



Twin Falls Planning & Zoning Commission Agenda

Tuesday, June 8, 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) **INFORMATIONAL:**
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.
By:
- 2) Confirmation of Quorum/Call Meeting to Order
- 3) Consent Calendar
 - a) **ACTION ITEM:** Approval of Minutes from the following meeting: May 11, 2021
- 4) Items of Consideration
 - a) **ACTION ITEM:** Request for a Preliminary Plat for the Vista Rim Townhomes Subdivision, a ZDA, consisting of twenty-four (24) lots and 1.79 acres (+/-) located on the north side of Canyon Crest Drive and adjacent to the west side of Canyon Crest Dining and Restaurant c/o EHM Engineers, Inc. on behalf of Federation Pointe, LLC. (PZ21-0062)
By: Ian Zollinger, City Planner
- 5) Public Hearings
- 6) Upcoming Meeting(s)
 - a) **INFORMATIONAL:** Tuesday, June 22, 2021
- 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, 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

Vice Chair Kelley called the meeting to order at 6:00 pm
A quorum was present.

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

Staff Present: Spendlove, Ebersole, Hart, Hafer, Nope

3) Consent Calendar

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

Unanimously Approved by a vote of 5-0-1.

- a) Approval of Minutes from the following meeting: April 27, 2021

4) Public Hearings

- a) 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)

Staff Presentation:

Senior Planner Hart presented the 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)

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.

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.

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.

Applicant Presentation:

Gregg Olsen, applicant representative, presented his request Special Use Permit to allow a paint booth on property located at the southeast corner of Wright Avenue and Eastland Drive South. He stated they are moving from Jerome, and need the SUP to have indoor painting for the cabinets.

PZ/Questions & Comments:

- Commissioner Bolton asked about the construction of the new building and the air filtration system for the painting.
- Mr. Olsen stated the air filtration is required by code and DEQ and will be addressed with the building permit and will be top quality, as well as having a fire proof structure.
- Commissioner Perez asked what is the regulating body who manages the air quality. What does DEQ stand for?
- Planning & Zoning Director Spendlove answered the state is the regulating body and DEQ stands for the Department of Environmental Quality, who reviews system separate from the city and the review will be sent with the building permit.

Public Hearing: Opened and closed without input**Discussions Followed: without concern**

MOTION: Commissioner Hansen moved to approve the 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)
Commissioner Musser seconded the motion.

Unanimously approved by a vote of 6 to 0.

5) General Training

- a) Title 10 Code Rewrite training
Tabled for future meeting.

6) Upcoming Meeting(s)

- a) Tuesday, May 25, 2021 -No Public Hearings

7) Adjournment

The meeting adjourned at 06:12 PM

Kelli Ebersole, Administrative Assistant



Date: Tuesday, June 8, 2021
To: Planning and Zoning Commission
From: Ian Zollinger, City Planner

ACTION ITEM

Request:

Request for a Preliminary Plat for the Vista Rim Townhomes Subdivision, a ZDA, consisting of twenty-four (24) lots and 1.79 acres (+/-) located on the north side of Canyon Crest Drive and adjacent to the west side of Canyon Crest Dining and Restaurant c/o EHM Engineers, Inc. on behalf of Federation Pointe, LLC. (PZ21-0062)

Time Estimate:

10- 15 minutes for presentation from staff and applicant.

Background:

This is a request to subdivide approximately 1.79 (+/-) acres to develop 24 commercial lots located on the north side of Canyon Crest Drive and adjacent to the west side of Canyon Crest Dining and Restaurant. The property is currently zoned C-1 CRO ZDA.

Approval Process:

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 for which the Final Plat must substantially conform to. 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.

Budget Impact:

N/A

Regulatory Impact:

This preliminary plat complies with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, all regulations regarding the C-1 Zoning District development standards as well as the Vista Rim ZDA.

All general criteria for approval have been met, per State Statute 50 - Chapter 13.

History:

N/A

Analysis:

N/A

Conclusion:

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

Attachments:

1. PZ21-0062 PrelimPlat
2. Prelim Plat



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Ian Zollinger, City Planner

Request: for consideration of the **Preliminary Plat** for the Vista Rim Townhomes Subdivision approximately 1.79 (+/-) acres to develop 24 commercial lots located on the north side of Canyon Crest Drive and adjacent to the west side of Canyon Crest Dining and Restaurant

Application: PZ21-0062

Applicant & Representative:

Vista Rim Townhomes Subdivision
Federation Pointe LLC
c/o EHM Engineers, Inc Tim Vawser
621 N College Rd, Ste 100
Twin Falls, ID 83301

Public Hearing: April 13, 2021

Background:

This is a request to subdivide approximately 1.79 (+/-) acres to develop 24 commercial lots located on the north side of Canyon Crest Drive and adjacent to the west side of Canyon Crest Dining and Restaurant. The property is currently zoned C-1 CRO ZDA.

Approval Process:

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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.

Applicable Zoning Regulations:

This preliminary plat complies with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, all regulations regarding the C-1 Zoning District development standards as well as the Vista Rim ZDA.

All general criteria for approval have been met, per State Statute 50 - Chapter 13.

Comprehensive Plan Compliance:

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

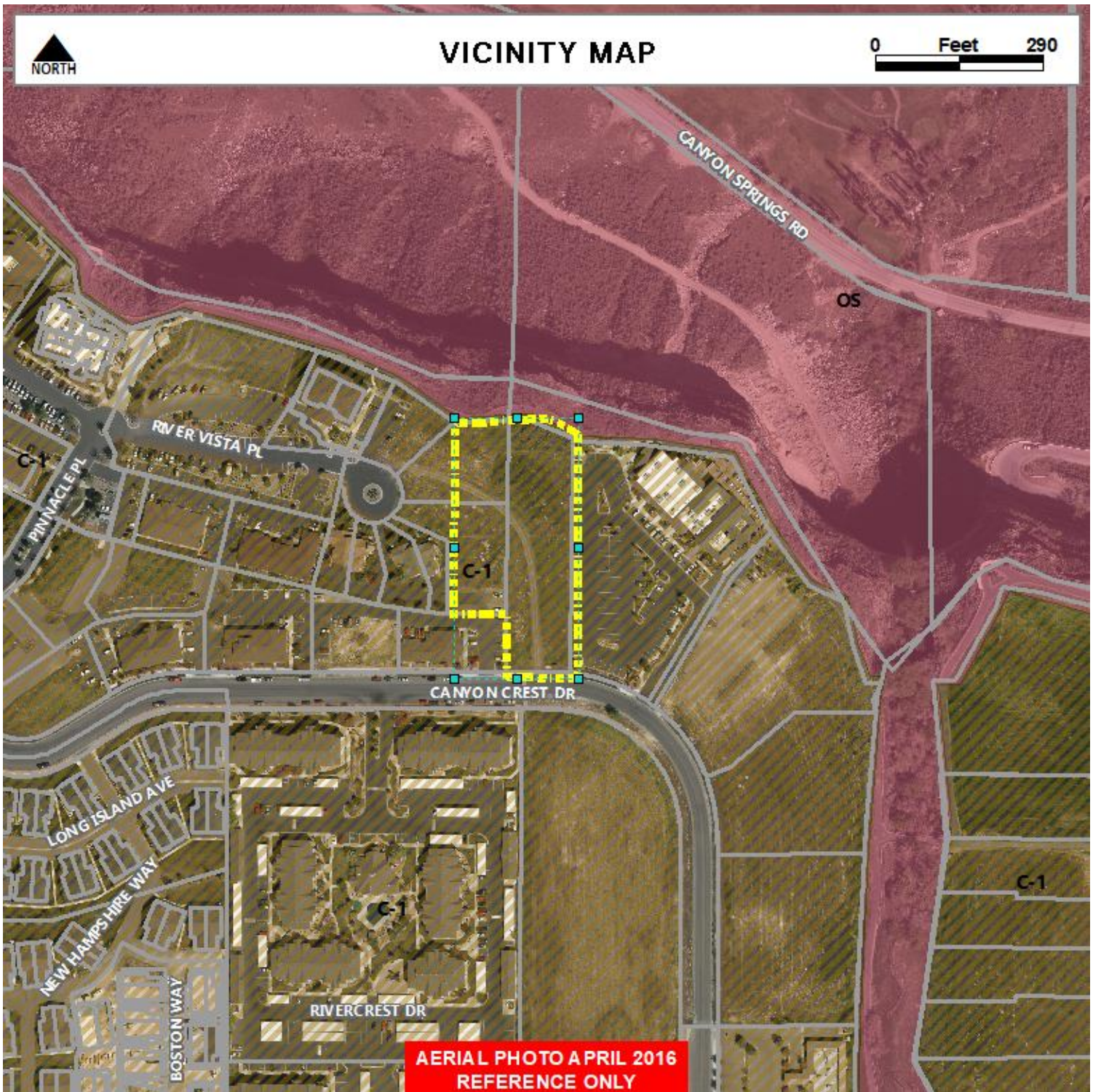
Conclusion:

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

Attachments:

1. Vicinity Map
2. Exhibits



Current Zoning: C-1, CRO	Existing Land Use: Vacant/Undeveloped
Comprehensive Plan: Mixed Use	Proposed Land Use: Multi Family

Surrounding Zoning Designations & Land Use(s)

North: Canyon Rim	East: Commercial
South: Commercial	West: Commercial

Applicable Regulations

10-1-4, 10-1-5, 10-4-4, 10-12-2-3

