hearing: Opened & Closed Without Input

Discussions Followed: Without Concerns

Motion: Kelley, Detweiler

7) Upcoming Meeting(s)

No meetings for August 28, 2018

- a) August 28, 2018 Public Hearing - Cancelled

8) Adjournment

Lisa A. Strickland, Administrative Assistant