MINUTES
Twin Falls City Planning & Zoning Commission
Tuesday, February 28, 2012-6:00 PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS
CITY LIMITS:
Wayne Bohrn Kevin Cope Jason Derricott Terry Ihler V. Lane Jacobson Jim Schouten Chuck Sharp
Chairman Vice-Chairman
AREA OF IMPACT:
Lee DeVore R. Erick Mikesell
CITY COUNCIL LIAISON
Rebecca Mills Sojka Jim Munn

ATTENDANCE

PLANNING & ZONING MEMBERS

PRESENT:	ABSENT:
Bohrn	Schouten
Cope	Sharp
Derricott	
Ihler	
Jacobson	

AREA OF IMPACT MEMBERS

PRESENT:	ABSENT:
DeVore	
Mikesell	

CITY COUNCIL MEMBERS PRESENT: Munn, Sojka
CITY STAFF PRESENT: Carraway, Reeder, Vitek

AGENDA ITEMS FOR CONSIDERATION AND PUBLIC HEARING

III. ITEMS OF CONSIDERATION:

1. Consideration of a preliminary PUD presentation for a Zoning District Change and Zoning Map Amendment from C-1 PUD and SUI PUD to C-1 CRO PUD for 25 (+/-) acres to allow for a commercial mixed use development on property located west and north of the 1800-1990 blocks of Blue Lakes Boulevard North, east and north of the 875-900 blocks of Canyon Springs Road and south of the Snake River Canyon Rim, c/o Tina Luper on behalf of Canyon Park Development, LLC. (app. 2508)

IV. PUBLIC HEARINGS:

1. Request for a Non-Conforming Building Expansion Permit to allow the expansion of a legal non-conforming use on property located at 1294 Addison Avenue West c/o Stake Parson Companies, DBA Idaho Concrete Company (app. 2502)

2. Requests for a Special Use Permit to allow for an expansion over 25% of an existing wholesale distribution facility on property located at 128 Eddy Street c/o Rob Franklin on behalf of United Oil (app. 2503) **WITHDRAWN (2/28/2012)**

3. Request for a Special Use Permit to construct a detached accessory building larger than 1500 sq. ft. on property located at 1970 Brook Stone Drive in the City's Area of Impact, c/o Patrick A. Bourner (app. 2504)

I. CALL MEETING TO ORDER:

Chairman Bohrn 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 present.

II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s): **February 14, 2012**
2. Approval of Findings of Fact and Conclusions of Law: LAZY J – SUP, SPENCER WILLIAMS – SUP
   - Moved to next meeting

III. ITEMS OF CONSIDERATION:

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APPLICANT PRESENTATION:

Gerald Martens, EHM Engineers, Inc., is here representing the property owner, Canyon Park Development, LLC. The property is out around the canyon rim both east and west of Blue Lakes Blvd, immediately to the south of the bridge. He reviewed some history- Canyon Park North was approved and platted in 2000 and was partially developed. Outback is in that portion of approximately 7 acres of C-1 zoning. The SUI zone was held because of the discussions on the hotel and convention center. Subsequently the PUD came to include the hotel and convention center requirements. Canyon Park West is the property adjacent to that which includes Zions Bank, the Golden Corral, and Johnny Carino's. It was platted and approved in 1998. During that time Canyon Park East, which is everything on the east side of Blue Lakes, was developed and is substantially built out. About that time the Canyon Park East development was completed and that met the market demand for the time. The economy hit a dead spot and so the balance of the property on the west of Blue Lakes has set vacant for the past 8-10 years. Things have changed and so they are back. They have worked with staff and what they are proposing to combine the remaining land in Canyon Park North and West into one subdivision and one PUD Agreement.

Mr. Martens oriented the Commission and audience to the zoning map. He pointed out the SUI zoning area. It is being rezoned C-1 PUD to be in conformance with the C-1 PUD Agreement. The entirety of the project consists of 12 lots and 1 track. It excludes Zions Bank and Golden Corral because those parcels were sold. Johnny Carinos and Outback have the same ownership and are included in the PUD and plat.

Some of the key points of the project:

-Asking to vacate and relocate Fillmore St a private street through the property. They have worked with the Engineering Department to ensure that the road will meet their standards. It will be a private road, open and maintained on a permanent easement to the public. The utilities in the road will remain with easements through the parking area.

-The will have a revised plat.

-There will be a new PUD Agreement, it will be a combination of the two previous PUD Agreements with some minor modifications.

-The row of evergreen trees on the west end of the property will be maintained. Irrigation was installed early on.

-The trail along the trees and the Canyon Rim will remain and the PUD allows it to be enhanced and it will be enhanced with additional landscaping.
-The backsides of the buildings will be towards the trail. In meeting the same requirements as Canyon Park East, the backs of the buildings, loading docks, and dumpsters will be screened.
-All the architectural standards in Canyon Park East will be in place such as the finishes on the front and back, lighting, and signage. They will be depicted and repeated on the west side of the road.

Mr. Martens is here to take feedback from the Commission. They intend to be back in a few weeks to present the application at public hearing, addressing any questions, comments, or suggestions brought up tonight.

STAFF PRESENTATION:

Zoning & Development Manager Carraway stated that they had just heard a preliminary presentation on the request to rezone this property, combining the 25 acres into one planned unit development. City Code requires a preliminary PUD presentation be made to the Commission prior to the public hearing. No action is taken at this preliminary presentation by the Commission. The purpose of this presentation is to allow the Commission the public and the adjacent property owners to hear from the developer what type of development is being planned for the property and the public can ask questions and make comments at this time prior to the public hearing on March 13th. At that time the Commission will be asked to make a recommendation to the City Council on this proposal as well as the request for the vacation of Fillmore Street.

PUBLIC QUESTIONS/COMMENTS:

- John Lezamiz, 847 Canyon Springs Road. He has a question about the relocation of Fillmore Street. What will be proposed when existing Fillmore St is vacated- how will the traffic that is being relocated be accommodated? He is mostly concerned about more detail on how the road will be relocated and where since it looks like it is going through a number or parking lots?
- Mr. Martens discussed the current location of the road. The new beginning point and ending point remain the same but the alignment will change. They worked with the traffic study originally done for the development. They updated the numbers based on the actual traffic counts. The road will have the same capacity as the existing road. There will be a full center lane and a free-running right-hand turn lane. The approach to Blue Lakes adjacent to Zions will not be changed- it is right-in, right-out and will remain and not be changed or signalized. The through traffic will just have a slightly different route. It will be a street with no parking. There will be turn lanes into the primary parking at the central location and Bridgeview connection after the signal. Traffic will enter primarily through the signal. It will be similar to a retail parking center. They have been required to provide traffic data to Engineering and will provide more to meet the City's current traffic needs and projected needs. The traffic coming down Bridgeview and from Canyon Springs Road is actually less than the original proposal because there is less retail square footage.

P&Z COMMENTS/QUESTIONS:

- Commissioner Mikesell asked to clarify when the road will be replaced- will they build the new road first before closing down the existing Fillmore Street?
- Mr. Martens clarified that the new road will be relocated and built before the existing Fillmore St is decommissioned. There will be traffic control requirements at the points where they tie-in during construction. The new construction is first on the construction schedule, especially because it is needed to access the businesses adjacent to Blue Lakes.

PUBLIC HEARING SCHEDULED FOR MARCH 13, 2012

IV. PUBLIC HEARING ITEMS

1. Request for a Non-Conforming Building Expansion Permit to allow the expansion of a legal non-conforming use on property located at 1294 Addison Avenue West c/o Staker Parson Companies, DBA Idaho Concrete Company (app. 2500)

APPLICANT PRESENTATION:
Erik Nielson, Idaho Concrete Company, presented the request. They would like to expand their plant. The main purpose of the plant expansion is to allow for increased capacity. They have procured some projects, namely the Chobani plant. Even with the fast-paced schedule of that project they are able to meet their needs but not local customers. This expansion will be approximately 900 square footage and set immediately adjacent to the existing concrete plant. The hours of operation and operation in and of itself will essentially be the same. They have spoken with Steve Van Zandt, he is with DEQ and both plants are permitted. They fall within the allowances of those permits.

STAFF PRESENTATION:
Zoning & Development Manager Carraway reviewed the exhibits on the overhead. The property is zoned C-1. This is a request to add 900 square feet to the existing facility. There is an existing concrete manufacturing facility on the property. A concrete facility is not a permitted use in the C-1 zone. The plant was existing before a City of Twin Falls zoning district designation was applied to the property. Adjacent to the subject property are other legal non-conforming uses such as Northwest Sand and Gravel, Gordon paving, Triple C Concrete is to the south.

City Code 10-3-4 defines Non-Conforming Buildings or Uses as: "A building or use made nonconforming but which was lawfully existing or under construction at the time of adoption." In order to expand any buildings part of a legal nonconforming use it requires a public hearing before the Planning & Zoning Commission which is why it is before the Commission this evening.

Idaho Concrete Company currently has a shop building that is 4650 sf and an office that is 2500 sf. The existing plant structures are about 15,000 sf in size and the proposed expansion is for a concrete structure that is 900 square feet in size. The expansion is proposed to be set directly adjacent to the existing structures.

The expansion will not create any additional traffic or need for any additional employees at this time. The hours of operation will basically remain the same. The impacts to the surrounding properties should be minimal.

In conclusion, should the Commission grant this request, as presented, staff recommends approval be subject to the following conditions:

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. Subject to a building permit being issued for the new plant structure prior to construction.

P&Z COMMENTS/QUESTIONS:
- none

PUBLIC HEARING: OPENED

- none

PUBLIC HEARING: CLOSED

MOTION:
Commissioner Cope made a motion to approve the request, as presented with staff recommendations. Commissioner DeVore 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, and Zoning officials to ensure compliance with all applicable City Code requirements and Standards.
2. Subject to a building permit being issued for the new plant structure prior to construction.

2. Requests for a Special Use Permit to allow for an expansion over 25% of an existing wholesale distribution facility on property located at 128 Eddy Street c/o Rob Franklin on behalf of United Oil (app. 2503) **WITHDRAWN (02/28/2012)**

3. Request for a Special Use Permit to construct a detached accessory building larger than 1500 sq. ft. on property located at 1970 Brook Stone Drive in the City's Area of Impact, c/o Patrick A. Bourner (app. 2504)

APPLICANT PRESENTATION:
Pat Bourner, currently lives at 265 Howard Dr in Meander Point Subdivision and is building a home at this property in the Stone Ridge Estates Subdivision. Along with the house he wants to build a 2000 square foot detached accessory building for RVs, campers, boats, snowmobiles, anything that needs to go inside. The covenants within the subdivision restrict putting things outside, which isn't a good idea anyway.

STAFF PRESENTATION:
Zoning & Development Manager Carraway reviewed the exhibits on the overhead. The property is zoned SUI; Suburban-Urban Interface zoning district, in the City's Area of Impact (AoI). The applicant would like to construct a 2000 sq ft detached accessory building to be used for personal storage. In the SUI zone a Special Use Permit (SUP) is required for a detached accessory building larger than 1,500 sq ft in size.

The issues that typically come up with a building of this size are a potential business, impacting a residential neighborhood, and/or not having the access to the structure paved or hard-surfaced which is required by code. There is an analysis in your staff report. The applicant indicates that this will be used for personal private use, it won't be used for any type of commercial use. He is aware that hard surfacing is required to access the residence and all the way back to the shop.

Upon conclusion, should the Commission grant this request, as presented, staff recommends approval be subject to the following conditions:

1. Subject to building being used for non-commercial purposes only.
2. Any lighting be downward facing and screened to mitigate possible impacts to adjoining properties.
3. Subject to access to the detached accessory building being hard-surfaced per City Code §10-11-4(B).

4. Subject to construction & elevations of the proposed shop being of same or like material and compatible with the single family residence.
5. 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.

P&Z COMMENTS/QUESTIONS:

- Commissioner Ihler asked what the typical lot size is in this subdivision.
- Planning and Development Manager Carraway said that it is a minimum of an acre.

PUBLIC HEARING: OPENED

- none

PUBLIC HEARING: CLOSED

MOTION:

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

APPROVED, AS PRESENTED WITH THE FOLLOWING CONDITIONS

1. Subject to building being used for non-commercial purposes only.
2. Any lighting be downward facing and screened to mitigate possible impacts to adjoining properties.
3. Subject to access to the detached accessory building being hard-surfaced per City Code §10-11-4(B).
4. Subject to construction & elevations of the proposed shop being of same or like material and compatible with the single family residence.
5. 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.

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

- Chairman Bohrn thanked the Commissioners who are finishing their terms- Erick Mikesell, Kevin Cope, and Jim Schouten. He wanted them to know that their service was appreciated.

VI. UPCOMING MEETINGS:

Next Planning & Zoning Commission public meeting is scheduled for **Tuesday, March 13, 2012**

VII. ADJOURN MEETING:

Chairman Bohrn adjourned the meeting at 6:32 pm.

Amber Reeder

Amber Reeder
Planner I
Community Development Department