



Twin Falls Planning & Zoning Commission Minutes

Tuesday, July 28, 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: 246 058 107#**. 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 6:03 pm

A quorum was present.

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

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

3) Consent Calendar

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

Commissioner Bolton seconded the motion.

Consent Calendar passed by a vote of 5-0-1

- a) Approval of Minutes from the following meeting: July 14, 2020

4) Items of Consideration

- a) Landscape Grouping on property located at 209 5th Avenue North c/o Katrina Kulm, Erstad Architects on behalf of Pinecrest Academy of Idaho. (PZ20-0086)

Staff Presentation:

PZ Director Spendlove presented the request for the Landscape Grouping on property located at 209 5th Avenue North c/o Katrina Kulm, Erstad Architects on behalf of Pinecrest Academy of Idaho. (PZ20-0086)

The Commission after reviewing the request may approve, approve with conditions, or deny the request.

The property is zoned R-6 and is an undeveloped lot owned by Twin Falls County. Staff and the applicant anticipate minimal impacts to the surrounding properties.

The Commission is tasked with making a decision on this request.

The applicant has asked to adjust the landscape island design to increase landscape along the perimeter of the parking lot, as a buffer for the homes. Removal of the end cap islands will help with the parking lot design and functionality.

PZ/Questions & Comments:

- Commissioner Detweiler asked if landscaping is there now.
- PZ Director Spendlove stated there is no landscape now.
- Commissioner Detweiler asked about the parking surface.
- PZ Director Spendlove stated the surface will be hardscaped.
- Chairperson Titus asked what is at the location of 235 6th Avenue North.
- PZ Director Spendlove stated it is a county owned vacant lot.
- Commissioner Perez asked if there is an advantage to end cap islands versus landscaping the perimeter.
- PZ Director Spendlove explained the end caps requirement in code.

Motion:

Commissioner Kelley made a motion to approve the request for the Landscape Grouping on property located at 209 5th Avenue North c/o Katrina Kulm, Erstad Architects on behalf of Pinecrest Academy of Idaho, as presented, with staff recommendations. (PZ20-0086)
Commissioner Musser seconded the motion.

Unanimously Approved by a vote of 6-0

5) Public Hearings

- a) Request for a Special Use Permit to allow vehicle sales (utility trailers) on property located at 628 Main Avenue South c/o Lawry Wilde, on behalf of K Hardware, Inc. (PZ20-0074)

Staff Presentation:

City Planner Strickland presented the Request for a Special Use Permit to allow vehicle sales (utility trailers) on property located at 628 Main Avenue South c/o Lawry Wilde, on behalf of K Hardware, Inc. (PZ20-0074)

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 property is zoned CB and is located along Main Avenue South. The hardware store has operated at this location for over 25 years.

The subject property has been used as a retail hardware business for years, staff anticipates adding the sale of trailers should have little to no impact to the surrounding properties.

Upon conclusion should the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to compliance with all local, state and federal code requirements and other standards as applicable.

Applicant Presentation:

Applicant, Lawry Wilde, presented the request for a Special Use Permit to allow vehicle sales (utility trailers) on property located at 628 Main Avenue South. He stated they will be selling flatbed trailers, with 3-4 trailers in stock at a time and parked along the west side of the property.

PZ/Questions & Comments:

- Commissioner Detweiler asked the applicant if there will be rentals of the trailers.
- App stated they will only be selling the trailers, with no rentals.

Public Hearing: Opened and Closed without input

Discussions Followed: without concerns

Motion:

Commissioner Kelley made a motion to approve the for a Special Use Permit to allow vehicle sales (utility trailers) on property located at 628 Main Avenue South c/o Lawry Wilde, on behalf of K Hardware, Inc., as presented, with staff recommendations. (PZ20-0074)
Commissioner Musser seconded the motion.

Unanimously Approved by a vote of 6-0

- b) Request for a Special Use Permit to allow for a storage unit rentals on property located at 1291 Latitude Circle c/o Jeff Hatch, Hatch Design Architecture, on behalf of Casey Stutzman, CHMR, LLC. (PZ20-0075)

Staff Presentation:

City Planner Strickland presented the Request for a Special Use Permit to allow for a storage unit rentals on property located at 1291 Latitude Circle c/o Jeff Hatch, Hatch Design Architecture, on behalf of Casey Stutzman, CHMR, LLC. (PZ20-0075)

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 property was zoned as C-1 PUD under the Latitude 42 PUD in 2009. The construction of the plat is still underway and has not been accepted by the City for building permits to be issued.

As this is the beginning stages of the project, the Site Plan submitted with this application is not the final approved plan that will occur during the building permit review. Some elements may be shifted to accommodate Engineering standards for access and utilities.

Staff and the applicant do not anticipate any negative impacts to the surrounding areas. The site will be fully enclosed with egress to and from the property will be located along Latitude Circle.

Upon conclusion should the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to acceptance of Latitude 42 Subdivision No. 2 prior to issuance of building permits.

Applicant Presentation:

Jeff Hatch, representing applicant, presented the request for a Special use permit to allow for a storage unit rentals on property located at 1291 Latitude Circle. He presented the design for the facility. He stated the project will be done in phases, but with the first phase, the project will look complete from the street.

PZ/Questions & Comments:

- Commissioner Detweiler asked if there are gated entrances.
- Mr. Hatch stated there will be secured gated entrances.
- Chairperson Titus asked about the phasing construction.
- Mr. Hatch clarified the phasing, working from the street front backward.
- Chairperson Titus asked if there will be fencing closing off the first phase while other stages are constructed.

- Mr. Hatch stated this will be determined during the building permit process.

Public Hearing: Opened

- Dave Thibault, EHM Engineers, stated he is in support of this project.
- Gerald Martens, representing the developer of the subdivision, stated he is in support of this project.

Public Hearing: Closed

Discussions Followed:

- Chairperson Titus asked staff about the sidewalk, curb and gutters and if there are issues with the sidewalk being built in phases.
- PZ Director Spendlove clarified the process for required improvements.

Motion:

Commissioner Bolton made a motion to approve the request for a Special Use Permit to allow for a storage unit rentals on property located at 1291 Latitude Circle c/o Jeff Hatch, Hatch Design Architecture, on behalf of Casey Stutzman, CHMR, LLC. (PZ20-0075), as presented, with staff recommendations.

Commissioner Musser seconded the motion.

Unanimously Approved by a vote of 6-0

- c) Request for a Special Use Permit to allow a Utility owned building/structure more than twenty five (25) square feet in area or more than three (3) feet aboveground on property located at the 500 block of Grandview Drive South c/o EHM Engineers, Inc. on behalf of Sevana BioEnergy. (PZ20-0076)

Staff Presentation:

PZ Director Spendlove presented the Request for a Special Use Permit to allow a Utility owned building/structure more than twenty five (25) square feet in area or more than three (3) feet aboveground on property located at the 500 block of Grandview Drive South c/o EHM Engineers, Inc. on behalf of Sevana BioEnergy. (PZ20-0076)

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 property is currently used for agricultural purposes with two residences approximately

400 feet from the site.

This will be a change in use within the area resulting in additional vehicle trips to the location (6 trucks / day per the applicant) and some additional noise. However, the impacts are not anticipated to be overtly impactful to neighboring properties as these impacts will be similar levels to the existing agricultural operations of combines, tractors and trucks operating on the adjoining property.

Upon conclusion, if the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to compliance with all local, state and federal code requirements and other standards as applicable.

PZ/Questions & Comments:

- Chairperson Titus asked for a better view of the area.
- PZ Director Spendlove clarified the location where the transfer station will be located.
- Commissioner Musser asked what the areas around this location are zoned.
- PZ Director Spendlove stated the surrounding area is currently zoned R4 with the Future Land Use Map designating it as industrial.
- Commissioner Musser asked if there is a potential for a hazard for this type of facility.
- PZ Director Spendlove stated that it will be reviewed by our fire marshal at the permit process. He stated the pipeline is established and highly regulated.
- Commissioner Bolton asked if the existing pipeline is above or below ground.
- PZ Director Spendlove stated the pipeline is below ground.
- Commissioner Detweiler asked about the road on site map.
- PZ Director Spendlove stated the applicant will be leasing the land, and an access road to the property will be built with the structure.
- Chairperson Titus asked why a street is not required to be built with this structure.
- PZ Director Spendlove stated as a utility, the impact to the infrastructure is minimal. He stated once the property owner develops the remaining property with a subdivision, the streets will be constructed.
- Commissioner Kelley asked about the size of trucks coming to the facility.
- PZ Director Spendlove stated there will be restrictions and the applicant can address the truck size and weight limitations. He stated if there was a need to expand the facility, the applicant would need to come back through the Planning and Zoning process for approval.

Applicant Presentation:

Dave Thibault, EHM Engineers, representing applicant, presented the request for a Special Use Permit to allow a Utility owned building/structure more than twenty five (25) square feet in area or more than three (3) feet aboveground on property located at the 500 block of Grandview Drive South. He stated the trucks coming in would meet DOT regulations.

P&Z Questions & Comments:

- Commissioner Kelley asked about EPA or federal regulations.
- Mr. Thibault stated the applicant will comply with EPA and federal regulations.

- Commissioner Musser asked about any waste product.
- Mr. Thibault stated the cleaning process is at the dairy where the gas is collected, and there will be no cleaning or scrubbing at this facility.

Public Hearing: Opened

- Citizen Lloyd Stockton stated he is not in favor of this request.
- Citizen Mark Johnson stated he is not in favor of this request.
- Citizen David Johnson stated he is not in favor of this request.
- Citizen Wendy Kerr stated she is not in favor of this request.
- Chairperson Titus asked for clarification of the Public Notice process.
- PZ Director Spendlove clarified the Public Notice process and confirmed that the applicant complied with the process.
- Chairperson Titus asked about the hours of operation.
- PZ Director Spendlove stated there is no time limit for using public roadways, but they are not allowed to disturb the peace.
- Commissioner Perez asked what the remainder of the leased land will be used for.
- PZ Director Spendlove reviewed the site plan.
- Mr. Thibault clarified that the outside area is a buffer area with perimeter chain link fencing.

Public Hearing: Closed

Discussions Followed: without concern

Motion:

Commissioner Kelley made a motion to approve the request for a Special Use Permit to allow a Utility owned building/structure more than twenty five (25) square feet in area or more than three (3) feet aboveground on property located at the 500 block of Grandview Drive South c/o EHM Engineers, Inc. on behalf of Sevana BioEnergy, as presented, with staff recommendations. (PZ20-0076)

Commissioner Detweiler seconded the motion.

Motion Approved by a vote of 5-1

6) Upcoming Meeting(s)

- August 11, 2020 - No Public Hearings, use as Worksession

7) Adjournment

The meeting adjourned at 7:49 pm

Kelli Ebersole

Kelli Ebersole, Administrative Assistant