



Twin Falls Planning & Zoning Commission Minutes

Tuesday, January 25, 2022, 6:00 PM

203 Main Avenue South
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 06:02 PM

A quorum was present.

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

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

2) Consent Calendar

MOTION: Commissioner Hansen moved to approve the Consent Calendar, as presented. Commissioner Detweiler seconded the motion.

Motion approved by a vote of 4-0-3.

- a) Request to approve the minutes from the following meeting: January 11, 2022

3) Items of Consideration

- a) Request for approval of a Preliminary Plat for the Cedarpark Subdivision, No. 13, a ZDA, consisting of 8.7 acres (+/-) to develop 24 lots on property located at the northwest corner of Addison Avenue East and Carriage Lane North c/o EHM Engineers, Inc. on behalf of Gary N. Nelson. (PZ21-0196)

Staff Presentation:

City Planner Strickland presented the request for approval of a Preliminary Plat for the Cedarpark Subdivision, No. 13, a ZDA, consisting of 8.7 acres (+/-) to develop 24 lots on property located at the northwest corner of Addison Avenue East and Carriage Lane North c/o EHM Engineers, Inc. on behalf of Gary N. Nelson. (PZ21-0196)

Per City Code 10-12-2.3 the Commission may approve, conditionally approve, deny, or table the request for additional information. Approval of the preliminary plat sets the

parameters to which the final plat must conform. Including the total number of lots, street layout, sidewalk connections, and other similar items.

The plat includes Cedarpark No. 10 approximately 4 acres with 7 lots. The replatting of this area and the inclusion of an additional 4 acres will result in a 24 lot subdivision. The property was rezoned to C-1 ZDA in June 2020 to outright permit large equipment rental/sales, storage units, extended hours for retail sales and fourplexes. The ZDA was recorded in September 2020 with the intent of developing a lot for storage unit rental and a lot for large equipment rental/sales. Plans have changed since the rezone and therefore the applicant has chosen to replat the property to allow for alternative development plans.

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

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.

Applicant Presentation:

David Thibault, EHM Engineers, Inc., representing applicant, presented the request for approval of a Preliminary Plat for the Cedarpark Subdivision, No. 13, a ZDA, consisting of 8.7 acres (+/-) to develop 24 lots on property located at the northwest corner of Addison Avenue East and Carriage Lane North. He gave an overview of the property and how it will be developed. He stated the zoning of the property is C-1, Commercial.

PZ/Questions & Comments:

- Commissioner Detweiler asked about the turning lanes into the development.
- Mr. Thibault stated Carriage Lane North will be built to collector width with a turning lane, with Addison Avenue East having a striped turning lane.
- Chairperson Titus asked if this plat will be developed in phases.
- Mr. Thibault stated the residential portion is a separate phase from the commercial portion. He explained the phasing and the road construction.

Discussions Followed: without concerns

MOTION: Commissioner Hansen moved to approve the request for approval of a Preliminary Plat for the Cedarpark Subdivision, No. 13, a ZDA, consisting of 8.7 acres (+/-) to develop 24 lots on property located at the northwest corner of Addison Avenue East and Carriage Lane North c/o EHM Engineers, Inc. on behalf of Gary N. Nelson. (PZ21-0196), as presented, with staff recommendations.
Commissioner Musser seconded the motion.

Unanimously Approved by a vote of 7-0.

- b) Request for approval of a Preliminary Plat for the Twin Falls Station No. 3 subdivision, consisting of 2 acres to develop one lot on property located at 1025 Washington Street South c/o the City of Twin Falls. (PZ21-0197)

Staff Presentation:

City Planner Zollinger presented the request for approval of a Preliminary Plat for the Twin Falls Station No. 3 subdivision, consisting of 2 acres to develop one lot on property located at 1025 Washington Street South c/o the City of Twin Falls. (PZ21-0197)

As per Twin Falls City Code 10-12-2.3: The Commission may approve, conditionally approve, deny or table for additional information when acting on the Preliminary Plat.

A Final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. After a final plat has been approved by the City Council and construction plans approved, the plat may be recorded, and lots sold for development.

Upon conclusion of this request, the commission may approve this request as presented, staff recommends approval be subject to the following conditions:

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.

Applicant Presentation: City of Twin Falls is the applicant.

Discussions Followed: without concerns

MOTION: Commissioner Hansen moved to approve the request for approval of a Preliminary Plat for the Twin Falls Station No. 3 subdivision, consisting of 2 acres to develop one lot on property located at 1025 Washington Street South c/o the City of Twin Falls. (PZ21-0197), as presented, with staff recommendations. Commissioner Detweiler seconded the motion.

Unanimously Approved by a vote of 7-0.

4) Public Hearings

- a) Request for a Special Use Permit to operate an Automobile and truck service and/or repair and a Drive-Thru on property located at 191 Pole Line Road East c/o Twin Falls

Retail Management, LLC. (PZ21-0188)

Commissioner Hansen recused himself from this item.

Staff Presentation:

City Planner Strickland presented the request for a Special Use Permit to operate an Automobile and truck service and/or repair and a Drive-Thru on property located at 191 Pole Line Road East c/o Twin Falls Retail Management, LLC. (PZ21-0188)

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. The Administrator If conditions are placed on the permit, shall issue a special use permit listing the specific conditions specified by the Commission for approval. Conditions shall be implemented within 6 months or the permit will be voided.

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.

Records indicate the land is vacant/undeveloped.

The applicant is proposing to develop the property located at 191 Pole Line Road by constructing two buildings.

The building to the west currently designated as a shell building will be utilizing a drive-thru as part of the use of the building and will conform to the requirements for drive-thrus for restaurants found in §10-10-10(B). This includes escape lanes and stacking requirements.

The building on the east side of the property is proposed to be used as an Automobile and Truck Service and/or Repair and will conform to the stacking requirements for Automobile Oil change and similar establishments found in §10-10-10(B).

The two uses are similar to the uses of the neighboring properties and would be compatible with the pattern of development along Pole Line Road.

City Staff does not anticipate any significant increase of detrimental impacts from this request on the surrounding property.

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

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

Applicant Presentation:

Heather Henika, representing applicant, presented the request for a Special Use Permit to operate an Automobile and truck service and/or repair and a Drive-Thru on property located at 191 Pole Line Road East.

She reviewed the site plan and stated the second building's tenant are to be determined but would like the Special Use Permit for this building now.

Wade Edwards, representing applicant, reviewed the site plan and development for the property. He stated this use fits in with neighboring uses. He reviewed the drive thru stacking requirements and emergency exit lane.

PZ/Questions & Comments: none

Public Hearing: Opened

- Curtis Hansen, citizen, representing Penbridge Lodging, have no issues with the site plan layout. The only potential issue is with vehicular approach on Avenida Del Rio. He asked that the applicant maintains their private access thru ZDA agreement. He stated they are in favor of this request.
- Heather Henika agreed to keep access open and happy for the opportunity to be in Twin Falls.

Public Hearing: Closed

Discussions Followed:

- Commissioner Bolton is in support of this request and feels it is a good fit for vicinity.
- Commissioner Detweiler stated he is in favor of the request. He stated there is plenty of parking and well planned out.
- Commissioner Musser agreed that it is a good fit. His concern is for possible congestion on Washington Street North at Avenida Del Rio. He asked if the city has plans for an intersection at Washington Street North and Avenida Del Rio.
- Assistant City Engineer Vitek addressed there are plans to widen Washington Street to the north of this project. He stated there are no current plans for this location and Pole Line Rd. is under state jurisdiction.
- Chairperson Titus asked how private drives are managed and does the commission has jurisdiction.
- City Planner Zollinger stated it is the property owner's responsibility to maintain private drives through agreements at their property.
- Planning and Zoning Director Spendlove stated the condition of the driveway

will be handled with the building permit. He stated it is the commission's find impact to sup for driveway to be different than what it is stated to be. The commission's responsibility is to see if they need to mitigate any impacts on this Special Use Permit.

MOTION: Commissioner Kelley moved to approve the request for the Special Use Permit to operate an Automobile and truck service and/or repair and a Drive-Thru on property located at 191 Pole Line Road East c/o Twin Falls Retail Management, LLC. (PZ21-0188), as presented, with staff recommendations.
Commissioner Bolton seconded the motion.

Motion approved by a vote of 6-0.

Commissioner Hansen rejoined the meeting.

5) Upcoming Meeting(s)

- a) Wednesday, February 2, 2022 (Worksession)
Tuesday, February 8, 2022

6) Adjournment

The meeting adjourned at 06:37 PM

Kelli Ebersole

Kelli Ebersole, Administrative Assistant