



MINUTES
TWIN FALLS CITY PLANNING & ZONING COMMISSION
March 11, 2014 6:00PM
 City Council Chambers
 305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Nikki Boyd Jason Derricott Tom Frank Kevin Grey Gerardo "Tato" Munoz VACANT Jolinda Tatum
Chairman

AREA OF IMPACT:

VACANT Steve Woods
Vice-Chairman

CITY COUNCIL LIAISON

Rebecca Mills Sojka

ATTENDANCE

AREA OF IMPACT MEMBERS

CITY LIMIT MEMBERS

<u>Present</u>	<u>Absent</u>
Boyd	
Derricott	
Frank	
Grey	
Munoz	
Tatum	

<u>Present</u>	<u>Absent</u>
	Woods

CITY COUNCIL LIAISON(S): Mill Sojka

CITY STAFF: Carraway, Spendlove, Strickland, Vitek, Wonderlich

I. CALL MEETING TO ORDER:

Chairman Frank called the meeting to order at 6:00 P.M. He then reviewed the public meeting procedures with the audience, confirmed there was a quorum present and introduced City Staff.

II. ELECTION OF OFFICERS

1. Election of Officers

Motion:

Commissioner Munoz made a motion to nominate Commissioner Frank as Chairman for the Planning & Zoning Commission. Commissioner Derricott seconded the motion.

Unanimously Approved

Motion:

Commissioner Derricott made a motion to nominate Commissioner Grey as Vice-Chairman for the Planning & Zoning Commission. Commissioner Boyd seconded the motion.

Unanimously Approved

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III. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s): **February 25, 2014**
2. Approval of Findings of Fact and Conclusions of Law:
 - Sun West Subd. No. 1-A PUD (pre-plat 02-25-14)
 - Westpark Commercial Subd. No. 8-A PUD (pre-plat 02-25-14)
 - Kathryn Aitchison-KIWI's (SUP 0225-14)

IV. ITEMS OF CONSIDERATION: NONE

V. PUBLIC HEARINGS:

1. Request for a Special Use Permit to establish a diesel repair business on property located at 1755 Eldridge Avenue c/o Scott Packer (app. 2625)

Applicant Presentation:

Scott Packer, the applicant stated he owns a diesel mechanic shop in Salt Lake City and his partner/son-in-law owns a shop in Boise. They have been looking around for property that worked for this type of use. They have looked at several sites with existing buildings and have found that most didn't meet their need or they would cost too much money to bring things up to code. He stated after that discovery they decided to consider construction of a new facility. Curb appeal is very important to the business so having a junk yard appearance will not be acceptable for their operation. They operate what is call Bosch Authorized Dealers in order to become this type of dealer there are multiple standards that have to be met like waiting room, bathroom and cleanliness requirements and there is an annual audit before they will renew authorization again. The types of repairs will be bolt on jobs; some repairs are more extensive and require 2-3 days for repair. If the unit is torn apart it will remain inside the building until it is repaired. They have designed a large building with large doors to accommodate box trucks as well as semi-trucks. The building will be earth tone, simple in design but will meet the needs of the customers and their suppliers.

PZ Questions/Comments:

- Commissioner Boyd asked about the type of roof and materials used on the building.
- Mr. Packer the building materials will be steel and has been designed and built to code.
- Commissioner Grey asked if there is enough land at this location if the business wants to expand the number of bays.
- Mr. Packer stated yes the site will be large enough to expand.
- Commissioner Frank asked about chemicals on site.

- Mr. Packer explained they will have a 50 gallon drum of oil and another 50 gallon drum that will hold the oil lubricant and for heating they will recycle the spent oil from the trucks. As for inventory it will be minimal because they don't want to store the items. There are multiple local suppliers they can use for acquiring the items they need.

Staff Analysis:

Planner I Spendlove displayed the exhibits on the overhead and presented a summary of the history for the property. He stated there is building file that dates back to 1972 for this property when there was a residence on the property. In 1981 the City enacted a zoning ordinance amendment that created the zones we use today. It is believed the parcel in question was zoned from residential to industrial at that time or at the time of annexation into the city. There is no further zoning history for this location.

The applicant is expecting to operate from 8am to 5pm Monday through Friday and by appointment only on Saturday. They anticipate employing 2 people immediately with expected expansion to 4 or 5 employees. The applicant describes the main repair work anticipated to be injectors, fuel pumps, and head gaskets. These types of repairs do require compressors to run the equipment for the bolt-off bolt-on type operation being proposed. This type of work is not anticipated to have a major impact on surrounding property owners. Major engine overhaul work will be contracted out to local shops and returned for installation. The applicant anticipates no noise, glare, vibration, or other issues to greatly impact neighboring property owners. They also claim this business is a much lighter duty than many of the surrounding businesses located within the M-2 Zoning district.

Per City Code 10-4-10: M-2 Heavy Manufacturing: Diesel Service/Repair falls under the "Automobile and truck service and/or repair" category. This category requires a Special Use Permit approval prior to establishing the use within the M-2 zone.

Per City Code 10-7-6: Front Yard Setbacks: Eldridge Avenue is listed as a collector and therefore is assigned a street centerline building setback of sixty-two feet (62'). The street centerline setback will be evaluated for compliance with current applicable code requirements and enforced at the time of building permit submittal.

Per City Code 10-10: Off-Street Parking: Automobile and Truck service and/or repair uses are required to provide one (1) parking space per three-hundred (300) square feet of floor area. This requirement will be evaluated for compliance with current applicable code requirements and enforced at the time of building permit submittal.

Per City Code 10-11-1 thru 10: Required Improvements: New buildings are required to provide landscaping, screening, development of parking and maneuvering areas, street improvements; such as curb & gutter (sidewalks are not required in M-2 zone), storm water retention, trash enclosures and other infrastructure improvements. These improvements will be evaluated for

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compliance with current applicable code requirements and enforced at the time of building permit submittal.

Current City Code does not differentiate between major and minor automotive and truck service and repair. Clarification of what types of vehicles; semi-tractor/trailers, farm equipment, construction equipment, residential diesel pickup, manufacturing equipment may be serviced at this location would be appropriate. Common complaints the City receives about vehicular repair establishments typically center on the storage of materials, parts & equipment and non-operating vehicles in areas visible from neighboring land owners or adjoining streets. The commission may wish to place a condition that requires all parts, equipment, materials and inoperable vehicles to be stored inside the building or behind a screening fence. Furthermore the commission may wish to place a condition that requires the screening fence materials and opacity be approved by the Commission, or staff, prior to installation.

This is an older residential neighborhood and many of the surrounding properties have manufacturing type uses established. If the business is developed and operated as presented there should be reasonable harmony with existing uses and should not be anticipated to have significant negative impacts on neighboring properties. The activities described by the applicant are in conformance with the Comprehensive Plan which shows this area appropriate for industrial uses.

Planner I Spendlove stated upon conclusion should the Commission grant this request as presented staff recommends approval is subject to the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to all parts, equipment, materials to be stored inside the building or behind a sight obscuring screening fence.
3. Subject to all non-operable and/or un-licensed vehicles being stored inside the building or behind a screening fence.
4. Subject to screening fence material and opacity being approved by staff prior to installation.
5. Provide cross-use access agreement with the northerly adjacent property prior to issuance of a building permit.

Planner I Spendlove explained the reason for condition #5 is because there is a private road people travel along the east side of the property and there is no record of a cross use agreement.

Public Hearing: Open

- Carolyn Dennis asked what the hours off operation and if there will be fencing along her side of the property.

Public Hearing: Closed

Closing Statement:

- Mr. Parker Monday-Friday 8:00 to 5:00 pm and Saturday by appointment only. He also stated that they don't currently have plans for fencing or to make it look like a military compound.
- Planner I Spendlove clarified that the west property line abuts a residential property and code does require a screening fence between commercial and residential uses.

Discussion Followed: Without Concerns

Motion:

Commissioner Tatum made a motion to approve the request, as presented, with staff recommendations. Commissioner Grey seconded the motion. All members present voted in favor of the motion.

Approved, As Presented, With The Following Conditions

1. Subject to the site plan amendments as required by Building, Engineering, Fire & Zoning Official to ensure compliance with applicable City Code requirements and
 2. Subject to all parts, equipment, materials to be stored inside building or behind a sight obscuring screening fence.
 3. Subject to all non-operable and/or un-licensed vehicles being stored inside the building or behind a screening fence.
 4. Subject to screening fence material and opacity being approved by staff prior to installation.
 5. Provide cross-use access agreement with the northerly adjacent property to issuance of a building permit.
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2. Request for a Special Use Permit to operate an outpatient hand therapy business on property located at 840 Addison Avenue c/o Tom Ruby (app. 2626)

Applicant Presentation:

Tom Ruby, the applicant stated this has been through the process for a rezone and now with the professional office overlay rezone in place he is here to request a Special Use Permit to operate a professional office.

Staff Analysis:

Planner I Spendlove displayed the exhibits on the overhead and presented a summary of the history for the property. He stated the history is recent, for years this property has been operating as if it was zoned R-4 PRO. It was discovered that the property was only zoned R-4, and has recently come through for a rezone request to add the PRO; professional office overlay. The rezone request was approved so this request is for the Special Use Permit to operate a professional office. The following codes will be reviewed for compliance during the building plan review process 10-4-18; 10-7-12, 10-10, 10-11-1 thru 8. This property is adjacent to an alley on the SW and SE, a major arterial; Addison Avenue to the north and 11th Ave N/a city park to the east. The property is surrounded by R-4; residential zoned properties except to the north across Addison Avenue which is R-2 PRO; as per the Stoker Agreement. The operation of a professional office for an outpatient hand therapy business is not expected to have a significant impact on the surrounding area.

Planner I Spendlove stated upon conclusion should the Commission grant this request as presented; staff recommends approval be subject to the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with all applicable City Code requirements and standards.

Public Hearing: Open

Public Hearing: Closed

Discussion Followed: Without Concerns

Motion:

Commissioner Boyd made a motion to approve the request, as presented, with staff recommendations. Commissioner Derricott seconded the motion. All members present voted in favor of the motion.

Approved, As Presented, With The Following Conditions

1. Subject to site plan amendments as required by Building, Engineering, Fire & Zoning Officials to ensure compliance with all applicable City Code requirements and standards.

VI. PUBLIC INPUT AND/OR ITEMS FROM THE ZONING DEVELOPMENT MANAGER AND/OR THE PLANNING & ZONING COMMISSION:

- Zoning & Development Manager Carraway reminded the Commission of the public hearing items that have gone to the City Council for public hearing and two ordinances that have been approved 1) Thomas Ruby Rezone 2) Greater Twin Falls Realtor Code Amendment. The Magic

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Valley Mall request was approved as presented. The WS&V was approved with minimal changes to the recommendations sent forward by the Commission. The intent of the recommendations were carried forward with the City Council approved. There was a fairly aggressive notification process for the openings last week and have had several applicants apply since then. They are hoping to have decisions made soon and most likely there should be new appointees by the first meeting in April.

- Commissioner Frank asked what the City Council thought about the artificial grass presentation.
- Zoning & Development Manager Carraway stated that at first there seem to be some reservations however the Parks & Recreation Director has been instructed to develop some standards. The City does have a few parks in the plans and this material is one of the items being considered.
- Commissioner Frank reminded the Commission of the next meeting dates.
- Commissioner Grey asked if the zoning request and the special use permit request for the property at 840 Addison Avenue could have been heard simultaneously.
- Zoning & Development Manager Carraway stated that it has been the City's policy to not have a zoning action and a special use permit on the same property scheduled at the same time. It is a little presumptuous to handle the requests in that manner. The applicant Mr. Ruby was aware of the time constraints and staff was able to help him move forward on his building permit to complete the residential portion of his project so that at the time this process was complete he would be able to move forward with the commercial requirements for the professional office.
- Planner I Spendlove explained that at the beginning of this process the applicant was told there are two ways to handle the situation. 1) He could apply for a Special Use Permit to replace a non-conforming use with another non-conforming use. 2) He could apply to rezone the property with a PRO; professional office overlay and then apply for a Special Use Permit for the office. The latter was chosen to get things corrected for later, this provided a better end result for the him as well as the future.

VII. UPCOMING PUBLIC MEETINGS: (held at the City Council Chamber unless otherwise posted)

1. Public Hearing- March 25, 2014
2. Work Session- April 2, 2014

VIII. ADJOURN MEETING:

Chairman Frank adjourned the meeting at 6:39 PM

Lisa A Strickland
Administrative Assistant
Planning & Zoning Department