



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

Kelli Ebersole, Administrative Assistant