



Twin Falls Planning & Zoning Commission Minutes

Tuesday, January 12, 2021, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

AMENDED - CALL IN INSTRUCTIONS

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: 750 517 907#. 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 6:02 pm.

A quorum was present.

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

Staff Present: Hart, Zollinger, Ebersole, Nope

3) Consent Calendar

MOTION: Commissioner Kelley 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 from the following meeting: December 8, 2020

4) Items of Consideration

- a) Preliminary Presentation for a request for a Zoning District Change and Zoning Map Amendment from C1 PUD to C1 CRO ZDA for property located at 287 & 292 River Vista Place c/o EHM Engineers, Inc. on behalf of Federation Pointe, LLC. (PZ20-0138)

Staff Presentation:

City Planner Zollinger presented the Preliminary Presentation for a request for a Zoning District Change and Zoning Map Amendment from C1 PUD to C1 CRO ZDA for property located at 287

& 292 River Vista Place c/o EHM Engineers, Inc. on behalf of Federation Pointe, LLC. (PZ20-0138)

Per City Code 10-6-1.7(B) The procedure for establishing a ZDA shall follow the procedure for zoning map amendments as set forth in chapter 14 of this title with the following addition: The planning and zoning commission shall complete a preliminary review of the proposed conceptual development plan at a meeting prior to the public hearing for a zoning district and zoning map amendment.

Staff makes no recommendations at this time. Staff will present a full analysis of the request at the public hearing scheduled for Tuesday January 26, 2021.

Applicant Presentation:

Tim Vawser, EHM Engineers, presented the preliminary presentation for a request for a Zoning District Change and Zoning Map Amendment from C1 PUD to C1 CRO ZDA for property located at 287 & 292 River Vista Place. He stated these will be townhomes along the canyon rim. The townhomes will have single family ownership with lot lines of main footprint with patios and driveways. He stated there will be a common green space, with little maintenance for the homeowners. Mr. Vawser stated there is a ZDA requirement for canyon rim and other exceptions to city code.

PZ/Questions & Comments:

- Commissioner Kelley asked about the exemptions with 10' patio but 8' overhang.
- Mr. Vawser demonstrated the distance between the homes and the canyon rim setbacks and explained the setback from the canyon rim trail.
- Commissioner Detweiler asked about the single ownership lot size.
- Mr. Vawser clarified the lot sizes and what is included; part of driveway plus patio, and home footprint with common area being maintained by a common landscaper.
- Chairperson Titus asked for clarification on the location of driveways.
- Mr. Vawser clarified the driveway location.
- Chairperson Titus asked about the buffer being split between the property owners.
- Mr. Vawser clarified the landscape buffer between the two development owners.
- Commissioner Musser asked for clarification of the exception of overhang locations.
- Mr. Vawser showed which lots will be affected by the exception. (east and west side closest to the canyon rim setback)

5) Public Hearings

- a) Request for a Special Use Permit to construct a drive-through on property located at 2015 Blue Lakes Boulevard North c/o Savory Management Services, LLC. (PZ20-0130).

Staff Presentation:

City Planner Zollinger presented the request for a Special Use Permit to construct a drive-through on property located at 2015 Blue Lakes Boulevard North c/o Savory Management Services, LLC. (PZ20-0130).

Per City Code 10-13-2-2: 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 Administrator If conditions are placed on the permit, shall issue a special use permit listing the specific conditions specified by the Commission for approval.

Conditions shall be implemented within 6 months or the permit will be voided. 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 platted as Canyon Park Amended subdivision Lot 11 and is part of the Canyon Park PUD #264. The property is currently vacant and the proposed drive thru will be a part of a new building.

This is a Special Use Permit (SUP) request to construct a drive-through at 2015 Blue Lake Blvd North. The subject property is located in the C-1 Zone within the Canyon Park West PUD. The C-1 Zone requires a SUP for drive-through services. The proposed drive thru will be built to City standards and is similar to nearby drive thru uses. The impact on surrounding properties would be minimal.

If the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to comply with applicable City Code and Standards.

Commissioner Hansen disclosed his relationship with the Chamber of Commerce as a neighbor to the applicant's location.

Applicant Presentation:

Cass Tenney, Savory Management, presented the request for a Special Use Permit to construct a drive-through on property located at 2015 Blue Lakes Boulevard North. The drive-through will be attached to Swigs. The building will house Swigs and MoBetta's. She explained how the drive thru lines will flow with employees taking orders outside on tablets.

PZ/Questions & Comments:

- Commissioner Detweiler asked where the walkway will be located.
- Ms. Tenney clarified the location of the walkway.

Public Hearing: Opened and closed without input

Discussions Followed:

- Vice Chair Kelley has no issue with the drive-through exception.
- Commissioner Detweiler stated his concern for traffic if Swig is using the same entrance as the Outback Steakhouse.
- Vice Chair Kelley stated that the applicant explained the vehicle stacking and is satisfied with the explanation and believes the traffic flow will move through the lot and will

help decrease the bottleneck of traffic.

- Commissioner Detweiler likes having something in the vacant lot.
- Commissioner Hansen stated there was a previous request and approval by Planning and Zoning for a Special Use Permit for a drive-through at this location.

MOTION:

Vice Chair Kelley moved to approve the request for a Special Use Permit to construct a drive-through on property located at 2015 Blue Lakes Boulevard North c/o Savory Management Services, LLC. (PZ20-0130), as presented with staff recommendations. Commissioner Detweiler seconded the motion.

[Unanimously Approved by a vote of 6-0.](#)

- b) Request for a Special Use Permit to allow for a Recreational Vehicle Storage Yard on property located at 621 Locust Street South c/o Ike Smith on behalf of Andrew Brackman (PZ20-0134).

Staff Presentation:

Senior Planner Hart presented the request for a Special Use Permit to allow for a Recreational Vehicle Storage Yard on property located at 621 Locust Street South c/o Ike Smith on behalf of Andrew Brackman (PZ20-0134).

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 undeveloped with no known history.

In the M-2 Zone several types of storage unit rentals are outright permitted uses however Recreational Vehicle Storage requires a Special Use Permit. Considering the potential impacts that Recreational Vehicle Storage would have on the surrounding area, staff does not foresee any issues with allowing this type of land use within this zone.

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

1. Subject to site plan amendments as required by Fire, Engineering, Building and Planning and Zoning as required.

Applicant Presentation:

Ike Smith, representing applicant, presented the request for a Special Use Permit to allow for a Recreational Vehicle Storage Yard on property located at 621 Locust Street South. He stated

the 127'x40' building will be used for RV storage. He stated there are no hours of operation, no employees, no noise, and no fumes. There will be a chain link screening fence surrounding the building. He stated a 6 foot fire turnaround will be installed with a fire lane back to Locust St. South. He addressed the required improvements to the property.

PZ/Questions & Comments:

- Vice Chair asked about the allowed number of parking spots.
- Senior Planner clarified the number of parking spots on the site plan.
- Commissioner Perez asked if more spaces would be allowed if there is no building.
- Senior Planner Hart clarified the amount on this request and what is allowed in the M2 zone. She stated if more spots are needed, this Special Use Permit would need to be amended.
- Commissioner Detweiler asked where the building is located on the property.
- Senior Planner referred to the site map, stating the property in question is an empty lot with no residence.

Public Hearing: Opened and closed without input

Discussions Followed:

- Commissioner Detweiler stated he is in favor of the request due to open area and believes this is a great location for this type of use.
- Chairperson Titus stated this use has no detrimental impact to the area.
- Vice Chair Kelley pointed out that applicant is doing everything required by city code.

MOTION:

Commissioner Hansen moved to approve the request for a Special Use Permit to allow for a Recreational Vehicle Storage Yard on property located at 621 Locust Street South c/o Ike Smith on behalf of Andrew Brackman (PZ20-0134), as presented with staff recommendations. Commissioner Detweiler seconded the motion.

Unanimously Approved by a vote of 6-0.

6) Upcoming Meeting(s)

a) Tuesday, January 26, 2021

7) Adjournment

The meeting adjourned at 06:38 PM

Kelli Ebersole

Kelli Ebersole, Administrative Assistant