



Twin Falls Planning & Zoning Commission Minutes

Tuesday, April 14, 2020, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

Members -

City Limits: Danielle Titus, Chairperson; Craig Kelley, Vice-Chair; Ed Musser; Carolyn Bolton; Curtis Hansen; Marilu Perez

Area of Impact: David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Chairperson Titus called the meeting to order at 6:02 pm

A quorum was present.

Members Present: *Titus, Kelley, Bolton, Musser, Hansen, Perez, Detweiler*

Staff Present: *Spendlove, Strickland, Ebersole, Hafer, Vitek, Nope*

2) Consent Calendar

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

Commissioner Bolton seconded the motion.

Unanimously Approved by a vote of 7-0

- a) Approval of Minutes from the following meeting: March 10, 2020

3) Items of Consideration

- a) Preliminary presentation for a request for a Zoning District Change & Zoning Development Agreement from R-4 and R-6 to "Masqueray Lofts R-6 ZDA" for property located at 660 Shoshone Street East, 137 7th Avenue East, and 155 7th Avenue East (PZ20-0014).

Staff Presentation:

PZ Director Spendlove presented the Preliminary presentation for a request for a Zoning District Change & Zoning Development Agreement from R-4 and R-6 to "Masqueray Lofts R-6 ZDA" for property located at 660 Shoshone Street East, 137 7th Avenue East, and 155 7th Avenue East (PZ20-0014).

Per Twin Falls City Code 10-6-1.4(E) approval of a ZDA Sub-District requires a preliminary presentation to the Planning and Zoning Commission for a review of the

proposed changes. The Commission is allowed, and may grant the public the ability, to ask questions and give suggestions to applicant about the proposed project during the preliminary presentation. A public hearing shall be held before the Commission for a recommendation to the Council to amend the zoning district and the zoning map, amend with recommendations or deny the request.

This is a preliminary presentation for a request for a Zoning District Change & Zoning Development Agreement from R-4 and R-6 to “Masqueray Lofts R-6 ZDA” for property located at 660 Shoshone Street East, 137 7th Avenue East, and 155 7th Avenue East.

City Code requires that the applicants make a preliminary presentation to the Commission and to the public. This presentation allows the Commission and the public to become familiar with the proposed planned development project prior to the actual public hearing. No action is taken at the presentation meeting.

A public hearing regarding this request will be heard at the next scheduled Planning and Zoning Commission public meeting. Further staff analysis will be provided at that time.

Staff makes no recommendation at this time.

Applicant Presentation:

Fran Florence, representative for the Galena Fund, gave a history of the Masqueray Lofts name. He introduced Bob Smith, Doug Crowler, and Bill Truax. He gave an outline of the development. He stated this project will help to revitalize the downtown corridor. He gave a history of the Twin Falls downtown.

Bob Smith, lead architect, presented the intent of the development. He stated this is a three phase project. 1st phase - 56-unit 1-3 bedroom apartment complex on 8th Avenue E and Shoshone Street. This first phase will be income based housing. 2nd phase - 56 unit 1-3 bedroom apartment complex on 7th Avenue East with market rate rent. The apartment buildings will be virtually the same building. 3rd phase - School at old clinic which will require a separate SUP that will be brought at a later time. He stated this project will bring an urban presence to the area and addressed the parking layout.

PZ/Questions & Comments:

- Commissioners Kelley, Detweiler, Hansen, Musser, and Bolton expressed concerns over the number of parking spaces per unit.
- Commissioner Bolton stated she likes the overall plan and the lower income housing.
- Commissioner Perez stated she is less concerned with parking, and believes this is a great in fill project, building up the walking culture to downtown.

- Chairperson Titus stated she likes the plan, but would like to see the statistics on the parking study.

4) Public Hearings

- a) Request for a Special Use Permit to allow for an indoor recreation facility on property located at 242 Main Avenue North c/o Sid Lezamiz on behalf of Twin Falls Martial Arts. (PZ20-0025)

Staff Presentation:

City Planner Strickland presented the request for a Special Use Permit to allow for an indoor recreation facility on property located at 242 Main Avenue North c/o Sid Lezamiz on behalf of Twin Falls Martial Arts. (PZ20-0025)

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.

Twin Falls Martial Arts has been operating in the community for approximately 6 years. They would like to relocate to 242 Main Avenue North because the building they are currently in is for sale.

The operating hours are Monday thru Friday 4pm to 8pm. A typical class size is 20-30 students with parents typically dropping off and picking up their children.

The applicant feels this use will be compatible with the other uses within the building as there is a dance studio next door and Radio Rendezvous Event Center across the street.

The applicant and staff do not anticipate an increase of detrimental impacts from this request on the surrounding properties.

There may be some shouting expected during class, but this has been mitigated by the applicant at their current location by installing sound absorbing material on the floor and walls to reduce the noise.

With operating hours starting at 4pm and ending at approximately 8pm staff does not anticipate any issues with parking or traffic at this location. The property is located in a commercial zone and it is anticipated that the existing infrastructure will accommodate the proposed use.

Should the Commission approve the 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.

Applicant Presentation:

Sid Lezamiz, representative for the applicant, presented the request for the SUP to allow an indoor recreational facility. He gave an overview of the update to the building. He stated he believes this is a good fit for the downtown area.

PZ/Questions & Comments: none

Public Hearing: Opened and closed without input

Discussions Followed: without concerns

Motion:

Commissioner Kelley made motion to approve the request for a Special Use Permit to allow an indoor recreation facility on property located at 242 Main Avenue North c/o Sid Lezamiz on behalf of Twin Falls Martial Arts. (PZ20-0025)
Commissioner Detweiler seconded the motion.

Unanimously Approved by a vote of 7-0

- b) Request for a Special Use Permit to allow for display, sales, rental, service and repair for sporting vehicles, large implements and heavy equipment on property located at 2441 Kimberly Road c/o Sid Lezamiz on behalf of Schows, Incorporated. (PZ20-0033)

Staff Presentation:

City Planner Strickland presented the request for a Special Use Permit to allow for display, sales, rental, service and repair for sporting vehicles, large implements and heavy equipment on property located at 2441 Kimberly Road c/o Sid Lezamiz on behalf of Schows, Incorporated. (PZ20-0033)

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.

This property was established as an automobile dealership in 2000 and has since operated as such.

The potential impacts identified by staff were display of larger vehicles, vehicle repair, storage of equipment, and screening the operation of the business from the adjacent residential use.

Display of larger implements or equipment on the pad site along the south side of the frontage road needs to be considered to avoid an obstruction for drives trying to access Kimberly Road from Aspenwood Drive.

Vehicle repair would be provided in the service/repair area of the building and would include things such as oil changes, replacement of batteries, belts, hoses and small parts. More difficult repairs will be handled at their property in Heyburn, Idaho.

The applicant did explain that there will be storage of attachments such as snow blowers, blades, tillers, buckets and scrapers, along the northeast side of the rear lot. Staff has clarified that this area will need to be screened. Should the applicant decide to use this area for vehicles it will require hard surfacing.

The applicant has been informed about the requirements to screen along the northern boundary of the property. This screening requirement may be waived upon written approval of the adjoining property owners.

Staff anticipates the surrounding properties will experience minimal impacts due to this change.

Should the Commission approve 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.

Applicant Presentation:

Sid Lezamiz, representative, presented the request for a SUP to allow for display, sales rental, service and repair for sporting vehicles, large implements and heavy equipment

on property located at 2441 Kimberly Road c/o Sid Lezamiz on behalf of Schows, Incorporated. He gave a history of the property. He addressed the concern of residential neighbors regarding the noise from test driving vehicles. He believes there is already noise from the adjacent building, and this business would not increase the noise level. He stated the implements are not noisy, and do not go above 35 mph.

PZ/Questions & Comments:

- Chairperson Titus asked about previous SUP's for this property. She asked if the back area is hard surfaced. She asked if the privacy fencing is owned by residents. She asked if there is a screening requirement and about the display pads restrictions.
- City Planner Strickland clarified that Goode Motors came forward with a request for a SUP, but has decided to relocate to another property. She stated the applicant knows the back corner will need to be hard surfaced if there is a plan to store the vehicles/implements there. She stated that this SUP includes the display pads, sporting vehicles, and implement sales.
- PZ Director Spendlove stated there is no plan to change display area that was previously approved, and is not in the sight triangle and visibility issues can be addressed on a case by case basis. He stated the previous SUP has 3 display pads and would not change.

Public Hearing: Opened

PZ Director Spendlove stated there are two written comments from citizens that were presented to the commission, and there is no one on the phone waiting to comment. He addressed the citizens concerns, and the procedure to report issues to Code Enforcement.

Applicant Lezamiz gave a closing statement.

Public Hearing: Closed

Discussions Followed:

- Chairperson Titus stated this is a great fit for the area, and has a concern for adjacent houses, but with the last SUP there was landscaping buffer for noise for neighbors, is a setback for fence line possible to prevent issues of neighbors.
- Vice Chair Kelley stated he does not believe this will be an issue with the implements being stored and not leaning against fence, where most items would be displayed would be in the front of the property.
- City Planner Strickland clarified the screening around the rear storage area.

5) Upcoming Meeting(s)

- a) Tuesday, April 28, 2020

6) Adjournment

The meeting adjourned at 7:09 pm

Kelli Ebersole

Kelli Ebersole, Administrative Assistant