



Twin Falls Planning & Zoning Commission Agenda

Tuesday, September 28, 2021, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

Members -

City Limits: Danielle Titus, Chairperson; Craig Kelley, Vice-Chair; Ed Musser; Carolyn Bolton; Curtis Hansen; Marilu Perez

Area of Impact: David Detweiler

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) **ACTION ITEM:** Approval of minutes from the following meeting: September 14, 2021
- 3) Items of Consideration
 - a) **INFORMATIONAL:** Preliminary Presentation for a request for a recommendation to City Council for an Amendment to the Latitude 42 PUD to allow for tandem parking to be included in the required off street parking calculation on property located at 1135 Latitude Circle c/o Paul Hilbig on behalf of Blue Terra Development LLC (PZ21-0141).
By: Lisa Strickland, City Planner
- 4) Public Hearings
 - a) **ACTION ITEM:** Request for a Special Use Permit for an expansion of an automobile and truck sales/service on property located at 1427 Blue Lakes Blvd. North c/o Colby Ricks on behalf of Rob Green GMC. (app. PZ21-0129)
By: Elizabeth Hart, Senior Planner
 - b) **ACTION ITEM:** Request for a Special Use Permit for an expansion of an automobile and truck sales/service on property located at 1070 Blue Lakes Blvd. North c/o Colby Ricks on behalf of Rob Green Hyundai. (app. PZ21-0130)
By: Elizabeth Hart, Senior Planner
 - c) **ACTION ITEM:** Request for a Special Use Permit to allow for an Automobile and truck service and/or repair on property located at 356 Addison Avenue West c/o Advanced Suspension Design. (PZ21-0136)
By: Lisa Strickland, City Planner
- 5) Upcoming Meeting(s)
 - a) **INFORMATIONAL:** Tuesday, October 12, 2021
- 6) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Kelli Ebersole (208) 735-7267 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208) 735-7287.

CITY OF TWIN FALLS

PLANNING & ZONING COMMISSION

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chair shall review the public hearing procedures.
 2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chair, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
 3. A City Staff Report shall summarize the application and history of the request.
 4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - **A complete explanation and description of the request.**
 - **Why the request is being made.**
 - **Location of the Property.**
 - **Impacts on the surrounding properties and efforts to mitigate those impacts.**
 5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
 6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
 7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chair may limit public testimony to no less than two (2) minutes per person.
 - **Individuals are not permitted to give their time to other speakers.**
 - **However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chair. The spokesperson shall be limited to 15 minutes.**
 - **Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.**
 8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond.
 9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chair, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chair may limit the time permitted for the answer.
 10. The Mayor or Chair shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.
- * Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor or Chairman.



Twin Falls Planning & Zoning Commission Minutes

Tuesday, September 14, 2021, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

Members -

City Limits: Danielle Titus, Chairperson; Craig Kelley, Vice-Chair; Ed Musser; Carolyn Bolton; Curtis Hansen; Marilu Perez

Area of Impact: David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Vice Chair Kelley called the meeting to order at 06:03 PM
A quorum was present.

Members Present: Kelley, Bolton, Hansen, Musser

Staff Present: Spendlove, Strickland, Hart, Ebersole, Zollinger, Vitek

2) Consent Calendar

MOTION: Commissioner Bolton moved to approve the Consent Calendar, as presented.
Commissioner Musser seconded the motion.

Unanimously Approved by a vote of 4 to 0.

a) Approval of minutes from the following meeting: August 24, 2021

3) Items of Consideration - none

4) Public Hearings

a) Request for a Special Use Permit to allow for an in-home daycare service on property located at 396 April Avenue c/o Sabrina Al Zohiry. (PZ21-0096)

Staff Presentation:

City Planner Strickland presented the request for a Special Use Permit to allow for an in-home daycare service on property located at 396 April Avenue c/o Sabrina Al Zohiry. (PZ21-0096)

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard with regards to the application.

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony, and minutes of the previous hearing to reach a decision on the appeal.

In 2008, the City Council approved the Sundance PUD. The property is residential and is zoned R-2 Sundance PUD. The PUD states the development shall follow all the permitted uses and special uses detailed in Title 10-4-4.2.

The hours of operation are proposed to be 6:00 am - midnight, 7 days per week.

Upon review of this request, staff does have concerns about the extended hours in a residential neighborhood. Therefore, the Commission may want to adjust the hours of operation. The State of Idaho defines a *commercial daycare* as a facility that cares for 13 or more children regardless of the relationship to the person(s) providing care. For this reason, City Staff feel it is necessary to limit the number of children to 12 in order to mitigate the encroachment of *commercial businesses* into residential neighborhoods.

Upon conclusion should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject the number of children to be cared for be limited to 12 regardless of the relationship to the person(s) providing care.
2. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and Standards.

Applicant Presentation:

Sabrina Al Zohiry, applicant, presented the request to allow for an in-home daycare service on property located at 396 April Avenue.

PZ/Questions & Comments:

- Commissioner Hansen asked if the number of children allowed in the home includes the children living in the home.
- City Planner Strickland clarified the number includes the children living in the home.
- Commissioner Musser asked about modifications to the home and the ages of children.
- City Planner Strickland stated the Building Safety Dept. and Fire Dept. will inspect the home for day care modifications, as required by the State.

- Commissioner Hansen asked about the extended hours of operation.
- Mrs. Al Zohiry stated the extended hours will help families who work late or early shifts.
- Commissioner Musser asked if the location of the home accommodates the addition of traffic.
- Mrs. Al Zohiry stated there should not be an impact to the neighborhood and her neighbors will be using her service.

Public Hearing: Opened and closed without input

Discussions Followed:

- Commissioner Hansen stated his concerns about the hours but doesn't know how the commission could condition the request.
- Commissioner Bolton stated she understands the need for extended hours. She stated she is in favor of the request, as no neighbors are protesting the request.
- Commissioner Musser stated the services are needed in town. He stated he understands the extended hours and is in support of the request.
- Vice Chair Kelley agreed and stated he is in favor of the request, as there are no disapproval from neighbors.
- Commissioner Hansen asked about staff recommendation for only 12 children.
- City Planner Strickland stated that limit keeps it from being a commercial daycare.

MOTION: Commissioner Bolton moved to approve the request for a Special Use Permit to allow for an in-home daycare service on property located at 396 April Avenue c/o Sabrina Al Zohiry, as presented with staff recommendations. (PZ21-0096)
Commissioner Musser seconded the motion.

Unanimously Approved by a vote of 4 to 0.

- b) Request for a Special Use Permit to allow for an indoor recreation facility on property located at the NE corner of Kimberly Road and Meadowview Lane c/o EHM Engineers, Inc. on behalf of Ka-Tet Investments, LLC. (PZ21-0120)

Staff Presentation:

Senior Planner Hart presented the Request for a Special Use Permit to allow for an indoor recreation facility on property located at the NE corner of Kimberly Road and Meadowview Lane c/o EHM Engineers, Inc. on behalf of Ka-Tet Investments, LLC. (PZ21-0120)

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard with regards to the application.

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

The subject property was annexed into city limits in November of 2008 with a C1 zoning designation.

The proposed use for the subject property is an indoor recreation facility. A new building to house the use is anticipated to be approximately 20,000 sf in size.

Surrounding properties include multi-family units to the north, the city's water storage tank and vacant ground to the east, and the Oregon Trail trailer park and other vacant ground to the west, and to the south is agricultural.

Access to the site is off of Meadowview Lane. It is anticipated that the traffic generation will come from Kimberly Road.

The proposed use is not anticipated to unfairly interfere, compete, or disrupt any of these existing uses.

Upon conclusion, should the Commission approve the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Applicant Presentation:

Dave Thibault, representing applicant, presented the request for a Special Use Permit to allow for an indoor recreation facility on property located at the NE corner of Kimberly Road and Meadowview Lane. He stated the access will be off Meadowview Lane, not Kimberly Road. He stated the utilities are in existence, with roadway improvements to the curb, gutter and sidewalk. He stated there will be a landscape buffer to the north between the property and the residential neighborhood. He discussed hours of operation, number of employees, and the number of vehicles to the property daily.

PZ/Questions & Comments:

- Commissioner Hansen asked what is located north of the property.
- Senior Planner Hart answered residential apartments.

- Commissioner Hansen asked the applicant why are the hours listed in the narrative less than the standard allowed hours.
- Mr. Thibault stated the applicants wanted the real hours of operation listed.

Public Hearing: Opened and closed without input

Discussions Followed:

- Commissioner Hansen stated he has no concerns with this request but would like to add a condition to allow for regular C1 hours.
- Commissioner Musser agreed with Commissioner Hansen.
- Vice Chair Kelley asked what are the allowed C1 hours.
- Planning and Zoning Director Spendlove stated retail hours 7:00 am -10:00 pm. He stated the commission can add a condition to address hours of operation.

MOTION: Commissioner Hansen moved to add a condition to allow for standard retail hours of operation from 7:00 am – 10:00 pm.
Commissioner Musser seconded the motion.

Unanimously Approved by a vote of 4 to 0.

MOTION #2: Commissioner Bolton made a motion to approve the request for a Special Use Permit to allow for an indoor recreation facility on property located at the NE corner of Kimberly Road and Meadowview Lane c/o EHM Engineers, Inc. on behalf of Ka-Tet Investments, LLC, as presented with staff recommendations. (PZ21-0120)
Commissioner Musser seconded the motion.

Unanimously Approved by a vote of 4 to 0.

- c) Request for a Special Use Permit to allow for a zoological center on property located at 1485 Pole Line Road East c/o Joshua Dowding on behalf of Twin Falls Zoological Center. (PZ21-0124)

Staff Presentation:

City Planner Strickland presented the Request for a Special Use Permit to allow for a zoological center on property located at 1485 Pole Line Road East c/o Joshua Dowding on behalf of Twin Falls Zoological Center. (PZ21-0124)

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard with regards to the application.

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions

shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

In 2018 the Magic Valley Mall rezoned the property to C-1 ZDA. This document, as well as Title 10-4-8 requires a special use permit for a Zoo.

The applicant's narrative explains the goals and missions of the zoo as an educational center.

Staff has reviewed this request for the zoological center and the property owners have also provided documentation that they are in support of this request. The staff does not anticipate there will be noticeable impacts on the surrounding properties with proper management of the animals

Upon conclusion, should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Applicant Presentation:

Joshua Dowding, applicant, presented the request for a Request for a Special Use Permit to allow for a zoological center on property located at 1485 Pole Line Road East. He explained the layout of the facility and the business plan.

PZ/Questions & Comments:

- Commissioner Musser asked if the animals will be at the facility around the clock.
- City Planner Strickland stated yes, the animals will be at the facility around the clock and the owners will follow state regulations for their care, similar to the Herrett Center. She stated that the applicant has a waste management plan, and has chosen animals appropriate for the facility.
- Commissioner Musser asked about the odor control.
- Applicant Dowding answered that the smell comes from lack of cleanliness and the facility will have a care management program for the animals.
- Commissioner Musser asked about the indoor habitat for the animals.
- Applicant Dowding stated they picked low impact, high yield animals and will replicate their natural habitat.
- Commissioner Bolton asked the types of animals.
- Applicant Dowding gave a summary of the type of animals for the facility.
- Vice Chair Kelley asked about concerns of the mall management.

- Applicant Dowding explained that he reviewed the business plan with mall management, and they are in support of the project. He explained they currently visit schools and summer programs and believes this will be a benefit to the community.
- Planning and Zoning Director Spendlove stated as this is an indoor facility, the effects will be enforced by the Mall as the property owner. Staff believes this is a good spot for this project.

Public Hearing: Opened and closed without input

Discussions Followed:

- Commissioner Hansen stated he is in favor of this request and believes it is a great idea for the area.
- Commissioner Bolton agreed and believes the business plan is impressive. She stated this is a good way to bring people to the mall.
- Commissioner Musser agreed that it is a creative use of mall space.
- Vice Chair Kelley agreed and is in favor of the request.

MOTION: Commissioner Hansen moved to approve the request for a Special Use Permit to allow for a zoological center on property located at 1485 Pole Line Road East c/o Joshua Dowding on behalf of Twin Falls Zoological Center, as presented with staff recommendations. (PZ21-0124)

Commissioner Bolton seconded the motion.

Unanimously Approved by a vote of 4 to 0.

- d) Request for a Special Use Permit to allow for a Fire Station on property located on the 200 block of Cheney Drive c/o the City of Twin Falls. (PZ21-0125)

Background:

Planning and Zoning Director Spendlove presented the request for a Special Use Permit to allow for a Fire Station on property located on the 200 block of Cheney Drive.

This property has been foreshadowed as a location for a future Fire Station for a number of years. As the City has grown outward, the increasing number of calls for service towards the North West have grown. This has caused an increase in the response time for those properties towards the North West quadrant of the city.

The overall goal will be to relocate the resources at Fire Station 2 (currently at Falls and Fillmore) to this location.

This property changed hands from the College of Southern Idaho (CSI) to the Twin Falls Rural Fire District sometime in 2009. Despite the ownership change, the property has been used as part of CSI Agricultural related programming. Recently, the City of Twin

Falls and the Rural Fire District have partnered to move forward with the construction of a new fire station.

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

The subject property has a zoning designation of R4, which allows fire stations as a special use.

The property is located along the north side of the CSI campus and accesses Cheney Drive, an Arterial roadway. The surrounding area has a mix uses of agriculture (CSI managed), commercial, institutional, and residential. The most noticeable impacts to surrounding properties will come from siren noise. It is also anticipated some noise will occur with the regular maintenance, operations, and training to be conducted on the Fire Station grounds.

The siren noise will be mitigated to the extent possible. This is done by the Fire Department operating under national EMS/Fire Response standards for "Priority/Emergency Calls for Service". Lights are primarily used, with Sirens being implemented when the situation warrants. They are currently averaging twelve (12) "Priority Calls" per day for this station.

Although some impacts will be created, Fire Stations are a necessary service for the care and safety of the community. This location allows for a rapid response to high priority locations (Hospital, Elementary School, High School), and a growing population area to the North West.

Staff recommends approval of this Special Use Permit with the following standard condition:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Applicant Presentation:

Chief Kenworthy presented the request for a Special Use Permit to allow for a Fire

Station on property located on the 200 block of Cheney Drive.

Chief Kenworthy addressed the plan for a streetlight in the future. He stated conduit will be installed for the light if needed in the future.

PZ/Questions & Comments:

- Vice Chair Kelley asked about the proposal for a signal in the future.
- Planning and Zoning Director Spendlove clarified that if there is a need, the fire department would work with Engineering to have it installed. There is no need at this time for a signal.
- Vice Chair Kelley asked when last fire station was built.
- Chief Kenworthy answered the last new fire station was built in the 1970's. He stated this is a much-needed addition to the city to protect the citizens and provide service.

Public Hearing: Opened and closed without input

Discussions Followed: without concerns

MOTION: Commissioner Musser moved to approve the request for a Special Use Permit to allow for a Fire Station on property located on the 200 block of Cheney Drive c/o the City of Twin Falls, as presented, with staff recommendations. (PZ21-0125) Commissioner Bolton seconded the motion.

Unanimously Approved by a vote of 4 to 0.

5) Upcoming Meeting(s)

a) Tuesday, September 28, 2021

6) Adjournment

The meeting adjourned at 06:51 PM

Kelli Ebersole, Administrative Assistant



Date: Tuesday, September 28, 2021
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

INFORMATIONAL

Request:

Preliminary Presentation for a request for a recommendation to City Council for an Amendment to the Latitude 42 PUD to allow for tandem parking to be included in the required off street parking calculation on property located at 1135 Latitude Circle c/o Paul Hilbig on behalf of Blue Terra Development LLC (PZ21-0141).

Time Estimate:

Approximately 5-10 minutes for the presentation with questions/comments to follow.

Background:

The applicant is proposing a multi-family development with 130 units. City Code 10-10-6 states 2 parking spaces are required for units containing up to 2 bedrooms, and 0.5 parking spaces for each additional bedroom. The applicant is proposing that tandem parking be allowed and to be included in the calculation of off street parking provided.

Approval Process:

Per Twin Falls City Code 10-6-1.4(E) Approval of a ZDA Sub-District requires a preliminary presentation to the Planning and Zoning Commission for a review of the proposed changes. The Commission is allowed, and may grant the public the ability, to ask questions and give suggestions to applicant about the proposed project during the preliminary presentation. A public hearing shall be held before the Commission for a recommendation to the Council to amend the zoning district and the zoning map, amend with recommendations or deny the request.

Budget Impact:

n/a

Regulatory Impact:

Per City Code 10-6-1 A preliminary presentation of the request is required before a public hearing in front of the Planning & Zoning Commission.

History:

The Latitude 42 C-1 PUD Agreement #272 contains Latitude Subdivision No. 1 recorded in April 2016 and Latitude 42 Subdivision No. 2 recorded in April 2018.

The PUD Agreement was recorded in April 2016. Recently Lots 6-8 in the Latitude 42 Subdivision No. 2, a PUD was approved for a Special Use Permit to allow for storage unit rental.

Later in September 2020 the PUD was amended to allow for outside storage and display of equipment with extended hours of operation.

Analysis:

n/a

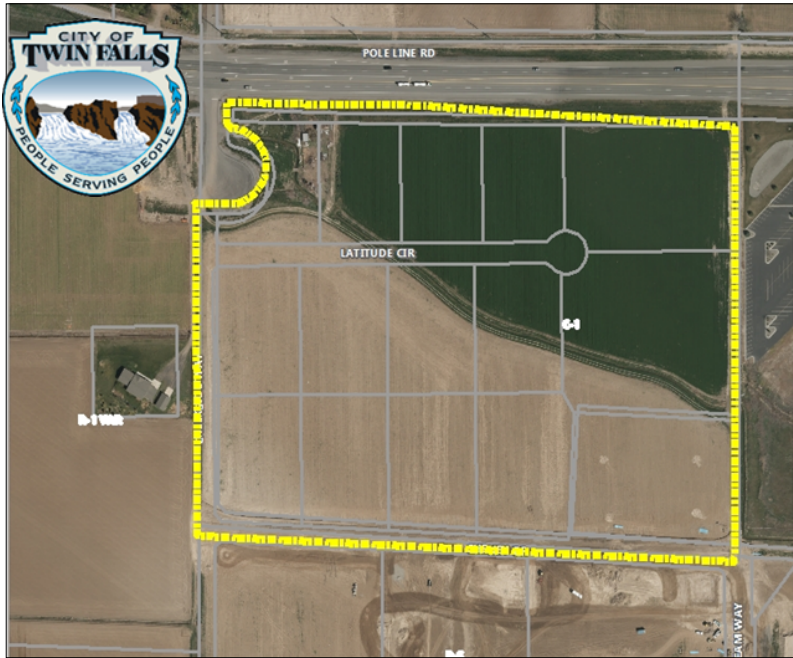
Conclusion:

Staff will present their analysis of the request at the October 12, 2021 public hearing.

Attachments:

1. PZ20-0141 Pre-Pres SR
2. Vicinity Map
3. Narrative
4. Site Plan

Comprehensive Staff Report



To: Planning & Zoning Commission

Presenter: Lisa Strickland, City Planner

Request: Preliminary Presentation for a request for a recommendation to City Council for an Amendment to the Latitude 42 PUD to allow for tandem parking to be included in the required off street parking calculation on property located at 1135 Latitude Circle.

Application: PZ21-0141

Applicant & Representative:

Blue Terra Development, LLC
2667 E Gala Court #120
Meridian, ID 83642

Preliminary Presentation: September 23, 2021

Background:

The applicant is proposing a multi-family development with 130 units. City Code 10-10-6 states 2 parking spaces are required for units containing up to 2 bedrooms, and 0.5 parking spaces for each additional bedroom. The applicant is proposing that tandem parking be allowed and to be included in the calculation of off street parking provided.

History:

The Latitude 42 C-1 PUD Agreement #272 contains Latitude Subdivision No. 1 recorded in April 2016 and Latitude 42 Subdivision No. 2 recorded in April 2018.

The PUD Agreement was recorded in April 2016. Recently Lots 6-8 in the Latitude 42 Subdivision No. 2, a PUD was approved for a Special Use Permit to allow for storage unit rental.

Later in September 2020 the PUD was amended to allow for outside storage and display of equipment with extended hours of operation.

City Code requires that the applicants make a preliminary presentation to the Commission and to the public. This presentation allows the Commission and the public to become familiar with the proposed planned development project prior to the actual public hearing. The Commission can also give suggestions to the applicants on the project outside of the hearing process. No action is taken at the presentation meeting.

A public hearing regarding this request will be heard at the regularly scheduled Planning and Zoning Commission public meeting October 12, 2021. Further staff analysis will be provided at that time.

Approval Process:

Per Twin Falls City Code 10-6-1.4(E)

Approval of a ZDA Sub-District requires a preliminary presentation to the Planning and Zoning Commission for a review of the proposed changes. The Commission is allowed, and may grant the public the ability, to ask questions and give suggestions to applicant about the proposed project during the preliminary presentation. A public hearing shall be held before the Commission for a recommendation to

the Council to amend the zoning district and the zoning map, amend with recommendations or deny the request.

Applicable Zoning Regulations:

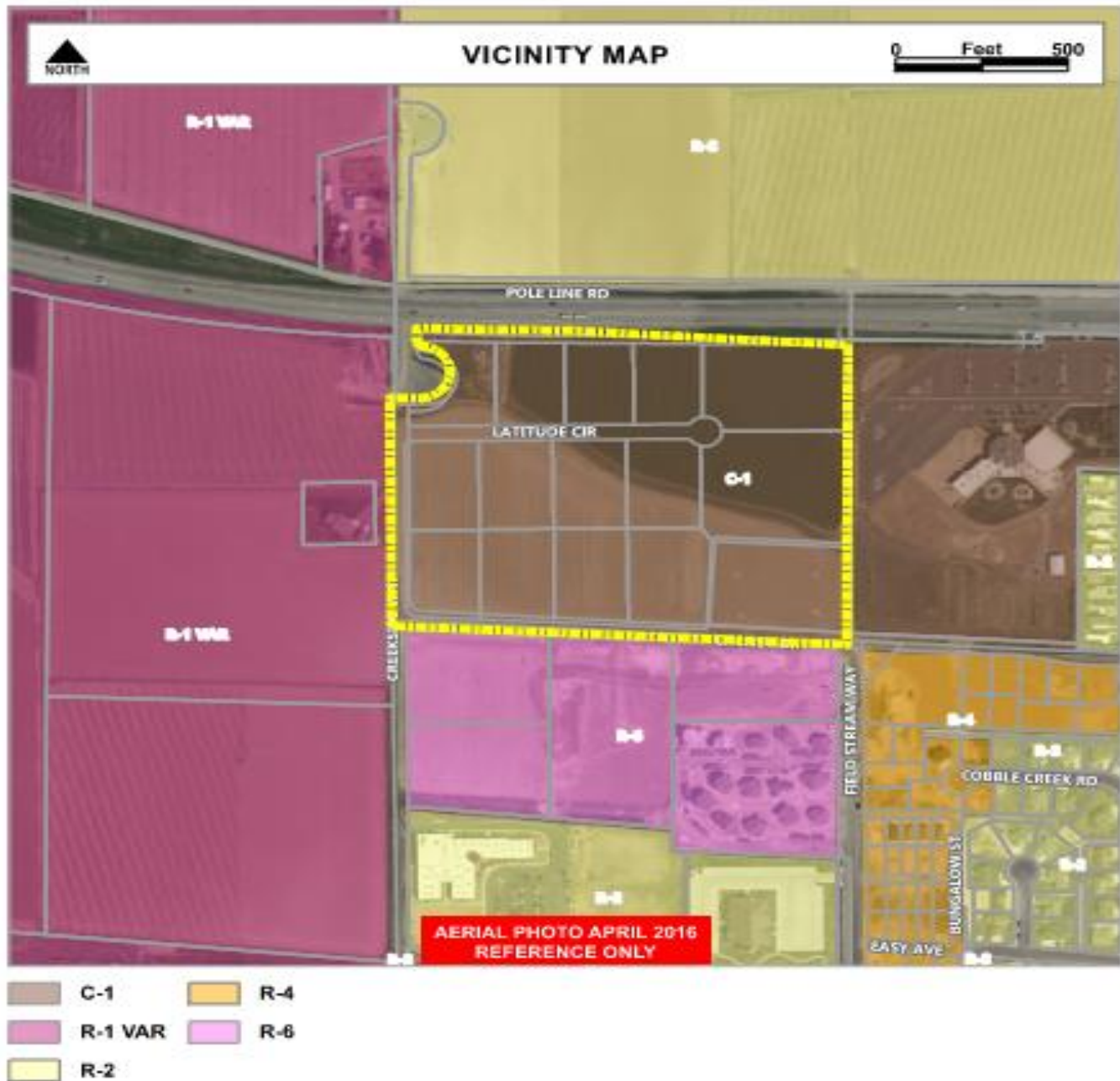
Per City Code 10-6-1 A preliminary presentation of the request is required before a public hearing in front of the Planning & Zoning Commission.

Conclusion:

Upon conclusion staff makes no recommendation at this time. Analysis of the request will be presented at the public hearing.

Attachments

1. Vicinity Map
2. Narrative
3. Site Plan



Current Zoning: C-1 PUD "Latitude 42 PUD"

Comprehensive Plan: Commercial

Existing Land Use: Undeveloped

Proposed Land Use: PUD Amendment

Surrounding Zoning Designations & Land Use(s)

North: C-1 PUD Undeveloped/Pole line Rd

East: C-1 PUD Twin Falls Reform Church

South: R-6 PUD/4-Plexes Under Construction

West: R-1 VAR/Residential

Applicable Regulations

10-1-4, 10-1-5, 10-4-8, 10-12-2-3. Latitude 42 PUD #272 Amended

Latitude 42

Letter of Explanation to Change PUD Language

Latitude 42 Apartments is a 130-unit apartment complex on approximately 5 acres located at 1135 Latitude Circle. There are 26 one-bedroom units, 65 two-bedroom units and 39 three-bedroom units. To the east is a large church and St. Luke's hospital. To the south are other multi-family projects along with retirement and skilled nursing facilities. To the north is a newly constructed tool rental facility and Pole Line Road. To the west is a newly constructed storage facility. The site is located at the end of a 900-foot cul-de-sac. There is no direct connectivity from Latitude Circle Drive to any of the surrounding residential uses.

The project includes six 20-unit buildings and one 10-unit building, all are three stories. The amenities include a clubhouse, pickleball court, a dog park and landscaped opens space. Sixty percent of the units include a garage.

Each building uses the same combination of materials and textures, but the color schemes vary slightly among the buildings for subtle variety. The architectural design provides an aesthetic addition to the surrounding neighborhood. Access to each unit is from internal stairwells and from each garage. The units will have fire sprinklers. The Latitude 42 Apartments provide an attractive improvement to the area and help provide a solution to the housing shortage in a much-desired location in Twin Falls.

City code requires us to provide 271 stalls. We provide 78 garages, 78 driveways and 115 guest stalls for a total of 271 stalls. There are no compact stalls, each is at least 9' wide. The garages and driveways are assigned to specific units. The guest stalls are peppered throughout the site for convenient access to each unit. Each garage and driveway will be labeled to show that they are assigned spaces. Tenants who use their garage as storage, and who have more than one car, will be warned and then fined by management. If the tenant disregards the warnings and fines, they will be evicted.

The objective of our application is to amend the existing PUD to allow garages and driveways to be included in the required parking count. Currently the city code is interpreted to not allow tandem parking. The proposed amendment will allow tandem parking, thus allowing the project to be built as currently designed. The amendment allows us to provide parking closer to each unit, significantly more open space, and avoids a 'sea of asphalt' all in one location.

The proposed language is: *Tandem parking is allowed. Garages and driveways are to be included towards the minimum parking requirements.*

We feel that this proposed change will have no negative affect on surrounding uses. There are no contiguous residential streets or neighborhoods for the project's parking to 'spill' in to. (The nearest entrance to a single family home subdivision is .7 miles away.) All the current landowners within Latitude 42 are in favor of this change, not because it affects their own parking situation, but because it indeed adds patrons and labor within walking distance. The proposed amendment will be a boon to them and other nearby businesses.



Date: Tuesday, September 28, 2021
To: Planning and Zoning Commission
From: Elizabeth Hart, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit for an expansion of an automobile and truck sales/service on property located at 1427 Blue Lakes Blvd. North c/o Colby Ricks on behalf of Rob Green GMC. (app. PZ21-0129)

Time Estimate:

15 minutes for staff and applicant presentation with discussion to follow after.

Background:

The applicant is requesting approval of an expansion of a special use by more than 25% of the original square footage approved.

The subject property is located at 1427 Blue Lakes Blvd N. The property is currently used as a vehicles sales and service business. The property is zoned C1 PUD and is part of the Woodbury PUD adopted in 1990.

Approval Process:

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Budget Impact:

NA

Regulatory Impact:

Per City Code 10-13-2-2C requires a special use permit to be filed for which a special use expansion of more than 25% over the original square footage approved through the special use permit process or a total increase in square footage over 10,000 square feet.

Per City Code 10-4-8.2B states a automobile sales, service and repair shop is a special use.

History:

The property has been operating as an Auto Dealership and Service since 1993, prior to city code requiring a special use permit for such uses. The previous owner did go through the SUP process for a drive-thru car wash behind the subject property in 1996 and a message center sign in 1997.

Analysis:

The applicant is proposing to expand an existing building housing a special use by approximately more than 25%. The existing building is 23,146 SF and the proposed expansion is 9,196 SF, which exceeds 25%. The expansion will add space to the service bays and add a detail bay.

The property is surrounded by existing commercial uses, such as hotels, retail, and restaurants. Staff does not anticipate the expansion to create negative impacts to the surrounding properties.

The 2016 Comprehensive Plan; "Grow With Us" designates this Area as appropriate for "Mixed Use". As this is a request to expand an established Special Use Permit, there is no change in primary use of the land. Staff has determined this request is compliant with the 2016 comprehensive plan.

The proposed use is consistent with the C1 PUD zoning subdistrict and the C1 zoning district.

The property is suitable for the expansion, it is in harmony and consistent with the general purposes of the Comprehensive Plan and is not detrimental to any of the outright permitted uses or other existing uses in the zone and will not otherwise be detrimental to public health, safety, and welfare.

Conclusion:

Upon conclusion should the Commission approve the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Attachments:

1. PZ21-0129 SUP SR
2. PZ21-0129 Vicinity Map
3. GMC description
4. ROB GREEN GMC SITE PLAN 8.10.2021
5. Site Photos



Special Use Permit Staff Report

To: Planning & Zoning Commission

Presenter: Liz Hart, Senior City Planner

Request: for approval of **an expansion of more than 25% of a Special Use** located at 1427 Blue Lakes Blvd N.

Application: PZ21-0129

Applicant & Representative:

Rob Green
c/o Colby Ricks
134 3rd Ave East
Twin Falls, ID

Public Hearing: September 28, 2021

Background:

The applicant is requesting approval of an expansion of a special use by more than 25% of the original square footage approved.

The subject property is located at 1427 Blue Lakes Blvd N. The property is currently used as a vehicles sales and service business. The property is zoned C1 PUD and is part of the Woodbury PUD adopted in 1990.

History:

The property has been operating as an Auto Dealership and Service since 1993, prior to city code requiring a special use permit for such uses. The previous owner did go through the SUP process for a drive-thru car wash behind the subject property in 1996 and a message center sign in 1997.

Approval Process:

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the

permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Applicable Zoning Regulations:

Per City Code 10-13-2-2C requires a special use permit to be filed for which a special use expansion of more than 25% over the original square footage approved through the special use permit process or a total increase in square footage over 10,000 square feet.

Per City Code 10-4-8.2B states that a automobile sales, service and repair shop is a special use.

Comprehensive Plan Compliance:

The 2016 Comprehensive Plan; "Grow With Us" designates this Area as appropriate for "Mixed Use". As this is a request to expand an established Special Use Permit there is no change in primary use of the land. Staff has determined this

request is compliant with the 2016 comprehensive plan.

Analysis and Potential Impacts:

The applicant is proposing to expand an existing building housing a special use by approximately more than 25%. The existing building is 23,146 SF and the proposed expansion is 9,196 SF, which exceeds 25%. The expansion will add space to the service bays and add a detail bay.

The property is surrounded by existing commercial uses, such as, hotels, retail, and restaurants. Staff does not anticipate the expansion to create negative impacts to the surrounding properties.

The proposed use is consistent with the C1 PUD zoning subdistrict and the C1 zoning district.

The property is suitable for the expansion, it is in harmony and consistent with the general purposes of the Comprehensive Plan and is not detrimental to any of the outright permitted uses or other existing uses in the zone and will not otherwise be detrimental to public health, safety, and welfare.

Conclusions:

Upon conclusion should the Commission approve the request as presented, staff recommends the following:

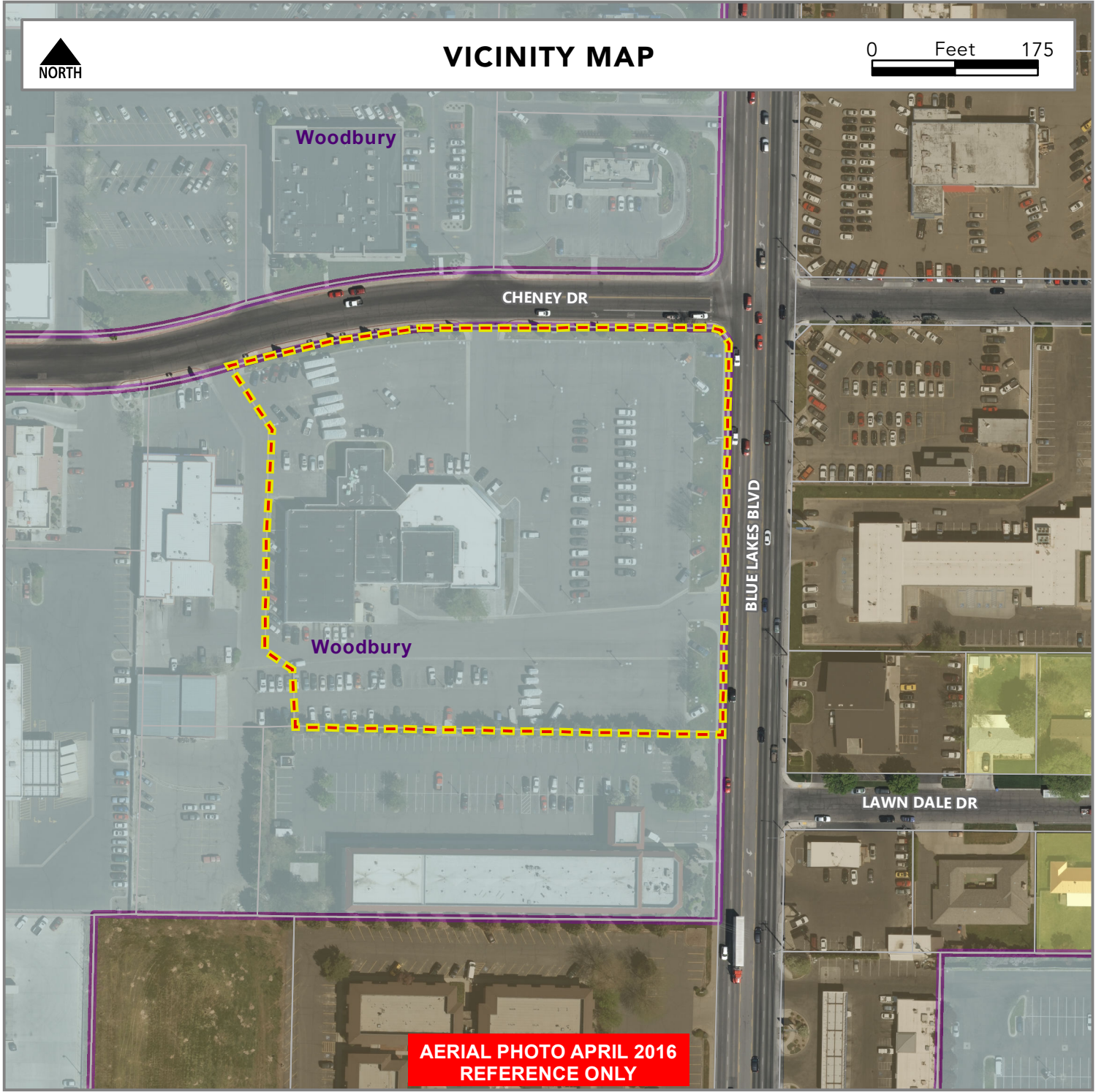
1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Attachments:

1. Vicinity Map
2. Narrative
3. Exhibits
4. Photos

VICINITY MAP

0 Feet 175



-  PUD
-  R-2
-  C-1

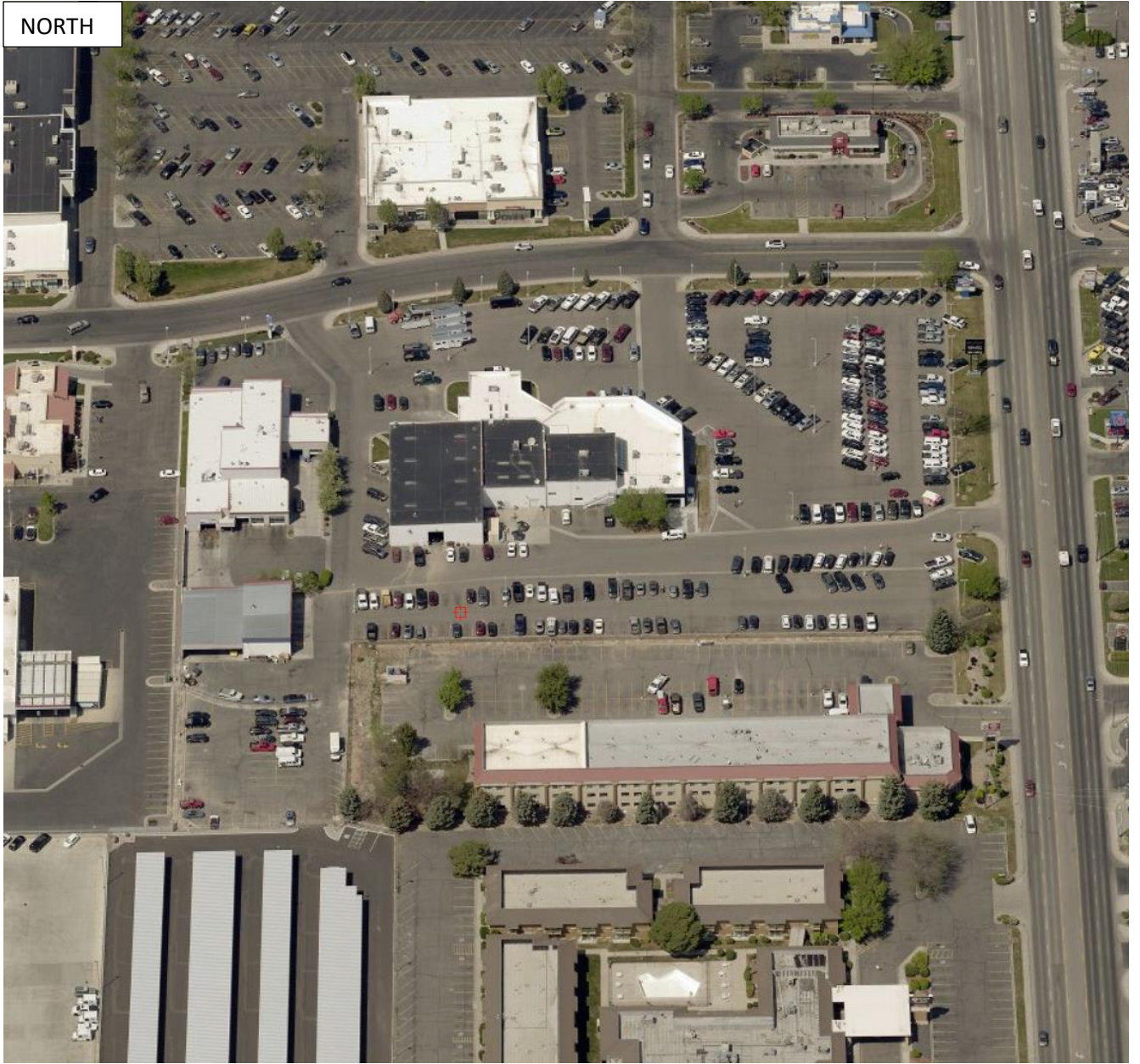


134 3rd Ave E.
Twin Falls, ID 83301
208.736.8050

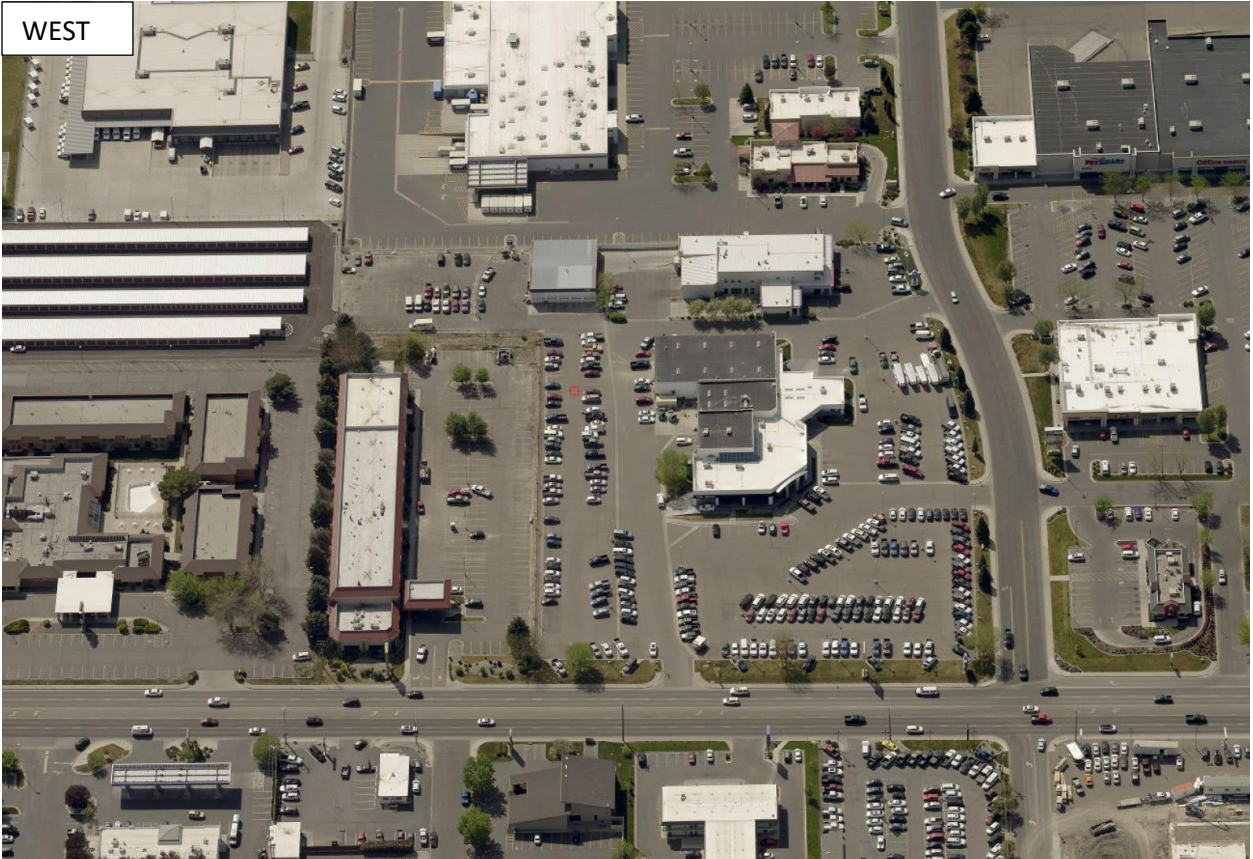
Rob Green GMC is planning an approximately 9,196 SF addition. The addition is planned on the north west side and on the south side of the existing building. The building additions will expand the Service Bays and add a detail bay.

The existing facility is about 23,146 SF. The facility will be approximately 32,342 SF after construction is complete. The new square footage is being increased by approximately 9,196 SF. 25% of 23,146 SF would allow for an addition of 5,786 SF. With the size of the addition an amendment to the special use permit is required.

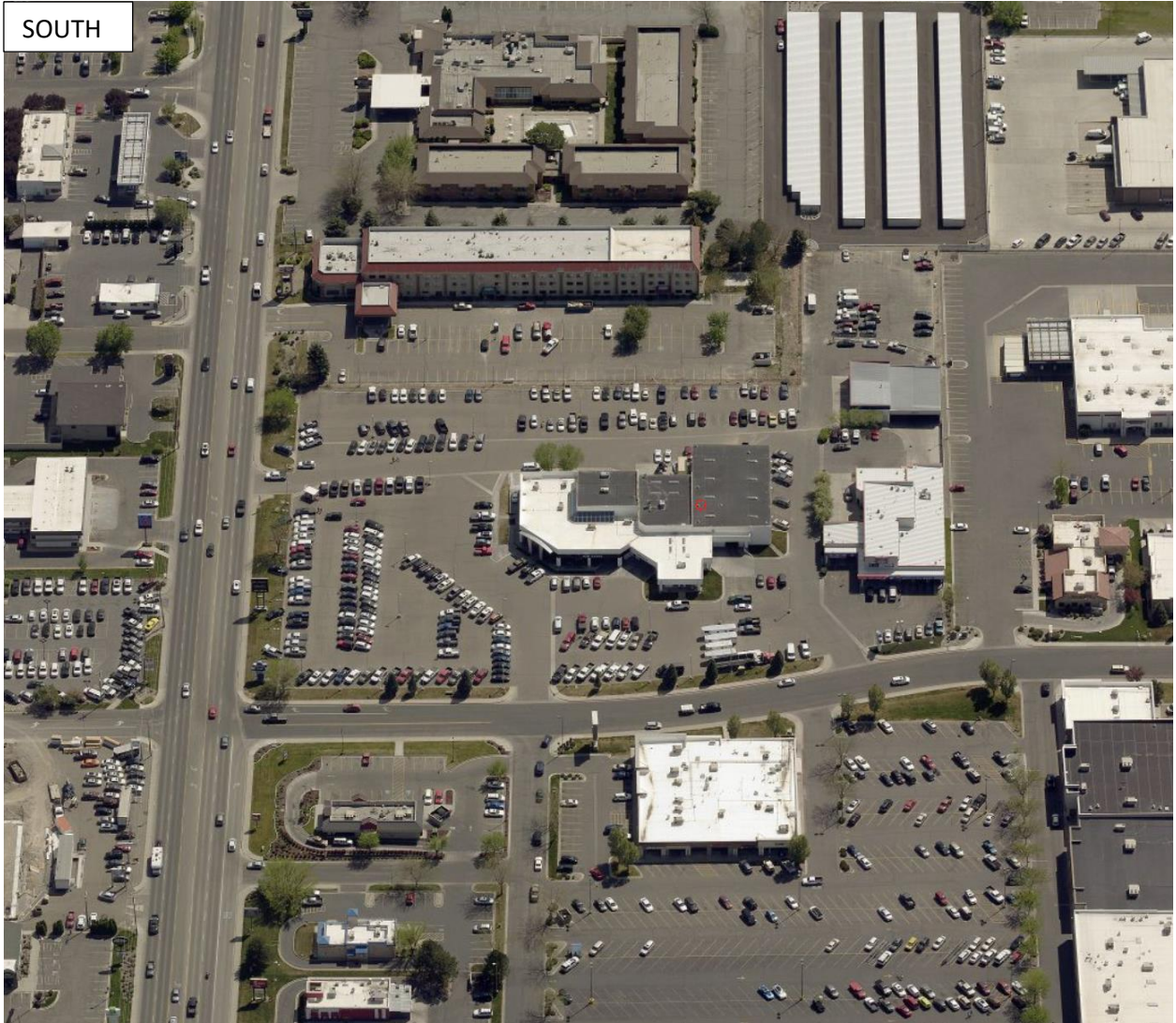
NORTH



WEST



SOUTH







Date: Tuesday, September 28, 2021
To: Planning and Zoning Commission
From: Elizabeth Hart, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit for an expansion of an automobile and truck sales/service on property located at 1070 Blue Lakes Blvd. North c/o Colby Ricks on behalf of Rob Green Hyundai. (app. PZ21-0130)

Time Estimate:

Approximately 15 minutes for staff and applicant presentations with discussion to follow.

Background:

The applicant is requesting approval of an expansion of an existing special use by more than 25%, located at 1070 Blue Lakes Blvd N.

The property is zoned C1 and is currently used as a vehicle sales and service business.

Approval Process:

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard with regards to the application.

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Budget Impact:

NA

Regulatory Impact:

Per City Code 10-13-2-2C requires a special use permit to be filed for which a special use expansion of more than 25% over the original square footage approved through the special use permits process or a total increase in square footage over 10,000 square feet.

Per City Code 10-4-8.2B, states that an automobile sales, service and repair shop is a special use.

History:

The existing building was built in 1993, prior to the existing zoning ordinance. The property received two special use permits, one in 1995 for selling recreational vehicles and one in 2004 for the purpose of expanding the existing special use by more than 25%.

Analysis:

The applicant is proposing major renovations to the subject property and existing building. A portion of the existing building will be demolished and replaced. An 8,600 SF addition will be added to the east side of the building that will expand the service bays and collision center. The exterior façade will be updated as well.

The property houses the special use of a vehicle sales and service. The site is proximate to several commercial uses which are along Blue Lakes Boulevard. To the east is a residential neighborhood.

Staff does not anticipate the expansion to create negative impacts to the surrounding properties.

The 2016 Comprehensive Plan; “Grow With Us” designates this Area as appropriate for “Mixed Use.” As this is a request to expand an established Special Use Permit there is no change in primary use of the land. Staff has determined this request is compliant with the 2016 comprehensive plan.

The proposed use is consistent with the C1 PUD zoning subdistrict and the C1 zoning district.

The property is suitable for the expansion, it is in harmony and consistent with the general purposes of the Comprehensive Plan and is not detrimental to any of the outright permitted uses or other existing uses in the zone and will not otherwise be detrimental to the public health, safety, and welfare.

Conclusion:

Upon conclusion, should the Commission approve the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Attachments:

1. PZ21-0130 SUP SR
2. PZ21-130 Vicinity Map
3. Hyundai description
4. ROB GREEN HYUNDAI SITE PLAN
5. Site Photos



Special Use Permit Staff Report

To: Planning & Zoning Commission

Presenter: Liz Hart, Senior City Planner

Request: for approval of **an expansion of more than 25% of a Special Use** located at 1070 Blue Lakes Blvd N.

Application: PZ21-0130

Applicant & Representative:

Rob Green
c/o Colby Ricks
134 3rd Ave East
Twin Falls, ID

Public Hearing: September 28, 2021

Background:

The applicant is requesting approval of an expansion of an existing special use by more than 25%, located at 1070 Blue Lakes Blvd N.

The property is zoned C1 and is currently used as a vehicles sales and service business.

History:

The existing building was built in 1993, prior to the existing zoning ordinance. The property received two special use permits, one in 1995 for selling recreational vehicles and one in 2004 for the purpose of expanding the existing special use by more than 25%.

Approval Process:

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be

implemented within 6 months, or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Applicable Zoning Regulations:

Per City Code 10-13-2-2C – requires a special use permit to be filed for which a special use expansion of more than 25% over the original square footage approved through the special use permits process or a total increase in square footage over 10,000 square feet.

Per City Code 10-4-8.2B a automobile sales, service and repair shop is a special use.

Comprehensive Plan Compliance:

The 2016 Comprehensive Plan; "Grow With Us" designates this Area as appropriate for "Mixed Use." As this is a request to expand an established Special Use Permit there is no change in primary use of the land. Staff has determined this

request is compliant with the 2016 comprehensive plan.

Analysis and Potential Impacts:

The applicant is proposing major renovations to the subject property and existing building. A portion of the existing building will be demolished and replaced. An 8,600 SF addition will be added to the east side of the building that will expand the service bays and collision center. The exterior façade will be updated as well.

The property houses the special use of a vehicle sales and service. The site is proximate to several commercial uses which are along Blue Lakes Boulevard. To the east is a residential neighborhood.

Staff does not anticipate the expansion to create negative impacts to the surrounding properties.

The proposed use is consistent with the C1 PUD zoning subdistrict and the C1 zoning district.

The property is suitable for the expansion, it is in harmony and consistent with the general purposes of the Comprehensive Plan and is not detrimental to any of the outright permitted uses or other existing uses

in the zone and will not otherwise be detrimental to the public health, safety, and welfare.

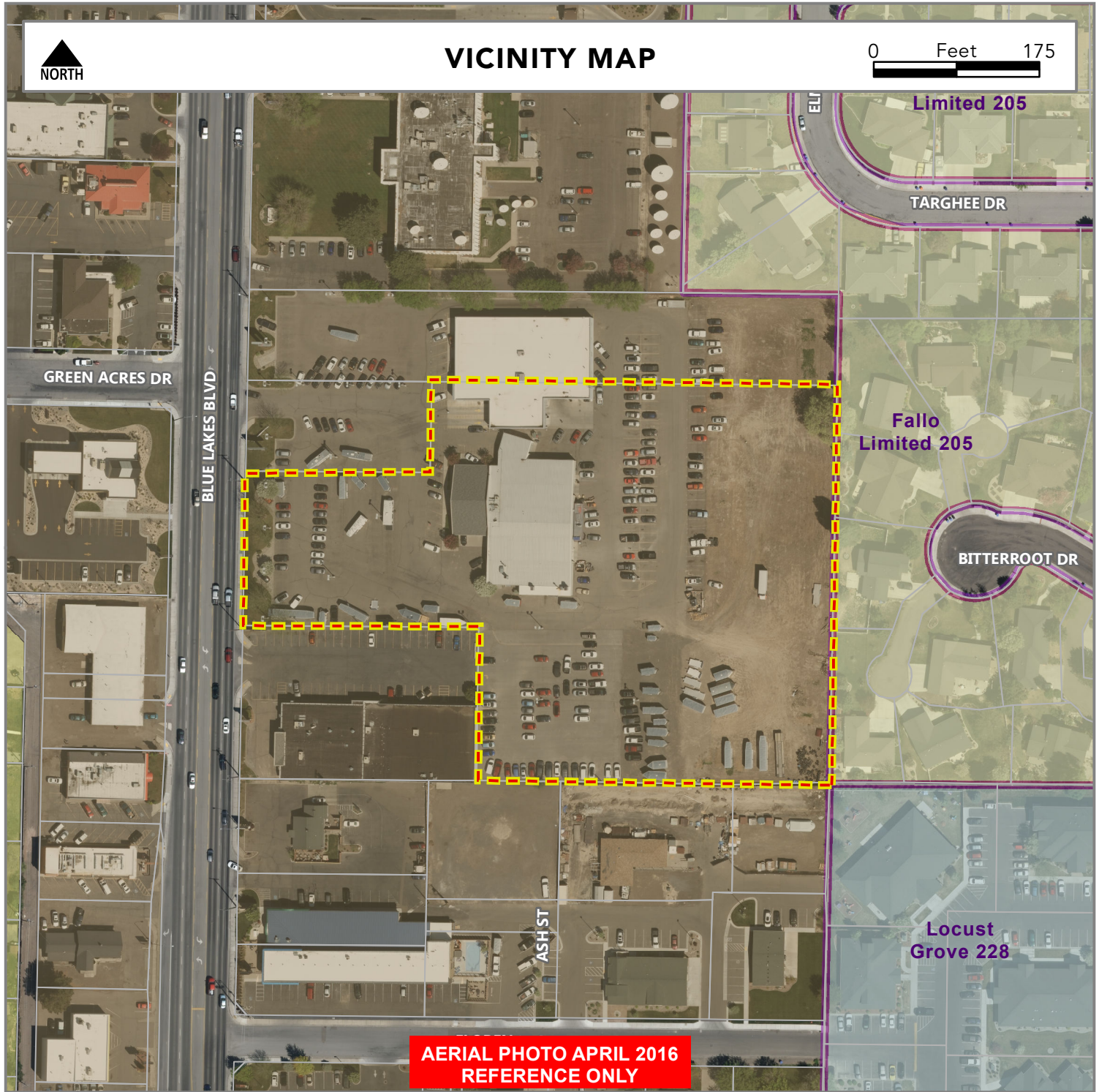
Conclusions:

Upon conclusion should the Commission approve the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Attachments:

1. Vicinity Map
2. Narrative
3. Exhibits
4. Photos



- | | | | |
|--|-----|---|-----|
|  | PUD |  | R-2 |
|  | C-1 |  | R-4 |



134 3rd Ave E.
Twin Falls, ID 83301
208.736.8050

Rob Green Hyundai is planning a major renovation of the site, showroom, service area, office areas, and customer lounge areas. Approximately 7,100 SF will be demolished and replaced with approximately 7,500 SF. An addition that is approximately 8,600 SF is planned on the east side of the building that will expand the Service Bays and the Collision Center. The modernization will bring the exterior façade up to the current design requirements of Hyundai.

The existing facility is about 15,800 SF. The facility will be approximately 24,600 SF. The new square footage is being increased by approximately 9,000 SF. 25% of 15,800 would allow for an addition of 3,950 SF. With the size of the addition an amendment to the special use permit is required.

Hyundai Motor America - Facility space guidelines

Input Dealer Code:	id009	
Dealer Name:	Rob Green Hyundai	

Category Reference

	sqft		
TOTAL useable land and building area	49,200	122,859 SF	
Building	9,700	15,321 SF	

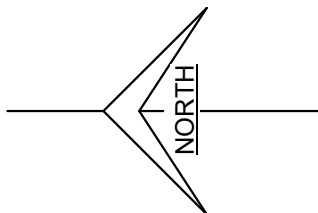
Space Guideline - building	Min. Requirement		Actual / Planned	
	sqft	#	sqft / #	% Guide
Customer Focus Areas	2,930	-	4,745 SF	
Display Vehicles	Incl. in CFA	3	2	
General admin / business office	770	-	984 SF	
Service drive	1,800	4	1,168 SF / 4	
Service workshop	3,150	-	7,738 SF	
Service workshop (bays with lifts, including alignment rack)	-	6	12	
Parts storage	1,050	-	686 SF	
TOTAL Building area	9,700	-	15,321 SF	
Space Guideline - Useable land	sqft		sqft	
	sqft	#	sqft	
Sales customer parking	2,400	8	14,749 SF / 22	
Service shop parking	7,200	24	13,481 SF / 33	
New vehicle display	16,000	50	31,621 SF / 90	
Used vehicle display	6,400	20	41,596 SF / 102	
Employee parking and miscellaneous	7,500	20	6,091 SF / 17	
TOTAL Useable land area (excl. building)	39,500	122	107,538 / 264	

Notes and guidance:

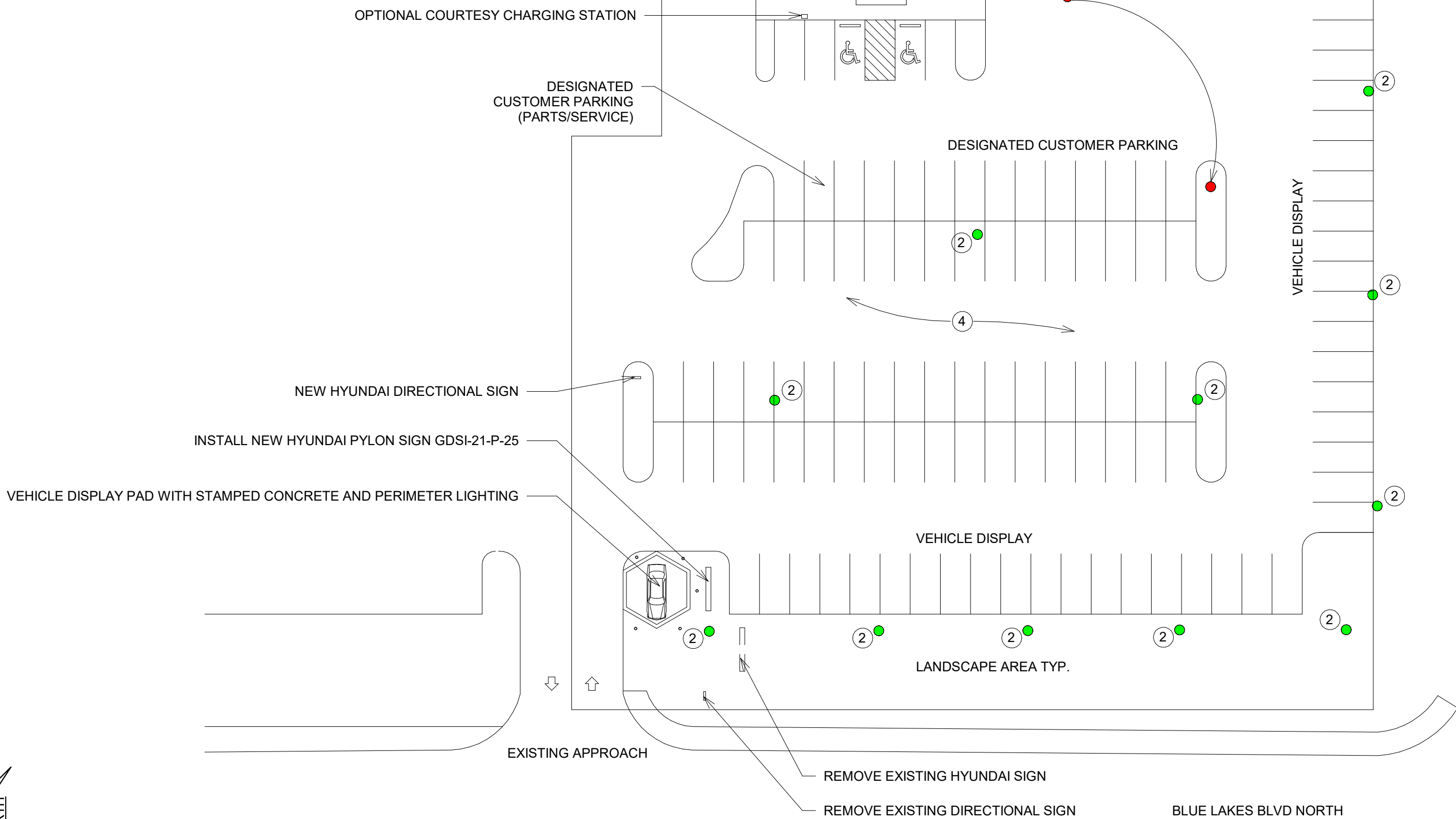
BUILDING										ADMIN	
CUSTOMER FOCUSED AREAS										TOTAL CF AREA	TOTAL OFFICE
Showroom Display	Showroom display area	Sales / F&I offices	NVD area	Customer Lounge area	Manager office area	Service Write-up area	Customer Restroom area	Parts / Cashier area			
2	1,642	355	332	435	398	1,168	276	156		4,762	753
# Vehicles	sqft	sqft	sqft	sqft	sqft	sqft	sqft	sqft		sqft	sqft

GENERAL NOTES:

- ALL FINISHES AND MATERIALS SHOULD BE IN ACCORDANCE WITH THE GDSI 2.0 DESIGN MANUAL.
- SITE LIGHTING POLES, FIXTURES AND FINISH (BRONZE COLOR) MUST MATCH SPECIFICATIONS IN GDSI 2.0 FACILITY BRAND STANDARDS.
- VEHICLE DISPLAY LOTS MUST BE PAVED WITH ASPHALT OR CONCRETE. STANDARD 6" HIGH CONCRETE CURBING OR CURB & GUTTER IS REQUIRED ADJACENT TO BUILDINGS AND AT ALL WALKWAYS, ISLANDS AND EDGE OF PAVEMENT.
- VEHICLE DISPLAY PAD. REFER TO SECTION 4.4 OF THE DESIGN MANUAL FOR MORE INFORMATION.
- LANDSCAPING SHOULD INCLUDE LOCALLY SUITABLE, LOW EVERGREEN PLANTINGS UTILIZED AROUND THE SHOWROOM, IN THE VEHICLE DISPLAY AREA AND ADJACENT TO ALL CUSTOMER WALKWAYS. SELECT SPECIES THAT WILL NOT BLOCK VISIBILITY OF THE VEHICLES AND FACILITY OR BECOME A MAINTENANCE ISSUE.
- SITE WALLS AND FENCES: IF INCORPORATED, ALL WALLS AND FENCING MUST BE IN GOOD REPAIR. FENCE SHOULD BE STANDARD GALVANIZED OR BLACK VINYL FINISH. WALLS SHOULD BE PAINTED "ANTLER VELVET" TO COORDINATE WITH TEH BUILDING. BARBED WIRE IS PROHIBITED.
- ELECTRIC VEHICLE CHARGERS: LOCATE AT LEAST ONE PEDESTAL OR WALL MOUNTED EV CHARGING STATION IN A LOCATION AT THE FRONT OF THE STORE, VISIBLE FROM THE PUBLIC RIGHT-OF-WAY AND EASILY ACCESSIBLE FOR CUSTOMER USE. INSTALL WITH HYUNDAI CUSTOM WRAP TO CLEARLY IDENTIFY THE CHARGERS.
NOTE: OPTIONAL UNLESS REQUIRED BY STATE OR LOCAL GOVERNMENT (ZEV LEGISLATION). IF PUBLIC EV CHARGING STATIONS ARE NOT INSTALLED, DEALER MUST INSTALL TWO 3" CONDUITS FOR FUTURE USE.



1 Site
1" = 30'-0"



DEMOLITION KEYNOTES:

- RELOCATE FIRE HYDRANT.
- REMOVE LIGHT POLE AND BASE IN ITS ENTIRETY.
- NEW LIGHT POLE.
- REMOVE EXISTING PARKING STALL PAINT AND PREPARE FOR NEW PARKING STALL LAYOUT.

8/4/2021

DATE

A REMODEL / ADDITION FOR:

ROB GREEN HYUNDAI

1070 BLUE LAKES BLVD N, TWIN FALLS ID 83301

SITE PLAN

Laughlin Ricks Architecture

architecture/planning

134 3RD AVE. E. * Twin Falls, Idaho 83301

PHONE: (208) 736-8050

DATE: 8/4/2021

Drawn Checked

A1-0







Date: Tuesday, September 28, 2021
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow for an Automobile and truck service and/or repair on property located at 356 Addison Avenue West c/o Advanced Suspension Design. (PZ21-0136)

Time Estimate:

Approximately 5-10 minutes for the presentation with questions/comments to follow.

Background:

This a request to operate an automotive service and repair shop. They applicant would like to remove the existing building and construct a new building on site.

Approval Process:

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Budget Impact:

n/a

Regulatory Impact:

Per City Code 10-4-8 states "a special use permit is required for an automobile and truck service and/or repair.

Per City Code 10-11 states "required improvements shall be provided whenever a building or structure is constructed..." The applicant has been informed of these required improvements and is aware that the site plan provided with this request will need a few amendments prior to approval of a building permit, should the Special Use Permit be approved

History:

The property has operated as an automobile dealership until recently, however that business did not provide service/repair.

Analysis:

The previous land use on the property was automotive related. The hours of operation for this business will be comparable to the previous business. The property is surrounded by other commercial uses and a

church to the north. Staff does not anticipate any negative impacts to the surrounding properties.

Conclusion:

Upon conclusion should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Attachments:

1. PZ21-0136 SUP SR
2. Vicinty Map
3. Narrative
4. Elevations
5. Draft Site Plan



Special Use Permit Staff Report

To: Planning & Zoning Commission

Presenter: Lisa Strickland, City Planner

Request: for a **Special Use Permit** to allow for an automobile and truck service and/or repair on property located at 356 Addison Avenue West.

Application: PZ21-0136

Applicant & Representative:

Advanced Suspension Design
317 Addison Ave W
Twin Falls, ID 83301

Public Hearing: September 14, 2021

Background:

This is a request to operate an automotive service and repair shop. The applicant would like to remove the existing building and construct a new building on site.

History:

The property has operated as an automobile dealership until recently, however that business did not provide service/repair.

Approval Process:

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Applicable Zoning Regulations:

Per City Code 10-4-8 states "a special use permit is required for an automobile and truck service and/or repair.

Per City Code 10-11 states "required improvements shall be provided whenever a building or structure is constructed..." The applicant has been informed of these required improvements and is aware that the site plan provided with this request will need a few amendments prior to approval of a building permit, should the Special Use Permit be approved.

Comprehensive Plan Compliance:

The 2016 Comprehensive Plan; "Grow With Us" designates this Area as appropriate for "Mixed Use." As this is a request to establish a land use that is categorized as retail staff has determined this request is compliant with 2016 comprehensive plan.

Analysis and Potential Impacts:

The previous land use on the property was automotive related. The hours of operation for this business will be comparable to the previous business. The property is surrounded by other commercial uses and a church to the north. Staff does not anticipate any negative impacts to the surrounding properties.

Conclusions:

Upon conclusion should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Attachments:

1. Vicinity Map
2. Narrative
3. Exhibits
4. Photos



Current Zoning: C-1 Commercial

Existing Land Use: Commercial

Comprehensive Plan: Mixed Use

Proposed Land Use: Auto/Truck Service & Repair

Surrounding Zoning Designations & Land Use(s)

North: Church

East: Commercial/Gas Station

South: Addison Ave W/Commercial

West: Motel

Applicable Regulations

10-1-4, 10-1-5, 10-2, 10-4-8, 10-11

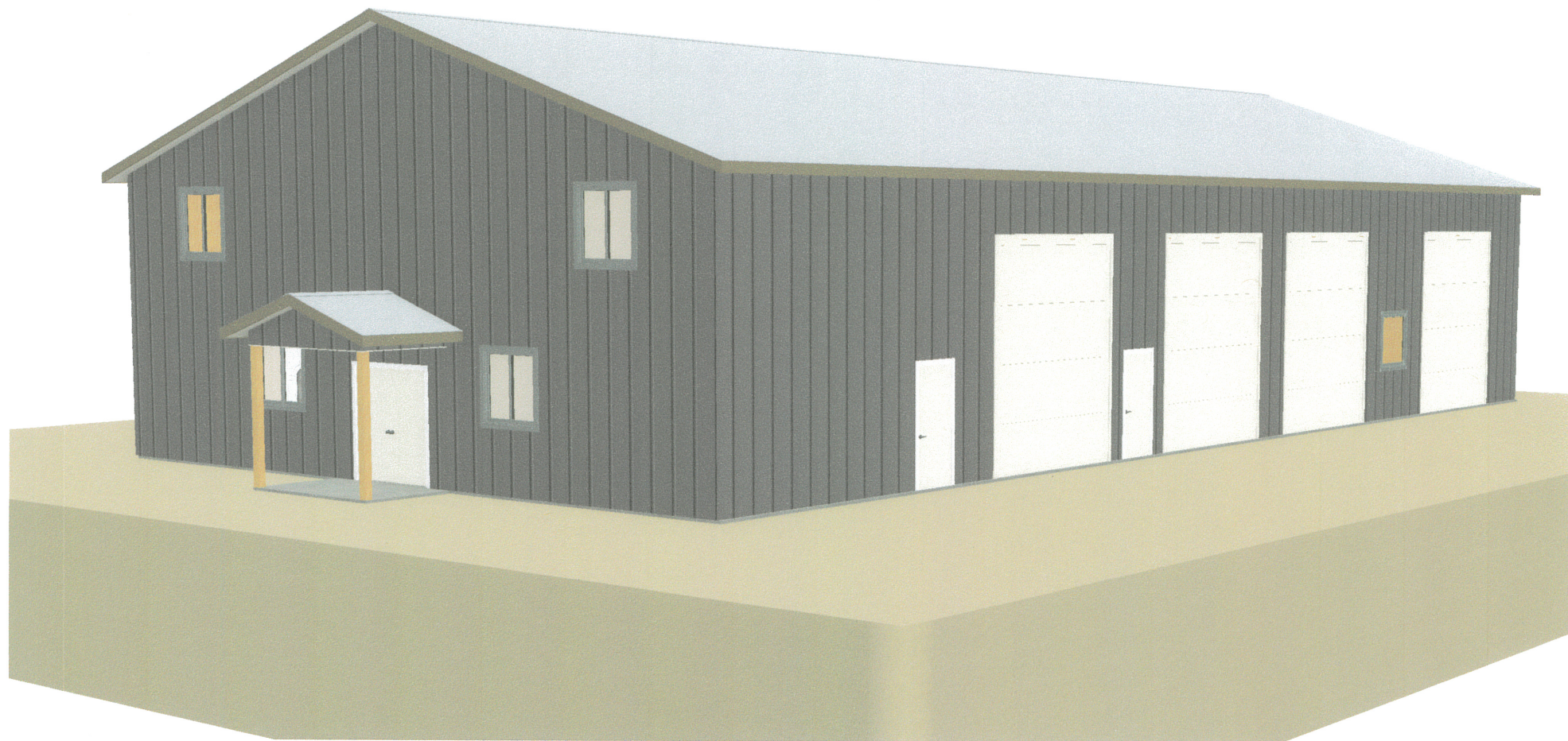
To Whom it May Concern,

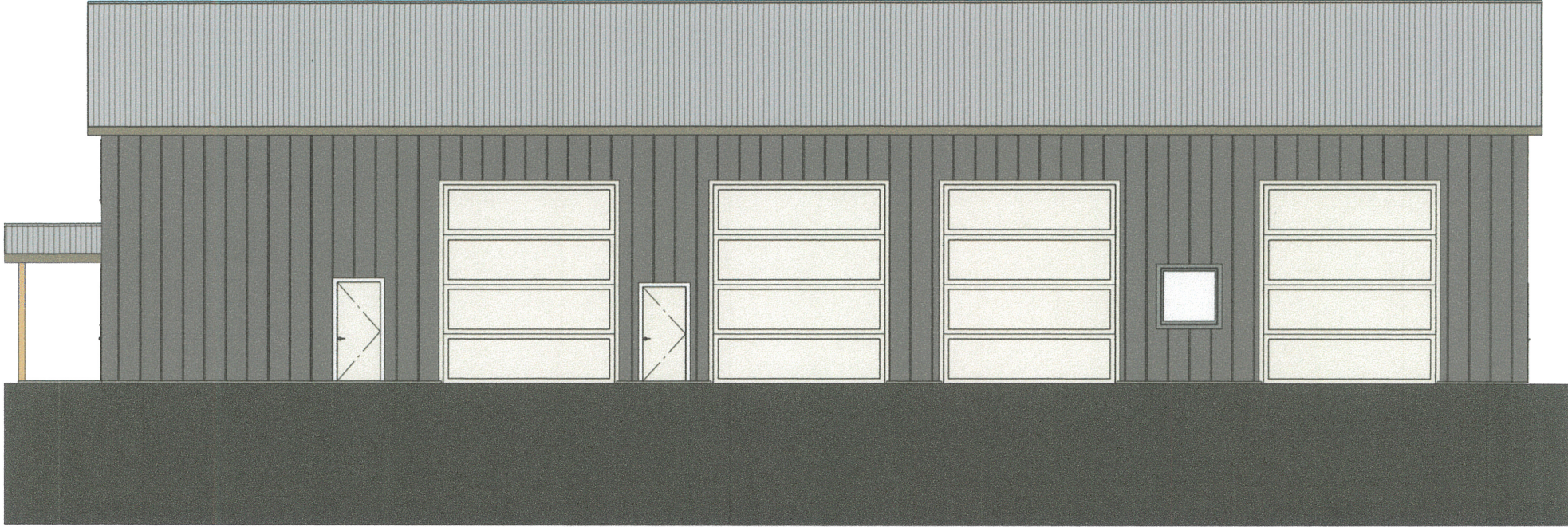
We would like to switch this piece of property from an automotive dealership to a automotive repair shop. The repair shop will be open 8am to 5pm Monday through Friday, closed Saturday and Sunday. We will have approximately 5 employees and see roughly 10-15 vehicles daily. We feel the effects to the joining properties will be minimal if not nonexistent.

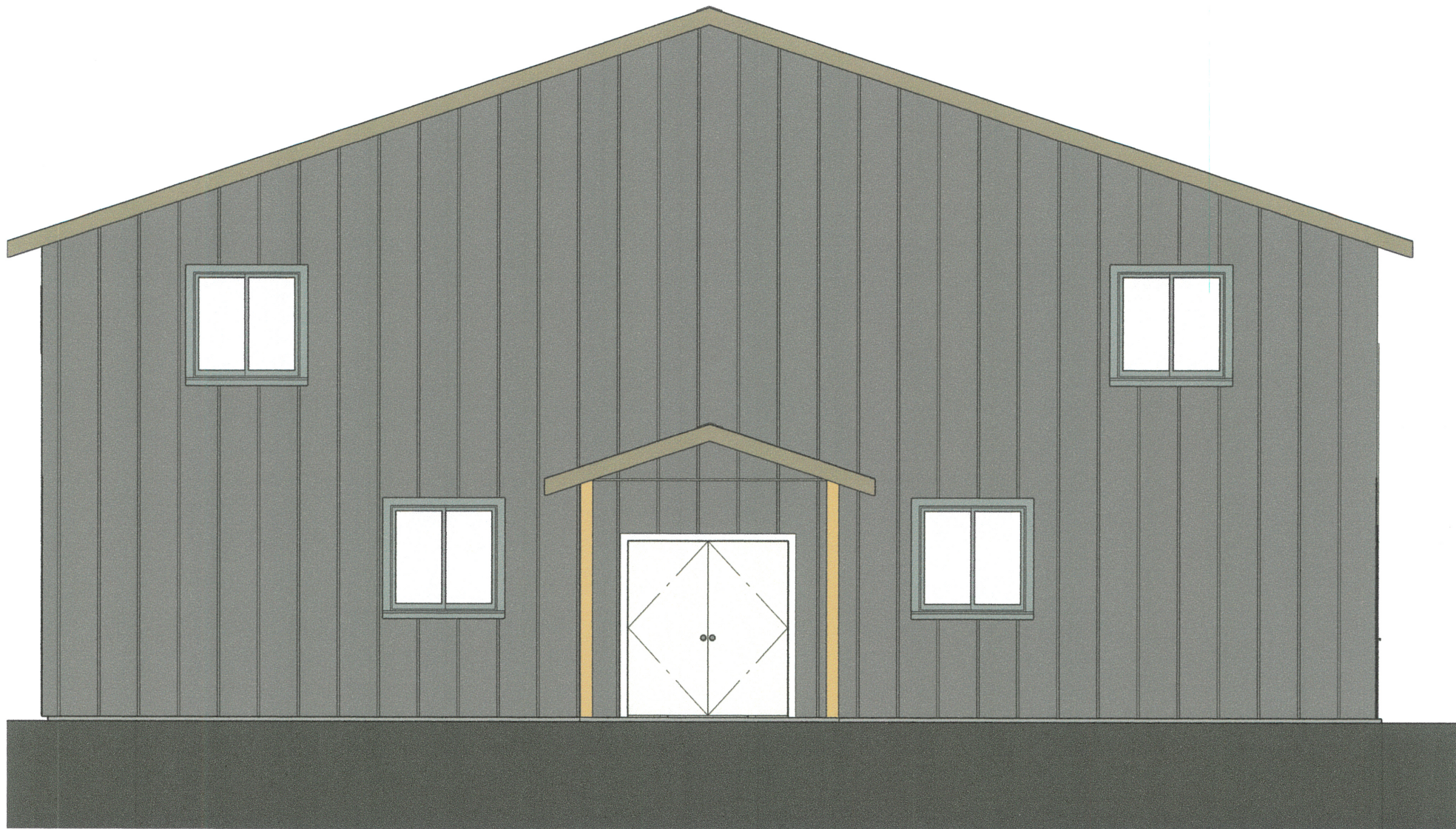
Thank you for your time,

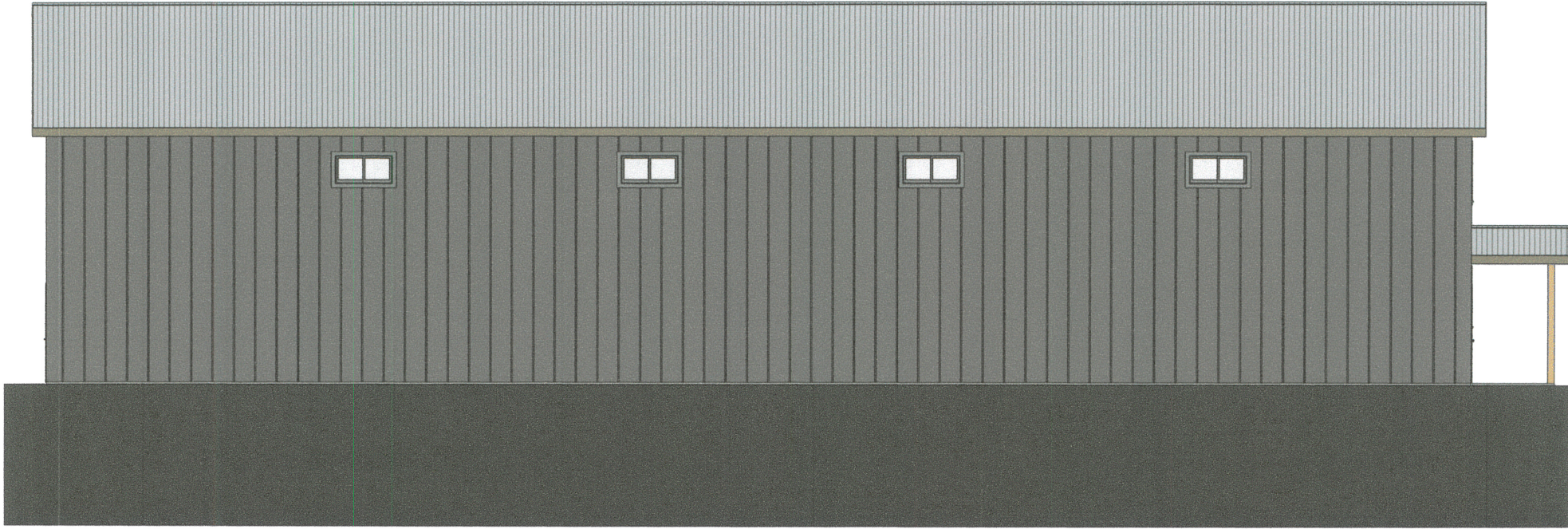
Jeff Trammell

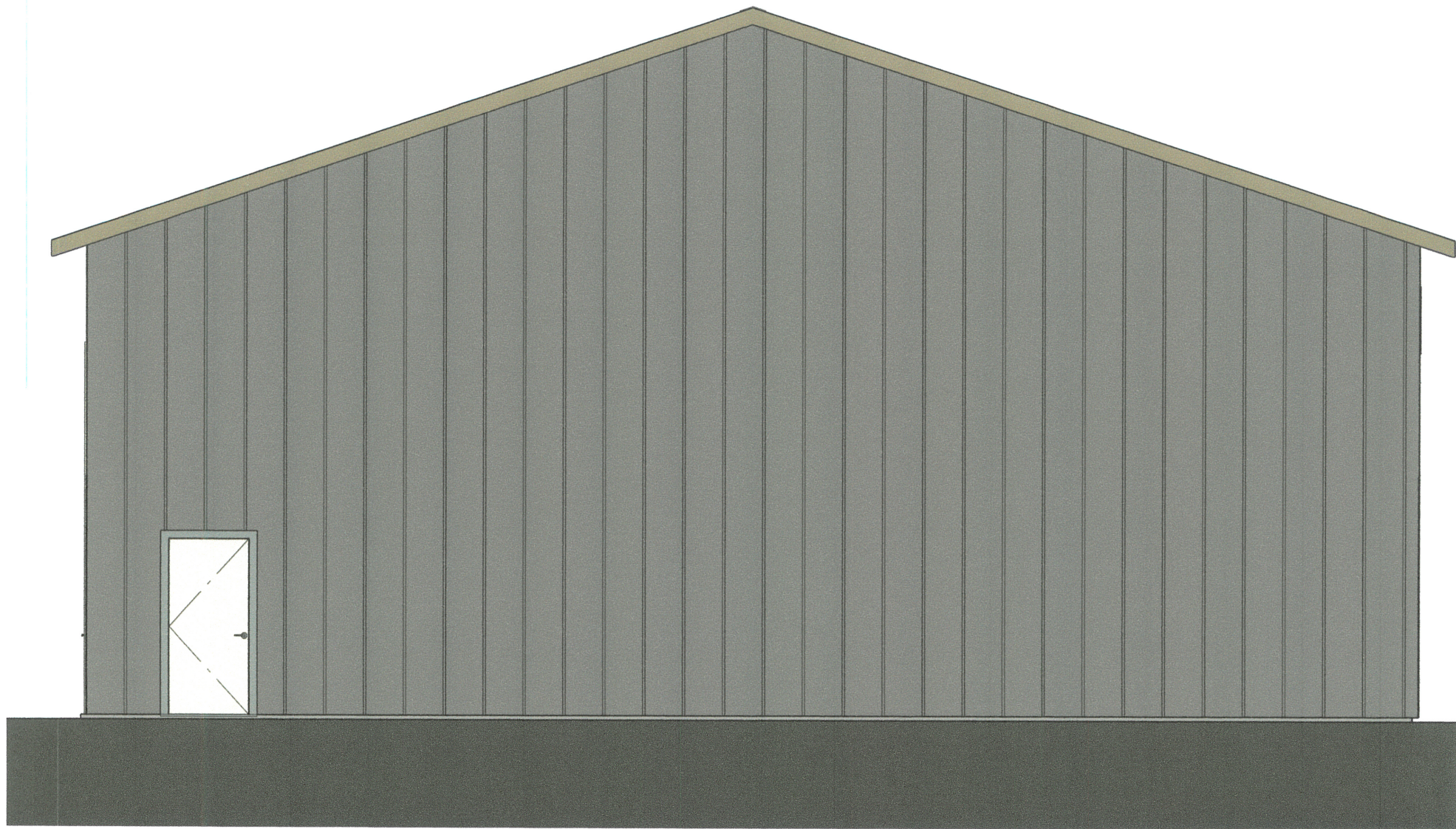
A handwritten signature in black ink, consisting of a stylized 'J' and 'T' followed by a long horizontal line.



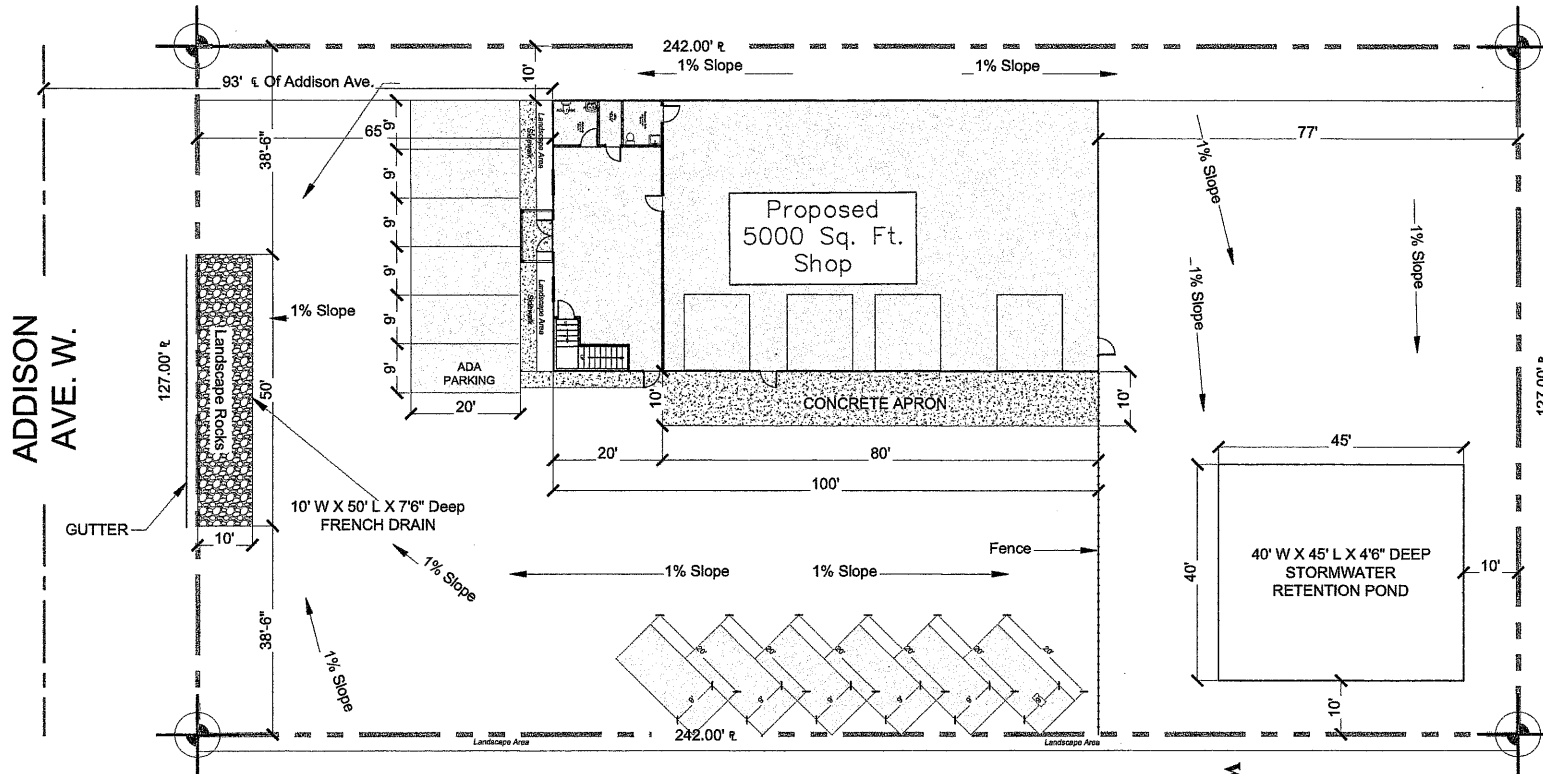








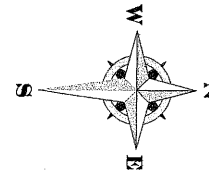
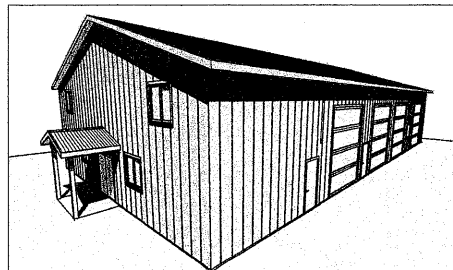
Draft-Subject to site plan amendments as required by City Codes and Standards



GENERAL NOTES:
ALL WORK PERFORMED SHALL MEET CURRENT ADOPTED CODES.
(IN CASE OF CONFLICTING NOTES, THE MOST STRINGENT REQUIREMENT SHALL APPLY.) VERIFY ALL UTILITIES BEFORE DIGGING. PROPERTY LINES ARE CONTRACT LIMITS. SITE AND STRUCTURE SHALL BE KEPT CLEAN. HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS IN CASE OF ERRORS OR DISCREPANCIES, BEFORE CONSTRUCTION BEGINS. HOME TO BE BUILT AS PER IRC, IBC OR CURRENT CODE DO NOT SCALE.

TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND / OR BUILDER'S EXPENSE AND RESPONSIBILITY. THE CONTRACTOR AND/OR OWNER SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWINGS. J.L. DRAFTING & DESIGN IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR AND/OR OWNER MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER. ALL CALCULATIONS AND MEMBER SIZING SHOULD BE VERIFIED BY A CERTIFIED BUILDING OFFICIAL OR PROFESSIONAL ENGINEER.

THEREFORE IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE SUFFICIENT INFORMATION TO THE EXPERIENCED BUILDER TO CONSTRUCT THE PROJECT SHOWN. IT IS HIS MUST TAKE RESPONSIBILITY TO VERIFY ACCURACY AND COMPLIANCE WITH ALL REGULATORY AGENCIES PRIOR TO CONSTRUCTION. THEIR REQUIREMENTS PRECEDENCE OVER THOSE SHOWN AND FIELD ADJUSTMENTS MADE ACCORDINGLY.



Seismic Design Category - C
Roof Design Snow Load - 30 psf
Wind Load - 115 mph (3 sec gust)
Frost Depth - 24"

LOT AREA = 50734 SQ. FT. 0.709 Acres

LEGAL	
PARCEL: RPT261000026	
SUB: TWIN FALLS HOLLOMAN ADDITION	
BLOCKS:	
CITY: Twin Falls	STATE: Idaho
COUNTY: TF	
ADDRESS: 388 Addison Ave. W. Twin Falls, ID 83401	

Sheet Schedule

- A- 1 COVER SHEET / SITE PLAN
- A- 2 NOTES
- A- 3 POST PLAN
- A- 4 TYP. DETAILS
- A- 5 ENDS & SIDES DETAILS
- A- 6 ELEVATIONS
- A- 7 ROOF LAYOUT

Site Plan
Scale: 1" = 10'



C-N-R CONSTRUCTION
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KIMBERLY, ID 83341
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PROJECT NAME & DESCRIPTION:
TWIN FALLS HOLLOMAN ADDITION
SUBMITTER:
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SHEET TITLE:
Site Plan

DATE: 8/5/2020
SCALE: 1" = 10'
SHEET:
A-1
1 of 7