



Twin Falls Planning & Zoning Commission Minutes

Wednesday, November 14, 2018, 6:00 PM

203 Main Avenue East
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

Vice Chairperson Dawson called the meeting to order at 6:25 pm. She then reviewed the procedures for the public hearing with the audience, introduced staff and confirmed a quorum.

Members Present: Dawson, Hawkins, Bolon, Hansen, Kelley

Staff present: Spendlove, O'Connor, Ebersole, Williamson, Vitek

2) Consent Calendar

- a) Approval of minutes from the following meeting: October 9, 2018
 - Minutes were approved at November 7, 2018 PZ Commission Worksession
- b) Approval of Findings of Fact and Conclusions of Law:
 - Bumpin Bernies (SUP-Amended/Partial Revocation)

3) Items of Consideration

- a) Request for approval of a modified landscape plan for property located at 326 Blue Lakes Boulevard North. c/o Kyle Cooper dba Dutch Bros (app. PZ18-0064)

Applicant Presentation:

Applicant Kyle Cooper reviewed the modified landscape plans for the Dutch Bros. on Blue Lakes. Discussed landscaping on eastern portion of property bordering the condominium complex. Met with neighbors and picked out landscaping based on their recommendations. Applicant stated that they have come up with a plan that they both could agree on. Trees along border are close to double in size of original plan.

Staff Presentation:

City Planner O'Connor presented a request for approval of a modified landscape plan for property located at 326 Blue Lakes Boulevard North.

The Commission's approval will allow the applicant to receive final inspections that are required for commercial occupancy.

Staff has determined that the modified landscape plan submitted by the applicant meets the Commission's conditions for Special User Permit #18-0064. However, the Commission shall determine whether or not there was sufficient collaboration between the applicant and adjacent neighbors in creating the modified landscape plan.

If the Commission approves the modified landscape plan for Special Use Permit #18-0064, then staff recommends that the modified landscape plan be subject to site plan amendments as required by City Code Standards.

PZ/Questions & Comments:

- Commissioner Kelley asked what nursery the trees were chosen from. His concern is that the plants listed on plans are hard to grow here.
- Applicant stated that they are looking at evergreens from Quality Landscaping. The plants listed on the site plan may be a misprint.
- Commissioner Bolton asked about sound wall and the materials it will be made from.
- Applicant stated that it will be a masonry wall and will be a match and continuous wall from Walgreens.

Discussions Followed: Without Concerns

MOTION:

Commissioner Bolton made a motion to approve the modified landscape plan for property located at 326 Blue Lakes Boulevard North, with staff recommendations. Commissioner Hawkins seconded the motion. All members present voted in favor of the motion.

Approved, As Presented, With the Following Conditions

1. The modified landscape plan be subject to site plan amendments as required by City Code Standards.

4) Public Hearings

- a) Request for a Special Use Permit to construct a detached accessory building greater than 1000 sq. ft. on property located at 1345 Mountain View Drive. c/o Allison Welch (app. PZ18-0078)

Applicant Presentation:

Applicant Allison Welch presented a plan to put a detached accessory building over 1000 sq. ft. for garages and gathering room. Rooms will be used for personal use only. Nathan Welch stated will match materials of house and will fit with neighborhood. Have support of neighbors and developer of neighborhood.

Staff Presentation:

City Planner O'Connor presented request for a Special Use Permit to construct a detached accessory building greater than 1000 sq. ft. on property located at 1345 Mountain View Drive.

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. 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.

Per Building Records the primary residence on the adjoining property was built in 2014. The subject property has been vacant/undeveloped as part of the Ensign Point Subdivision since it was recorded in 2006.

This is a request to construct a detached accessory building larger than 1000 sq. ft. (approx. 3772 sq. ft.) on property located at 1345 Mountain View Drive. The subject property is located within the R-1 VAR (Residential Single Household) Zoning District.

The applicant has stated the proposed accessory building will include three garage bays, storage area, multi-purpose room, a bathroom, and laundry room.

Large accessory buildings are somewhat uncommon in this area due to the majority of properties containing fairly large primary buildings. However, those larger accessory buildings that do exist have been constructed on undeveloped adjacent properties, effectively combining two lots into one larger property. This application proposes to do exactly that.

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 personal use only – no commercial activity.

Public Hearing: Opened & Closed Without Testimony

Discussions Followed: Without concerns

MOTION:

Commissioner Kelley moved to approve request for a Special Use Permit to construct a detached accessory building greater than 1000 sq. ft. on property located at 1345 Mountain View Drive with staff recommendations. Commissioner Hansen seconded the motion. All members present voted in favor of the motion.

Approved, As Presented, 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 personal use only – no commercial activity.
- b) Request for a Special Use Permit for the purpose of operating a Truck Rental Facility on property located at 1357 Blue Lakes Boulevard North. c/o U-Haul (app. PZ18-0082)

Applicant Presentation:

U-Haul representative Paul Johnson stated that they would like to do U-Haul rentals at the Red Lion Hotel. He read U-Haul goals for new dealers and the benefits to community. U-Haul has been doing this since 1945. All are independent owners. They strategically place dealers in areas for convenience. This will fill huge gap where there are no U-Haul rentals.

Staff Presentation:

Request for a Special Use Permit for the purpose of operating a Truck Rental Facility on property located at 1357 Blue Lakes Boulevard North.

This is a request to establish a truck rental operation on property located at 1357 Blue Lakes Blvd N. Currently the property is being utilized as a hotel with a restaurant, and the owner wished to add U-Haul rental location as an added service.

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. 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.

There will be no additional construction for this increase of service. All front desk employees will be trained to handle the transactions for the U-Haul operation, which they anticipate 15-20 rentals per week.

The property has been developed since 1975 as a hotel.

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 display of rental vehicles as shown on submitted site plan.

PZ/Questions & Comments:

- Commissioner Hansen asked applicant if the hotel is sold out for a night + the 5,000 sq. ft. meeting space is full, does the applicant feel there is adequate parking to accommodate the patrons with the U-Haul trucks parked in the lot.
- Applicant Bakshi stated that to their knowledge the parking has never been full. He stated there are 290 total parking spots, using 32-34 spots for U-Haul. Even with 209 rooms full + meeting space full, there would still be available parking.
- Commissioner Bolton asked if all parking spots are shown in drawing.
- Applicant Bakshi stated the drawing shows the whole parking lot, but does not show the real number of spaces in lot. Not true to scale.

Public Hearing: Opened

- Citizen Colin Randolph asked about patrons coming out of Tomato's, will there be unimpeded view around U-Haul trucks looking North on Blue Lakes Blvd.
- City Planner O'Connor showed an anonymous letter stating concern for increased traffic on Blue Lakes Blvd. with U-Haul business.
- Commissioner Bolton asked staff about hearing from anonymous person in writing and if the commission can take the letter into consideration.
- Planning & Zoning Director Spendlove stated that the letter is provided to commission as courtesy to sender, but the sender could not appeal commission's decision.

Public Hearing: Closed

Discussions Followed:

- Commissioner Bolton asked staff about the setback of vehicles on Blue Lakes Blvd. Will they inhibit visibility?
- City Planner O'Connor showed that the trucks will not sit on Blue Lakes Blvd., but will be in next row back. The trucks would not impede views on Blue Lakes

Bld.

Commissioner Hansen asked staff is there parking restriction.

- City Planner O'Connor responded that condition #2 covers where trucks could be parked. The display vehicles would be set back from Blue Lakes Blvd.

MOTION:

Commissioner Hawkins moved to approve a request to establish a truck rental operation on property located at 1357 Blue Lakes Blvd N. Commissioner Bolton seconded the motion. All members present voted in favor of the motion.

Approved, As Presented, 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 display of rental vehicles as shown on submitted site plan.

- c) Request for a Special Use Permit for the purpose of establishing a Private School on property located at 401 Filer Avenue. c/o Emilee Hunter (app. PZ18-0083)

Applicant Presentation:

Applicant Emilee Hunter proposed to develop the property at 401 Filer Avenue into private school (preschool).

Staff Presentation:

Request for a Special Use Permit for the purpose of establishing a Private School on property located at 401 Filer Avenue.

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. 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.

Most recently a pet grooming establishment operated at the subject property through SUP #1122 which replaced a non-conforming use prior to that.

This is a request for a special use permit to establish a private school (preschool) on property located at 410 Filer Avenue. The subject property is located in the R-4 Zoning District which requires a special use permit for a private school. The applicant plans to operate from 9:00 am to 3:00 pm Monday through Friday. No more than twelve (12) students and two (2) staff members will be present during operating hours.

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 State and Federal requirements pertaining to the proposed use.

PZ/Questions & Comments:

- Commissioner Dawson asked about the different sessions of preschool.
- Applicant Hunter stated alternating days (Monday, Wednesday or Tuesday, Thursday) with two sessions per day (9:00 am – 11:30 am or 12:30 pm – 3:00 pm). Maximum of 12 students per session.

Public Hearing: Opened

- Citizen Douglass Shanefelt asked about where the playground area would be for the children. Right now the area behind building is all asphalt. Traffic concern is that Filer Ave. is too busy and that if a bus were to try and pull in to the property, where would the bus turn around due to size of lot. He has concern with noise from children playing outside.
- Citizen Cindy Behrens owns property that surrounds the building. She is inquiring about fencing around property. Currently there is no fencing. She also inquired about the two approaches in front of property. Only one approach is actually on property, the other is a private drive to house next door. She is concerned about available parking and issues with driveway. She is concerned about play area for kids due to no fencing. Will there be permanent or temporary fencing.

Public Hearing: Closed

Closing Statement:

- There will be a permanent 6 ft. vinyl fence around back with sufficient area for students to play.
- As far as approaches, applicant will be improving Jackson side of property with sidewalk and rolled curb. There will be no bussing of students to property; only

parents/caregivers dropping off students. Architect has worked with Planning & Zoning to mark parking according to code.

- Commissioner Dawson asked about where staff would park.
- Applicant stated will one space in the back on property. At the moment, applicant is the only one staff member.

Discussions Followed:

- Commissioner Kelley stated there looks to be street parking on Jackson. Looks like the improvements on Jackson may address the issues.
- Commissioner Dawson stated that parking is major concern. Concerned that with 12 people picking up and/or dropping off at same time, the area could be congested at times.
- Commissioner Bolton stated there is a time gap in time between sessions to accommodate drop off and pick up congestion.
- Commissioner Hansen stated with rolling curb, he sees that there is sufficient pull in and pull out area for drop off/pick up. His only concern is if there is an event on property. Feels as minimal issue due to business hours and closing at 3:00 pm.
- Commissioner Bolton stated that she would like to give them a chance and would support a new preschool.
- Commissioner Dawson reiterated there is a lack of preschools and this would be a good addition to town.

MOTION:

Commissioner Hansen moved to recommend the request for a Special Use Permit for the purpose of establishing a Private School on property located at 401 Filer Avenue. Commissioner Kelley 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.
2. Subject to all State and Federal requirements pertaining to the proposed use.

5) Upcoming Meeting(s)

- a) November 27, 2018

Kelli Ebersole, Administrative Assistant