



Twin Falls Planning & Zoning Commission Minutes

Tuesday, April 13, 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

Vice Chair Kelley called the meeting to order at 06:02 PM

A quorum was present.

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

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

3) Consent Calendar

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

Unanimously Approved by a vote of 5 to 0.

- a) Approval of Minutes from the following meeting: March 23, 2021 and April 7, 2021

4) Items of Consideration

- a) Request for approval of a Preliminary Plat for 9.12 acres (+/-) to develop eight (8) commercial lots for the Canyon Village Subdivision No. 3, a PUD located at the 2000-2100 blocks of Pole Line Road East c/o EHM Engineers, Inc. on behalf of Canyon Village Plaza, LLC. (PZ21-0030)

Staff Presentation:

City Planner Strickland presented the request for approval of a Preliminary Plat for 9.12 acres (+/-) to develop eight (8) commercial lots for the Canyon Village Subdivision No. 3, a PUD located at the 2000-2100 blocks of Pole Line Road East c/o EHM Engineers, Inc. on behalf of

Canyon Village Plaza, LLC. (PZ21-0030)

As per Twin Falls City Code 10-12-2.3: The Commission may approve, conditionally approve, deny or table for additional information when acting on the preliminary plat.

Approval of the Preliminary Plat will set many parameters to which the Final Plat must substantially conform; Including total number of lots, street layout, sidewalk connections, and other similar items. A Final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. After a final plat has been approved by the City Council and construction plans approved, may the plat be recorded, and lots sold for development.

On December 15, 2014 the City Council approved the Annexation and Zoning District Change and Zoning Map for this development. The preliminary plat for the development was approved in February 10, 2015. Canyon Village Subdivision No. 3 was preliminary platted October 11, 2016 for approximately 9.12 acres and 7 lots.

The applicant is requesting to further subdivide the larger portion of property in into 8 additional lots. Therefore, the Platting process must be conducted again.

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Mixed Use". Staff has determined this request complies with the 2016 Comprehensive Plan.

All the applicable public infrastructure has previously been installed. Therefore, staff does not foresee extra detrimental impacts to the surrounding area if this plat were approved. Upon conclusion, should the Commission approve this request as presented, staff recommends approval be subject to the following conditions:

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.

Applicant Presentation:

David Thibault, EHM Engineers, representing applicant, presented the request for Preliminary Plat for 9.12 acres (+/-) to develop eight (8) commercial lots for the Canyon Village Subdivision No. 3. He explained this is the third plat of the original Canyon Village Plaza plat. This plat consists of eight (8) commercial lots. He stated the access to the property will be off of Mountain View Dr. and Pole Line Rd. Mr. Thibault outlined the lot sizes and stated these lots will be compatible with current uses.

PZ/Questions & Comments:

- Commissioner Bolton asked if the development to the southeast is commercial.
- City Planner Strickland stated it is commercial.
- Commissioner Hansen asked about the larger lot 7 and what is it being marketed for.
- Mr. Thibault stated it is a larger lot for a potential larger occupant with exposure to the arterial streets.
- Planning & Zoning Director Spendlove clarified a few things about the property and

what the commission is voting on with this application.

Discussions Followed: without concerns

MOTION: Commissioner Hansen moved to approve the request for a Preliminary Plat for 9.12 acres (+/-) to develop eight (8) commercial lots for the Canyon Village Subdivision No. 3, a PUD located at the 2000-2100 blocks of Pole Line Road East c/o EHM Engineers, Inc. on behalf of Canyon Village Plaza, LLC. (PZ21-0030)
Commissioner Bolton seconded the motion.

Unanimously approved by a vote of 5 to 0.

5) Public Hearings

- a) Request for a recommendation to City Council for an amendment to the City of Twin Falls Comprehensive Plan to modify the Future Land Use Map designation from Town Neighborhood and Rural Residential to Commercial, for property approximately located at 2732 E 4100 N, in the Area of Impact c/o Magic Valley Land, LLC. (PZ21-0019)

Staff Presentation:

City Planner Strickland presented the request for a recommendation to City Council for an amendment to the City of Twin Falls Comprehensive Plan to modify the Future Land Use Map designation from Town Neighborhood and Rural Residential to Commercial, for property approximately located at 2732 E 4100 N, in the Area of Impact c/o Magic Valley Land, LLC. (PZ21-0019)

This process requires the Planning & Zoning Commission to hold a public hearing in which interested persons have the opportunity to be heard with regards to the application. The Commission will then forward their recommendation to the City Council. The City Council will then hold a public hearing, in which interested persons have the opportunity to be heard with regards to the application.

The City Council may then adopt, revise or reject the amendment. If the Council makes a material change from what was proposed at the public hearing, further notice and hearing shall be provided.

The Future Land Use Map is a guide for development of properties and is not "lot" or "parcel specific" depictions for development patterns.

Approval of this request would adjust the commercial designation on the Future Land Use Map to follow the curve of the existing road. Staff believes the original intent was to provide the commercial designation along both sides of the Pole Line Road corridor, therefore staff would be in support of this request.

The Planning & Zoning Commission is charged with making a recommendation to the City Council.

Planning & Zoning Director gave the background on the creation of the Future Land Use Map and where the correction to the map needs to be made. This correction will move the line of the road to where it actually is located. He stated the commission is not voting on the zoning tonight of the property tonight, only on correcting the map. He reviewed the map and where Pole Line Rd. veers north compared to how it is currently depicted on the Future Land Use Map. He stated that property on both sides of Pole Line Rd. are meant to be a commercial corridor.

Applicant Presentation:

Tyler Davis Jeffers, representing applicant, presented the request for an amendment to the City of Twin Falls Comprehensive Plan to modify the Future Land Use Map designation from Town Neighborhood and Rural Residential to Commercial, for property approximately located at 2732 E 4100 N. He stated this property on the Future Land Use Map is not marked as part of the commercial corridor, as it should be. He stated this map is not specific to parcels, but is used by the governing bodies to make zoning decisions.

PZ/Questions & Comments:

- Commissioner Bolton asked for clarification on the commission's vote tonight.
- Planning & Zoning Director Spendlove clarified the request and what is being voted on tonight, a recommendation to City Council to correct the map.
- Commissioner Bolton asked the size of the potential impacted area.
- Planning & Zoning Director Spendlove stated the Future Land Use map is just a guide. Specific requests of rezoning property would be decided by the governing legislative body over the land.
- Chairperson Titus asked to be clear of what an applicant can ask for.
- Planning & Zoning Director Spendlove clarified what a request might look like, but this applicant is only asking for the map amendment at this time.
- Commissioner Bolton asked if an applicant could make a request for this land as a different zone besides Commercial.
- Planning & Zoning Director Spendlove clarified the process of a rezone.
- Commissioner Hansen asked if this land is in the Area of Impact.
- Planning & Zoning Director Spendlove stated the property is in the Area of Impact, but the request is for the City's map to be amended, and that is the plan used in the area.

Public Hearing: Opened

- Citizen Jennifer Koopman, is opposed to this request. She is concerned to the potential traffic impacts that may occur if this land is zoned commercial.
- Vice Chair Kelley asked if the audience feels they have had a chance to speak.
- No one else in the audience came up to the podium to speak.
- Chairperson Titus asked for clarification regarding the commission's vote tonight. She asked for confirmation that this is not a rezoning request.
- Planning and Zoning Director Spendlove stated the Comprehensive Plan is the guide for future actions. This request does not grant any development rights on its own and this commission is only making a recommendation to City Council.

Public Hearing: Closed

Discussions Followed: without concerns

MOTION: Commissioner Musser moved to approve the request for a recommendation to City Council for an amendment to the City of Twin Falls Comprehensive Plan to modify the Future Land Use Map designation from Town Neighborhood and Rural Residential to Commercial, for property approximately located at 2732 E 4100 N, in the Area of Impact c/o Magic Valley Land, LLC. (PZ21-0019), as presented, with staff recommendations. Commissioner Hansen seconded the motion.

Unanimously Approved by a vote of 5 to 0.

- b) Request for a Special Use Permit to allow for an Indoor Recreation facility on property located at 561 Main Avenue East c/o Randy Carpenter. (PZ21-0023)

Staff Presentation:

City Planner Zollinger presented the request for a Special Use Permit to allow for an Indoor Recreation facility on property located at 561 Main Avenue East c/o Randy Carpenter. (PZ21-0023)

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 has most recently been used as offices for a landscaping business.

The request consists of permit through a special use permit batting cages located at 561 Main Avenue East. Hours of operation will be 2 PM to 9 PM Monday through Friday and 8 AM to 9 PM on Saturdays during the school year and 8 AM to 9 PM Monday through Saturday after the school year has finished. properties located in Parking District #1 which has no off-street parking required for outright permitted uses but may be required through the special use permit process. The site plan indicates an off-street parking area.

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

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

Applicant Presentation:

Randy Carpenter, applicant, presented the request for a Special Use Permit for an Indoor Recreation Facility on property located at 561 Main Avenue East. He stated he wants to bring a

youth facility to downtown Twin Falls, as the city is lacking in these needed facilities. He shared his coaching experience and what a facility like this would do for the community.

PZ/Questions & Comments:

- Vice Chair Kelley asked if there is no offsite required parking.
- City Planner Zollinger clarified that the commission can add a parking requirement with this Special Use Permit, if felt needed.
- Commissioner Bolton asked how many batting cages would be in this facility.
- Mr. Carpenter stated one batting cage with a few other stations.
- Commissioner Bolton asked if the facility is age restricted.
- Mr. Carpenter stated that the facility would be open to adults, only if reserved for private use.
- Commissioner Bolton asked which of the two property is the applicants preference.
- Mr. Carpenter stated the downtown location is preferred.
- City Planner Zollinger stated these are two separate applications, and if approved, but not acted on within six (6) months, the SUP would be void.
- Planning & Zoning Director Spendlove stated that the commission needs to treat each application separately and review the merits of each property.
- Commissioner Hansen asked about parking at this location.
- Mr. Carpenter stated the parking will stay as it is and be improved. He stated that most traffic will be parents dropping off their children for practice.
- Commissioner Hansen asked staff what the standard business hours are in the Downtown Corridor.
- Planning & Zoning Director Spendlove stated standard retail hours are from 7:00 am-10:00 pm, with service businesses not having specified hours of operation.

Public Hearing: Opened

- Citizen, Adriana Saldana, stated she is in favor of this request. She advocated for the project and the applicant.

Public Hearing: Closed

Discussions Followed:

- Commissioner Hansen asked to add a condition as to not restrict the hours of operation and to allow the hours of operation to be what is allowed for retail in the C1 zone.

MOTION: Commissioner Hansen moved to add a condition to the Special Use Permit request that the allowed hours of operation are from 7:00 am – 10:00 pm.
Commissioner Musser seconded the motion.

Unanimously approved by a vote of 5 to 0.

MOTION: Commissioner Bolton moved to approve the request for a Special Use Permit to allow for an Indoor Recreation facility on property located at 2496 Addison Avenue East c/o Randy Carpenter. (PZ21-0024), as presented, with staff recommendations and the added condition.

Commissioner Musser seconded the motion.

Unanimously approved by a vote of 5 to 0.

- c) Request for a Special Use Permit to allow for an Indoor Recreation facility on property located at 2496 Addison Avenue East c/o Randy Carpenter. (PZ21-0024)

Staff Presentation:

City Planner Zollinger presented the request for a Special Use Permit to allow for an Indoor Recreation facility on property located at 2496 Addison Avenue East c/o Randy Carpenter. (PZ21-0024)

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 assumed to have been zoned C1 for the last 20 years, staff was unable to ascertain the exact date. No other pertinent zoning history is known at this time.

The request consists of permit through a special use permit batting cages located at 2496 Addison Avenue East. Hours of operation will be 2 PM to 9 PM Monday through Friday and 8 AM to 9 PM on Saturdays during the school year and 8 AM to 9 PM Monday through Saturday after the school year has finished.

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

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

Applicant Presentation:

Randy Carpenter, applicant, presented his for a Special Use Permit to allow for an Indoor Recreation facility on property located at 2496 Addison Avenue East. This is a second property option. The current owner is willing to lease this property to him.

PZ/Questions & Comments:

- Commissioner Hansen asked the zone of this property and the hours of operation in the zone.
- City Planner Zollinger stated the property is in the C1 zone.
- Planning & Zoning Director clarified retail hours of operation.

- Chairperson Titus asked if this property would have the same use as the previous property.
- Mr. Carpenter stated this property is his second choice as the ceiling is lower, but the property would be used the same way as the previous request.

Public Hearing: Opened and Closed without input

Discussions Followed:

- Commissioner Hansen asked to not restrict the hours of operation and to allow the hours of operation to be what is allowed for retail in the C1 zone.

MOTION: Commissioner Hansen moved to add a condition to the Special Use Permit request that the allowed hours of operation are from 7:00 am – 10:00 pm.
Commissioner Bolton seconded the motion.

Unanimously approved by a vote of 5 to 0.

MOTION: Curtis Hansen moved to approve the request for a Special Use Permit to allow for an Indoor Recreation facility on property located at 2496 Addison Avenue East c/o Randy Carpenter. (PZ21-0024), as presented, with staff recommendations and the added condition.
Commissioner Bolton seconded the motion.

Unanimously approved by a vote of 5 to 0.

- d) ***Item withdrawn by Applicant*** - Request for a Special Use Permit to allow storage unit rentals with extended hours of operation on property located on 3rd Avenue South c/o Colby Ricks on behalf of Chris Jones. (PZ21-0025)

6) Upcoming Meeting(s)

- a) Tuesday, April 27, 2021

7) Adjournment

The meeting adjourned at 06:59 PM

Kelli Ebersole

Kelli Ebersole, Administrative Assistant