



MINUTES
TWIN FALLS CITY PLANNING & ZONING COMMISSION
October 13, 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

CITY COUNCIL LIAISON

Rebecca Mills Sojka

ATTENDANCE

CITY LIMIT MEMBERS

PRESENT

Boyd
Derricott
Frank
Grey
Moñoz
Reid
Tatum

ABSENT

AREA OF IMPACT MEMBERS

PRESENT

Woods

ABSENT

Higley

CITY COUNCIL LIAISON(S): Mills Sojka

CITY STAFF: Carraway-Johnson, Knope, Spendlove, Thompson

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 meeting(s): **None**
2. Approval of Findings of Fact and Conclusions of Law:
 - Cash & Carry (SUP 09-29-15)

III. ITEMS OF CONSIDERATION: **None**

IV. PUBLIC HEARINGS:

1. Request for a **Special Use Permit** to remove designated storage yard and add 5 RV Camping Sites on property located at 2733 Kimberly Road c/o Mark Lopshire on behalf of Oregon Trail Campground (app. 2750).

Applicant Presentation:

Mark Lopshire, the applicant stated that in April he and his wife purchased the Oregon Trail Campground located at 2733 Kimberly Road. After their purchase they decided they wanted to make some improvements to the site and make some upgrades to the property. They have a storage area located along the south side of the property that was filled with old RV’s and items that took them 60 days to clear out. Now that this area is clear their plan is to add 5 RV spaces, they will all be back in sites with a maximum length of 25 ft. The request tonight is for a Special Use Permit to move forward with their plan.

Staff Presentation:

Planner I Spendlove reviewed the request on the overhead and stated in March 1995, a Special Use Permit (#401) was granted to operate a recreational facility in conjunction with an RV Park. The operation included 33 R.V. Spaces, some camp sites and a go-cart facility. In August 2006, an expansion of the SUP was approved (#996). This expansion included an increase of RV sites to 53, or 38% increase over the original. In August 2008, another expansion was approved, increasing the total RV spaces to 76. The conditions of this SUP were appealed to the City Council. The following are the Conditions included with the original SUP (#1113) and showing the amendments made by the City Council.

1. Subject to Site plan amendments as required by building engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.
2. Completion of all required improvements by June 1, 2009.
3. Full compliance with storm water retention requirements.
4. The secure parking storage area be moved to the interior of the property and screened, to include a solid 6' screening fence that will be installed at the time of curb and gutter with the appropriate landscaping.
5. Storage on the site shall be for facility guests only.
6. ~~No guest may stay longer than six (6) months in any given twelve (12) month period.~~
7. Subject to the Special Use Permit expiring in one year. (October 20, 2009)

In October 2009, SUP #1165 was issued. The current business has been operating under this most recent SUP and the conditions placed upon it.

This property is located within the C-1, Commercial Highway Zoning District. A Special Use Permit is required for RV and Camping Parks. The applicant is expanding the available RV spaces into the previously approved "Storage Area". This constitutes a change and triggers a new Special Use Permit requirement.

The applicant states the expansion will not increase the number of employees, nor increase the noise, glare, odor, fumes, or vibrations to the surrounding properties. The applicant states this expansion will remove the "eyesore storage area" and replace it with five (5) new trailer places with two-way traffic access.

The applicant states they recently acquired the property this past spring and have invested private capital into the business by providing upgrades and updates to multiple elements in the park.

The increase in spaces will occur along the Kimberly Road Side of the property. This is opposite to the Residential area. It is reasonable to assume the expansion will have minimal impact to the area in terms of noise, glare, odor and fumes. There will be a slight increase in traffic due to the new five (5) spaces. However, the only access to these spaces is through the primary entrance off Kimberly Road, which is a major roadway. The increase in traffic will be minimal on Kimberly Road and will not have any direct impact to the residential area to the North.

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

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1. Subject to site plan amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with City Code requirements and standards.
2. Subject to maintaining the sight obscuring fence along Kimberly Road in good repair.

PZ Questions/Comments:

Commissioner Grey asked if there will be any additional improvements made to the site.

Planner I Spendlove stated that the applicant is not done with his improvements.

Commissioner Frank asked if these are long term residential spaces.

Mr. Lopshire explained that they have approximately 1/3 snowbirds, 1/3 vacationers & 1/3 contractors.

There are 5 families in between homes so they are transitional spaces. There are 3-5 contractors for the school and some from Chobani. He has a huge play area for children and has accommodations to meet their needs.

Public Hearing: [Opened & Close Without Public Comment](#)

Deliberations Followed: [Without Concerns](#)

Motion:

Commissioner Woods made a motion to approve the request, as presented, with staff recommendations.

Commissioner Reid seconded the motion. All members present voted in favor of the motion.

- V. GENERAL PUBLIC INPUT: [None](#)**
- VI. ITEMS FROM THE ZONING DEVELOPMENT MANAGER AND/OR THE PLANNING & ZONING COMMISSION:**
- VII. UPCOMING PUBLIC MEETINGS:** (held at the City Council Chamber unless otherwise posted)
1. Public Hearing-[October 27, 2015](#)
 2. Work Session- [November 4, 2015](#)
- VIII. ADJOURN MEETING:**
Chairman Frank adjourned the meeting at 06:20 PM

Lisa A Strickland
Administrative Assistant
Planning & Zoning Department