



MINUTES
TWIN FALLS CITY PLANNING & ZONING COMMISSION
May 12, 2015 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” Muñoz 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>
Frank	Boyd
Grey	Derricott
Munoz	Tatum
Reid	

AREA OF IMPACT MEMBERS

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

CITY COUNCIL LIAISON(S): None

CITY STAFF: Carraway-Johnson, 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. CONSENT CALENDAR:

1. Approval of Minutes from the following public meeting(s): **April 28, 2015 PH, May 6, 2015 WS**
2. Approval of Findings of Fact and Conclusions of Law:
 - Eagle Financial-Plant Therapy (SUP 04-28-15)

III. ITEMS OF CONSIDERATION:

1. Consideration of a **Recommendation** to the City Council regarding a proposed Amendment to Urban Renewal Plan #4 that creates Revenue Allocation Area #4-4. c/o Melinda Anderson/Economic Development Director for the City of Twin Falls. (app 2725)

Applicant Presentation:

Melinda Anderson, Economic Development Director, explained that the Urban Renewal Agency in October 2013 signed a development agreement with Clif Bar. Clif Bar is going to build a 270,000 sq. ft. building starting with approximately 200 employees. This is the step in the process that assist them in constructing their infrastructure for the project. The Urban Renewal Agency is asking for the Commission’s recommendation to the City Council to expand their allocation area and which will create Revenue Allocation Area #4-4 for the Clif Bar Bakery. This request will be scheduled in front of the City Council on June 1, 2015. One of the big reasons to create this area is so that the URA can bond for the improvements. To acquire the \$22 million necessary for the infrastructure an allocation area can be created for 20 years. The property taxes assessed for Clif Bar over the next 20 years will be used to pay back the cost for the infrastructure.

Staff Presentation:

Zoning & Development Manager Carraway-Johnson explained this is not a land use zoning issue however state statute requires that the Commission review the request for compliance with the Comprehensive Plan

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and Zoning Designation. She reviewed on the overhead the zoning map with the location of this property. The Planning and Zoning Commission's role is to review this project based on its conformance with the Comprehensive Plan for the City. The Comprehensive Plan Map designates this area as industrial development, and this request is appropriate. Industrial land uses include warehousing, food processing, general manufacturing and industrial business parks. The types of land uses are appropriate along highway corridors and railroad lines which is within the scope of Clif Bar.

The property is located adjacent to 3300 Road East and the railroad. The current zoning on and around the property is M-2. Therefore, the attached plan is appropriate for the property and does conform to the City's Comprehensive Plan as well as to existing zoning standards on the property.

Zoning & Development Manager Carraway-Johnson stated upon conclusion as the proposed use of this area is in conformance with the City's Comprehensive Plan and applicable zoning regulations, staff recommends that the Commission recommend approval of this request to adopt the attached urban renewal plan for revenue allocation area #4-4.

PZ Questions/Comments:

- Commissioner Woods asked about notification to property owners within this area and if they live in Kimberly would they be notified.
- Zoning & Development Manager Carraway-Johnson explained that the notification process requires that all property owners within the specified distance from the property be notified of public hearing requests. Recent the code was changed to expand the specified distance to 1000 feet for industrial zoned properties, so if someone is within that specific location they will receive notice regardless of whether or not they live in Kimberly.
- Commissioner Munoz clarified that the motion is to recommend the request for approval based on the fact that it is in conformance with the Comprehensive Plan and the existing Zoning.
- Zoning & Development Manager Carraway-Johnson confirmed that is correct.
- Commissioner Frank asked if staff was aware of approximately how long this area has been zoned industrial.
- Zoning & Development Manager Carraway-Johnson stated it has been zoned industrial for a minimum of 30 years.

Public Hearing: [Opened](#)

City Attorney Wonderlich explained that this is not a zoning issue, the request is being considered to confirm that it is in conformance with the Comprehensive Plan and Zoning District Map. There are Findings of Fact and Conclusions that have been prepared and they will need to be signed prior to the hearing in front of the City Council on June 1, 2015.

Public Hearing: [Closed](#)

Deliberations Followed: [Without Concerns](#)

Motion:

Commissioner Woods made a motion to recommend the request for approval to the City Council, as presented. Commissioner Reid seconded the motion. All members present voted in favor of the motion.

**[Recommended Approval, As Presented, to City Council](#)
[City Council Public Hearing Scheduled for June 1, 2015](#)**

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IV. PUBLIC HEARINGS:

1. Request for a **Special Use Permit** to construct a 2800 sq. ft. detached accessory building on property located at 983 Kenyon Road within the Area of Impact. c/o Calvin R. Lamborn (app. 2723)

Applicant Presentation:

Calvin Lamborn, the applicant, stated he is here to request a special use permit to construct a 2800 sq. ft. accessory building. He is a farmer and has been growing beans for 47 years, he has developed a crop to make a profitable business and he would like to move his production out of his wife's kitchen and several out buildings to this new building. He explained to the Commission the history of his business and the process for germinating and producing special types of peas. He showed on the overhead samples of what the building would look like and asked that the Commission approve his request.

Staff Presentation:

Zoning & Development Manager Carraway-Johnson stated the request is to build a 2800 sq. ft. detached accessory on his property. The property is approximately 3 acres is zoned R-4 and is located at 983 Kenyon Road within the City's Area of Impact. The applicant has described his request and that the primary use is for the farm equipment, storage and a work area, however the property is less than 20 acres and therefore does not qualify as a farm and would be classified as a residence. The R-4 zone requires a Special Use Permit to build a detached accessory building over 1,000 sq. ft. The building elevations were displayed on the overhead is showed paving around the perimeter of the building as well as landscaping. The code would require paving from the overhead door to Kenyon Road but not around the perimeter of the building. Staff would ask that for clarification by the applicant whether or not his intent is to pave and landscape as shown on the elevations.

The required improvements include streets, water and sewer, drainage and storm water. These required improvements will be evaluated and all applicable code requirements will be enforced at the time of building permit submittal.

Accessory structures of similar size are common in this area. The design submitted is consistent with the existing neighborhood. Staff does not foresee any impacts related to noise, glare, odor, or fumes being overly imposing to neighboring property owners.

Zoning & Development Manager Carraway-Johnson stated upon conclusion should the Commission approve the request, as presented, staff recommends 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 construction of the detached accessory building being consistent with the submitted drawings/elevations, as presented.
3. Subject to no business use or residential occupancy within this structure.

PZ Questions/Comments:

- Commissioner Woods asked what the reason is for no business use.

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- Zoning & Development Manager Carraway explained that a commercial business use can have negative impacts on the surrounding area. This gentleman is farming and under the Right to Farm legislature there are some allowances. He has the right to farm and this property is zone R-4 which requires a Special Use Permit. If this property were to sell and someone started a commercial business it would not be allowed.
- Commissioner Grey asked about the presented site plan and what the requirements are around the building, he doesn't want to set the applicant up for failure.
- Zoning & Development Manager Carraway-Johnson explained this is a residential detached accessory building, it does not require parking or landscaping. There would be a requirement for a paved driveway but that would be all that is required by code.
- Commissioner Munoz asked if the distribution of seeds or deliveries and pick-ups to the property related to the farm is considered non-agricultural.
- Zoning & Development Manager Carraway-Johnson stated those types of things would be incidental to the farm use and she would consider it agricultural.
- Commissioner Woods explained that the property is approximately 3 acres therefore the size alone would limit the amount of activity that can occur at this location.
- Commissioner Frank clarified with the applicant what his intent was for paving, and explained there is a requirement for hard surfacing a driveway area.
- Mr. Lamborn explained that he would be willing to pave the driveway, it is not his intent to asphalt all the way around the building, there is no retail involved with the business and the back entrance will be used for the large equipment access.

Public Hearing: [Opened & Closed Without Comments](#)

Deliberations Followed:

Commissioner Munoz explained he can see how this could be borderline commercial, however the neighbors were notified of this request and no one came to speak for or against the item. This is such a small area and he doesn't see it becoming a nuisance.

Commissioner Frank stated he is fully supportive of the request.

Motion:

Commissioner Woods made a motion to approve the request, as presented with an amendment that hard surfacing be limited to the driveway requirements. Commissioner Munoz seconded the motion. All members present voted in favor of the motion.

[Approved, As Amended](#)

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 construction of the detached accessory building being consistent with the submitted drawings/elevations, as presented, **with the parking and maneuvering area being limited to the driveway requirements.**
3. Subject to no business use or residential occupancy within this structure.

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V. GENERAL PUBLIC INPUT: NONE

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

- Zoning & Development Manager Carraway-Johnson stated that the City Council approved the Login Simpson contract for the Comprehensive Plan Amendment. If the Commission would like to review the contract she will make sure they get a copy. The next meeting will have eight public hearings and it is on a Wednesday night.
- Commissioner Woods stated that he noticed the public notice signs are being placed parallel to the roads so that people can see them as they are approaching the property.
- Zoning & Development Manager Carraway-Johnson explained the code does not require double sided signs so people have to pay for multiple signs to provide perpendicular placement. There could possibly be an amendment that allows for administrator discretion or require a double sided sign.
- Commissioner Frank stated he thought that the applicant picked up the sign from the City and posted them on the property.
- Zoning & Development Manager Carraway-Johnson explained that the signs have not been provided by the City for almost eight years. Lytle Signs has a contract for constructing the signs that an applicant can purchase or rent and the code to provide some allowance for the applicant to make their own. The city provides the letter for the applicant to put in the box.
- Commissioner Frank clarified that the applicant has to pay for the construction of the signage.
- Zoning & Development Manager Carraway-Johnson explained they can pay to have them constructed or they can rent them from Lytle Signs. Lytle Signs does have some prefabricated signs for applicants to rent.
- Commissioner Woods asked if a code amendment would be necessary.
- Zoning & Development Manager Carraway-Johnson explained that she would like the opportunity to speak with the City Attorney before she answers that question.
- Commissioner Grey explained that new signs are not made for each request, they are available for rental.
- Zoning & Development Manager Carraway-Johnson explained there are some available however with the new code change large signs are having to be made.
- Commissioner Reid expressed his concern for having so many items on one agenda and asked if the next meeting could start at an earlier time so that the meeting could be finished earlier in the evening.
- Zoning & Development Manager Carraway-Johnson explained that the meeting is noticed to start at 6:00pm.

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

1. **Public Hearing-[Wednesday, May 27, 2015](#)**
2. **Work Session-[June 3, 2015](#)**

VIII. ADJOURN MEETING:

Chairman Frank adjourned the meeting at 6:53 PM

Lisa A Strickland
Administrative Assistant
Planning & Zoning Department