



MINUTES
TWIN FALLS CITY PLANNING & ZONING COMMISSION
September 9, 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 Christopher Reid Jolinda Tatum
Chairman Vice-Chairman

AREA OF IMPACT:

Ryan Higley Steve Woods
Vice-Chairman

CITY COUNCIL LIAISON

Rebecca Mills Sojka

ATTENDANCE

CITY LIMIT MEMBERS

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

AREA OF IMPACT MEMBERS

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

CITY COUNCIL LIAISON(S): Mills Sojka

CITY STAFF: Carraway, Spendlove, Weeks, Williamson

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. CONSENT CALENDAR:

1. Approval of Minutes from the following public meeting(s): **None**
2. Approval of Findings of Fact and Conclusions of Law:
 - Mix (SUP 08-26-14)

III. GENERAL PUBLIC INPUT: NONE

IV. ITEMS OF CONSIDERATION: NONE

V. PUBLIC HEARINGS:

1. Request for a **Special Use Permit** to establish and operate a mini-storage facility and outdoor RV storage area on property located at 2716 Addison Avenue East. c/o Forrest LeBaron (app. 2667) **WITHDRAWN**

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2. Request for a **Special Use Permit** to operate a handcrafted wood cabinet shop on property located at 1825 Floral Avenue. *c/o Gary Henning dba Gary's Woodworking* (app. 2668)

Applicant Presentation:

Gary Henning, the applicant, stated he is here to request a Special Use Permit to operate a cabinet shop. All construction will occur in the building and the yard space will only be used for the business trailers and employee vehicles. All finished products and raw materials will be stored inside the building. The facility will operate from 8am-5pm five days a week with a total of 5 employees. The proposed cabinet shop will not create any noise, glare, odors or other impacts to the adjacent properties and there will be minimal traffic to the business.

Staff Presentation:

The Planning and Zoning Commission approved Special Use Permit #0726 on April 24, 2001, for constructing and operating a Wholesale Distribution Business at this location with the condition that the applicant comply with all zoning and building codes. A building permit for the facility was issued in January of 2001 and was finalized and a Certificate of Occupancy was issued in June of 2004. The property operated as a wholesale distribution facility for some time. At some point in time a handcrafted furniture business moved into the building. Handcrafted furniture businesses require a Special Use Permit in the C-1 zone. A Special Use Permit was not obtained. The purpose of this request is to allow the operation of a handcrafted wood cabinet shop on the property located at 1825 Floral Avenue. This property is zoned C-1, Commercial Retail zoning district. A Special Use Permit is required for the operation of handcrafted furniture manufacturing.

Gary's Woodworking currently operates at 2414 Addison Avenue East. They state in the narrative they have outgrown this location. The applicant plans on ceasing operation of the handcrafted wood cabinet facility at the Addison Avenue East location upon receiving the Certificate of Occupancy at the Floral Avenue location. They will operate at the new location on Floral Avenue from 8:00 am to 5:00 pm, Monday through Friday. They will have five employees. All construction activities will take place inside the building. A Special Use Permit is required for a paint spray booth in the C-1 zoning district. However, the applicants are not installing a paint spray booth at this time. They anticipate little noise, glare, odors or impacts to adjacent properties. The property fronts Floral Avenue and will have minimal traffic impacts.

A building permit is required for a Certificate of Occupancy to operate a handcrafted furniture business at this location. Staff will ensure compliance with City Codes such as landscaping, storm water retention, parking, trash enclosure, etc. at the time of building permit review.

City code requires 3% of the total land area or 10% of the required parking to be provided in landscaped area. The frontage of this property is all hard surfaced except a little area shown on the site plan provided. The minimum required landscaping is 440 square feet. The required one (1) tree and five (5) bushes could be provided in the proposed landscaped area. The Commission may wish to place a condition on this special use permit that the applicant provides an alternative landscaping plan to be approved at a later date by the Commission.

City Code requires all parking and maneuvering area to be hard-surfaced with asphalt or concrete. The area between Floral Avenue and the building is hard-surfaced. The parking and maneuvering area behind the building is gravel. The Commission may wish to place a condition on the special use permit that the applicant hard-

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surface the remainder of the parking and maneuvering area prior to the operation of the business. The Comprehensive Plan - Future Land Use Map designates the area as Commercial Retail.

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

1. Site plan amendments as required by Building, Fire, Engineering, and Zoning Officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to the applicant providing an alternative landscaping plan to be approved by the commission at a later date.
3. Subject to all of the parking and maneuvering area being hard surfaced with asphalt or concrete.
4. Subject to the applicant obtaining a Special Use Permit before installation and operation of a paint spray booth.

PZ Question/Comments:

- Commissioner Munoz, ask about retail customers coming to the shop.
- Mr. Henning explained that it would be rare for an individual customer to stop by the shop. His business is mostly for contractors.
- Commissioner Frank asked for clarification on the sound impacts of the ventilation system.
- Mr. Henning explained that the air from the equipment is recycled through a ventilation system.
- Commissioner Grey asked if the applicant understood the conditions listed by staff.
- Mr. Henning explained he has issues with the paving of the parking behind the building because it will only be used for their business vehicles.
- Commissioner Boyd asked where on the site the landscaping would be installed.
- Mr. Henning explained he could build a planting area for two additional bushes.
- Commissioner Frank asked staff about the paving.
- Planner I Spendlove explained that because this property is in the C-1 zone all parking and maneuvering areas are required to be paved.
- Andy Henning stated they purchased the building because of growth; it seems like a waste to asphalt and then remove it to build and addition.
- Commissioner Grey asked if the paving would have to be complete prior to a certificate of occupancy being issued.
- Planner I Spendlove explained the alternative is to block off the area for that would not be used for parking by following the engineering standards.
- Commissioner Derricott explained the best alternative is to appeal the condition to City Council because the Commission has no authority to change the code requirements.
- Andy Henning asked about parking requirements because there is no parking in the front.
- Planner I Spendlove explained this step allows the applicant to move forward with a building permit the parking may or may not be met those requirements are reviewed during the building permit review process.
- Commissioner Frank explained that staff is very good at working on finding solutions to help applicants through this process.

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Public Hearing: Opened & Closed Without Comment

Deliberation Followed: Without Concerns

Motion:

Commissioner Woods 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.

3. Request for the Commission's recommendation on the **Annexation** of 4.75 (+/-) acres zoned C-1 proposed for development of a water storage facility on property located at 2951 Marie Street. *c/o City of Twin Falls* (app. 2669)— **Rescheduled for OCTOBER 14, 2014 PUBLIC HEARING.**
4. Request for the Commission's recommendation on a request for a Comprehensive Plan Amendment from AG to Residential Medium Density and to extend the Water Service Boundary area for land located on the east side of the 500, 600, and 700 blocks of Hankins Road North. *c/o Brad Wills on behalf of the Twin Falls School District 411 and the City of Twin Falls* (app. 2670) **Rescheduled for OCTOBER 14, 2014 PUBLIC HEARING.**
5. Request for Vacation of various platted easements along the northern and eastern boundaries of the Quail Ridge Estates Subdivision – A PUD located on the west side of 3400 East Road and south of the Snake River Canyon in the Area of Impact. *c/o Hailey Barns, EHM Engineers on behalf of Cornerstone Industries* (app. 2671) **WITHDRAWN**

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

- Planner I Spendlove stated item V-1 was withdrawn by the applicant because he wants to address the concerns of the neighbors prior to applying for the special use permit. Items V-3 and V-4 were rescheduled for October 14, 2014 because of some public notice concerns. The last item V-5 will not be rescheduled because it is not something the City has jurisdiction over.
- Commissioner Woods asked about commercial vs manufacturing, this is the second time a request has come through that seems to be bordering on manufacturing uses and he would like to see it addressed when discussions begin about the uses and the Comprehensive Plan.
- Zoning & Development Manager Carraway explained that woodworking is listed as a specific use allowed in the C-1 zone with the approval of a Special Use Permit. The use associated with the electrical manufacturing was not a defined use in the code.
- Commissioner Woods explained they are similar type use raw materials are brought to the site to produce a product.
- Commissioner Frank suggested we discuss this at a work session meeting.

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

1. Work Session-September 23, 2014
2. Public Hearing-October 1, 2014

VIII. ADJOURN MEETING:

Chairman Frank adjourned the meeting at 6:30 PM

Lisa A Strickland
Administrative Assistant
Planning & Zoning Department