



MINUTES
TWIN FALLS CITY PLANNING & ZONING COMMISSION
March 22, 2016, 6:00PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Danielle Dawson Tom Frank Kevin Grey Gerardo “Tato” Muñoz Ed Musser Christopher Reid Jolinda Tatum
 Chairman **Vice-Chairman**

AREA OF IMPACT:

Ryan Higley Steve Woods

ATTENDANCE

CITY LIMIT MEMBERS

PRESENT

Dawson
 Frank
 Grey
 Muñoz
 Reid

ABSENT

Musser
 Tatum

AREA OF IMPACT MEMBERS

PRESENT

Higley
 Woods

ABSENT

CITY STAFF: Carraway-Johnson, Spendlove, Strickland, Vitek

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): **March 3, 2016 WS & March 8, 2016 PH**
2. Approval of Findings of Fact and Conclusions of Law:
 - Seastrom (Pre-Plat 03-08-16) • Buttars Family (SUP 03-08-16) • Parks & Recreation (NCBE 03-08-16)

Motion:

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

III. ITEMS OF CONSIDERATION:

1. Request for consideration of the **Preliminary Plat** for Sunway Subdivision No. 2 consisting of 2 lots and 53.38 acres (+/-) located on the south side of North College Road West and east side of Sunway Drive North c/o EHM Engineers, Inc. on behalf of the Twin Falls School District

Applicant Presentation:

Tim Vawser, EHM Engineers, Inc., representing the applicant stated they went through a conveyance plat process for this plat sometime last year. This request is to subdivide the property into 2 lots. One lot includes the Sunway Soccer Complex and the other lot will be a lot reserved for the Twin Falls School District.

Staff Presentation:

Planner I Spendlove reviewed the request on the overhead and stated the request is for approval of the Preliminary Plat for Sunway Subdivision No 2. The site is zoned R-1 VAR, includes 53.88 +/- acres and

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consists of 2 lots. The Preliminary Plat was reviewed by the city engineering department who determined the plat, as submitted, satisfies the requirements outlined in City Code 10-12: General Subdivision Provisions.

This is the first step of the plat approval process. A preliminary plat is presented to the Planning and Zoning Commission. The Commission may approve the preliminary plat, deny it, or approve it with conditions. A final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. Only after a final plat has been approved by the City Council and construction plans approved, may the plat be recorded and lots sold for development. This request is in conformance with the Comprehensive Plan and the requirements found in Twin Falls City Code.

Planner I Spendlove stated upon conclusion should the Commission approve the preliminary plat for Sunway Subdivision No. 2 staff recommends the following conditions.

1. Subject to final technical review and amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and standards.

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

PZ Questions/Comments:

- Commissioner Grey asked about the development of the property and improvements.
- Planner I Spendlove explained that City Council granted a request to allow development of street and utility infrastructure to occur separately for each parcel at the time each parcel is developed. This approval allows each property owner, City of Twin Falls and Twin Falls School District, to develop these properties independently without triggering site improvements on the other.

Deliberations Followed: [Without Concerns](#)

Motion:

Commissioner Reid 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 final technical review and amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and standards.

IV. PUBLIC HEARINGS:

1. Request for a [Special Use Permit](#) to construct and operate an indoor recreation facility to include rock climbing gym, dance and exercise classes & private parties on property located at 135 5th Avenue South. [c/o Hailey Barnes on behalf of Gemstone Development, LLC \(app. 2771\)](#)

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Applicant Presentation:

Hailey Barnes, the applicant, stated that this will be a fitness facility that will include an indoor climbing gym.

Staff Presentation:

Planner I Spendlove reviewed the request on the overhead and stated that this property is part of the original Twin Falls Townsite. We have no specific Zoning history for this location. However, it is safe to assume it has been Zoned OT at least since the mid 1990's, when that zoning district was first enacted for parts of downtown.

In 2003-2004, the Urban Renewal Agency purchased the property and constructed the parking lot on the adjoining lots. Recently Gemstone Development met with the URA Board to facilitate the sale of the property and enter into certain agreements for the development of the site. Additionally, the Warehouse Historic Overlay district requires new buildings to go through a public process for approval of the exterior design through the Historic Preservation Commission. This approval was granted on February 22, 2016. The elevations presented to you are the approved set of drawings with one condition placed upon the design of the exterior stairwell.

The undeveloped site is zoned OT (Old Towne) WHO (Warehouse Historic Overlay) with a P3 parking overlay. The request is to construct and operate a 2-story Rock Climbing Facility to include several types of indoor activities, such as; exercise and dance classes, physical therapy, private parties and a rock climbing wall. The building is proposed to occupy the entire site. The code requires on-site improvements that may include: parking, landscaping, curb, gutter, sidewalk, storm water retention, enclosed trash container, lighting and water and sewer connection. The site does have a P3 parking overlay; which means if the use is unable to meet the minimum parking requirement "special considerations" may be given on a case by case basis. Staff has determined there are 46 parking spaces required for this building and use as proposed. The applicant is proposing to utilize the URA owned parking lot adjacent to the building and on-street angle parking along both sides of 5th Ave S. The applicants are showing a detached sidewalk along 5th Ave S and Shoshone St S similar to the nearby Glanbia and Wills Toyota recent developments. As Shoshone St is an ITD roadway the applicant will need to work with the State – again similar to what Glanbia & Wills Toyota did. Typically, the State is very supportive of detached sidewalks and often encourages them as the City does. Detached sidewalks offer an overall safer pedestrian and vehicular travelway. The hours of operation are proposed to be 7 days a week from 10am to 10 pm. The facility will be open to the general public but will allow members to utilize the facility with hours outside their normal business hours. They anticipate they will employ 10-12 full/part time employees. The applicant anticipates negative impacts of noise and traffic will increase slightly, but they state they believe at manageable levels.

Per City Code 10-4-13: Indoor Recreation Facilities require a special use permit prior to being legally established.

The applicant proposes a climbing gym, and other auxiliary exercise areas for cardio programs. These uses have historically been placed within the Indoor Recreation Facility designation within the Zoning Code.

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Per City code 10-10-12: Parking Overlay Districts

This property is located within the P-3 Parking overlay. Special Consideration may be given on a case by case basis to the parking requirements, in order to retain the character of the district. Examples could be: a variance, leased parking, or remote parking.

Per City Code 10-11-1 thru 8: Required Site Improvements

Required improvements include streets, landscaping, curb-gutter-sidewalk, water and sewer, drainage and storm water. These improvements are required during building permit review and approval. These requirements will be evaluated and enforced on the building permit.

The negative impacts associated with this particular business may involve an increase in traffic and noise. Due to the surrounding area being primarily commercial in nature, staff does not anticipate unreasonable negative impacts to be created by the operation of this business. The most prominent impact on the area will be additional vehicular and foot traffic to the area. In some cases, this can be overbearing to an area to the extent it becomes a significant impact. The applicants are asking for consideration to allow their parking to be all off-site. Some consideration needs to be given to the varying peak times of customers to the area. Facilities of this type see peak customers in the early morning and the evenings. In this case, there is a good mix of uses which may create a variety of peak customer traffic throughout the day.

The commission should evaluate the impacts of this proposed special use and evaluate if conditions should be placed on the permit to mitigate those potential impacts.

Planner I Spendlove stated upon conclusion should the Commission approve 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 applicable City Code Requirements and Standards.
2. Subject to a detached sidewalk being installed along Shoshone Street South.

PZ Questions/Comments:

- Commissioner Woods asked how many spaces there are in the URA parking lot.
- Planner I Spendlove stated there are 78 spaces in the URA parking lot.
- Commissioner Frank asked if the purpose of the URA parking lot was for businesses in the area.
- Planner I Spendlove stated the URA built the parking lot to facilitate growth in the area and to help provide parking for businesses without the businesses having to build their own parking lots.
- Commissioner Munoz asked if there are any agreements to guarantee this parking lot will remain a parking lot.
- Planner I Spendlove stated no there is no guarantee that this parking lot will remain a parking lot.
- Commissioner Reid asked if this lot is busier now that Glanbia has moved into the area.
- Planner I Spendlove stated that it does not seem to be any busier then what was shown on the 2012 photo.

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Public Hearing: [Opened](#)

Paul Smith, representative of Preservation Twin Falls, as owners of the Grain Elevators and the Park in this area and they feel this will be a good addition to the area.

Public Hearing: [Closed](#)

Deliberations Followed:

- Commissioner Higley stated that the benefits outweigh any of the negative issues.
- Commissioner Frank stated that he hopes parking becomes an issue it would be a sign of the downtown becoming busy. Parking is not an issue for downtown.
- Commissioner Munoz stated his only concern with parking is if future development occurs in the area the parking could become an issue.

Motion:

Commissioner Woods made a motion to approve the request, as presented, with staff recommendations. Commissioner Higley 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, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
 2. Subject to a detached sidewalk being installed along Shoshone Street South.
2. Request for a **[Special Use Permit](#)** to construct a 3600 sq. ft. detached accessory building on property located at 202 Gulch Lane in the Area of Impact. [c/o John Glendenning on behalf of Kent Jensen](#) (app. 2772)

Applicant Presentation:

Kent Jensen, the applicant stated he is here to request a special use permit to store RV's, tractors and farm equipment.

Staff Presentation:

Planner I Spendlove reviewed the request on the overhead and stated the site is zoned SUI within the Area of Impact. Applicant has supplied plans showing a proposed 3600 sf detached accessory building. The applicant describes the building for storage and private use, no commercial activity.

Per City Code 10-4-2: Detached accessory buildings within the SUI Zone greater than 1500 sf are required to obtain a Special Use Permit prior to being legally constructed. The proposed plan is showing the shop North West of the primary residence. Within this area, and on this property, this size of building is common.

Per City Code 10-11-1 thru 8: Required improvements include access, 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.

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Accessory structures of similar size are common in this area. The design submitted is consistent with the other outbuildings currently on the premises, and others in the area. Staff feels this size of buildings can be imposing on neighboring property owners. However, it is a significant distance from the nearest property line.

Planner I Spendlove stated upon conclusion should the Commission approve 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 applicable City Code Requirements and Standards.
2. Subject to construction of the detached accessory building to be consistent with the submitted drawings/elevations, as presented.
3. Subject to residential use by the occupant of the home - no business use within this structure.

PZ Questions/Comments:

Commissioner Munoz asked if there were any plans to use the building for major repairs. Mr. Jensen stated no it is for personal use only.

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

Deliberations Followed: [Without Concerns](#)

Motion:

Commissioner Woods made a motion to approve the request, as presented, with staff recommendations. Commissioner Higley 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, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
 2. Subject to construction of the detached accessory building to be consistent with the submitted drawings/elevations, as presented.
 3. Subject to residential use by the occupant of the home - no business use within this structure.
3. Request for a **[Special Use Permit](#)** to construct a 1200 sq. ft. detached accessory building on property located at 827 Mae Drive. [c/o Paul Benavidez](#) (app 2773)

Applicant Presentation:

Paul Benavidez, the applicant, stated that he and his wife purchased this house and are in the process of renovating the home for them to live in. The zoning for this property only allows for up to 1000 sq. ft. accessory building with a Special Use Permit. They would like their accessory building to be 1200 sq. ft. which requires approval of a Special Use Permit.

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Staff Presentation:

Planner I Spendlove reviewed the request on the overhead and stated this lot was created with the Utopia Heights Subdivision in 1966. According to city building records the single family dwelling was constructed in 1973. The request is to construct a 1200 sf detached accessory building on property located at 827 Mae Drive. The site is zoned R-2 and is developed with an existing single family residential dwelling. A detached accessory building over 1000 sf in the R-2 zone requires a special use permit. The applicant has supplied plans showing a proposed 1200 sf detached accessory building. The applicant described the use of the building for private storage and not for commercial activity.

Per City Code 10-4-4: Detached accessory buildings within the R-2 Zone greater than 1000 sf are required to obtain a Special Use Permit prior to being legally constructed. The proposed plan is showing the shop in the South West corner of the property.

Per City Code 10-11-1 thru 8: 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 not common in this area. Part of this is due to the general size of lots in the surrounding neighborhoods. However, this particular subdivision does contain larger lots which would have the space to accommodate larger detached buildings. The design submitted is consistent with the existing house and the developed neighborhood. The plan submitted by the applicant shows the shop being constructed 7 feet from the nearest property line, on the south side. This distance does help mitigate some possible negative impacts to that neighbor.

Planner I Spendlove stated upon conclusion should the Commission approve 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 applicable City Code Requirements and Standards.
2. Subject to construction of the detached accessory building to be consistent with the submitted drawings/elevations, as presented.
3. Subject to residential use by the occupant of the home - no business use within this structure.

PZ Questions/Comments:

Commissioner Grey asked about paving requirements out to the road.

Planner I Spendlove stated hard surfacing to the road will be required and the applicant has been informed of this requirement.

Public Hearing: [Opened](#)

Joss Grandeau, 2570 9th Avenue East, stated he drives by this home every day and the applicants have done nothing but improve the home. He is in support of the request.

Public Hearing: [Closed](#)

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Closing Statements:

Mr. Benavidez stated the roof line will have a 4 to 12 pitch that will match the home.

Deliberations Followed: [Without Concerns](#)

Motion:

Commissioner Grey 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.

[Approved, As Presented, With 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 to be consistent with the submitted drawings/elevations, as presented.
3. Subject to residential use by the occupant of the home - no business use within this structure.

V. GENERAL PUBLIC INPUT: [None](#)

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

- Planner I Spendlove stated that on March 28, 2016, the Planning & Zoning Department is going to present the accessory building information to the Building Advisory Board to see if their members have any feedback to offer on the proposal.
- Zoning & Development Manager Carraway-Johnson stated that any feedback the Building Advisory Board has will be reviewed with the Commission.

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

1. Work Session- [April 6, 2016](#)
2. Public Hearing- [April 12, 2016](#)

VIII. ADJOURN MEETING:

Chairman Frank adjourned the meeting at 6:45 pm.

Lisa A Strickland
Administrative Assistant
Planning & Zoning Department