



Twin Falls Planning & Zoning Commission Agenda

Tuesday, October 12, 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) Approval of minutes from the following meeting: September 28, 2021
- 3) Items of Consideration - None
- 4) Public Hearings
 - a) **ACTION ITEM:** 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 c/o Paul Hilbig on behalf of Blue Terra Development LLC. (PZ21-0141)
By: Lisa Strickland, City Planner
 - b) Request for a recommendation to City Council on the appropriate Zoning District for property proposed to be Annexed located at 763 and 797 Cento Drive c/o Rex Harding on behalf of George Shannon and KRP Property Investments. (PZ21-0131) ***-withdrawn by applicant***
 - c) **ACTION ITEM:** Request for a Special Use Permit to operate sporting vehicle and motorcycle service and repair on property located at 2964 Addison Avenue East c/o EHM Engineers, Inc. on behalf of Adventure Motor Sports. (PZ21-0144)
By: Elizabeth Hart, Senior Planner
 - d) **ACTION ITEM:** Request for a Special Use Permit to operate an indoor recreation facility on property located at 766 Falls Avenue c/o Sam Krapf. (PZ21-0146)
By: Ian Zollinger, City Planner
- 5) Upcoming Meeting(s)
 - a) **INFORMATIONAL:** Tuesday, October 26, 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 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

Chairperson Titus called the meeting to order at 6:00 pm.

A quorum was present.

Members Present: Titus, Kelley, Hansen, Musser, Perez, Bolton

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

2) Consent Calendar

MOTION: Curtis Hansen moved to approve the Consent Calendar, as presented.

Commissioner Kelley seconded the motion.

Approved by a vote of 4-0-2.

- a) Approval of minutes from the following meeting: September 14, 2021

3) Items of Consideration

- a) 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).

Staff Presentation:

City Planner Strickland presented the 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).

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.

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.

n/a

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

Applicant Presentation:

Michael Fife, applicant, presented the 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. He stated this area needs more residential units, as the closest residential is .7 miles away. He shared two layouts: one with the proposed parking and one with parking as according to City Code. He stated with the requested plan, 60% of units will have garages, while the rest will have open parking. He shared pictures of the finished buildings and interiors of a unit. He stated, counting the garages, the required parking of 271 spaces is satisfied.

PZ/Questions & Comments:

- Vice Chair Kelley asked for the definition of tandem parking.
- City Planner Strickland clarified tandem parking equals one (1) parking spot in the driveway and one (1) in the garage, with open guest parking available.
- Planning and Zoning Director Spendlove stated the units have assigned parking (including the garage and driveway).
- Commissioner Bolton asked if there are other places in town that have tandem parking.
- City Planner Strickland stated there is no tandem parking at this time.
- Commissioner Hansen asked if Latitude Circle is a private road.
- Planning and Zoning Director Spendlove stated it is a public road.
- Vice Chair Kelley asked about the access points off Latitude Circle.
- Mr. Fife stated there are two access points off Latitude Circle.
- Vice Chair Kelley asked the applicant for clarification regarding the garages being part of the tandem parking.
- Mr. Fife stated the garages are part of the tandem parking.
- Chairperson Titus asked about the 271 spaces being required parking.
- Planning and Zoning Director Spendlove stated the number of spaces meets code for parking requirements.
- Mr. Fife clarified how the parking was calculated.

- Commissioner Perez asked what the commission is being asked to approve with the application.
- Mr. Fife stated not the developers are not cutting corners and meeting code with full size stalls.
- Commissioner Perez asked if parking is allowed on the street.
- Planning and Zoning Director Spendlove stated public parking is allowed on the street for 24 hours at a time.
- Commissioner Hansen stated the applicant will need to ease some concerns at public hearing. He has concerns for parking on the street flooding the area.
- Commissioner Musser likes the tandem parking concept because it opens up more green space. He asked if the garages will be used for parking and believes there would be an issue for street parking either way.
- Commissioner Bolton agreed w/ Commissioner Musser. She stated she likes the concept, as only the garage units will have the tandem parking.
- Vice Chair Kelley stated the concept follows the Comprehensive Plan, but agrees with Commissioner Hansen as the parking is hard to enforce not being used as storage.
- Chairperson Titus stated she agrees the no storage in the garages will be difficult to enforce.
- Mr. Fife stated he appreciates the comments on the parking and their concerns will be addressed at the Public Hearing.

4) Public Hearings

- a) 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)

Staff Presentation:

Senior Planner Hart presented the 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)

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 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.

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.

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:

Colby Ricks, representing applicant, presented the request for an expansion of an automobile and truck sales/service on property located at 1427 Blue Lakes Blvd. North. He stated the detail bay will be moved to a separate location detached from the service bays. He stated the new building will match existing construction. He stated the landscaping area along Blue Lakes Blvd North will be brought up to code.

PZ/Questions & Comments:

- Vice Chair Kelley asked if there are landscape requirements w/this change.
- Senior City Planner Hart clarified the landscape changes required.

Public Hearing: Opened and closed w/o input

Discussions Followed: without concerns

MOTION: Commissioner Bolton moved to approve the 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), as presented with staff recommendations.

Commissioner Musser seconded the motion.

Unanimously approved by a vote of 6 to 0.

- b) 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)

Staff Presentation:

Senior Planner Hart presented the 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)

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 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%.

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.

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:

Colby Ricks, representing applicant, presented the 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. He stated Hyundai has national standards that will be implemented with the expansion. He stated they will tear down the existing showroom and bring it down to one level. He stated the expansion of service bays will help expand business. He said they will also be updating the landscaping plan to meet the current code requirements.

PZ/Questions & Comments:

- Chairperson Titus asked about parking and landscape requirements.
- Senior Planner Hart stated not with this request.
- Commissioner Hansen asked about dirt patch in the rear of the property.
- Mr. Ricks stated it is the storm water retention and they will be using trees to line the rear of the property to help buffer the noise from the residential area.
- Chairperson Titus asked staff if the outdoor speakers are part of the current SUP.
- Planning and Zoning Director Spendlove stated staff will check on it. He stated if it was part of the original approval, there is no change. If not, staff will work with the applicant, as it is not part of this application. The outdoor speakers are not up for discussion with this application.

Public Hearing: Opened

David Newberry, resident, stated his suggestions to help make the applicant a good neighbor to the residential areas by using a better method of paging and finding vehicles in yard without using the car alarms.

Public Hearing: Closed

Discussions Followed: without concerns

Commissioner Bolton left the meeting.

MOTION: Commissioner Kelley moved to approve the 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), as presented, with staff recommendations.

Commissioner Hansen seconded the motion.

Unanimously Approved by a vote of 5 to 0.

- c) 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)

Staff Presentation:

Is presented the 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)

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

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.

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:

Jeff Trammel, applicant, presented the 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. He stated they would like to expand their business of 14 years.

PZ/Questions & Comments:

- Commissioner Perez asked if there is a requirement for sound mitigation due to service of vehicles.
- City Planner Strickland clarified the neighbors can call the police department if it becomes a nuisance.
- Planning and Zoning Director Spendlove stated the narrative states the work will be indoors, which helps mitigate the sound. If the applicant needs to do heavy repair outdoors, that would need to be revisited at that time.

- Commissioner Hansen asked the property's zoning.
- City Planner Strickland stated the property is zoned C-1, and the demolition of the building triggers all required improvements and those have been reviewed with the applicant.
- Commissioner Hansen asked about the hours of operation. He asked if the applicant will be allowed to operate within the C-1 hours.
- City Planner Strickland stated yes, the applicant can operate during allowed C-1 hours.
- Chairperson Titus stated the hours of operation question was to clarify the applicant will not to be restricted by hours listed on their narrative.

Public Hearing: Opened

- Eric Watte, citizen, is in support of this project.

Public Hearing: Closed

Discussions Followed: without concerns

MOTION: Curtis Hansen moved to approve the 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), as presented with staff recommendations. Commissioner Musser seconded the motion.

Unanimously Approved by a vote of 5 to 0.

5) Upcoming Meeting(s)

- a) Tuesday, October 12, 2021

6) Adjournment

The meeting adjourned at 07:02 PM

Kelli Ebersole, Administrative Assistant



Date: Tuesday, October 12, 2021
To: Planning and Zoning Commission
From: Lisa Strickland

ACTION ITEM

Request:

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 c/o Paul Hilbig on behalf of Blue Terra Development LLC. (PZ21-0141)

Time Estimate:

The presentation will take approximatey 5-10 minutes with comments/questions to follow.

Background:

The applicant is proposing that tandem parking be allowed and to be included in the calculation of off-street parking requirement. Counting the driveway as one space and the garage as the second space.

Approval Process:

Per Twin Falls City Code 10-6, the petitioner for a ZDA sub-district may, after pre-application conferences with the planning staff, submit a preliminary development plan to the Commission for preliminary review.

The Preliminary Presentation for this request was held September 28, 2021.

After the preliminary presentation, a public hearing shall be held before the Commission for a recommendation to the Council to approve, approve with conditions or deny the amendment request.

Budget Impact:

n/a

Regulatory Impact:

Per City Code 10-10-6 Parking Requirements:

- 1–2-bedroom units require 2 offstreet parking stalls per unit.
- 3-bedroom units require 2.5 offstreet parking stalls per unit.

The City Code does not allow for tandem parking. However, through the PUD Amendment process, a variation to the code can be requested.

History:

The Latitude 42 C-1 PUD Agreement #272 includes 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:

Taking into consideration, the development will be located along a dead-end road, is not adjacent to any residential development and approval of tandem parking may have minimal impacts on the surrounding area.

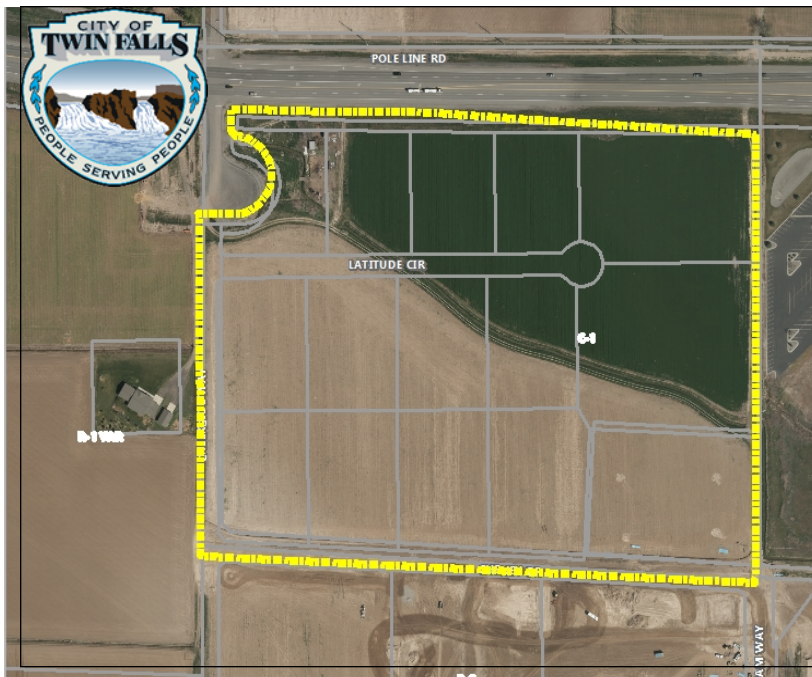
Conclusion:

The Commission is tasked with making a recommendation to the City Council. The Commission may recommend approval; recommend approval with conditions or deny the amendment request.

Should the City Council approve the request the amended document will be signed by the property owners, the City of Twin Falls recorded and applicable to both Latitude 42 Subdivision No. 1 & 2.

Attachments:

1. PZ20-0141 Public Hearing Staff Report
2. Vicinity Map
3. Narrative
4. Exhibits



Comprehensive Staff Report

To: Planning & Zoning Commission
Presenter: Lisa Strickland, City Planner

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

Public Hearing: October 12, 2021

Background:

The applicant is proposing that tandem parking be allowed and to be included in the calculation of off-street parking requirement. Counting the driveway as one space and the garage as the second space.

The development will have 130 units.

- 26 – 1 bedroom units
- 65 – 2 bedroom units
- 39 – 3 bedroom units

The applicant has stated in the narrative that the driveway and garage will be labeled and assigned to the units, and they will provide 115 guest stalls.

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.

Approval Process:

Per Twin Falls City Code 10-6 The petitioner for a ZDA sub-district may, after pre-application conferences with the planning staff submit a preliminary development plan to the Commission for preliminary review.

The Preliminary Presentation for this request was held September 28, 2021.

After the preliminary presentation, a public hearing shall be held before the Commission for a recommendation to the Council to approve, approve with conditions or deny the amendment request.

Applicable Zoning Regulations:

Per City Code 10-10-6 Parking Requirements:

- 1-2-bedroom units require 2 off street parking stalls per unit.
- 3-bedroom units require 2.5 off street parking stalls per unit.

City Code does not allow for tandem parking however through the PUD Amendment it can be requested as a variation from code.

Analysis:

Taking into consideration the development will be located along a dead-end road, is not adjacent to any residential development approval of tandem parking may not pose a dramatic impact to the surrounding area.

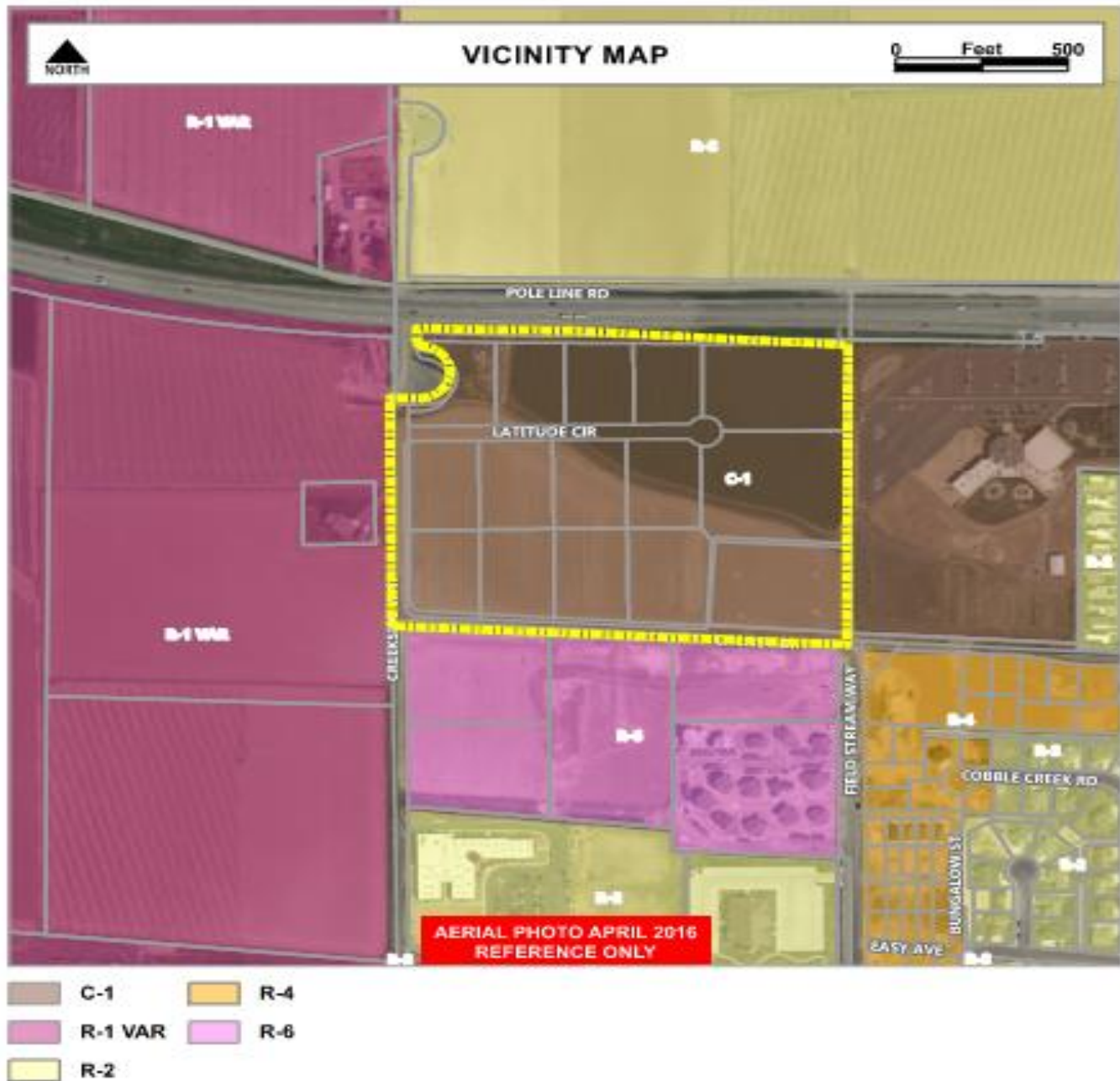
Conclusion:

The Commission is tasked with making a recommendation to the City Council. You may recommend approval; recommend approval with conditions or deny the amendment request.

Should the City Council approve the request the amended document will be signed by the property owners, the City of Twin Falls recorded and applicable to both Latitude 42 Subdivision No. 1 & 2.

Attachments:

1. Vicinity Map
2. Narrative
3. Latitude 42 PUD #272
4. PUD Amendment / Exhibits



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.

emailed
Mike 8-17-21

LATITUDE 42
PUD AMENDMENT

August 13, 2021

To the land owners within Latitude 42,

In order to develop our proposed 130 apartment units, the City of Twin Falls is requiring an amendment to the Latitude 42 PUD language. The amendment requires all owners within the subdivision to consent to the amendment language.

Proposed Language (pending city approval and input):

Garages and associated driveways shall be included in calculating the amount of off-street parking provided. Tandem parking shall be allowed. Each driveway parking stall shall be numbered and assigned to a specific unit.

As proof of your consent to allow garages to count towards the required parking calculation, please sign below.

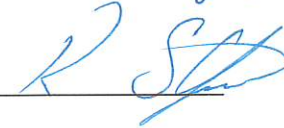
Regards,
Paul Hilbig

GERALD MARTEUS, 

Printed Name & Signature

CASEY STUTZMAN 

Printed Name & Signature

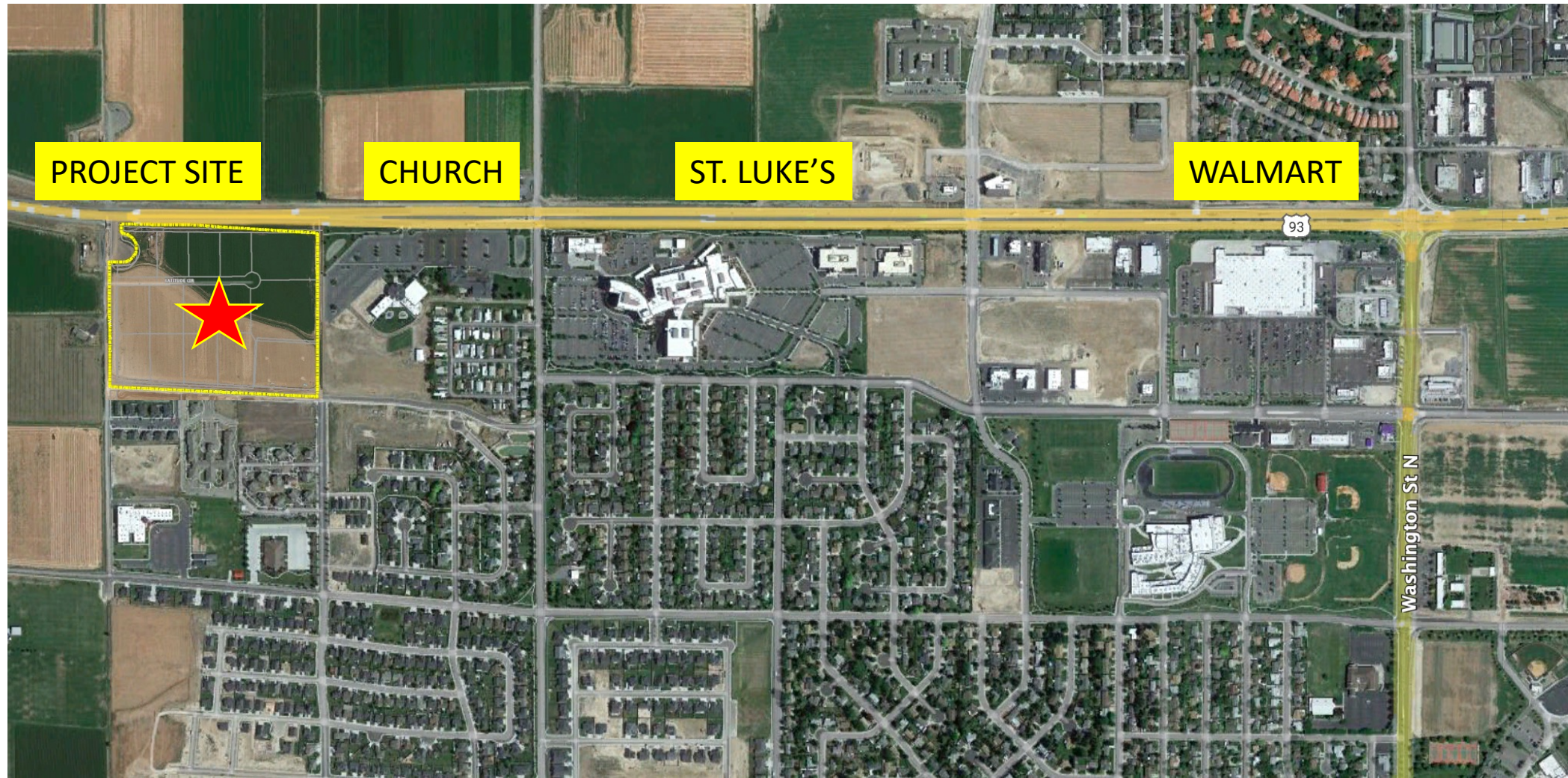
KEN STUTZMAN 

Printed Name & Signature

Printed Name & Signature

LATITUDE 42 APARTMENTS REQUEST FOR PUD AMENDMENT

VICINITY MAP



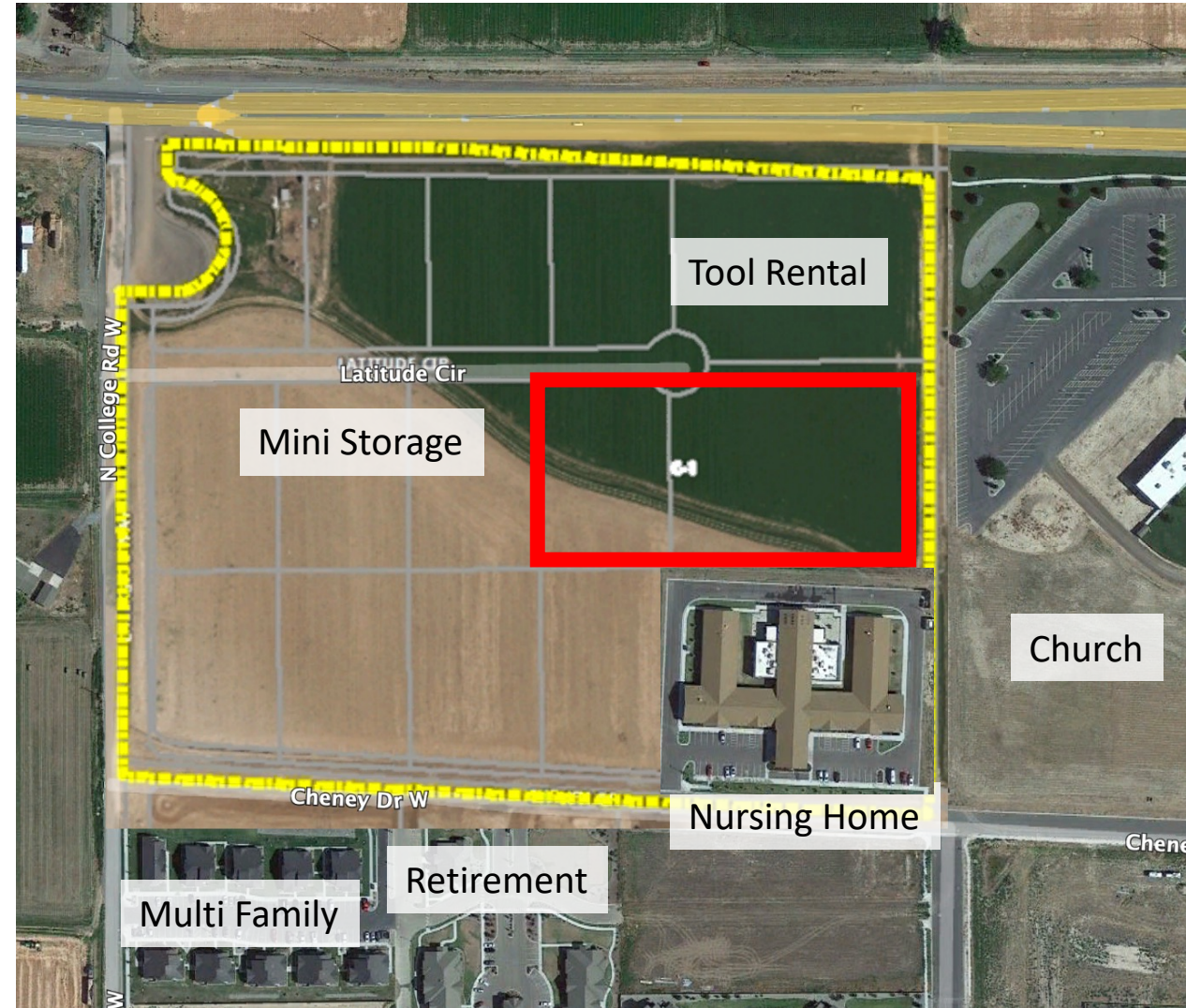
LATITUDE 42 APARTMENTS

SITE

- Immediately surrounded by non-residential uses
- 15 lots in PUD, all owners but one are in favor
 - One owner is neutral, none against
- End of cul-de-sac
- This is the 3rd Amendment to the PUD

AMENDMENT LANGUAGE

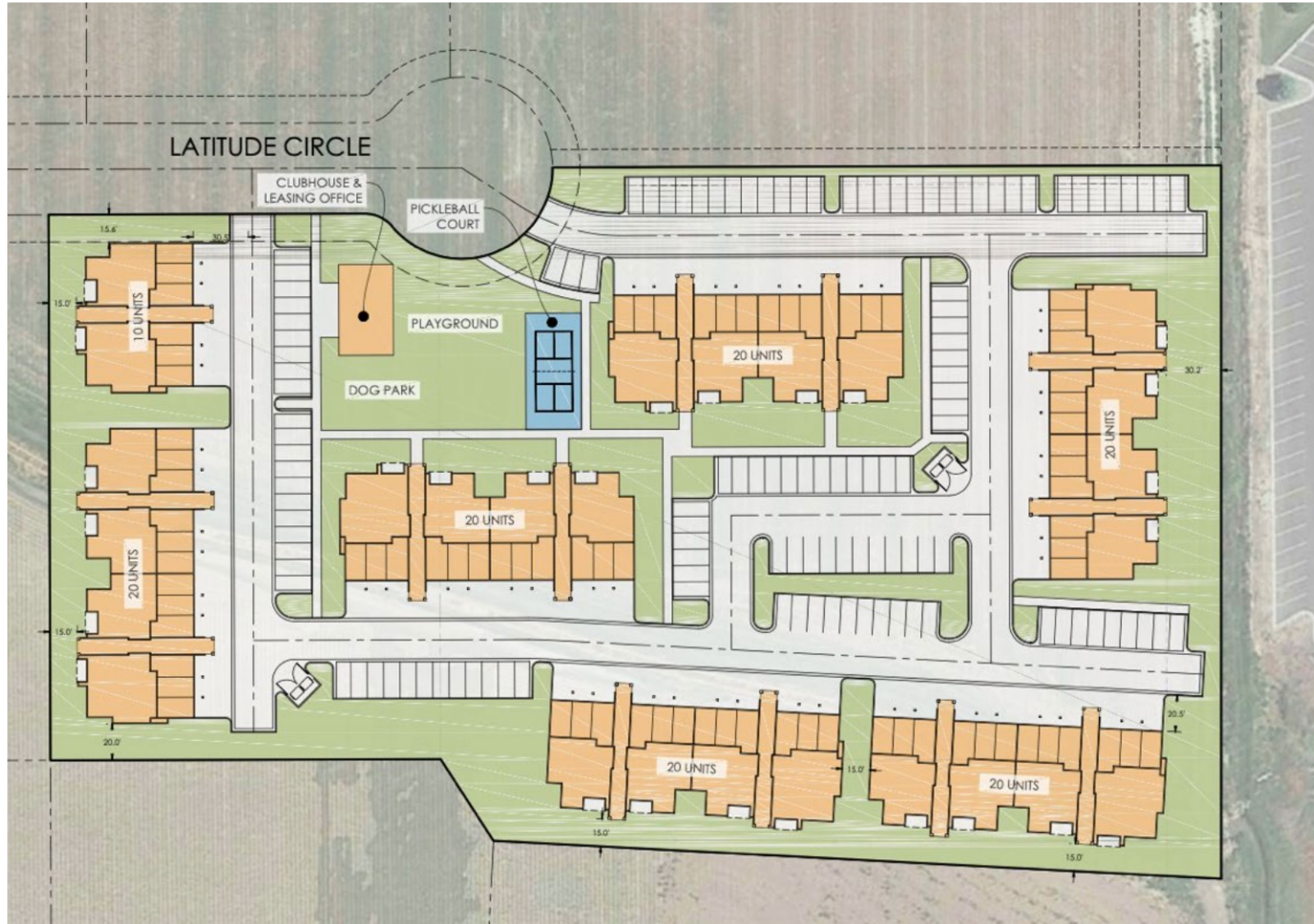
Garages and driveways, including tandem parking related thereto, shall be included in calculating the total count of off-street parking spaces required pursuant to the Property Development Standards provided herein.



LATITUDE 42 APARTMENTS

PROPOSED PROJECT

- 130 Units – 1, 2 & 3 Bedroom Units
- 5.15 Acres (25.2 units/acre)
- Clubhouse
- Pickleball Court & Playground
- Dog Park
- Garages for 60% of the units
- Strategically placed surface parking
 - Convenience to Units
 - Maximizes Open Space
 - 10% required, 28% provided



LATITUDE 42 APARTMENTS



20 Unit Building



10 Unit Building

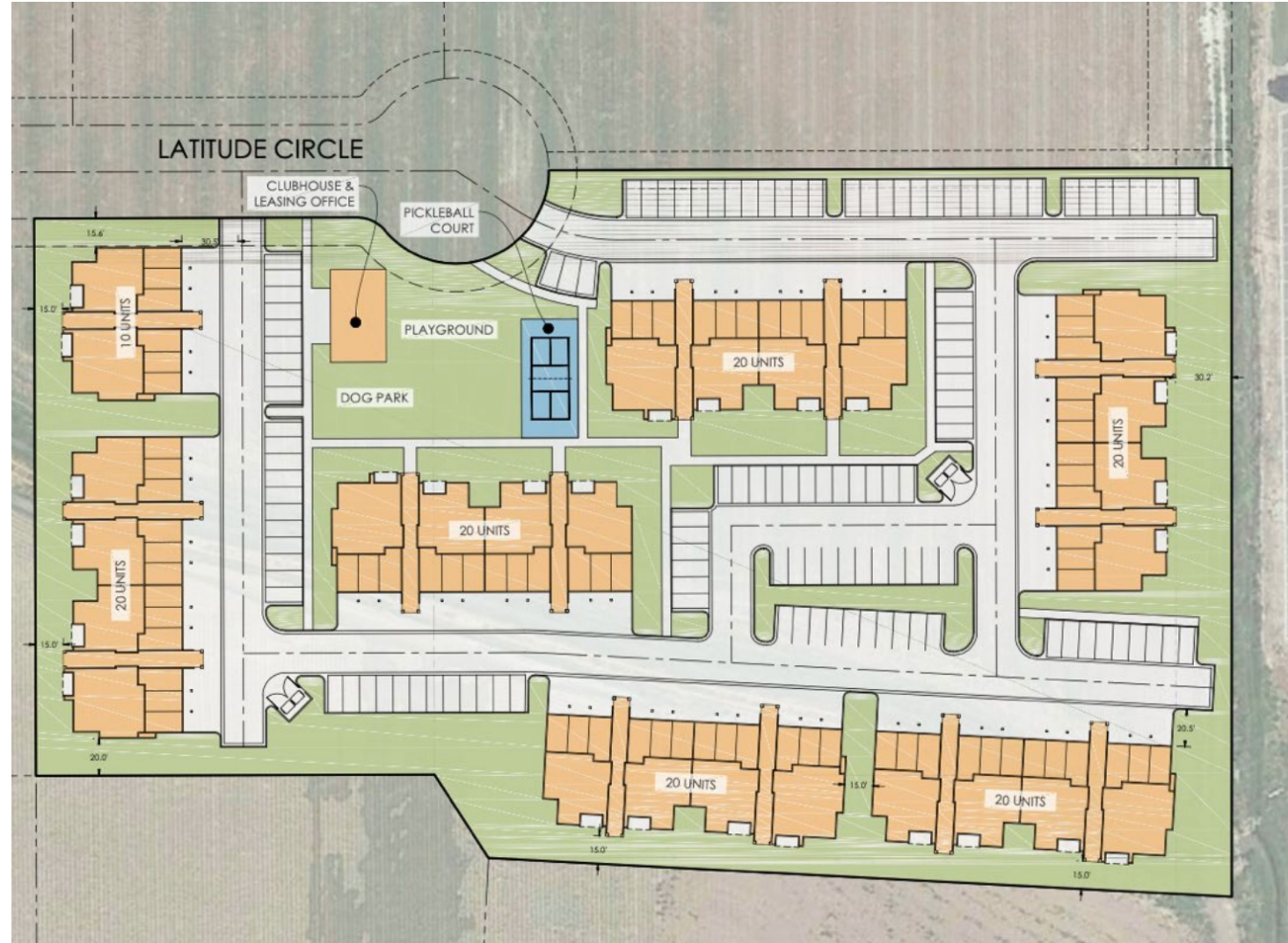


LATITUDE 42 APARTMENTS

PROPOSED PROJECT

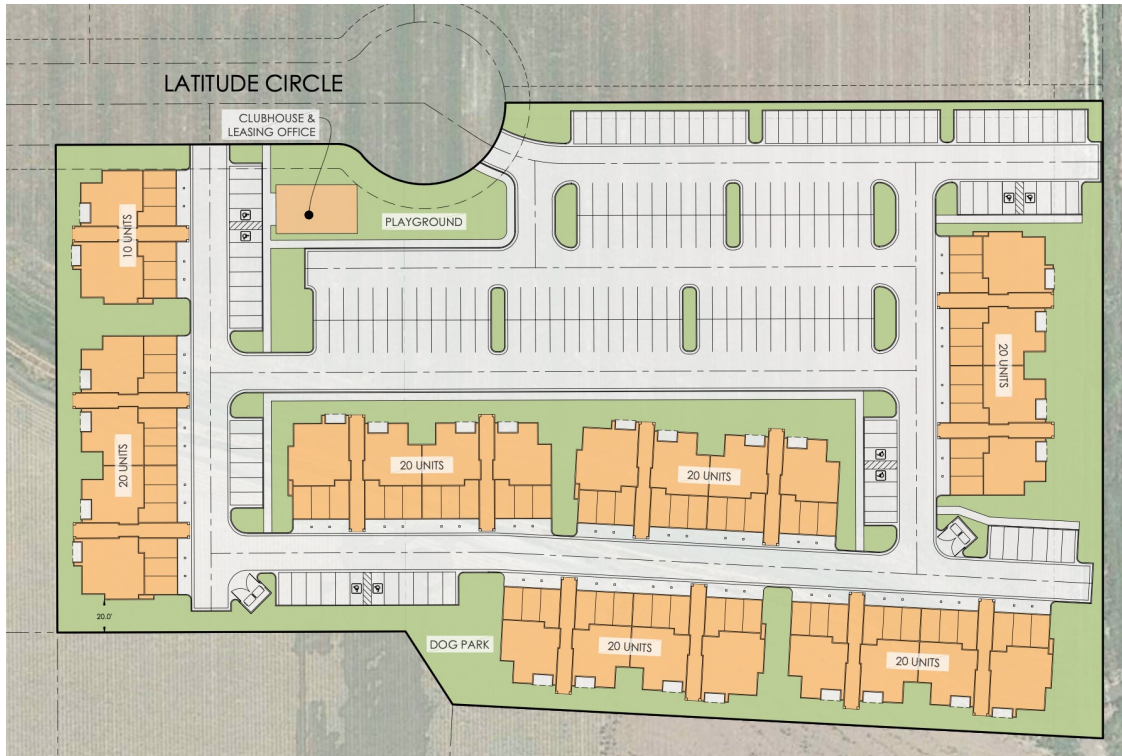
Parking

- 271 Required
- 271 Provided
 - 78 Garages
 - 193 Surface Stalls
- Same units have been built in Midvale, Riverton, Lehi, American Fork, Nampa, Meridian, Boise (Each time garages included in parking count)
- Large market demand for garages
- Driveway stalls are assigned to specific unit
- Fines levied against those who use as storage



LATITUDE 42 APARTMENTS

Site Plan Allowed by Current Code



Site Plan Allowed with PUD Amendment



LATITUDE 42 APARTMENTS

REASONS FOR APPROVING AMENDMENT REQUEST

- Allows for a quality project in Twin Falls that maximizes open space, flow and building separation
- Garages keep parking on-site just as much as surface parking does
- High demand for apartments with garages
- No negative impact to PUD or general community
- No contiguous residential streets or neighborhoods within .7 miles
 - Typical concern of parking 'spilling' into residential neighborhood is not applicable

THANK YOU!



Date: Tuesday, October 12, 2021
To: Planning and Zoning Commission
From: Elizabeth Hart, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to operate sporting vehicle and motorcycle service and repair on property located at 2964 Addison Avenue East c/o EHM Engineers, Inc. on behalf of Adventure Motor Sports. (PZ21-0144)

Time Estimate:

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

Background:

The applicant is requesting approval of a special use. The applicant is proposing to operate a sporting vehicle and motorcycle service and repair business located at 2964 Addison Avenue East.

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 10-4-8 states "a special use permit is required for sporting vehicles and motorcycles – service and repair"

History:

Since the 1990s the property was previously used as a retail store. Up until this past year the site was used by D&B Supply. Annexed into the city in 1986.

Analysis:

The applicant is proposing to operate a sporting vehicle and motorcycle service and repair business. The subject property is zoned C1, which allows the proposed use as a special use. The subject property is approximately 4.28 acres in size and was previously used for retail purposes. Access to the site is from Addison Avenue and Hankins Road.

Surrounding properties have existing commercial and residential uses on them. To the north-east and east, properties are zoned R6 and R2 and have existing residential units. To the south, properties are also zoned R2, along the southern border is the Bethel Temple School Facility (SUP in 2002) and further south and south-west are existing residential units. To the west, properties are zoned C1 and have existing commercial uses, including a landscape nursery, laboratory, and office.

The applicant has requested to connect into city services. The special use process requires the applicant to bring the site into compliance with Title 10.

The applicant has stated to staff that the repairs will only take place inside the repair facility but that some noise may be noticed by neighboring properties. The most notable noises could be the starting of gasoline engines and compressed air tools.

The existing building is setback from the residential zones and uses more than what is required per code, which creates more physical separation between the uses.

The proposed use is consistent with the C1 zoning district regulations and 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 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. PZ21-144 PZ SR
2. PZ21-0144 Vicinity Map
3. PZ21-0144 SUP Narrative
4. PZ21-0144 SUP Site Plan
5. PZ21-0144 Public Comment #1



Special Use Permit Staff Report

To: Planning & Zoning Commission

Presenter: Liz Hart, City Planner

Request: for a **Special Use** to allow a sporting vehicle and motorcycle service and repair on property located at 2964 Addison Avenue East

Application: PZ21-0144

Applicant & Representative:

Jerry Higley
Adventure Motor Sports
c/o Matt Boulant
EHM Engineers, Inc
621 N. College Rd., Ste. 100

Public Hearing: October 12, 2021

Background:

The applicant is requesting approval of a special use. The applicant is proposing to operate a sporting vehicle and motorcycle service and repair business located at 2964 Addison Avenue East.

History:

Since the 1990s the property was previously used as a retail store. Up until this past year the site was used by D&B Supply. Annexed into the city in 1986.

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 sporting vehicles and motorcycles – service and repair"

Comprehensive Plan Compliance:

The 2016 Comprehensive Plan; "Grow With Us" designates this Area as appropriate for "Neighborhood Commercial." Which identifies small scale retail as an appropriate use. The future land use map shows the subject property to be part of a commercial corridor along Addison Avenue. Staff has determined this special use request is compliant with the 2016 comprehensive plan. The request is for a small family business that is expanding, the site will continue to complement the existing and future neighboring uses.

Analysis and Potential Impacts:

The applicant is proposing to operate a sporting vehicle and motorcycle service and repair business.

The subject property is zoned C1, which allows the proposed use as a

special use. The subject property is approximately 4.28 acres in size and was previously used for retail purposes. Access to the site is from Addison Avenue and Hankins Road.

Surrounding properties have existing commercial and residential uses on them. To the north-east and east, properties are zoned R6 and R2 and have existing residential units. To the south, properties are also zoned R2, along the southern border is the Bethel Temple School Facility (SUP in 2002) and further south and south-west are existing residential units. To the west, properties are zoned C1 and have existing commercial uses including a landscape nursery, laboratory, and office.

The applicant has requested to connect into city services. The special use process requires the applicant to bring the site into compliance with Title 10.

The applicant has stated to staff that the repairs will only take place inside the repair facility but that some noise may be noticed by neighboring properties. The most notable noises could be the starting of gasoline engines and compressed air tools.

The existing building is setback from the residential zones and uses more than what is required per code, which creates more physical separation between the uses.

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

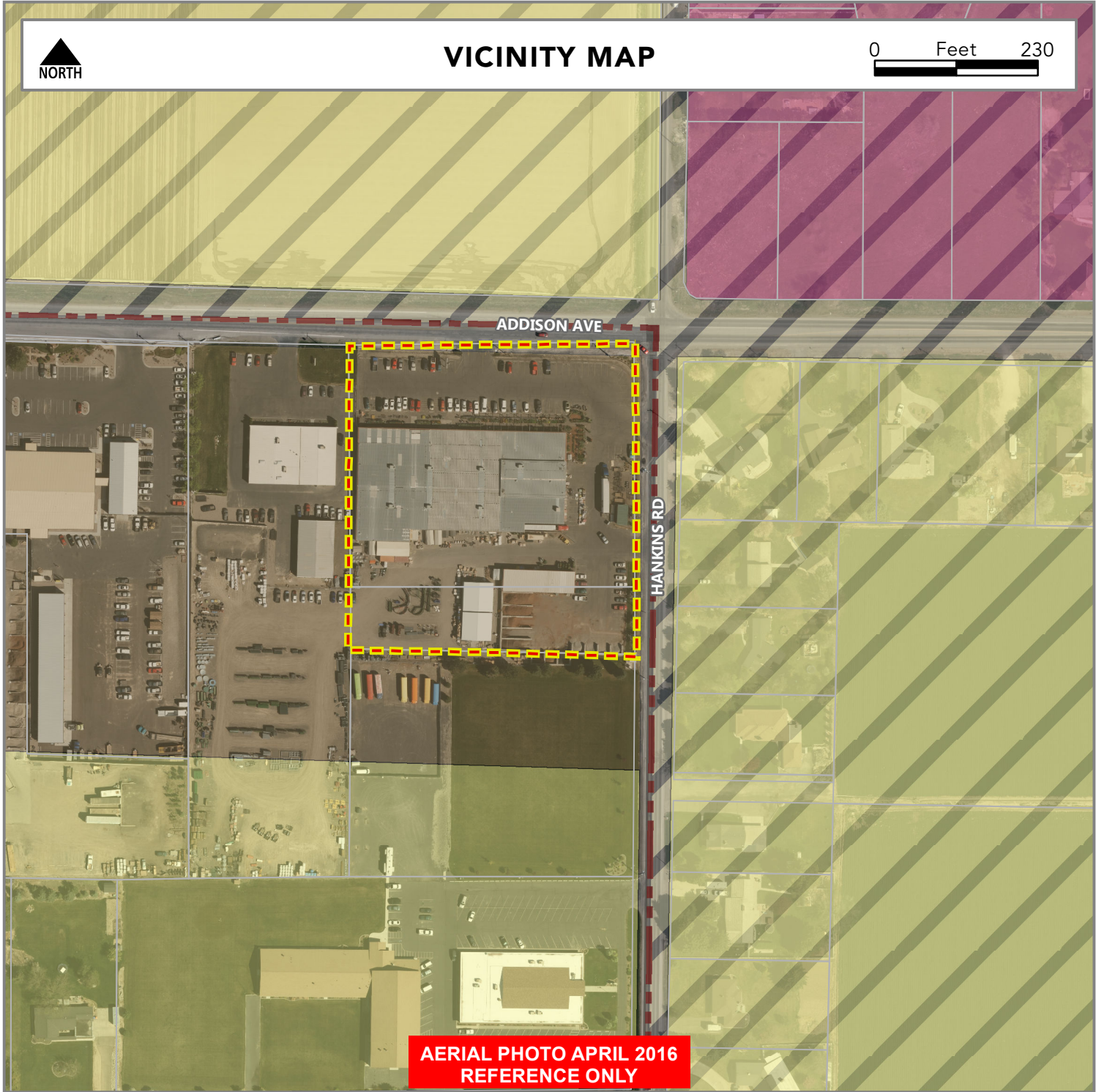
Conclusions:

Upon conclusion should the Commission 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



- | | |
|---------|-----|
| C-1 | R-2 |
| R-1 VAR | AOI |

Supplemental Information Related to a Special Use Permit for Adventure Motor Sports

This request for special use permit is hereby submitted in order for the Adventure Motor Sports facility to operate a repair shop associated with the off-road and recreation vehicle sales which will occur at the subject property.

The hours of operation are generally established between 9 AM and 6 PM, Monday thru Friday, and from 9 AM to 3 PM on Saturday. This facility is expected to serve between 30 and 35 customers daily and will have approximately 24 employees on site during the daytime hours. The property is bounded on the north and the east by two arterial roadways, Addison Ave. E. and Hankins Rd., respectively. The traffic generated by this use is not anticipated to be excessive and would result in similar volumes as the prior occupant of the premises, D&B Supply. Therefore, no impacts to the traffic in the general area is anticipated as a result in the proposed change of use.

The operation of a repair facility will include some noise creation and noise may be noticed by neighboring properties. Specifically, the starting and running of gasoline engines will generate noise and operation of compressed air tools may be the most notable sources of noise. The property encompasses several acres, and the repair facility and other structures are centrally located which will allow for the most physical separation from the sources of noise to the property boundaries. The owner intends to fence the entire perimeter of the property. The adjacent streets carry vehicular and truck traffic daily, with both gasoline powered engines and diesel powered engines which are audible and noticeable to the surrounding properties as well.

No additional impacts are anticipated when considering glare, odors, fumes, or vibrations. The majority of the work will be completed indoors and impacts to the neighboring properties will be mitigated by such conditions.

In general, the operations will be similar to the previous user with occasional deliveries throughout the day of materials, supplies, and products. The repair shop is intended to operate in support of the sales facility. The majority of the repair work is anticipated to be conducted indoors and central to the property. To the north, the property is utilized in agricultural crop production, to the west is Kimberly Nurseries Yard and Stukenholtz Laboratory, to the south is the Bethel Temple School Facility, and to the east are established residences along Hankins Rd.

BASIS OF BEARING - SURVEY INST. #1992-010730
 S88°39'00"E 2614.74'
 ADDISON AVENUE EAST

ADDISON AVE. E.
 S88°39'00"E

4.28 Acres



0 15 30 60
 SCALE IN FEET

NOTES:

1. THE SITE BENCH MARK FOR THIS PROJECT IS FIRE HYDRANT 3884-3193 WITH AN ELEVATION OF 3766.26.
2. SEWER FOR THE EXISTING BUILDING IS CURRENTLY BEING SERVED BY TWO SEPTIC SYSTEMS. THE LOCATION OF THE SERVICES LEAVING THE BUILDING AND SEPTIC TANKS IS SHOWN APPROXIMATELY HEREON. THE LOCATION AND EXTENT OF THE DRAINFIELDS IS UNKNOWN. A NEW PRIVATE SEWER TRUNK LINE CONNECTING TO THE CITY SEWER MAIN IN HANKINS RD. IS BEING PROPOSED TO REPLACE THE EXISTING SEPTIC SYSTEMS.

EHM Engineers, Inc.
 Engineers / Surveyors / Planners
 681 N. College Road, Suite 100, Tulsa, Okla. 74106-8391
 P (918) 734-4888 F (918) 734-4889 WWW.EHMENGINEERS.COM

SITE PLAN
 for
ADVENTURE MOTOR SPORTS

REVISIONS

DO NOT SCALE DRAWINGS
 CONTRACTOR SHALL VERIFY ALL
 CONDITIONS AND DIMENSIONS AT
 THE JOB SITE AND NOTIFY THE
 ENGINEER OF ANY DISCREPANCIES
 BEFORE BEGINNING OR
 FABRICATING ANY WORK.

PRELIMINARY

APPROVED	-
DESIGN	-
DRAWN	-
DATE	7/28/2021
SCALE	AS SHOWN
ENCL. NO.	C 342-21 TPOD
SHEET	

C1.01 PL

Kelli Ebersole

From: Jonathan Spendlove
Sent: Tuesday, October 5, 2021 10:14 AM
To: Kelli Ebersole
Subject: FW: Rec vehicle repair application

Please include as a Public Comment for the Adventure Motorsports SUP.

-----Original Message-----

From: Stephen Woods <smwoods46@gmail.com>
Sent: Monday, October 4, 2021 8:58 PM
To: Jonathan Spendlove <JSpendlove@tfid.org>
Subject: Rec vehicle repair application

[EXTERNAL SENDER]

Jonathan,

My family lives 1/4 mile north and 1/4 mile east of the intersection of Hankins and Addison. Noise from ATV's and motorcycles accelerating at that traffic light are easily heard and often disruptive. There are quite a few residences much closer to that location. I hope that part of the discussion relative to this application will be around reasonable restrictions on noise from engine performance and repair. I'm sure the facility further west on Addison has found a way to work in the same residential environment.

Steve Woods



Sent from my iPhone



Date: Tuesday, October 12, 2021
To: Planning and Zoning Commission
From: Ian Zollinger

ACTION ITEM

Request:

Request for a Special Use Permit to operate an indoor recreation facility on property located at 766 Falls Avenue c/o Sam Krapf. (PZ21-0146)

Time Estimate:

15 minutes for presentation from staff and applicant.

Background:

This application is a request for a Special Use Permit for an Indoor Recreation Facility. The applicant is proposing to use the property to operate a Gym. Indoor Recreation Facilities are a Special Use of the C-1 Zoning District.

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 10-4-7, Indoor Recreation Facilities are permitted with Special Use Permits in the C-1 Zoning District.

Per City Code 10-10-12, Regulations for Parking Overlay Districts allow for properties located in Parking District #1 to have no off-street parking required for outright permitted uses, but may be required through the special use permit process.

History:

N/A

Analysis:

The applicant is requesting a Special Use Permit for an Indoor Recreational Facility for a Gym proposed to be located at 766 Falls Avenue. Hours of operation are intended to be 24 hours. As stated in the

application, the applicant anticipates that most of the traffic will occur between the hours of 5:00AM and 8:00 AM and 5:00PM to 9:00PM. Membership will be capped at 40 members. Properties located within Turf Plaza are served by the current parking lot. No increase in parking or other required improvements are required.

Conclusion:

If the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

Attachments:

1. PZ21-0146 - PZ Staff Report
2. Site Plan
3. Narrative



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Ian Zollinger, City Planner

Request: A Special Use Permit to allow for an indoor recreation facility (Gym) on the property located at 766 Falls Avenue.

Application: PZ21-0146

Applicant & Representative:

Sam Krapf
758 Eastland Drive North
Twin Falls, ID 83301
208-420-3804

P&Z Public Hearing: October 12, 2021

Background

This application is a request for a Special Use Permit for an Indoor Recreation Facility. The applicant is proposing to use the property to operate a Gym. Indoor Recreation Facilities are a Special Use of the C-1 Zoning District.

History

The property has most recently been used as retail.

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 Regulations or Codes

Per City Code 10-4-7, Indoor Recreation Facilities are permitted with Special Use Permits in the C-1 Zoning District.

Per City Code 10-10-12, Regulations for Parking Over District allow for properties located in Parking District #1 to have no off-street parking required for outright permitted uses, but may be required through the special use permit process.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Downtown/High Density Residential" This request meets this designation or other comprehensive plan guidelines by establishing and revitalizing downtown by providing a service that is compatible with community values. Therefore, staff has determined this request complies with the 2016 comprehensive plan.

Analysis:

The applicant is requesting a Special Use Permit for an Indoor Recreational Facility for a Gym proposed to be located at 766 Falls Avenue. Hours of operation are intended to be 24 hours. As stated in the application,

the applicant anticipates that most of the traffic will occur between the hours of 5:00AM and 8:00 AM and 5:00PM to 9:00PM. Membership will be capped at 40 members.

Properties located within Turf Plaza are served by the current parking lot. No increase in parking or other required improvements are required.

Potential Impacts:

Staff does not anticipate an increase of detrimental impacts from this request on the surrounding properties. The activity permitted through the special use permit will be contained within the building. The applicant anticipates because the differences in peak business hours noise or vibrations from the gym will be minimal during the day.

Conclusion

If the Commission approves this request as presented, then staff recommends the following conditions.

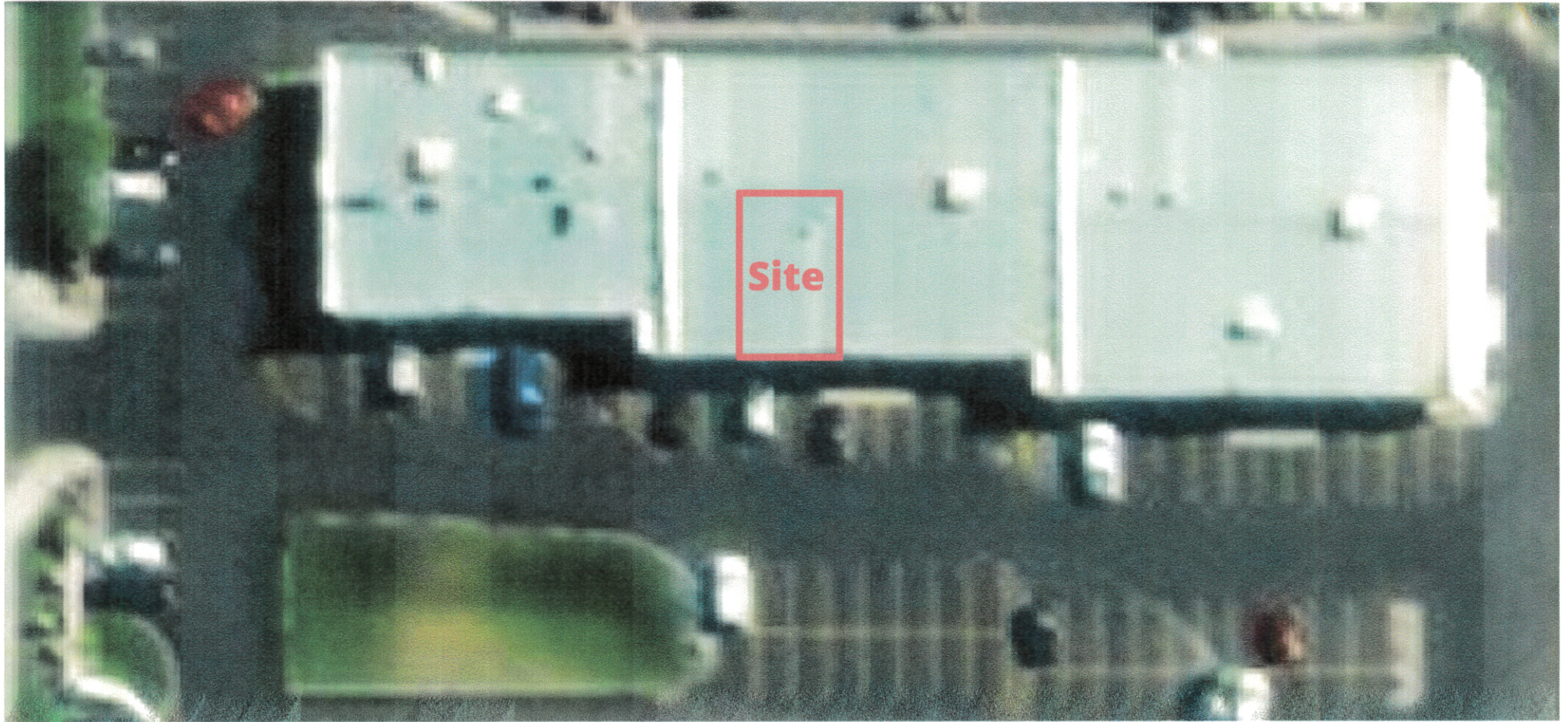
1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

Attachments

1. Narrative
2. Site Plan

766 Falls Avenue, Twin Falls, ID 83301

Site Plan for Ground Zero Strength



Special Use Permit Statement: Ground Zero Strength

I am seeking to conduct business with the name *Ground Zero Strength, LLC* at 766 Falls Avenue in Twin Falls, Idaho. The building is zoned C1, and requires a special use permit for indoor recreation areas such as a gym. The gym will be a serious private strength and conditioning training facility whose primary objective will be building an inclusive black-iron style gym environment where members feel at home, welcome, and bonded together with the overarching goal of promoting strength and health. General 24-hour access private memberships (if applicable), personal training, strength coaching, and youth athlete group training and clinics will be a part of the business model.

At opening, I will be the sole employee of the gym handling all membership inquiries, strength coaching, personal training, and classes. I intend to have 24-hour access for open gym memberships. Most traffic through the gym will occur outside of normal working hours, between 5:00 AM and 8:00AM and 5:00PM to 9:00PM. I will cap the memberships at around 40 members, and expect roughly 4 of those members to be in the gym at any one time.

The space totals about 1040 sqft. There will be four power racks with lifting platforms, and one platform for a powerlifting competition grade squat/bench combo rack. Dumbbells, cable machines, and other strength training equipment will round out the gym's repertoire. There will be noise and vibration for the free weights, which is to be expected from a gym. Heavy-duty noise-dampening platforms will be installed to mitigate noise and vibration under the areas where heavy weights are lifted. During open gym times, I want members to feel comfortable making noise with weights, music, while also vocally giving each other support to produce the incredible training environment intended. During day-time working hours, I will request members to reduce noise as much as possible to respect the neighboring businesses. The majority of adjoining businesses within the building have normal hours between 8:00-5:00PM, so we do not anticipate noise or vibration being a problem. The goal will be to have positive relationships with the adjoining businesses, and we believe there will not be any issues going forward.

I expect this business to have an extremely positive influence on the city of Twin Falls. Strength, fitness, and health is become increasingly important to people. With Twin Fall's booming population, there is ample opportunity for positive community involvement, further growth, and success for Ground Zero Strength.

Yours Sincerely,



Sam Krapf