



Twin Falls Planning & Zoning Commission Minutes

Tuesday, March 9, 2021, 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: 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 6:00 pm
A quorum was present.

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

Staff Present: Spendlove, Zollinger, Ebersole, Hafer

3) Consent Calendar

MOTION: Vice Chair Kelley moved to approve the Consent Calendar, as presented. Commissioner Bolton seconded the motion.

Unanimously Approved by a vote of 7-0.

- a) Approval of Minutes from the following meeting: February 23, 2021

4) Items of Consideration - None

5) Public Hearings

- a) Request for a Zoning Title Amendment to Title 10 Chapters 2, 4, and 7. To add a definition of Indoor Shooting Range, add the land use as a Special Use in the C1 (Commercial Highway), M1 (Light Manufacturing) and M2 (Heavy Manufacturing) Zoning Districts, and create supplementary regulations c/o James, Rhonda, Glenn and Wade Good. (PZ21-0003)

Staff Presentation:

City Planner Zollinger presented the request for a recommendation to City Council for a Zoning Title Amendment to Title 10 Chapters 2, 4, and 7. To add a definition of Indoor Shooting Range, add the land use as a Special Use in the C1 (Commercial Highway), M1 (Light Manufacturing) and M2 (Heavy Manufacturing) Zoning Districts, and create supplementary regulations c/o James, Rhonda, Glenn and Wade Good. (PZ21-0003)

Zoning Title Amendments, which consist of text or map revisions, require a public hearing before the Planning & Zoning Commission. Following the public hearing, the Commission may forward the amendment with its recommendation to the City Council. Any material change by the Commission from what was presented during the public hearing will require an additional hearing prior to the Commission forwarding its recommendation to City Council.

After City Council receives a recommendation from the Commission, a public hearing shall be scheduled where the City Council may grant, grant with changes, or deny the Zoning Title Amendment. In any event the City Council shall specify the regulations and standards used in evaluating the Zoning Title Amendment, and the reasons for approval or denial.

In the event the City Council shall approve an amendment, such amendment shall thereafter be made a part of the Title upon the passage and publication of an ordinance.

Current Zoning Code only allows “Gun Clubs” as a Special Use in the M2 Zoning District and does not differentiate between indoor and outdoor Gun Clubs.

The request consists of adding the definition of Sports Shooting Range, adding Sports Shooting Range- Indoor as a Special Use within the C1,M1, and M2 Zoning Districts and creating supplementary regulations that would be required for a special use permit for a Sports Shooting Range – Indoor.

The supplementary regulations consist of:

- 1) restricting the use to a certain distance away from residential zoning districts.
- 2) requiring the range be designed in a way that will not allow projectiles to penetrate walls, floors, or the ceiling.
- 3) requiring staff to always be present while the range is in use.
- 4) requiring a site plan which will include safety plan and liability insurance.
- 5) requiring that a sound engineer demonstrate how the proposed use will address the impact of noise and that any adverse impacts be mitigated.
- 6) prohibiting sale and use of alcohol and receiving permission from the City Council in accordance with City Code.

Please refer to Exhibit A for the full text of the Zoning Title Amendment.

The Planning and Zoning Commission is tasked with making a recommendation to the City Council and may recommend approval as presented, with conditions, deny, or table the item for more information.

Applicant Presentation:

Applicant Jim Good presented his request to amend He outlined the business plan for his request. He stated once this passes through City Council, he will submit for a Special Use Permit for an exact location for the business.

Public Hearing: Opened and closed without input

Discussions Followed:

chairperson titus reminded commission of what they are voting on tonight.

ch believes this is a good amendmant and well prepared.

cb agreed and is in favor of this zta and the amendment is appropriate.

dd agreed that is an appropriate request and is in support.

dt believes this is clear and has addressed issues. zoning appropriate.

mp understanding of the nearness to parks.she is okay with request but wanted more info.transfer sup..... to another owner? requirement to review docs at transfer to come back for a renewal of an sup.

js stated it would be tough to go back just because of new ownership, but would have to follow approval. if not,can come back for review by commission. safeguards.

mp asked if ownership transfer addressed by commission...only by complaint.

js clarified if rules are followed, not worried who on deed.

dt special regulation for 500' within park.

ck not to worried as to location of parks.applicant stated wants to be in commercial zone. not concerned about parks close to commercial.

ch not worried becauseu they have to come back for sup with specific locationfor commission to review. believes 500' is decent.

em stated if well designed facility, wouldn't know it is an indoor range. not concerned.

MOTION: Craig Kelley moved to TEXT. Curtis Hansen seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

6) General Training

a) Title 10 Code Rewrite

PZ Director Spendlove reviewed sections of the Title 10 Code Rewrite with the commission.

He reviewed conditional use permit vs Special Use Permits.

He reviewed more definitions for the commission.

Training will continue at next Worksession.

7) Upcoming Meeting(s)

a) Tuesday, March 23, 2021

8) Adjournment

The meeting adjourned at 7:15 pm.

Kelli Ebersole, Administrative Assistant