



Twin Falls City Council Agenda

Monday, May 17, 2021, 5:00 PM

City Council Chambers
203 Main Avenue East- Twin Falls, Idaho

****AMENDED****

Members: Suzanne Hawkins, Craig Hawkins, Nikki Boyd, Shawn Barigar, Gregory Lanting, Christopher Reid, Ruth Pierce

- 1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM
- 2) PLEDGE OF ALLEGIANCE
- 3) PROCLAMATIONS:
 - a) HOPE DAY - Healthy Outcomes from Positive Experiences
- 4) CONSENT CALENDAR
 - a) **ACTION ITEM:** Request to approve Accounts Payable for April 6 - 12, 2021.
By: Amy Luna, Finance Administrative Assistant
- 5) ITEMS OF CONSIDERATION
 - a) **PRESENTATION:** Fire Chief Les Kenworthy, and fire staff would like to recognize three new Twin Falls Fire Department Firefighters for their completion of TFFD's Academy Graduation, taking their firefighter oath, and pinning of their badges.
By: Les Kenworthy, Fire Chief
 - b) **PRESENTATION:** Fire Chief Les Kenworthy would like to take this opportunity to recognize our Fire Officer of the year for 2019 for his outstanding and dedicated service to the citizens and visitors of the City of Twin Falls.
By: Les Kenworthy, Fire Chief
 - c) **PRESENTATION:** Request to provide City Council with an update, and request feedback on, our review of Title 3, Chapter 14 – Transient Merchants, Vendors, Solicitors and Peddlers.
By: Janie Higgins, Accounting Technician
- 6) GENERAL PUBLIC INPUT
- 7) ADVISORY BOARD REPORT/ANNOUNCEMENTS
- 8) PUBLIC HEARINGS
 - a) **ACTION ITEM:** 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)

On April 13, 2021, the Planning and Zoning Commission recommended approval of this request, as presented, by a vote of 5-0.

By: Lisa Strickland, City Planner

9) ADJOURNMENT

- a) **ACTION ITEM:** REQUEST TO ADJOURN TO EXECUTIVE SESSION: 74-206(a) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need. This paragraph does not apply to filling a vacancy in an elective office or deliberations about staffing needs in general;

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

Public Input Procedures

1. Individuals wishing to provide public input regarding matters relevant to the City of Twin Falls shall:
 - Wait to be recognized by the Mayor or Chairman
 - Approach the microphone/podium
 - State their name, and whether they are a resident or property owner in the City of Twin Falls, and proceed with their input.
2. The Mayor or Chairman may limit input to no less than two (2) minutes. Individuals are not permitted to give their time to other speakers.

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chairman 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 Chairman, 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 Chairman 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 Chairman. 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 to Public Testimony.
 9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chairman, 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 Chairman may limit the time permitted for the answer.
 10. The Mayor or Chairman 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.

Office of the Mayor
City of Twin Falls, Idaho

Proclamation

HOPE DAY

WHEREAS, Adverse Childhood Experiences (ACEs) such as abuse, neglect and serious household dysfunction or other events that cause trauma in children can have lifelong impacts on physical and mental health; and

WHEREAS, studies have shown that people who experience multiple ACEs are more profoundly impacted; and

WHEREAS, Idahoans have experienced four or more ACEs at a higher rate than much of the broader United States; and

WHEREAS, positive childhood experiences such as forming strong relationships with a trusted adult, experiencing belonging, and building coping skills to deal with stress in a healthy way have been proven to counter the impact of ACEs; and

WHEREAS, those experiences promote Healthy Outcomes from Positive Experiences (HOPE); and

WHEREAS, Idahoans have shared value in ensuring the physical and mental health and wellbeing of our children; and

WHEREAS, May is Mental Health Awareness Month;

NOW, THEREFORE, I, Suzanne Hawkins, Mayor of Twin Falls, do hereby proclaim May 21, 2021 to be:

HOPE DAY

in the City of Twin Falls, State of Idaho.

IN WITNESS WHEREOF, I do hereby set my hand and cause the Seal of the City of Twin Falls to be affixed this 17th day of May 2021.

Suzanne Hawkins
Mayor

Attest: Deputy City Clerk



Date: Monday, May 17, 2021
To: Honorable Mayor and City Council
From: Les Kenworthy, Fire Chief

PRESENTATION

Request:

Fire Chief Les Kenworthy, and fire staff would like to recognize three new Twin Falls Fire Department Firefighters for their completion of TFFD's Academy Graduation, taking their firefighter oath, and pinning of their badges.

Time Estimate:

Approximately 20 minutes.

Background:

On October 26, 2020, these three individuals were hired and recently completed a six-week recruit fire academy.

Recruit Firefighters

Cody Albert is 26 years old and originally from Connecticut. He attended Central Connecticut State University where he received a bachelor's degree in Exercise Science. Following college, he trained athletes and worked for the Forest Service. Some hobbies that Cody loves to do on his off time are mountain biking, snowboarding, and rock climbing.

He is extremely grateful for this opportunity to work for the City of Twin Falls Fire Department. He looks forward to serving the community and helping keep it safe.

Beau Pullin was born and raised in Twin Falls. He graduated from Twin Falls High School in 2013. After graduating, he continued his education at the College of Southern Idaho and obtained an associate's degree in Criminal Justice and in Health Science. Beau spends most of his free time outdoors hunting, fishing, and riding dirt bikes.

One important goal he has for his career is to gain as much experience as he can and continue his education and training. He has always had a natural desire and commitment to serve others within his community that he was raised in.

He feels very fortunate to be in the position he is in and is looking forward to a long, successful career in the Fire Service.

Luke Frantz was born and raised in Twin Falls. He has spent the last 13 years in Boise, Idaho where he started a family, earned his bachelor's degree, and worked behavioral intervention with individuals suffering mental health issues. In Luke's free time he enjoys spending time with his family, being outdoors, and staying active.

He is grateful for the opportunity to work for the Twin Falls Fire Department and looks forward to serving this awesome community.

Approval Process:

N/A

Budget Impact:**Regulatory Impact:**

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Chief Kenworthy would like to have Firefighters Albert, Pullin, and Frantz sworn in before the City Council, with Mayor Suzanne Hawkins administering the Firefighter's Oath of Office on this Monday, May 17, 2021.

Attachments:

1. Firefighter Oath 5-17-2021

**City of Twin Falls Fire Department
State of Idaho
Firefighter Oath of Office**

I, Cody Albert, Beau Pullin, and Luke Frantz, do hereby declare, that as a member of the Twin Falls Fire Department, my duty is to serve the people I swear to protect, to safeguard and preserve life, health, property, and against fire and other perils.

I will uphold the standards of my profession, continually searching for new and improved methods of serving the people and will share my knowledge and skill with my colleagues and descendants.

I recognize the badge of my office as a symbol of public faith and trust, and I accept so long as I am true to the ethics of the fire service.

I will uphold the values and leadership philosophy of the City of Twin Falls.

I will constantly strive to achieve the objectives and ideals that the fire service instills, dedicating myself to saving life's, preventing, and suppressing fires, and performing other duties enacted and placed upon me.

I accept this self-imposed and self-enforced obligation as my responsibility and make these promises so solemnly, freely, and upon my honor.

Signature

SUBSCRIBED AND SWORN to before me this _____ day of _____.

ATTEST:

Les Kenworthy, Fire Chief





Date: Monday, May 17, 2021
To: Honorable Mayor and City Council
From: Les Kenworthy, Fire Chief

PRESENTATION

Request:

Fire Chief Les Kenworthy would like to take this opportunity to recognize our Fire Officer of the year for 2019 for his outstanding and dedicated service to the citizens and visitors of the City of Twin Falls.

Time Estimate:

Approximately 5 minutes.

Background:

Battalion Chief Eric Schmitz received the 2019 Fire Officer of the year on Thursday, January 21, 2021 at our all-officer's meeting presented by Fire Chief Kenworthy.

Fire Officer of the Year

Twin Falls Fire Department awarded 2019 Fire Officer. The award was nominated and selected by all members of the Twin Falls Fire Department by a survey sent out in Survey Monkey. In addition to an individual award, will be memorialized on a plaque located in the lobby at our headquarters fire station.

Approval Process:

N/A

Budget Impact:

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

N/A

Attachments:

None



Date: Monday, May 17, 2021
To: Honorable Mayor and City Council
From: Janie Higgins, Accounting Specialist , Accounting Technician

PRESENTATION

Request:

Request to provide City Council with an update, and request feedback on, our review of Title 3, Chapter 14 – Transient Merchants, Vendors, Solicitors and Peddlers.

Time Estimate:

Approximately thirty (30) minutes for staff presentation with questions and feedback throughout.

Background:

In August of 2019, City Staff received approval to invest time into evaluating, amending and rewriting chapters of Title 3: Business Regulations.

We have finished our preliminary review of Ch 14 - Transient Merchants, Vendors, Solicitors and Peddlers. The purpose of tonight's presentation is to share information and seek Council input on proposed future changes.

Approval Process:

With Council's feedback and motion to move forward, we will begin rewriting the language in Ch 14. Due to the fingerprinting and background check process involved with this chapter, all language must be reviewed and approved by the Federal Bureau of Investigation before we can bring forth an ordinance for Council approval.

Budget Impact:

There is no immediate budget impact. Future budget impact will be relegated to costs involved in publishing our summary of changes, and, if approved, updating those sections of City Code with American Legal.

Regulatory Impact:

We are seeking Council feedback on the implementation of existing rules. In addition, a future ordinance based on feedback from tonight's presentation will change the rules by which solicitors and peddlers operate in residential zones within City Limits.

History:

N/A

Analysis:

N/A

Conclusion:

Staff has finished the preliminary review of Ch 14 and is now presenting our findings to Council to gain input on moving forward with the language rewrite of Ch 14.

Attachments:

None



Date: Monday, May 17, 2021
To: Honorable Mayor and City Council
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

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)

On April 13, 2021, the Planning and Zoning Commission recommended approval of this request, as presented, by a vote of 5-0.

Time Estimate:

The presentation will take approximately 5-10 minutes with questions/comments to follow.

Background:

This is a request to modify the Future Land Use Map on the north side of Pole Line Road West along the north boundary. The illustration of the land use designations along this section of the map shows the boundary for the commercial designation does not cross Pole Line Road West on the north side west of Grandview Drive. The applicant is asking that this map be modified to show that the commercial designation follows the road not only on the south side of Pole Line Road West but also on the north side.

Approval Process:

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.

Budget Impact:

n/a

Regulatory Impact:

The Comprehensive Plan "Grow With Us" adopted in 2016 has a Future Land Use Map that illustrates desired locations for land use within the City limits as well as the Area of Impact. Identifying the most appropriate location for different land uses is essential to a growing City. The land uses designations are not intended to depict either parcel specific locations or exact acreage for specific uses.

History:

Analysis:

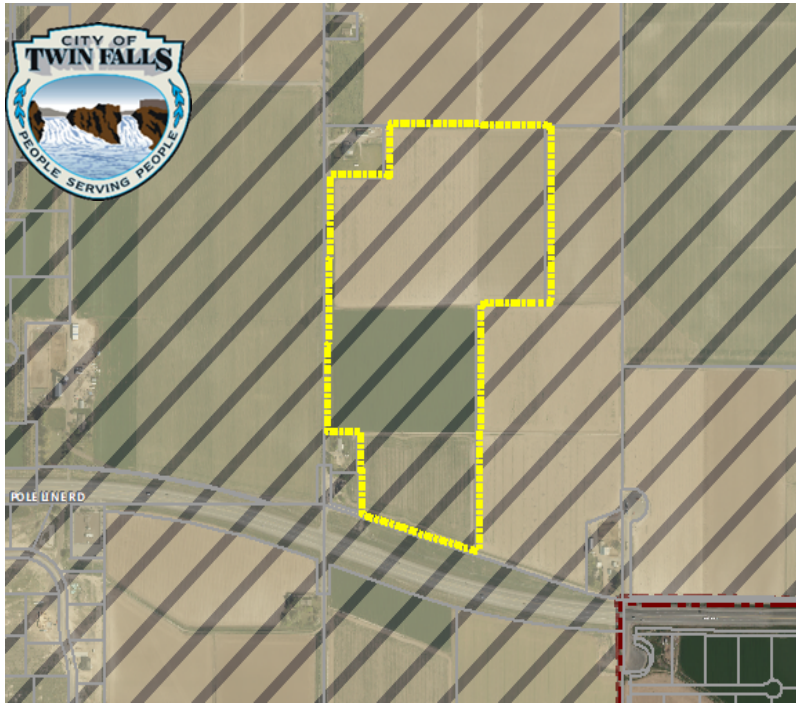
The Future Land Use Map is a guide for development of properties and is not "lot" or "parcel specific" depictions for development patterns. Approval of this request would adjust the commercial designation on the Future Land Use Map to follow the curve of the existing road. Staff believes the original 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.

Conclusion:

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

Attachments:

1. PZ21-0019 CPA SR
2. Narrative
3. 2016 GROW WITH US-Land Use Map Illustration
4. Proposed Amendment Exhibit
5. PZ21-0019 Public Comment #1
6. Pages from 04-13-21 PZ MINUTES DRAFT



Comprehensive Staff Report

Agenda Item 5 (a)

To: Planning & Zoning Commission

Presenter: Lisa Strickland, City Planner

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, in the Area of Impact.

Application: PZ21-0019

Applicant & Representative:

Magic Valley Land, LLC
c/o Tyler Davis-Jeffers
205 Shoshone St N
Twin Falls, ID 83301

Public Hearing: April 13, 2021

Background:

The applicant is requesting that the Future Land Use Map be modified to expand the commercial designation along the north west side of Pole Line Rd West. This modification if approved would allow for a commercial corridor to occur adjacent to the highway frontage.

Approval Process:

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 will 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.

Applicable Zoning Regulations:

An amendment to the Comprehensive Plan is required to follow State Statute: 67-6509.

Comprehensive Plan Compliance:

The Comprehensive Plan "Grow With Us" adopted in 2016 has a Future Land Use Map that illustrates desired locations for land use within the City limits as well as the Area of Impact. Identifying the most appropriate location for different land uses is essential to a growing City. The land uses designations are not intended to depict either parcel specific locations or exact acreage for specific uses.

Analysis:

Approval of this request would adjust the commercial designation to follow the curve of the road and essentially encroach further into the property in question.

As the Future Land Use Map is just a guide for development patterns, staff does not foresee the amendment as an issue, and is in support of modifying the Future Land Use Map illustrating the commercial land use designation is to follow along the path of Pole Line Road West.

Conclusion:

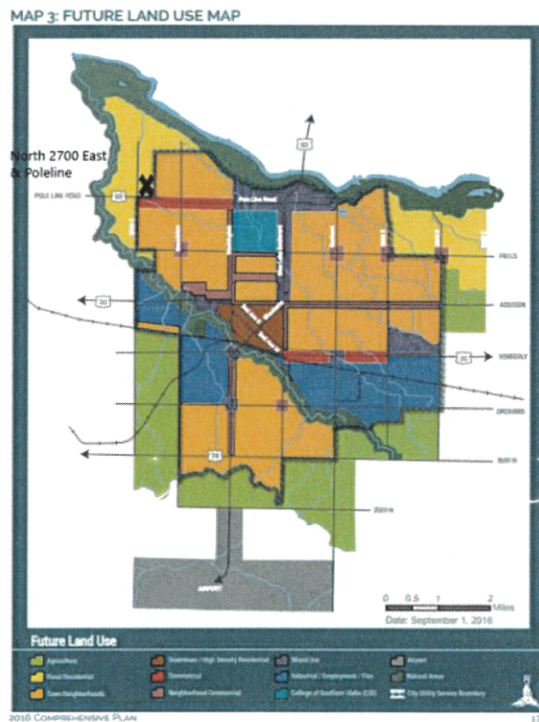
Upon conclusion, staff is in support of the request. The Planning & Zoning Commission is charged with making a recommendation to the City Council.

Attachments:

1. Vicinity Map
2. Narrative
3. Exhibits

February 9, 2021
City of Twin Falls
Community Development Services

- A. This request is for a change to the Future Land Use Map as drawn by the City of Twin Falls in the 2016 Comprehensive Plan to extend the Commercial Zoning along State Highway 93/Poleline Road to include the property at Poleline and North 2700 East. The existing FLU Map designates the property as Rural Residential and it is bordered by Commercial and Town Neighborhoods. The property is directly adjacent to the highway- fitting the description of Commercial in the Comprehensive Plan. It is our understanding that the land use designations are not intended to depict parcel specific locations thus it would be a natural extension of an existing approved future land use and would complement surrounding future developments in the area of impact. It seems that the designated area was intended to follow HWY 93 as a corridor on the North and South but did not follow the route as the HWY jogged North. This request would simply modify the map to illustrate what we believe to be the intent of the zoning designation.
- B. Current Comp Plan showing proposed change-



The area identified by the "X" would be identified as "Commercial" by extending the red line to the north, more accurately following State HWY 93.

<i>Rural Residential</i>	• Large-lot residential with integrated agricultural/ open space uses • Provides transition from agricultural land located on the outskirts of the City • Homes might not be served by public water and/or wastewater system	• Single-family detached • Agriculture • Open space • Multi-use trails	Residential lots > 1 acre
<i>Town Neighborhoods</i>	• Primarily residential in character • Lot sizes are smaller than found in Rural Residential • Contiguous, and clustered development to maximize open space and community gathering areas	• Single-family attached and detached • Duplexes, triplexes, and townhomes • Parks and recreation facilities • Schools • Civic facilities	2 - 10 DU per Acre
<i>Commercial</i>	• Highway-oriented, large-format retail, hotels, restaurants, and other retail	• Retail • Office • Restaurants • Hotels • Plazas and parks	N/A

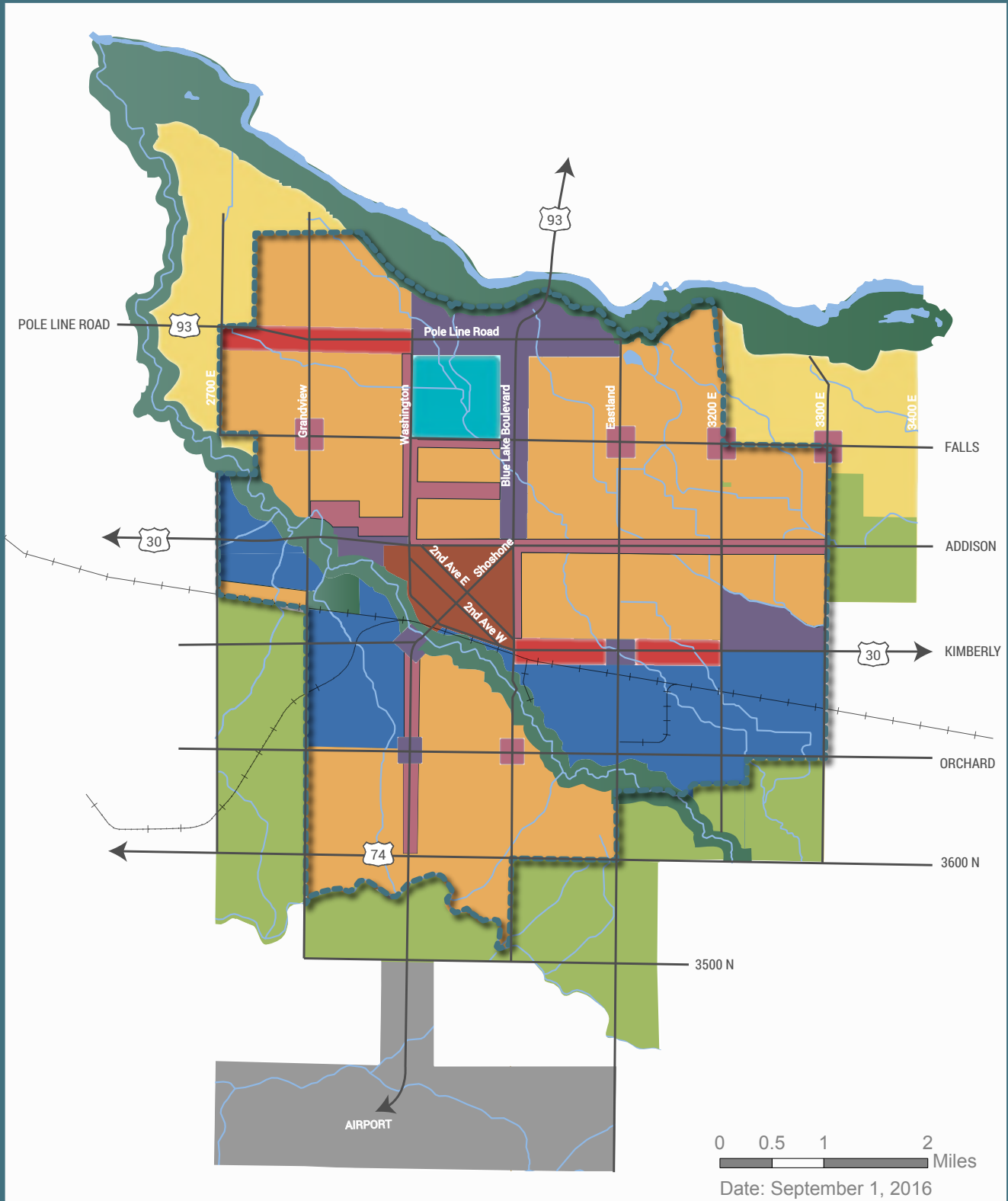
C. Explain in detail how this change could affect the surrounding area-

This change would not affect the surrounding area in any way different from the existing intent of the Future Land Use Map but would rather correct an illustrative error if the zoning is read literally. This change is important, as the County relies on this FLU Map for zoning guidance when land is within the City's area of impact. This change would allow for a business corridor extension along Highway 93 that would better serve the area and provide a sound and traffic buffer for future residential development as the City and County continue to grow. As a four-lane highway, Highway 93 already brings significant local and through-traffic to the area. This small corrective extension of the commercial corridor would allow for business to serve the area and would also provide a buffer from the traffic and road noise for nearby residential areas.

D. Explain in detail how this change could affect the growth of the City of Twin falls-

This small corrective extension of the commercial corridor would more accurately depict what we believe is the intent behind the comprehensive plan map. The current strip of commercial corridor does not follow the highway as it angles slightly to the North. We believe that this is because the future land-use map is only intended as a rough guide for zoning, and this was merely an oversight. Having a commercial corridor along the four-lane highway makes sense from a planning perspective as it allows for development to move from higher density along busy transportation corridors, to lower density further out. This small change would follow the intent of the Comprehensive Plan and would allow for this type of development to occur. By following the intent of the Comprehensive Plan, it would support smart, sustainable growth for the City and County, by encouraging density in busy-higher traffic areas, while preserving open space and a rural residential experience further out from the traffic corridors.

MAP 3: FUTURE LAND USE MAP



Future Land Use

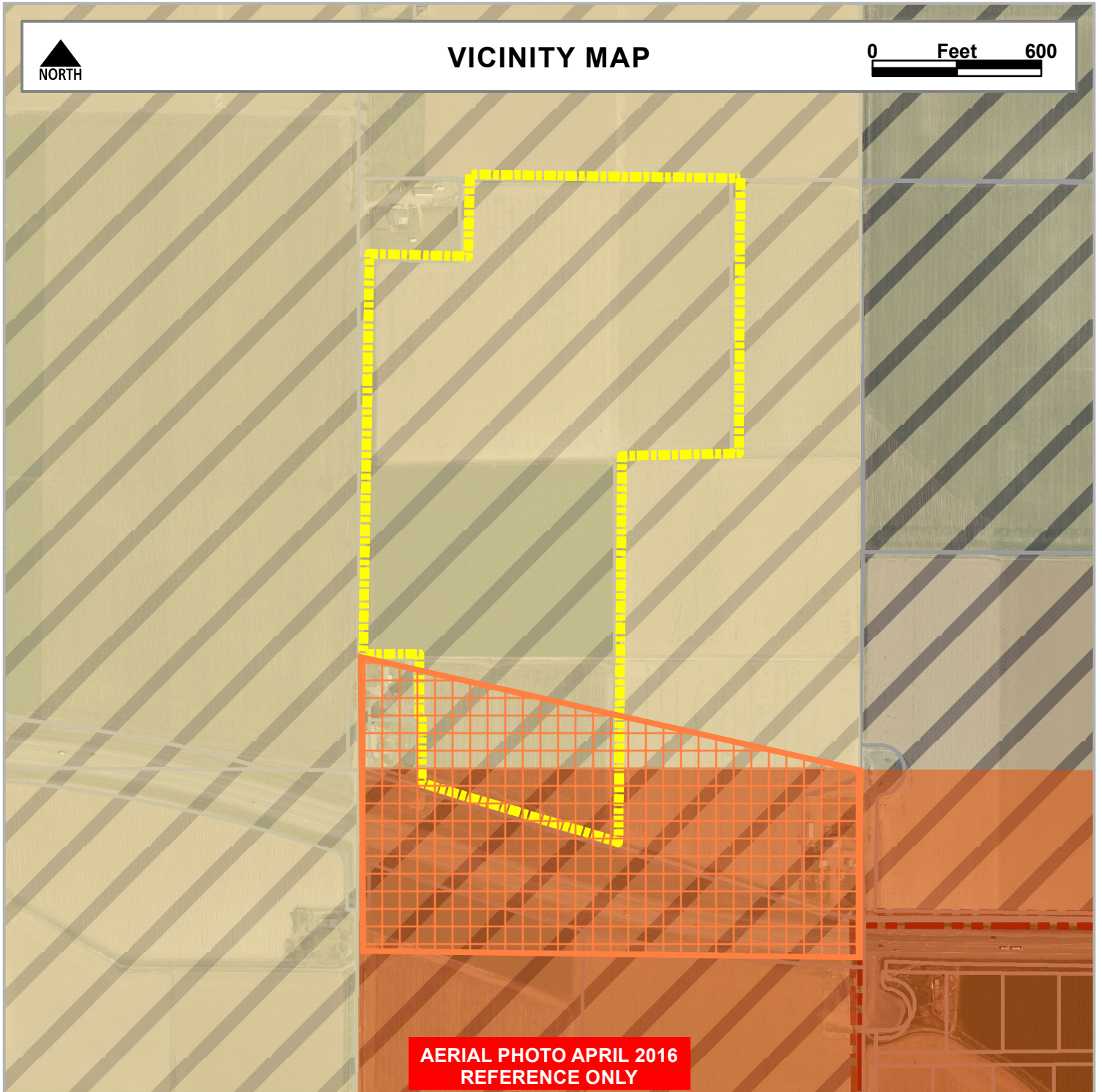
- | | | | |
|--------------------|-------------------------------------|---------------------------------|-------------------------------|
| Agriculture | Downtown / High Density Residential | Mixed Use | Airport |
| Rural Residential | Commercial | Industrial / Employment / Flex | Natural Areas |
| Town Neighborhoods | Neighborhood Commercial | College of Southern Idaho (CSI) | City Utility Service Boundary |





VICINITY MAP

0 Feet 600



Commercial

Rural Residential



AOI

From: forms@tfid.org
To: [Kelli Ebersole](#)
Subject: Public Comment Notice for PZ21-0019
Date: Thursday, April 8, 2021 11:46:31 PM

[EXTERNAL SENDER]

A public comment has been submitted for PZ21-0019 presented at the Planning and Zoning Meeting on 4/13/2021.

Name: Tony & Jeanie Mayer
Email: tmayer@personnel.com
Comments:

We are neighbors who reside at 4249N 2700E writing to express our Opposition to the proposed Zoning Change from Rural Residential to Commercial. Allowing this zoning change would be highly detrimental to the area and negatively affect the area's residents and property values. Traffic safety is also a major concern as this zoning change will add traffic congestion at the already highly dangerous intersection at 2700E and Pole Line road. This is a highly dangerous intersection as it intersects on the curve where traffic increases to 60 mph from 45 mph. The combination of the curve and speed has already experienced a significantly high rate of collisions. Allowing this change is likely to increase traffic congestion at this already dangerous intersection,

We sincerely request that the P&Z **deny** this zoning change request.

Thankyou,

Tony & Jeanie Mayer

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