



## 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*

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Kelli Ebersole, Administrative Assistant