



## Twin Falls Planning & Zoning Commission Agenda

Tuesday, May 11, 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
- 3) Consent Calendar
  - a) **ACTION ITEM:** Approval of Minutes from the following meeting: April 27, 2021
- 4) Public Hearings
  - a) **ACTION ITEM:** Request for a Special Use Permit to allow a paint booth on property located at the southeast corner of Wright Avenue and Eastland Drive South c/o Black Pine Cabinets. (PZ21-0039)  
By: Elizabeth Hart, Senior Planner
- 5) General Training
  - a) **DISCUSSION:** Title 10 Code Rewrite training  
By: Jonathan Spendlove, Planning & Zoning Director
- 6) Upcoming Meeting(s)
  - a) Tuesday, May 25, 2021 -No Public Hearings
- 7) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Kelli Ebersole (208) 735-7267 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208) 735-7287.

## CITY OF TWIN FALLS

### PLANNING & ZONING COMMISSION

#### Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chair shall review the public hearing procedures.
  2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chair, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
  3. A City Staff Report shall summarize the application and history of the request.
  4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
    - **A complete explanation and description of the request.**
    - **Why the request is being made.**
    - **Location of the Property.**
    - **Impacts on the surrounding properties and efforts to mitigate those impacts.**
  5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
  6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
  7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chair may limit public testimony to no less than two (2) minutes per person.
    - **Individuals are not permitted to give their time to other speakers.**
    - **However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chair. The spokesperson shall be limited to 15 minutes.**
    - **Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.**
  8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond.
  9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chair, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chair may limit the time permitted for the answer.
  10. The Mayor or Chair shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.
- \* Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor or Chairman.



## Twin Falls Planning & Zoning Commission Minutes

Tuesday, April 27, 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: 820 430 246#. 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, Hansen, Detweiler, Musser  
Staff Present: Spendlove, Hart, Zollinger, Ebersole, Hafer, Vitek, Nope

#### 3) Consent Calendar

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

**Approved by a vote of 4-0-1.**

- a) Approval of Minutes from the following meeting: April 13, 2021

#### 4) Items of Consideration

#### 5) Public Hearings

- a) Request for a recommendation to City Council on the appropriate Zoning District for property proposed to be Annexed into the City located at the Harrison Street and Clinton Drive Intersection c/o Johnny L. Hanchey on behalf of Eternal Life Christian Center, Inc. (PZ21-0028)

#### Staff Presentation:

Senior Planner Hart presented the request for a recommendation to City Council on the appropriate Zoning District for property proposed to be Annexed into the City located at the Harrison Street and Clinton Drive Intersection c/o Johnny L. Hanchey on behalf of Eternal Life Christian Center, Inc. (PZ21-0028)

**§10-15-2: Annexation**

The Commission shall conduct at least one public hearing, to send a recommendation to City Council for the proposed plan and zoning designation. Interested persons shall have an opportunity to be heard at the Commission and Council hearings. The Planning & Zoning Commission hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)

Per City and County records the subject property has been historically used for agricultural purposes. The subject property is currently vacant/undeveloped.

The applicant is requesting the subject property be annexed into the city for the future development of a multi-family subdivision.

The applicant is requesting a zoning designation to remain R4 with the annexation.

The Future land use map shows this area as "Town Neighborhood". Which identifies duplexes, triplexes, and townhomes as appropriate land uses for this area. Staff believes the applicant's request for the subject property to be appropriate given the subject property is currently surrounded by residential uses.

The Commission is tasked to make a recommendation to the City Council on the zoning designation being requested by the applicant. The Commission's recommendation may be to, approve the request as presented, request a different zoning designation, or table the request in order to acquire additional information.

**Applicant Presentation:**

Civil Science Engineer Stephen Anderson, applicant representative, presented the request on the appropriate Zoning District for property proposed to be Annexed into the City located at the Harrison Street and Clinton Drive Intersection. He stated the property has been sold and the new owners have the desire to have the property annexed into the City. The property is approximately twelve (12) acres. The new owners have no desire to change the zoning.

**PZ/Questions & Comments:** none

**Public Hearing:** Opened and Closed without input

**Discussions Followed:**

Commissioner Kelley stated he has no concerns about keeping the R4 zoning as it is now, as the property is surrounded by R4 zoning.

**MOTION:** Commissioner Hansen moved to send a positive recommendation to City Council on the appropriate Zoning District for property proposed to be Annexed into the City located at the Harrison Street and Clinton Drive Intersection c/o Johnny L. Hanchey on behalf of Eternal Life Christian Center, Inc. (PZ21-0028), as presented, with staff recommendations. Commissioner Detweiler seconded the motion.

**Unanimously Approved by a vote of 5-0.**

- b) Request for a Special Use Permit to allow for an Indoor Recreation Facility (Fun Center) on property located at 170 South Park Avenue c/o Melyssa K. Jensen. (PZ21-0032)

**Staff Presentation:**

City Planner Zollinger presented the Request for a Special Use Permit to allow for an Indoor Recreation Facility (Fun Center) on property located at 170 South Park Avenue c/o Melyssa K. Jensen. (PZ21-0032)

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 building has most recently been used as a physically therapy medical office but is currently being split to accommodate a couple of different businesses.

The request consists of allowing, through a special use permit, a nerf gun arena located at 170 South Park Ave.

The applicant is requesting the following hours of operation:

Summer Hours: June to August

Sunday, 12pm - 6 pm

Tuesday, Friday, 2pm to 8 pm

Saturday, 12pm to 9pm

Winter hours: September to May

Sunday, 12 pm - 6pm

Tuesday - Thursday, 4pm - 8 pm

Friday, 4pm - 9pm

Saturday, 12pm - 9 pm.

Staff does not anticipate an increase of detrimental impacts from this request on the surrounding properties. The activity permitted through the special use permit will be contained within the building.

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

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

**Applicant Presentation:**

Melyssa Jensen, applicant, presented her request for the Special Use Permit to allow for an Indoor Recreation Facility (Fun Center) on property located at 170 South Park Avenue. She stated the facility would be called Blast Masters, and will be a Nerf arena for families. She stated she would like to add something more for the kids to enjoy in the city.

**PZ/Questions & Comments:**

- Commissioner Hansen asked what the property is currently zoned.
- City Planner Zollinger stated the property is in the C1 zone.

**Public Hearing:** Opened and Closed without input

**Discussions Followed:**

- Commissioner Hansen stated the allowed hours of operation should adhere to what is allowed in the C1 zone and would like to add a condition to allow the applicant to be open during regular retail hours.

**MOTION:** Commissioner Hansen moved to add a condition to allow the hours of operation to be consistent with the C1 retail hours of 7:00 am – 10:00 pm.  
Commissioner Detweiler seconded the motion.

**Unanimously Approved by a vote of 5-0**

**MOTION:** Commissioner Hansen moved to approve the request for a Special Use Permit to allow for an Indoor Recreation Facility (Fun Center) on property located at 170 South Park Avenue c/o Melyssa K. Jensen. (PZ21-0032), as presented, with staff recommendations and the added condition.  
Commissioner Detweiler seconded the motion.

**Unanimously Approved by a vote of 5-0**

**6) Upcoming Meeting(s)**

- a) Wednesday, May 5, 2021 – Worksession - CANCELLED  
Tuesday, May 11, 2021

**7) Adjournment**

The meeting adjourned at 06:15 PM

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Kelli Ebersole, Administrative Assistant



**Date:** Tuesday, May 11, 2021  
**To:** Planning and Zoning Commission  
**From:** Elizabeth Hart, City Planner

### **ACTION ITEM**

**Request:**

Request for a Special Use Permit to allow a paint booth on property located at the southeast corner of Wright Avenue and Eastland Drive South c/o Black Pine Cabinets. (PZ21-0039)

**Time Estimate:**

Approximately 15 minutes for the presentation and for questions and comments after.

**Background:**

This is a Special Use Permit request to allow for Indoor Commercial Painting located at the Southeast corner of Eastland Drive and Wright Ave.

The subject property is zoned M2.

**Approval Process:**

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.

**Budget Impact:**

NA

**Regulatory Impact:**

**Per City Code 10-7-18** states "a special use permit is required for inside commercial painting".

**History:**

The property is undeveloped with no known history.

**Analysis:**

The subject property is zoned M2 and the surrounding area is also zoned M2. There are existing uses established in the area.

The manufacturing of the cabinets is an outright permitted use in the M2 district. The proposed "indoor commercial painting" use requires a special use permit.

The applicant is required to put in curb and gutter improvements along Eastland Dr.

The applicant has provided a detailed narrative of the operation of the business and the indoor commercial painting booth. The painting booth is part of the process to finish the cabinets made on site. The narrative also describes the expected number employees, hours of operation, and type of work being performed. Increase in traffic, noise, odor, or glare is not anticipated to increase to unacceptable levels for neighboring land uses. This is primarily due to location and being surrounded by M2 zoning district and land uses. Additionally, it has been depicted that work will take place indoors, during reasonable business hours.

**Conclusion:**

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

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

**Attachments:**

1. PZ21-0039 05.11.2021 PZ SR
2. Vicinity Map
3. Narrative
4. BLACKPINE CABINETS UPDATED SUP SITE PLAN



## Special Use Permit Staff Report

### Agenda Item 5A

To: Planning & Zoning Commission  
Presenter: Liz Hart, Senior City Planner

Request: for a **Special Use Permit** to allow Indoor Commercial Painting on property located on the Southeast corner of Eastland and Wright Ave. RPT00107233619

Application: PZ21-0039

#### Applicant & Representative:

Black Pine Cabinets  
c/o Gregg Olsen  
312 Railway Street  
Jerome, ID 83338

### P&Z Public Hearing: May 11, 2021

#### Background:

This is a Special Use Permit request to allow for Indoor Commercial Painting located at the Southeast corner of Eastland Drive and Wright Ave.

The subject property is zoned M2.

#### History:

The property is undeveloped with no known history.

#### Approval Process:

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.

#### Applicable Zoning Regulations:

Per City Code 10-7-18 states "a special use permit is required for inside commercial painting".

#### Comprehensive Plan Compliance:

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Industrial".

Staff has determined this request complies with the City's Comprehensive Plan.

#### Analysis and Potential Impacts:

The subject property is zoned M2 and the surrounding area is also zoned M2. There are existing uses established in the area.

The manufacturing of the cabinets is an outright permitted use in the M2 district. The proposed "indoor commercial painting" use requires a special use permit.

The applicant is required to put in curb and gutter improvements along Eastland Dr.

The applicant has provided a detailed narrative of the operation of the business and the indoor commercial painting booth. The painting booth is part of the process to finish the cabinets made on site.

The narrative also describes the expected number employees, hours of operation, and type of work being performed.

Increase in traffic, noise, odor, or glare is not anticipated to increase to unacceptable levels for neighboring land uses. This is primarily due to location and being surrounded by M2 zoning district and land uses. Additionally, it has been depicted that work will take place indoors, during reasonable business hours.

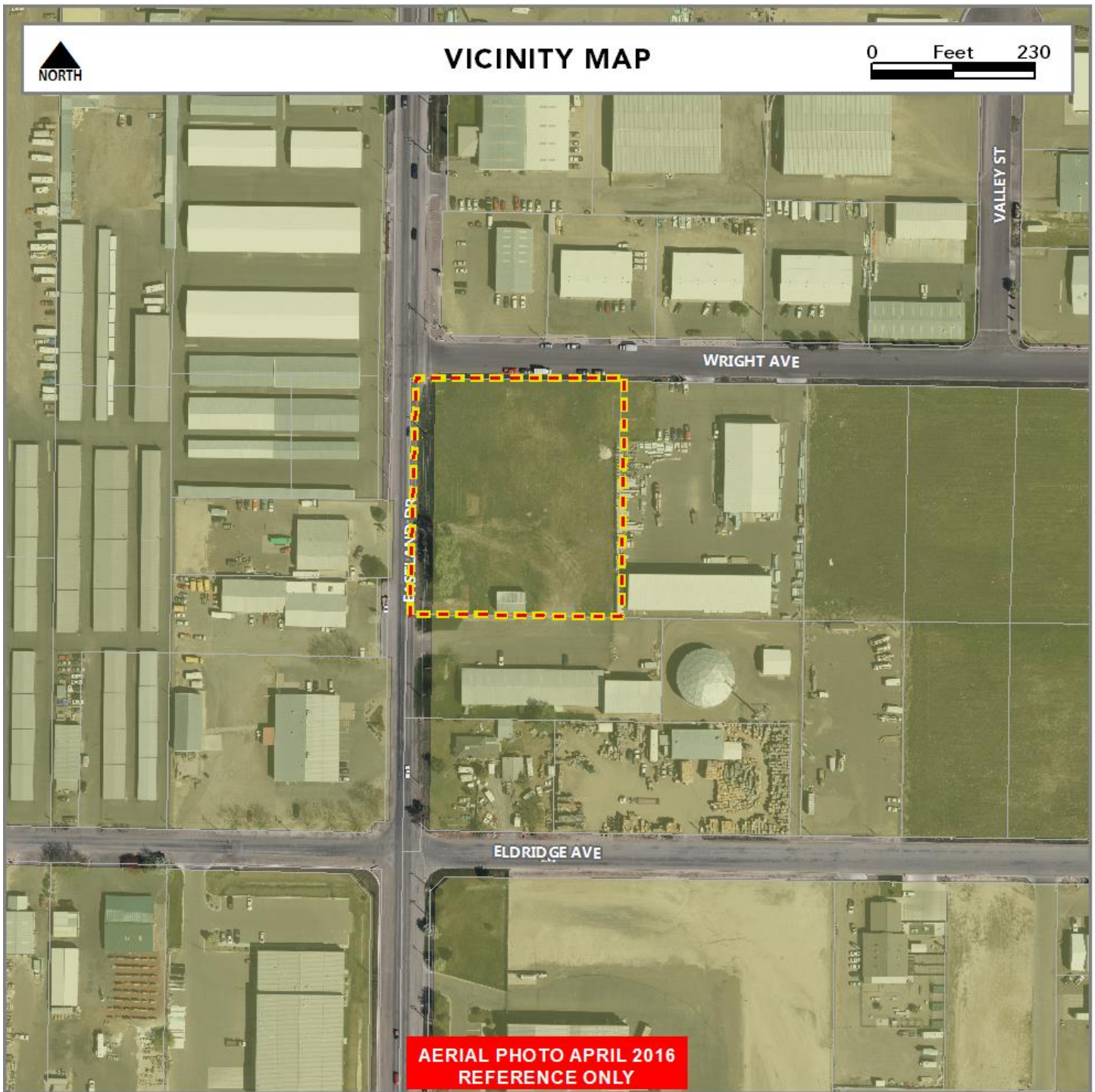
#### Conclusions:

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

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

**Attachments:**

1. Vicinity Map
2. Exhibits
3. Photos



M-2

Current Zoning: M2  
Comprehensive Plan: Industrial

Existing Land Use: Undeveloped  
Proposed Land Use: Manufacturing and  
Commercial Painting

#### Surrounding Zoning Designations & Land Use(s)

North: M2, Industrial

East: M2, Industrial

South: M2, Industrial, Existing Residential

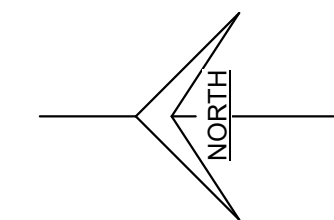
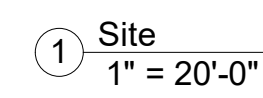
West: M2, Industrial

#### Applicable Regulations

10-1-4, 10-1-5, 10-7-18, 10-13-2-2

SPECIAL USE PERMIT APPLICATION DETAILED WRITTEN STATEMENT

- A. BLACK PINE CABINETS HAS OUT GROWN ITS EXISTING BUILDING IN JEROME AND IS LOOKING TO UPGRADE TO A BIGGER BUILDING AND TO A BETTER LOCATION
- B. I. HOURS OF OPERATION ARE MONDAY- FRIDAY 7AM – 5PM  
II. TRAFFIC ANTICIPATED TO BE MINIMAL MOSTLY EMPLOYEES OR CUSTOMERS STOPPING BY TO MEET AND GO OVER CABINETS  
III. NUMBER OF EMPLOYEES AT THIS TIME WE HAVE 25 BUT MAX WE WILL HAVE AT THAT FACILITY WILL BE NO MORE THEN 50
- C. I. NOISE WILL BE FROM OUR DUST COLLECTOR WHICH WIL BE ATTACHED ON THE SOUTH EAST CORNER OF THE BUILDING, ALL OTHER MACHINES ARE INSIDE THE BUILDING AND WILL HAVE MINIMAL NOISE THAT WILL BE HEARD OUTSIDE  
II. GLARE SHOULDN'T BE AN ISSUE  
III. ODOR, THERE IS AN EXHAUST FAN FOR THE FINISH BOOTH WHICH WILL BE CLOSELY MONITORED AND FILTERS WILL BE CHANGED OUT ON A REGULAR BASIS AND BLACK PINE CABINETS IS WORKING WITH DEQ TO SET UP THE FINISH BOOTH AND THERE SHOULD BE MINIMAL ODOR  
IV. AS I STATED IN THE PREVIOUS SECTION FUMES WILL BE MINIMAL WITH CHANGING OUT FILTERS AS FOR VIBRATION THEY WILL BE MINIMAL THE DUST COLLECTOR DOES VIBRATE A LITTLE BIT BUT NOT TO THE POINT OF BEING A PROBLEM  
V. I FEEL THAT BLACK PINE CABINETS WILL BE VERY COMPATIBLE WITH THE OTHER PROPERTIES IN THAT AREA FROM FERGUSON, GRANITE PLACE TO ON THE SPOT PLUMBING WE ARE ALL IN THE SAME CONSTRUCTION FIELD AND SHOULD WORK OUT FOR EVERYONE BRINGING IN BLACK PINE CABINETS



# A1-0