



Twin Falls Planning & Zoning Commission Minutes

Tuesday, May 12, 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) Call In Instructions

- a) To call in for Public Comment on the items on this agenda, please call **1-208-939-6718, Conference ID: 619 549 020#**. Calls must be received between 6:00 pm - 6:10 pm and will be put into the queue to speak during the Public Hearing portion of the meeting.

2) Confirmation of Quorum/Call Meeting to Order

Chairperson Titus called the meeting to order at 6:00 pm
A quorum was present.

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

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

3) Consent Calendar

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

Unanimously Approved by a vote of 5-0

- a) Approval of Minutes from the following meeting: May 5, 2020

4) Items of Consideration

- a) Request for consideration of the Preliminary Plat for Rock Creek Point Subdivision No. 3, 19.23 acres to be subdivided into 12 lots located South of Mahard Drive and West of Meander Point Drive. (PZ20-0045)

Staff Presentation:

City Planner Lisa Strickland presented Request for consideration of the Preliminary Plat for Rock Creek Point Subdivision No. 3, 19.23 acres to be subdivided into 12 lots located South of Mahard Drive and West of Meander Point Drive. (PZ20-0045)

As per Twin Falls City Code 10-12-2.3: The Commission may approve, conditionally approve, deny, or table for additional information, when acting on the preliminary plat. If tabled, approval or denial shall occur at the regular meeting following the meeting at which the plat is first considered by the Commission. The action and the reasons for such action shall be stated in writing by the Administrator and forwarded to the applicant. The administrator shall also forward a statement of the action taken and the reasons for such action together with a copy of the approved preliminary plat to the Council for its information and record.

This property is located with the SUI zone in the City's Area of Impact. It is vacant land located along Rock Creek and west of the Rock Creek Point Subdivision.

This preliminary plat complies with the standards as set forth in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, and all regulations regarding the SUI zoning development standards, and the 2016 comprehensive plan. All general criteria for approval have been met, per State Statute 50-13.

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 applicable local code requirements and standards.
2. Subject to the applicant completing a Zoning Development Agreement.
3. Subject to the applicant completing a Parks in Lieu contribution.

Applicant Presentation:

Jim Dawson, Chairman for Architecture Committee for the Rock Creek Subdivision, asked the applicant the timeline for the road completion.

Mike Shetler, applicant, presented the request for consideration of the Preliminary Plat for Rock Creek Point Subdivision No. 3. He stated the road will be put in and completed before lots are sold, and once final plat is recorded. Per an agreement with the subdivision owners, he is paying for the pressurized irrigation, tying in to existing line. He stated there will be no tearing up of existing road. He stated this plat was already planned as part of the original subdivision.

PZ/Questions & Comments:

- Commissioner Detweiler asked the applicant if he is planning on doing pressurized irrigation for the whole subdivision.
- Applicant Shetler stated he will be doing pressurized irrigation for the whole subdivision as part of his agreement.
- Commissioner Detweiler asked if a path is being dedicated for a canyon trail.
- PZ Director Spendlove stated this will have to be worked out with Twin Falls County as they have taken over the Area of Impact Applications. He explained the Preliminary Plat application came in prior to the changeover.

Discussions Followed: without concern

MOTION:

Craig Kelley moved to approve the request for the Preliminary Plat for Rock Creek Point Subdivision No. 3, 19.23 acres to be subdivided into 12 lots located South of Mahard Drive and West of Meander Point Drive. (PZ20-0045)
David Detweiler seconded the motion.

Unanimously Approved by a vote of 5-0

5) Public Hearings

- a) ***ITEM WITHDRAWN*** Request for a Special Use Permit to allow an indoor recreation facility on property located at 2043 Kimberly Road c/o Dave Gates on behalf of Stags Builders & Concrete LLC. (PZ20-0034)

****Public Hearing Agenda Items order switched at time of meeting****

- b) Request for a Special Use Permit to allow storage unit rentals with extended hours on property located at 2469 Addison Avenue East c/o Amy Johnson on behalf of Bear River Consulting. (PZ20-0044)

Staff Presentation:

City Planner Strickland presented the Request for a Special Use Permit to allow storage unit rentals with extended hours on property located at 2469 Addison Avenue East c/o Amy Johnson on behalf of Bear River Consulting. (PZ20-0044)

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.

Per City and County records, the subject property is undeveloped/vacant at this time.

This is a request to allow storage unit rentals on property located at 2459 Addison Avenue East. The subject property is located within the Commercial Highway (C-1) Zoning District.

The storage facility's office hours are intended to be 9:30AM to 6:00PM. Customers will have access to their storage unit on a twenty-four (24) hour basis. Per the applicant an in house manger family will reside on the subject property to ensure security, maintenance, and cleanliness of the property.

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 screening being required between the proposed use and any residential use(s).
3. Screening shall be a minimum six-foot (6') fence or wall or a landscaped area or any combination thereof. If it be a fence or wall it shall be constructed of wood, solid vinyl, metal, concrete or concrete block. If it be a landscaped area, it shall be evergreen bushes or trees and may include an earthen berm.
4. Required screening will be installed prior to development of the proposed storage buildings.

Applicant Presentation:

Grayson Stone, representative for applicant, presented the request for a Special Use Permit to allow storage unit rentals with extended hours on property located at 2469 Addison Avenue East. He gave a background of the company and their values. He stated they have exceeded building requirements with their other properties. He reviewed the screening and landscaping plan. He stated this is a family run business, and will be employed by a family living onsite.

PZ/Questions & Comments:

- Commissioner Musser asked if the applicant is required to comply with city screening and landscaping.

- PZ Director Spendlove responded that screening and landscaping are required as part of the city code.
- Commissioner Perez asked staff if “metal fencing” includes chain link as an approved screening material.
- PZ Director Spendlove responded that chain link is not permitted as screening material.
- Mr. Stone responded that CMU (concrete) will be used for the screening wall.

Public Hearing: Opened and Closed without input

- Applicant Riley Sorenson thanked the commission for their time and happy to be part of the city.
- PZ Director Spendlove explained to commission that he had a conversation with a citizen who came to City Hall this evening and was able to address her concerns.

Motion:

Commissioner Kelley made a motion to approve the Special User Permit to allow storage unit rentals with extended hours on property located at 2469 Addison Avenue East c/o Amy Johnson on behalf of Bear River Consulting. (PZ20-0044)
Commissioner Detweiler seconded the motion.

Unanimously Approved by a vote of 5-0

(Motion not upheld due to Technical Difficulties)

******Recess taken due to Technical Difficulties******

Meeting Brought Back to Order by Chairperson Titus

Public Hearing Reopened due to Technical Difficulties

- Citizen Donna Zuck stated her opposition to the request. She stated she would like to continue to use the egress road at the back of their house which runs down the middle of the property. She also stated concerns with the Twin Falls Canal Company’s pipeline and building on top of it.
- Citizen Don Zuck stated his opposition to the request. He stated he and his neighbor to south would like to continue to have access to the back of their property.
- Applicant Grayson Stone addressed the citizens’ concerns. He stated the current access road to the back of their property as it is on private property and would not be maintained as a road.
- PZ Director Spendlove stated that the applicant was willing to reopen the public hearing to hear the public testimony from the concerned citizens.
- Assistant City Engineer Vitek addressed the concerns for the Twin Falls Canal

Company pipeline.

- PZ Director Spendlove stated a recorded public easement was not found when researching this property.
- Commissioner Kelley stated this property has been brought before to the PZ Commission before for platting.
- PZ Director Spendlove clarified the plat process that was brought before the PZ Commission.

Public Hearing: Closed

Discussions Followed:

- Commissioner Musser stated he was glad to hear the public concerns, but still is in favor of this request.
- Commissioner Kelley agreed.
- Commissioner Detweiler agreed.
- Commissioner Perez agreed.
- Chairperson Titus reiterated that she was glad the Public Hearing was reopened and the public concerns were addressed.

Motion:

Commissioner Kelley made a motion to approve the Special Use Permit to allow storage unit rentals with extended hours on property located at 2469 Addison Avenue East c/o Amy Johnson on behalf of Bear River Consulting. (PZ20-0044)
Commissioner Detweiler seconded the motion.

Unanimously Approved by a vote of 5-0

- c) Request for a Special Use Permit to allow storage unit rentals with extended hours on property located at 169 Madrona Street c/o Casey Jones, UHaul International on behalf of Amerco Real Estate Company. (PZ20-0042)

Staff Presentation:

City Planner Strickland presented the Request for a Special Use Permit to allow storage unit rentals with extended hours on property located at 169 Madrona Street c/o Casey Jones, UHaul International on behalf of Amerco Real Estate Company. (PZ20-0042)
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 commission shall either approve, conditionally approve or disapprove the application as presented. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within (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 property located at 169 Madrona Street is occupied by two existing buildings used currently for light assembly/manufacturing. This request would allow the applicant to convert the existing buildings into storage unit rentals.

The use for the property is essentially an extension of their existing business on the lots south of this property. Therefore, staff anticipates minimal impacts to the surrounding properties.

Upon conclusion, should the Commission approve the request, as presented, staff recommends the following:

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to the completion of required improvements on the site including curb, gutter, and sidewalk as determined by the City Engineer.

Applicant Presentation: Not Present

PZ Questions/Comments:

- Commissioner Kelley asked staff if the applicant's current property is located south of property.
- City Planner Strickland clarified where the current property is located.
- Commissioner Kelley asked about landscaping.
- City Planner Strickland clarified the landscaping will be reviewed as part of the building permit process.
- Commissioner Kelley asked if the plan to add on or refurbish the building.
- City Planner Strickland stated the applicant's plan is to refurbish the building.

Public Hearing: Opened and Closed without input

Discussion followed: without concerns

Motion:

Commissioner Detweiler made a motion to approve the Special Use Permit to allow storage unit rentals with extended hours on property located at 169 Madrona Street c/o Casey Jones, UHaul International on behalf of Amerco Real Estate Company. (PZ20-0042)

Commissioner Musser seconded the motion.

Unanimously Approved by a vote of 5-0

6) Upcoming Meeting(s)

a) Tuesday, June 9, 2020 at 6:00 pm

7) Adjournment

The meeting adjourned at 7:35 PM.

Kelli Ebersole

Kelli Ebersole, Administrative Assistant