



Twin Falls Planning & Zoning Commission Minutes

Tuesday, July 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) Call In Instructions

- a) To call in for Public Comment on the items on this agenda, please call **1-208-939-6718, Conference ID: 333 474 090#**. 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 6:01 pm
A quorum was present.

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

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

3) Consent Calendar

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

Approved by a vote of 5-0-1

- a) Approval of Minutes from the following meeting: June 23, 2020

4) Public Hearings

- a) Request for a Non-Conforming Building Expansion Permit for property located at 421 Washington Street North c/o Fran Florence on behalf of A&D Enterprises. (PZ20-0070)

Staff Presentation:

City Planner Strickland presented the Request for a Non-Conforming Building Expansion Permit for property located at 421 Washington Street North c/o Fran Florence on behalf of A&D Enterprises. (PZ20-0070)

Prior to granting a nonconformance building expansion permit, at least one public hearing shall be held before the planning and zoning commission.

The commission may impose special conditions designed to lessen the impact of the proposed expansion on the surrounding neighborhood and in order to make the proposed expansion more compatible with the same. Violation of such special conditions, when made a part of the terms under which the nonconforming building expansion permit is granted, shall be deemed a violation of this title.

Upon granting or denying an application, the commission shall specify:

- (1) The regulations and standards used in evaluating the application.
- (2) The reasons for approval or denial.
- (3) The actions, if any, that the applicant could take to obtain a permit.

The applicant or any affected person who appeared in person or in writing before the commission may appeal the decision of the commission to the council, provided a written appeal is submitted to the council within fifteen (15) days from the commission's action.

The current use of the property is a professional office and was constructed in approximately 1976.

The staff and applicant do not foresee any potentially negative impacts to the surrounding properties.

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

1. Subject to compliance with all federal, state and local code requirements.

Applicant Presentation:

Fran Florence, representing applicant, presented the applicant's request for a Non-Conforming Building Expansion Permit. He stated that Body Balance Physical Therapy would like to make this spot their 2nd location in Twin Falls. Mr. Florence stated they will remove the front porch, making it more compliant with the front setback. He stated they will be utilizing the existing structure, by adding to it, instead of tearing the old building down.

PZ/Questions & Comments: none

Public Hearing: Opened and closed without input

Discussions Followed: without concerns

MOTION: Curtis Hansen moved to approve the request for a Non-Conforming Building Expansion Permit for property located at 421 Washington Street North c/o Fran Florence on behalf of A&D Enterprises. (PZ20-0070)
Craig Kelley seconded the motion.

Unanimously Approved by a vote of 6 to 0

- b) 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. (PZ20-0073)

Staff Presentation:

City Planner Strickland presented the 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. (PZ20-0073)

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. The building in which the proposed use will operate was built in 1947. Per City and County records the building has most recently been utilized as an agricultural testing center.

The building is currently undergoing the process of being converted to an office and indoor recreational space.

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

Staff believes that the biggest impact will be increased vehicular traffic, however

because the subject property is located along an arterial roadway and has substantial parking (fifteen (15) parking spaces in shared lot with adjacent liquor store and five (5) paved spaces at the rear of the building).

Upon conclusion should 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.

Applicant Presentation:

Tracy Armstrong, applicant, presented his request for a Special Use Permit to allow an indoor recreation facility. He stated this space will be used for a martial arts training facility, with a full service self-defense program. He stated that 1/2 of the building will be used for the studio, and 1/2 will be used for the office for Stag's Builders & Concrete. He stated they are working on the remodel, bringing it all up to code and giving the building a facelift for the curbside appearance.

PZ/Questions & Comments: none

Public Hearing: Opened and closed without input

Discussions Followed:

- Commissioner Hansen asked for clarification about the limited hours on the application.
- PZ Director Spendlove stated the specified hours written in code are for a retail business. This use is for a service and is not limited to the hours specified in the code.

MOTION: Craig Kelley moved to approve the request for a Special Use Permit to allow an indoor recreation facility on property located at 2043 Kimberly Road c/o David Gates on behalf of Stags Builders & Concrete LLC (PZ20-0073). Carolyn Bolton seconded the motion.

Unanimously approved by a vote of 6-0

5) Upcoming Meeting(s)

- a) Tuesday, July 28, 2020

6) Adjournment

The meeting adjourned at 06:26 PM

Kelli Ebersole

Kelli Ebersole, Administrative Assistant