



Twin Falls Planning & Zoning Commission Minutes

Tuesday, October 13, 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: 354 903 709#. 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

Vice Chairperson Kelley called the meeting to order at 06:00 PM
A quorum was present.

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

Staff Present: Strickland, Hart, Zollinger, Hafer, Vitek, Ebersole, Nope

3) Consent Calendar

MOTION: Commissioner Bolton moved to approve the consent calendar, as presented.
Commissioner Detweiler seconded the motion.

Approved by a vote of 5-0-1.

- a) Approval of minutes for the following meeting: September 22, 2020

After the Consent Calendar was approved, Chairperson Titus left the meeting.

4) Items of Consideration

- a) Preliminary Presentation for Request for Annexation with a Zoning District Change and Zoning Map Amendment from R2 CRO to RM CRO ZDA for 11.08 (+/-) acres located at the southwest corner of Federation Road and Washington Street North c/o EHM Engineers, Inc. on behalf of Hepworth Family Landholdings, LLC. (PZ20-0104)

Staff Presentation:

City Planner Strickland presented the Preliminary Presentation for the request for Annexation with a Zoning District Change and Zoning Map Amendment from R2 CRO to RM CRO ZDA for 11.08 (+/-) acres located at the southwest corner of Federation Road and Washington Street North c/o EHM Engineers, Inc. on behalf of Hepworth Family Landholdings, LLC. (PZ20-0104)

The applicant is required to present a preliminary review to the Planning and Zoning Commission in which the commission may give suggestions and ask questions of the applicant about the proposed ZDA. A public hearing shall be held before the Commission for a recommendation to City Council to; amend the zoning district and the zoning map, amend with recommendations or deny the request.

Staff makes no recommendation at this time. A comprehensive staff analysis will be provided at the public hearing.

Applicant Presentation:

Tim Vawser, representing applicant, presented the Preliminary Presentation for the request for Annexation with a Zoning District Change and Zoning Map Amendment. He stated the project is for 11+ acres at Washington Street North and Federation Road. He stated the applicant is going through the ZDA process, along with an annexation. He stated this project will be a good transition to the area and neighborhood friendly, with interconnectivity from the north side (commercial) to the south side (multi family dwellings). With this project, the trail system will be enhanced, and the roads will be widened. The plan is for a block wall on the south and west sides to work as a buffer.

Questions:

- Commissioner Bolton asked if the annexation is part of this request for water and sewer. She also asked if the other properties to the south are annexed.
- Mr. Vawser clarified the request and what areas are in city limits.
- Commissioner Bolton asked about the exterior fence materials.
- Mr. Vawser stated the applicant has agreed to a 6 foot block wall.

5) Public Hearings

- a) Request for a Special Use Permit to allow a dairy testing laboratory on property located at 1445 Fillmore Street, Suite 1100 c/o Andrea Mouw. (PZ20-0106)

Staff Presentation:

City Planner Strickland presented the request for a Special Use Permit to allow a dairy testing laboratory on property located at 1445 Fillmore Street, Suite 1100 c/o Andrea Mouw. (PZ20-0106)

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 hours of operation are 8:00 am – 5:00 pm, Monday – Friday. There are seven employees, and the applicant anticipates 1-5 cars a day to the facility.

The property is located within the Breckenridge Phase III Subdivision that is zoned C-1 PUD. The PUD states the uses will follow the C-1 Zoning District within City Code.

The complex where this property is located is a professional office with multiple office type uses. This request if approved should not have any negative impacts and should blend well with the other uses in the area.

Upon conclusion should the Commission approve 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:

Andrea Mouw, applicant, gave her presentation for the request for a Special Use Permit to allow a dairy testing laboratory.

PZ/Questions & Comments:

- Commissioner Detweiler asked what materials are being testing at the laboratory.
- Ms. Mouw stated milk and silage will be tested at the facility.
- Commissioner Musser asked where the facility is located at this time.
- Ms. Mouw stated the current facility is located in Filer.
- Commissioner Bolton asked the size of the samples being brought to be tested.
- Ms. Mouw clarified the size of samples.

Public Hearing: Opened and closed without input

Discussions Followed: without concerns

MOTION:

Commissioner Detweiler moved to approve the request for a Special Use Permit to allow a dairy testing laboratory on property located at 1445 Fillmore Street, Suite 1100 c/o Andrea Mouw, as presented with staff recommendations. (PZ20-0106)
Commissioner Musser seconded the motion.

Unanimously Approved by a vote of 5-0.

- b) Request for a Special Use Permit to construct a 1200 sq. ft. accessory building on property located at 782 North View Drive, c/o Stanley Crowley. (PZ20-0113)

Staff Presentation:

City Planner Strickland presented the Request for a Special Use Permit to construct a 1200 sq. ft. accessory building on property located at 782 North View Drive, c/o Stanley Crowley. (PZ20-0113)

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 R-2 and is located within the Twin Falls Fairbanks 1st Amd Subdivision. The home was constructed in 1961. No further pertinent zoning history is known at this time. The site plan submitted with the application has some minor errors that will be addressed during the building permit review. However, Staff has reviewed the request and does not anticipate overly burdensome impacts to the surrounding properties.

Upon conclusion should the Commission approve 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:

Mary Crowley, applicant, gave the presentation for the request for a Special Use Permit to construct a 1200 sq. ft. accessory building. She stated there is no garage on site now.

PZ/Questions & Comments:

- Commissioner Bolton asked if the building will be plumbed or used for a living space.
- Mrs. Crowley stated it will not be plumbed at this time and will not be used as a living space.
- Commissioner Hansen asked for clarification of where the building will be set on the lot.
- City Planner Strickland pulled up the site map and clarified the building will be placed in the Southeast corner.

Public Hearing: Opened and closed without input

Discussions Followed: without concern

MOTION: Commissioner Bolton moved to approve the request for a Special Use Permit to construct a 1200 sq. ft. accessory building on property located at 782 North View Drive, c/o Stanley Crowley, as presented, with staff recommendations. (PZ20-0113)
Commissioner Detweiler seconded the motion.

Unanimously Approved by a vote of 5-0.

6) Upcoming Meeting(s)

a) Tuesday, October 27, 2020

7) Adjournment

City Planner Strickland introduced Liz Hart, Senior Planner, and Ian Zollinger, City Planner, to the commission.

The meeting adjourned at 06:28 PM

Kelli Ebersole

Kelli Ebersole, Administrative Assistant