



Twin Falls Planning & Zoning Commission Agenda

Tuesday, May 10, 2022, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

Members -

City Limits: Craig Kelley, Chairperson; Carolyn Bolton, Vice-Chair; Shelley McEuen; Todd Rambur; 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: April 26, 2022
- 3) Items of Consideration
 - a) **ACTION ITEM:** Request for approval to group landscaping on property located at 1741 Park View Drive c/o EHM Engineers, Inc. on behalf of Rydell Management Company. (PZ22-0079)
By: Lisa Strickland, City Planner
- 4) Public Hearings
 - a) **ACTION ITEM:** Request for a Special Use Permit to allow fourplexes on property located at 321 and 329 Pheasant Road West c/o TD&H Engineering, Inc. on behalf of Derrick Ellis. (PZ22-0052)
By: Ian Zollinger, City Planner
 - b) **ACTION ITEM:** Request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at the intersection of Carriage Lane North and Chuckwagon Place c/o Tilson Technology Management on behalf of TDS Metrocom, LLC. (PZ22-0058)
By: Lisa Strickland, City Planner
 - c) **ACTION ITEM:** Request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at 163 Pole Line Road c/o Tilson Technology Management on behalf of TDS Metrocom, LLC.(PZ22-0059)
By: Lisa Strickland, City Planner
 - d) **ACTION ITEM:** Request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at the intersection of Orchard Drive and Harrison Street South c/o Tilson Technology Management on behalf of TDS Metrocom, LLC. (PZ22-0060)
By: Lisa Strickland, City Planner

- e) **ACTION ITEM:** Request for a drive-through service on property located at 1309 Blue Lakes Boulevard North c/o Suburban Construction Management, LLC on behalf of DJDK Properties, LLC. (PZ22-0064)

By: Ian Zollinger, City Planner

- f) **ACTION ITEM:** Request for a Special Use Permit to allow for Automobile and truck sales, service and/or repair on property located at 1741 Park View Drive c/o EHM Engineers, Inc. on behalf of Rydell Management Company. (PZ22-0065)

By: Lisa Strickland, City Planner

5) Upcoming Meeting(s)

- a) **INFORMATIONAL:** Tuesday, May 24, 2022

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, por favor llame a Josh Palmer al teléfono (208) 735-7312.

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, April 26, 2022, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

Members -

City Limits: Craig Kelley, Chairperson; Carolyn Bolton, Vice-Chair; Shelley McEuen; Todd Rambur; Curtis Hansen; Marilu Perez

Area of Impact: David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Chairman Kelley called the meeting to order at 06:01 PM
A quorum was present.

Members Present: Kelley, Bolton, Hansen, Perez, Rambur

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

2) Consent Calendar

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

Unanimously Approved by a vote of 5 to 0.

- a) Approval of Minutes from the following meeting: April 12, 2022

3) Items of Consideration

- a) Request for the consideration of the preliminary plat for Eastern Sun Subdivision No. 2, approximately 56 acres consisting of 186 lots located at the 700-1000 block of Hankins Road c/o EHM Engineers, Inc. on behalf of Gary Wolverton. (PZ22-0061)

Staff Presentation:

City Planner Strickland presented the request for the consideration of the preliminary plat for Eastern Sun Subdivision No. 2, approximately 56 acres consisting of 186 lots located at the 700-1000 block of Hankins Road c/o EHM Engineers, Inc. on behalf of Gary Wolverton. (PZ22-0061)

Per City Code 10-12-2-3 Preliminary Plat the commission shall review the preliminary plat. The Commission's decision is final unless appealed to the City Council. The final plat is reviewed and approved by City Council. In determining the acceptance of a proposed subdivision, the Commission shall consider the objectives of this Title and at least the following:

- The conformance of the subdivision with a Comprehensive Plan.
- The availability of public services to accommodate the proposed development.
- The continuity of the proposed development with the capital improvement program.
- The public financial capability of supporting services for the proposed development; and
- The other health, safety or environmental problems that may be brought to the Commission's attention.

The Commission may approve, conditionally approve, disapprove, or table for additional information when acting on the preliminary plat. If tabled, approval or disapproval shall occur at the regular meeting following

the meeting at which the plat is first considered by the Commission. The action, and the reasons for such action shall be stated in writing by the Administrator and forwarded to the applicant.

The Administrator shall also forward a statement of the action taken and the reasons for such action together with a copy of the preliminary plat to the Council for its information and record. Upon granting or denying a preliminary plat the Commission shall specify:

- The regulations and standards used in evaluating the application.
- The reasons for approval or denial; and
- The actions, if any that the applicant could take to obtain plat approval.

The property is zoned R-2 and is currently undeveloped. This zoning district allows for single-family households and duplexes. The minimum lot size for a single family household is 6000 sq. ft. and the minimum lot size for a duplex is 10,000 sq. ft. On December 21, 2020 the property was annexed with an R-2 zoning designation.

The proposed development will consist of 183 residential lots with access from Hankins Rd, and Elizabeth Blvd as well as 9th Ave East being extended through the development eastward. Located at the northeast corner of Hankins Rd and Elizabeth Blvd Block 1 Lot 1 will be park land. Staff has reviewed the preliminary plat for compliance. However, the property may be in a flood plain area that has not been officially identified on the FEMA maps. Upon final technical review, a determination will need to be made regarding the flood plain and amendments will be required to comply with flood plain regulations.

Upon conclusion, should the Commission 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.
2. Subject to the applicant confirming the flood plain area, and mitigating any and all impacts of the subdivision being located within the identified area, if applicable.

Applicant Presentation:

Gerald Martens, applicant representative, presented the request for the consideration of the preliminary plat for Eastern Sun Subdivision No. 2, approximately 56 acres consisting of 186 lots located at the 700-1000 block of Hankins Road. Mr. Martens stated the single-family dwelling lot sizes will be between 8000-12000 sq ft. He stated there will be a 4-acre community park at the southeast corner of Hankins Rd. and Elizabeth Blvd., as part of the first phase.

PZ/Questions & Comments:

- Commissioner Hansen asked if this request is an action item.
- City Planner Strickland clarified the preliminary plat request item is an action item to the Planning and Zoning Commission, and the Final Plat is an action item to City Council.
- Commissioner Hansen asked if all larger lots are for duplexes.
- Mr. Martens stated there are no duplex lots in this subdivision.
- Vice Chair Bolton asked if there will be any duplexes in all 7 phases.
- Mr. Martens stated not in this subdivision. Duplexes are planned for Eastern Sun #1.
- Chairman Kelley asked if the park will be used as storm water retention.
- Mr. Martens clarified no water retention basin at park and demonstrated on the plat where the storm retention is located.
- Vice Chair Bolton asked staff about the entrances off Hankins Rd.
- City Planner Strickland stated there are two entrances: one off of Elizabeth Blvd. and one off of Hankins Rd.

Discussions Followed: without concerns

MOTION: Vice Chair Bolton moved to approve the request for the preliminary plat for Eastern Sun Subdivision

No. 2, approximately 56 acres consisting of 186 lots located at the 700-1000 block of Hankins Road c/o EHM Engineers, Inc. on behalf of Gary Wolverton. (PZ22-0061), as presented with staff recommendations. Commissioner Hansen seconded the motion.

Unanimously Approved by a vote of 5 to 0.

4) Public Hearings

Chairman Kelley asked the Commission if there is anyone who has a conflict with the Public Hearing items.

Vice Chair Bolton stated she will be recusing herself from Item 4b, as she lives in the Public notification radius and received a Public Notice in the mail.

- a) Request for a Special Use Permit to allow an indoor recreation facility (golf simulator) on property located at 161 2nd Avenue North c/o Colby Ricks on behalf of Orville Properties, LLC. (PZ22-0045)

Staff Presentation:

City Planner Strickland presented the request for a Special Use Permit to allow an indoor recreation facility (golf simulator) on property located at 161 2nd Avenue North c/o Colby Ricks on behalf of Orville Properties, LLC. (PZ22-0045)

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 decide 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.

Standards Applicable to Special Uses:

- Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

The property is zoned CB, Central Business, P-1 Parking Overlay and is a contributing historic building located

in the Downtown Historic District. This district requires prior approval of a Certificate of Appropriateness for any exterior changes to the building, including but not limited to lighting, signage, and façade changes. The building is vacant and historically has been used for retail.

The property is located along a large avenue constructed to handle large amounts of traffic. There are several parking areas located nearby to accommodate the business during its hours of operation. The applicant anticipates 2-3 employees with 3-4 golf simulators; the applicant anticipates 32-48 customers per day. They will operate Sunday-Saturday from 9am-9pm. Based on the uses of the surrounding buildings and the location, staff does not anticipate any negative impacts to the surrounding area.

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:

Colby Ricks, applicant representative, presented the request for a Special Use Permit to allow an indoor recreation facility (golf simulator) on property located at 161 2nd Avenue North. He stated this is the old Donnelly Sports building. He explained there will be 4 golf simulators, a hitting and chipping range and a putting green. He asked for clarification of typical business hours for this type of business.

City Planner Strickland stated retail hours are from 7:00 am -10:00 pm. If this is not considered a retail use, they could operate later.

PZ/Questions & Comments:

- Commissioner Hansen asked if alcohol will be served.
- City Planner Strickland stated alcohol sales are not part of the initial plan.
- Commissioner Hansen asked the desired hours of operations.
- Mr. Ricks stated 9:00am-12:00am is desired and would like to add these hours of operation as part of the Special Use Permit.
- City Planner Strickland stated the hours were presented as 9:00am-9:00pm.
- Planning and Zoning Director Spendlove clarified this is not a retail establishment, so retail hours are not applicable.
- Commissioner Perez asked for clarification of activities.
- Mr. Ricks explained how the digital simulators work.
- Chairman Kelley asked the location of the simulators in the building.
- Mr. Ricks showed on site map where simulators and hitting ranges will be located in the building.
- Chairman Kelley asked about noise mitigation.
- Mr. Ricks answered the walls are very thick on this building, with few windows. They are not putting up a separate noise mitigation system.
- Chairman Kelley asked about parking.
- Mr. Ricks stated there are multiple public parking lots near the location.
- City Planner Strickland stated this building was a car dealership at one time and clarified the public parking areas.

Public Hearing: Opened

Eric Watte, citizen, stated he is in total support of this request.

Public Hearing: Closed

Discussions Followed: without concerns

MOTION: Commissioner Hansen moved to add a condition allowing the hours of operation to be from 9:00am – 12:00am.

Commissioner Perez seconded the motion.

Unanimously Approved by a vote of 5 to 0.

MOTION: Commissioner Hansen moved to approve the request for a Special Use Permit to allow an indoor recreation facility (golf simulator) on property located at 161 2nd Avenue North c/o Colby Ricks on behalf of Orville Properties, LLC. (PZ22-0045), as presented with staff recommendations.
Vice Chair Bolton seconded the motion.

Unanimously Approved by a vote of 5-0

**Vice Chair Bolton recused herself and stepped down into the audience.*

- b) Request for a Special Use Permit to allow an RV and Camping Park on property located at 1788 Addison Avenue East c/o Shawn Allen on behalf of Terra Development, LLC. (PZ22-0049)
CB recused herself from this item. She stepped down for this item.

Staff Presentation:

City Planner Zollinger presented the request for a Special Use Permit to allow an RV and Camping Park on property located at 1788 Addison Avenue East c/o Shawn Allen on behalf of Terra Development, LLC. (PZ22-0049)

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 decide 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 2015, a permit was issued to demolish the single family home on the property. It has been vacant since.

Comprehensive Plan Compliance:

The property located at 1780 Addison Ave E has the designation of Neighborhood Commercial on the Future Land Use Map of the Comprehensive Plan. Defining characteristics of the Neighborhood Commercial Designation are that it provides supporting services and small- scale commercial for the surrounding neighborhoods and is designed to complement the neighborhood's character. A mix of uses described within the comprehensive plan for Neighborhood Commercial are:

Neighborhood – servicing commercial, townhomes, condominiums, apartments, senior/ student housing, small- scale office and retail, civic and community facilities.

Analysis:

Recreational and Vehicle and Camping Park is a Special Use of the C-1 Zoning District. It is defined within City Code 10-2 Definitions as "Any tract of land that is divided into rental spaces under common ownership or management for the purpose of locating recreational vehicles, travel trailers or tents for dwelling purposes for a period not to exceed six (6) months."

The applicant is proposing to develop the property located at 1780 Addison Ave E as an RV and Camping Park.

Hours of operation would be between 8am and 8pm seven days a week with most of the activity taking place between the hours of 11 am to 6 pm.

The number of RV spaces proposed would be 36. The number of RV spaces shown on the site plan is greater than 36 but the applicant is anticipating a loss of a couple of spaces to deal with storm water and other site

layout issues, setbacks, landscaping etc.

Required parking for an RV Camping Park is not found within 10-10-6 Parking Requirements. Based on practical use of the property, a determination has been made that 1 off street parking space will be required per RV Parking Pad.

The number of employees on site would be 2 and it is anticipated by the applicant that they would be camp hosts and would reside in their own RV.

Other considerations made by the applicant within their narrative include a list of their own rules and regulations that they would impose:

- * No repairs or maintenance of RV at the campground site
- * Speed limit of 5 to 10 MPH inside the park.
- * No drying of clothes/laundry outside the RV
- * No open storage under the RV
- * Pets shouldn't be left unattended
- * No additional overnight guests allowed; and each guest should be registered with office.
- * Cannot change the RV parking slot once it is assigned. You should consult the staff if you want a change.
- * Use of generators and other loud appliances is not allowed.
- * Smoking should be done at designated locations only.
- * alcohol is not allowed.
- * Campfires are not allowed.

Potential Impacts:

A significant portion of the property is located within the 100-year flood plain. The applicant would need to develop the property in accordance with federal flood plain regulations as well as City Code 10-11-9 Flood Plain Regulations.

When considering an application for a Special Use Permit, the commission should consider the following from City Code 10-13-2-2.2(D) Standards Applicable to Special Uses:

The commission shall review the particular facts and circumstances of each proposed special use in terms of the following standards and shall find adequate evidence showing that such use at the proposed location:

1. Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
2. Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
3. Will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
4. Will not be hazardous or disturbing to existing or future neighboring uses.
5. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.
6. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
7. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
8. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
9. Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Due to the amount of owner-driven self-regulations, it may be prudent for the commission to consider issuing

the Special Use Permit for this current owner specifically, with any change in ownership requiring a renewal of the Permit.

Upon conclusion, if the Commission finds this proposal complies with the comprehensive plan, and the standards applicable to special uses, then staff would recommend the following conditions.

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Change in ownership shall require a renewal of the Special Use Permit.

Applicant Presentation:

David Kemp, applicant, presented his request for a Special Use Permit to allow an RV and Camping Park on property located at 1788 Addison Avenue East. He stated when meeting with staff, the city was up front about the flood plain and that the city would not approve permanent structures to be built on the property. He stated he is aware of the flood plain challenges and will follow all local, state, and federal regulations. He stated there would be a one-way access through the park. He stated they will look at the traffic issues. He stated the project will not go forward if they can't meet the requirements of city staff. If approved, he will have his civil engineer will proceed with details. He stated this will be a well maintained park, and an improvement to the area, as it is an eye sore now. He believes they could coexist with the flood plain and make beautiful.

PZ/Questions & Comments:

- Commissioner Hansen asked for clarification of surrounding businesses.
- City Planner Zollinger clarified the business around this property.
- Commissioner Perez asked since this property is in the C1 zone, would the list of allowed uses in the city code would be permitted w/o coming to commission.
- Planning and Zoning Director Spendlove stated yes.
- Chairman Kelley asked, from a city standpoint, is there adequate room for lane departure of RV type vehicles.
- City Planner Zollinger stated there will need to be room for RVs to maneuver, and a more detailed plan will be required with the permitting process prior to construction.
- Chairman Kelley asked if Addison Avenue is adequate for RV departure.
- City Engineer Vitek stated Addison Avenue is limited at that location. He stated there is a need for road widening in the area but is a long process. A widening project would need to be in conjunction with this construction. He stated the commission will have to determine the impact of this project on the roadway.
- Chairman Kelley asked if there is a turn lane at this section of Addison Avenue.
- City Engineer Vitek stated there is no turn lane at that location.
- Commissioner Rambur asked if traveling east and turn right into the RV park, with the swingout needed, will this road project take a while to fix the issue.
- City Engineer Vitek stated this section is not part of the city's current plan. He does not see the project happening in the next 10 years.
- Commissioner Perez asked about flood plain issues.
- City Engineer Vitek identified the flood plain on the property. The flood plain was established in 1976. There is no updated data that this flood plain will behave differently.
- Chairman Kelley asked if other property owners have done research regarding being able to be there.
- City Engineer Vitek stated some of those properties were grandfathered in that were there prior to the flood plain being adopted. He stated the goal is to protect the property from the floodway.
- Commissioner Perez asked what means by protecting the floodway.
- City Engineer Vitek stated there are rules and regulations for anyone building in a flood plain and code that must be met. Very little development in the area. Parking and RV parking is allowed in the area, but no fences or structures secured to a foundation greater than 12" deep are to be built in a floodway. The sewer is a concern to engineering.
- Commissioner Perez asked if the Special Use Permit is passed by the commission, could it not be

approved because of the engineering issues.

- City Engineer Vitek stated the commission is only approving for land use, but there is still more review that will be needed.
- Planning and Zoning Director Spendlove stated the commission can take all the issues into account with their decision tonight. He stated the city is concerned about Addison Ave. with this type of vehicle, but would try to help accommodate if the city could. The flood plain is an issue, without proper elevations and how high or low this property is compared to the flood way it is difficult to tell if there will be a problem. The commission can take all into account to make their decision.
- Commissioner Hansen asked in the narrative, it states residents are limited to 180 days, which contradicts ID state code regarding residents.
- City Planner Zollinger clarified the Future Land Use Map boundaries for the commission.
- Commissioner Rambur asked if the sewer is connected to the city.
- City Planner Zollinger stated the sewer is connected to the city. The applicant has written in the narrative how it will be addressed.
- Commissioner Perez asked the applicant if there other RV parks located nearby, similar to the one being proposed tonight.
- Dr. Kemp stated he would like to have nicer park with strict regulations. He stated he is willing to change to the 30-day occupancy limit.
- Commissioner Perez asked about a barrier between the RV park and the neighboring residential area.
- Dr. Kemp stated they can't put up fencing due to the flood plain.
- Chairman Kelley asked about landscape requirements, and natural barriers.
- City Planner Zollinger stated the gateway arterial landscaping is required along Addison Avenue, plus C1 landscape regulations and there may be room for a natural buffer.

Public Hearing: Opened

- Mark Jones, citizen, is opposed to the request. He does not believe the use in harmonious with the neighborhood and concerned with the potential traffic issues.
- Bob Jones, citizen, is opposed to the request. He believes it is hazardous to the neighborhood.
- Neil Palmer, citizen, is opposed to this project. He stated he would like the area to become a city park. He would like the city to mandate parks using the Fish and Game regulations.
- Sean Lynne, citizen, is opposed to the project. He is concerned what would happen if there was a change of hands and the area not being maintained. He is concerned about turning in and out of the park.
- Don Anderson, citizen, is opposed to the project and has a concern for privacy and noise without a fence. There is a safety concern, as this location is close to a school.
- Jack Bishop, citizen, is opposed to the project. He stated he would like to see commercial or residential structures built in this C1 zoning. He stated the RV park is not attractive and can't be screened. He stated there is data for water flow where the area can be developed and stated there is not a history of flooding in the Perrine Coulee. He believes the area is capable of carrying water.
- Elaine Bowman, citizen, is opposed to this project. She stated there is a sewer concern due to flooding on her property. She has flooding concerns of the Perrine Coulee. She stated she has a traffic concern. She is not convinced that Addison Avenue will be completed in 10 years.
- David Brock, citizen, is opposed to the project. He does not believe this project meets the Comprehensive or Strategic plans. He has a concern for the RV park not being maintained and stated he believes this project will devalue neighboring properties.
- Jessica Guevara, citizen, stated her opposition to the project. She is concerned for the traffic issue, as she works for the Twin Falls Sheriff's office and it can take up to 15 minutes to drive the 1.3 miles from her house to work. She stated there is horrible traffic now due to the school nearby and the parents dropping off and picking up their students. She stated she works in the jail and is concerned for the type of people that may be staying at the park, as it is in her back yard. She stated there have been previous issues with camping and drug use at this location and believes a camping and RV park is an eyesore. She stated her concern for the school safety with people not from this area staying so close to the school.

- Planning and Zoning Director Spendlove stated, on the advice of the City Attorney, he advised the commission to give equal weight to all neighbor's testimony, not give any more weight to the previous person's testimony, because of her employment.
- Nina Kratchunova, citizen, is opposed to the project. There is a concern of the number of vehicles on the property at one time and no guest parking. She asked about the setbacks. She asked if there is a designated dumpster site.
- Larry Spears, citizen, is opposed to the project. He does not want a RV park in his backyard. He stated he has experience with the canal flooding. He stated he is also concerned with potential traffic issues.
- Christy Woodman, citizen, stated she has a direct view of the property and without fencing, she is concerned there will be an issue with lights. She is opposed to the project.
- Eric Hall, citizen, is opposed to the project. He is concerned for his property value and the bottleneck at Addison Avenue.
- Lee Gregoire, citizen, is opposed to the project. His concern is if there is no fence, he will see the lights from the RV park all day long. He stated the testimony given by his girlfriend, Ms. Guevara, is public record. He is also concerned about property value.
- The applicant, Dr. Kemp, returned to the podium and stated his statements were clear and he understands the neighbor's resistance and concerns. He stated he does not think this RV park will be the same as other parks, and not an eye sore.

Public Hearing: Closed

Discussions Followed:

- Commissioner Hansen stated 10-13-2-2 standards for Special Use Permit. He understands the traffic concerns on Addison Ave. but stated the neighboring businesses all have semi trucks delivering product on that street. He stated if it is constructed right, there may not be an issue of turning in and out onto Addison Ave. He reviewed his concern of the narrative stating the tenants would be limited to 180 days, as that does not match state code. Concerns with the flood plain. The applicant would need to work with city and county to address those issues. He stated the use does fit in the C1 zone, but with the lacking data, he cannot give a positive vote to this request.
- Commissioner Perez stated this is a not problematic use, but not enough information to alleviate the neighbor's concerns. Traffic during holiday weekends would be problematic and. not addressed in application. The barrier is not addressed in the application. She stated all uses in C1 could have similar detriments, but not need to come to this commission if an allowed use.
- Commissioner Rambur stated not as concerned about delivery trucks, as less frequent than the applicant's narrative. He does not believe this is harmonious with other businesses in area.
- Chairman Kelley stated his concern is it is not harmonious to the neighborhood. He doesn't think it fits and will change the character of the area. As far as hazardous or disturbing to future neighborhood uses could be an issue. He addressed the excessive noise issue. He stated there is not enough information to make a positive decision.
- Commissioner Hansen stated they can make conditions for this Special Use Permit, but he doesn't think they can add enough conditions to make a positive vote to meet all nine criteria. There is not enough information about the flood plain to protect the city and the sewer.
- Commissioner Perez asked if item is denied, how different can it be to come back before the commission.
- Planning and Zoning Director Spendlove stated the commission needs to look at 9 criteria and decide all 9 in the affirmative before getting to conditions for other 5 items. He stated there need to be firm reasons for their decision. As far as the item coming back, if denied, it is appealable to City Council, or a new retooled application can be submitted. There is no time limit in city code. The commission can table the item for more information, if missing a little piece. Tonight's decision based on information in front of you today.
- Commissioner Perez clarified if there is a denial, it does not mean it is dead forever.
- Commissioner Hansen reviewed criteria. He stated the application does not meet criteria #2, harmonious to neighborhood, without more information.

MOTION: Commissioner Hansen moved to approve the request for a Special Use Permit to allow an RV and Camping Park on property located at 1788 Addison Avenue East c/o Shawn Allen on behalf of Terra Development, LLC. (PZ22-0049), as presented, with staff recommendations. Commissioner Perez seconded the motion.

The Motion was not approved by a vote of 0 to 4.

5) Upcoming Meeting(s)

- a) Tuesday, May 10, 2022
Tuesday, May 24, 2022

**Commissioner Perez will not be able to attend the May 10 meeting.*

Planning and Zoning Director Spendlove presented Commissioner Hansen a certificate for serving on the Planning and Zoning Commission for the last four years. Staff and the commission thanked him for his service.

6) Adjournment

The meeting adjourned at 7:58 pm

Kelli Ebersole, Technician



Date: Tuesday, May 10, 2022
To: Planning and Zoning Commission
From: Lisa Strickland

ACTION ITEM

Request:

Request for approval to group landscaping on property located at 1741 Park View Drive c/o EHM Engineers, Inc. on behalf of Rydell Management Company. (PZ22-0079)

Time Estimate:

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

Background:

This is a request to do grouped landscaping and to propose an alternate plan for the gateway arterial. The request is for several reasons.

1. The applicant would like to remove the required landscaping islands to allow for easier parking, maneuvering and display of vehicles. The code allows for this provided the request is approved by the Commission.
2. The thirty foot (30') landscape strip behind the sidewalk is within the Idaho Transportation Department (ITD) right of way and they have requested that no trees or shrubs be planted in this area.
3. To provide an alternative layout to meet the request from ITD.

The Canyon Properties PUD requires 7% of the total parking area be landscaped. City Code requires that parking areas have landscape islands, and a tree in each island. City Code additionally requires a thirty foot (30') landscape strip along gateway arterials (Pole Line Road). The applicant has provided an illustration of their requested alternative plan showing trees and shrubs grouped throughout the site.

Approval Process:

This is an item of consideration to allow the commission to review the proposed plan. The interior landscape island requirement is intended to mitigate the visual impact of large parking lots. By requiring approval of an alternative plan, it allows the commission the opportunity to evaluate whether or not the proposal meets the intent of the code.

Budget Impact:

n/a

Regulatory Impact:

Per City Code 10-10-11 (B) 4, states...required landscape islands may be grouped, subject to approval by the planning and zoning commission. This is a request to group the landscaping. Per City Code 10-10-11 (B) 2, states...landscaped islands shall be located at the terminus of all parking rows and no more than fifteen (15) parking spaces are permitted in a continuous row without being interrupted by a landscaped island.

Per City 10-7-12 Gateway Arterial Landscaping Requirement... the following landscaping shall be

provided, retained, and maintained on all properties in commercial or industrial zoning districts and fronting gateway arterials: thirty feet (30') landscaped strip behind the sidewalk or future sidewalk when vacant land or cleared land is being developed.

History:

This request is similar to one previously approved for the Subaru to the east.

Analysis:

City staff is aware of the request from ITD not to plant trees in shrubs within this thirty foot (30') strip which is what generated the Subaru request approved in January 2021. ITD has made the same request for this property. Staff understands the limitation of gateway trees and shrubs within this thirty foot (30') strip however staff has received verbal inquiries/complaints regarding the limited amount of trees and shrubs provided along the front of the Subaru property.

The purpose of the interior landscaping requirement in City Code is to break up the "Sea of Asphalt" that occurs with large parking lots. The approved PUD states to help mitigate the negative impacts of parking areas, seven percent 7% of the parking area shall be landscaped. The required landscaping following the PUD/City Code Parking islands, and general City Code landscaping section is 40 trees and 200 shrubs.

The purpose of the gateway arterial landscaping is to provide an additional buffer to mitigate the impact of businesses along a gateway. City Code defines this area as a thirty foot (30') landscape stripe directly behind the sidewalk. The gateway area would require 31 trees and 156 shrubs.

The total required amount of landscaping per the PUD and the gateway arterial equals 71 trees and 356 shrubs.

Conclusion:

The Commission is given this opportunity to determine if the proposed plan meets the intent of the code requirement and may approve the request as presented, approve the request with conditions, deny the request or table for additional information.

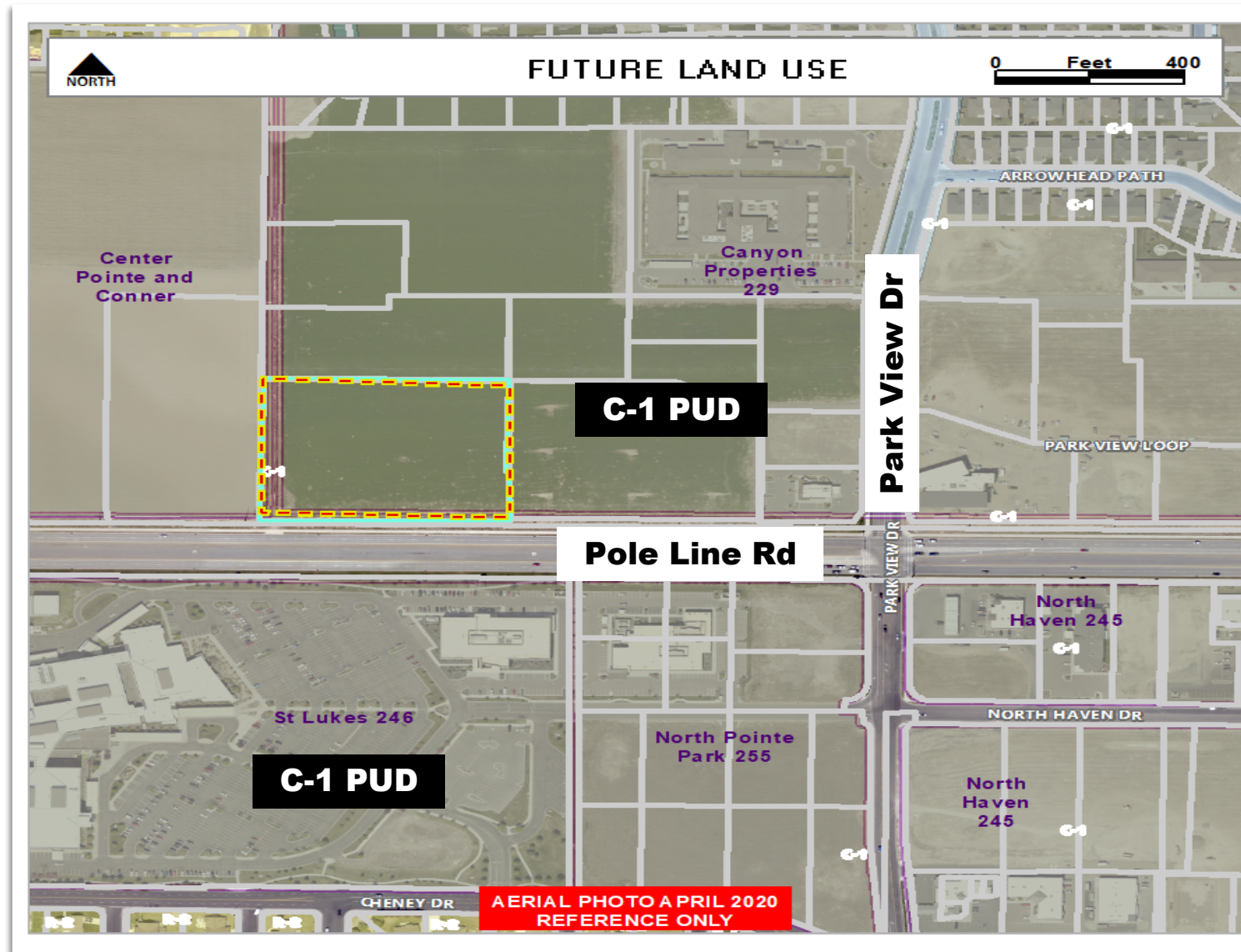
Upon conclusion, should the commission approve the request as presented, staff recommends the following condition:

1. Subject to site plan amendments as required by Building, Fire, Engineering and Zoning Officials to comply with current city codes and standards.

Attachments:

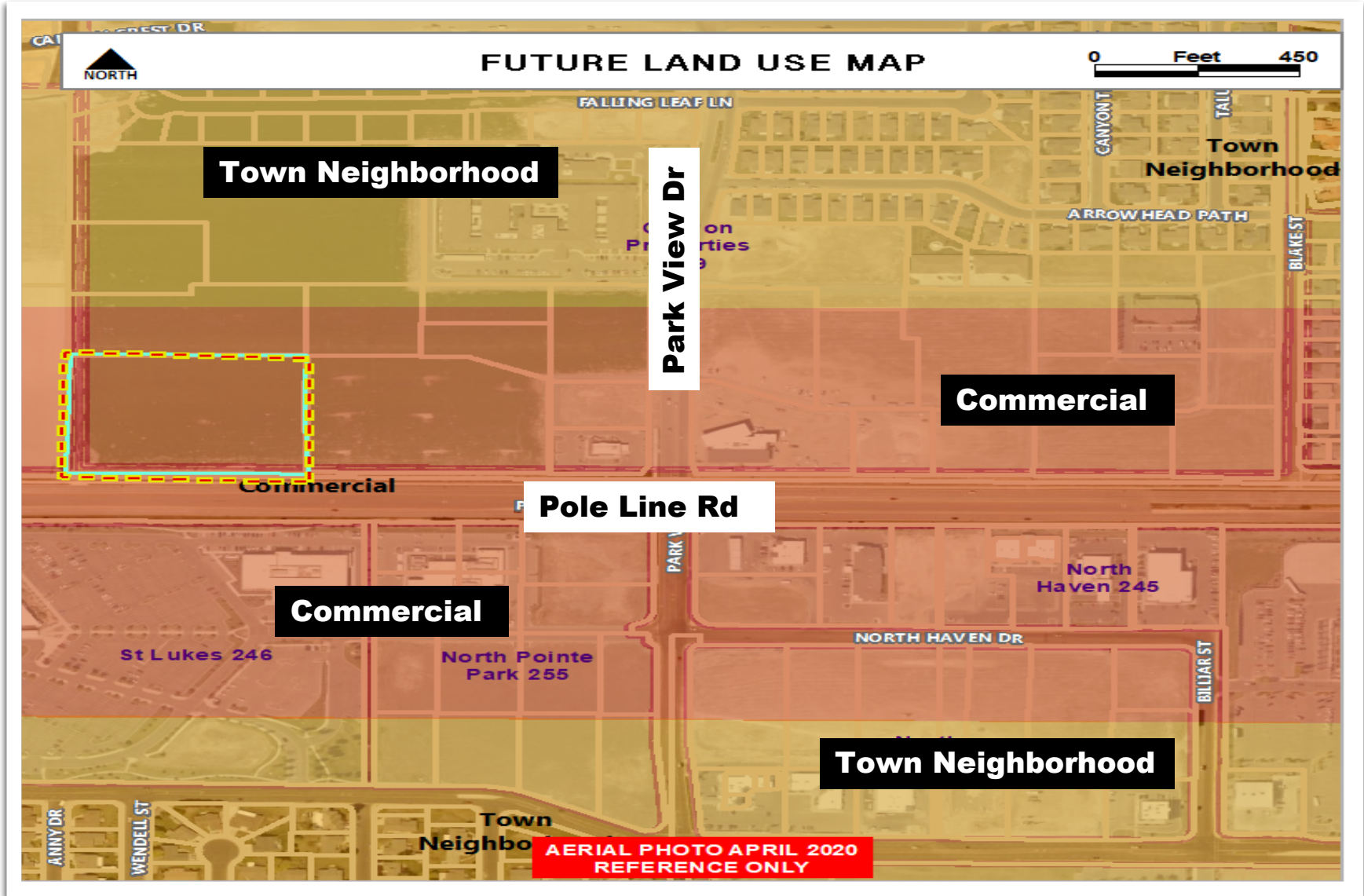
1. PZ22-0065 SUP Exhibits
2. Applicant Narrative

Zoning/Vicinity Map

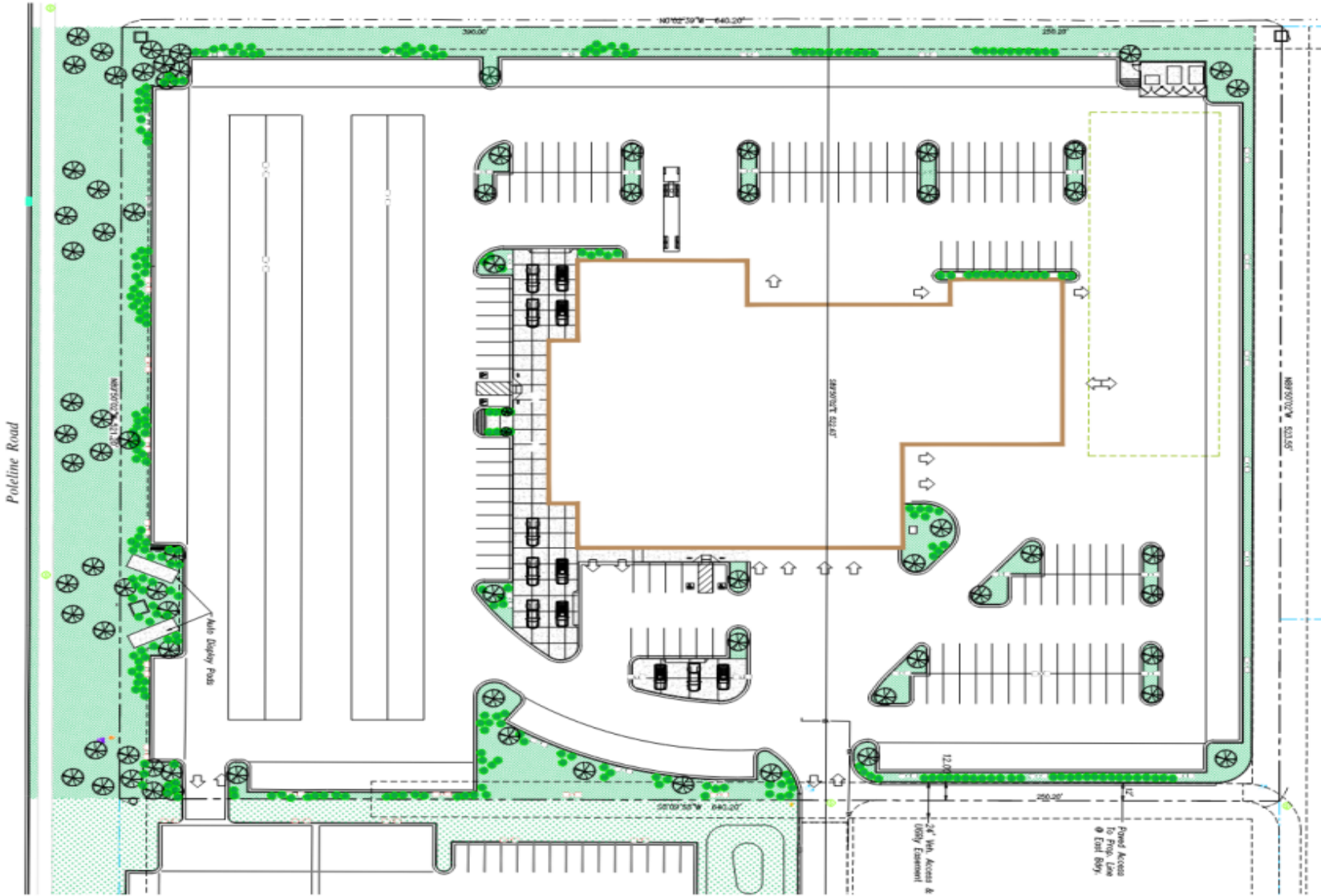


Subject Property	
Current Zoning	C-1 PUD; Canyon Properties #229
Existing Land Use	Undeveloped
Proposed Land Use	Automotive Dealership/Service & Repair
Comprehensive Plan Designation	Commercial
Surrounding Properties	
North	Undeveloped
South	Pole Line Rd
East	Subaru
West	Undeveloped
Applicable Regulations	
Applicable Regulations	10-1, 10-4-8, 10-7, 10-10, 10-11, 10-13-2.2, Canyon Properties PUD #229

Future Land Use Designation



Standard Landscape Requirement



Standard Landscaping Plan

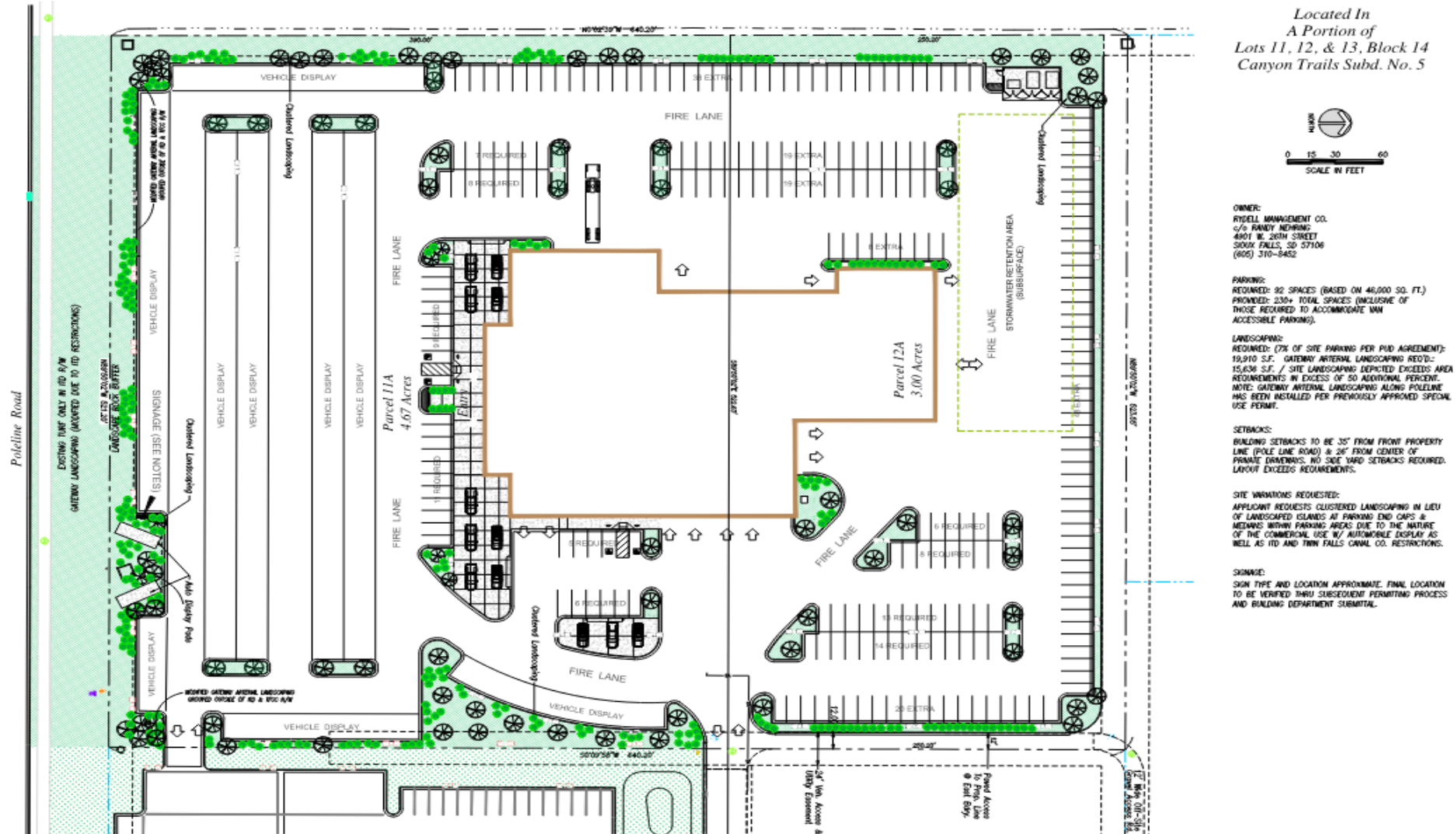
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Twin Falls Chevrolet

(See Proposed Alternate Plan Being Requested)

LANDSCAPING DEFECTED EXCEEDS REQUIRED AMOUNT BY MORE THAN 50 PERCENT.

Grouped Alternative Landscape Plan



Special Use Exhibit & Alternate Landscaping Plan
For
Twin Falls Chevrolet

TWIN FALLS CHEVROLET
Alternate Landscaping Request

As stated per the requirements of the application, Section 4.c.v., a request for an alternative landscaping plan is submitted for the Commission's review and approval. The proposed design for the alternative will utilize grouped or clustered landscaping and delete a minor amount of mid-island and end-cap islands in service areas to be consistent with the originally approved alternate landscape plan from the existing SUP. The majority of these remaining areas are vehicle display areas of vehicles for sale which would not be part of the stipulation placed on required parking areas.

This request is being made due to several factors. The intent is to match and retain the nature of the Subaru Dealership to the immediate east of this development. The nature of the business is for display purposes and visual corridors that invite the use of a "bordered" type green area. In addition, the gateway arterial landscaping is in ITD right of way, the majority of which was already improved and installed by the grant of a previous special use permit. ITD requirements for landscaping within their rights of way dictate special provisions for the maintenance of retention areas as well as the limitations on installation of plantings. This area also is part of a Twin Falls Canal Company easement which limits plantings (other than grass and bushes) over their irrigation mains and easements. For these reasons the plan is for grass surfaces only in the ITD area and grass and bushes only in the Canal Company easement with clustered trees and bushes throughout the remainder of the permitted area.

Due to the reasons stated and the requirements of the two agencies mentioned above we respectfully submit our request for approval of the alternative landscape plan which will still provide an aesthetically pleasing landscape element to the development as well as match the original alternate landscaping for the originally approved site which this site was originally a portion of.



Date: Tuesday, May 10, 2022
To: Planning and Zoning Commission
From: Ian Zollinger

ACTION ITEM

Request:

Request for a Special Use Permit to allow fourplexes on property located at 321 and 329 Pheasant Road West c/o TD&H Engineering, Inc. on behalf of Derrick Ellis. (PZ22-0052)

Time Estimate:

15 Minutes for presentation from staff and applicant.

Background:

The applicant is requesting to build two fourplexs at the property located at 427 Pheasant Road. Fourplexs are a Special Use of the R-4 Zoning district and require a Special Use Permit.

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 decide 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:

City Code 10-4-5.2 (B), Special Uses of the R-4 Zoning District
City Code 10-4-5. 3, Property Development Standards for lot requirements and setbacks.
City Code 10-10-11 Minimum Standards for Parking Lot Design.
City Code 10-13-2.2 (D) Standards Applicable to Special Uses.

History:

The Rains Subdivision, originally platted in 1994, was intended to be a subdivision to allow for the construction of 4 fourplexes. Two of the original buildings were previously constructed.

Analysis:

The 2016 Comprehensive Plan "Grow With Us" designates this property as "Town Neighborhood". Staff has determined that this request complies with the Comprehensive Plan.

The R-4 Zoning District allows for fourplexes to be constructed with a Special Use Permit if the

development standards are met. These two particular lots meets the development standards for fourplexes found in 10-4-5.3(B)

"The minimum lot area per single household dwelling shall be four thousand (4,000) square feet, seven thousand (7,000) square feet for a duplex and the lot area for multiplex dwelling units will increase over the duplex area by two thousand (2,000) square feet per dwelling unit or one thousand (1,000) square feet per unit above or below the ground level unit."

Lot 3 consists of 9,077 sf and Lot 4 consists of 9447 sf. Each lot meets the minimum lot required for a fourplex if the building is constructed with units above or below ground. The elevations submitted show the manner and type of construction that meets this portion of the City Code (10-4-5.3(B)).

The subject properties are surrounded by properties zoned R-4 with similarly constructed fourplexes to the west as well as multiplex-constructed but individually owned properties to the south and east and a manufactured home park to the north.

Sufficient room on the property is available to meet the parking requirements outlined in 10-10, two per unit.

The proposed fourplexes would be consistent with the pattern of development that has already taken place.

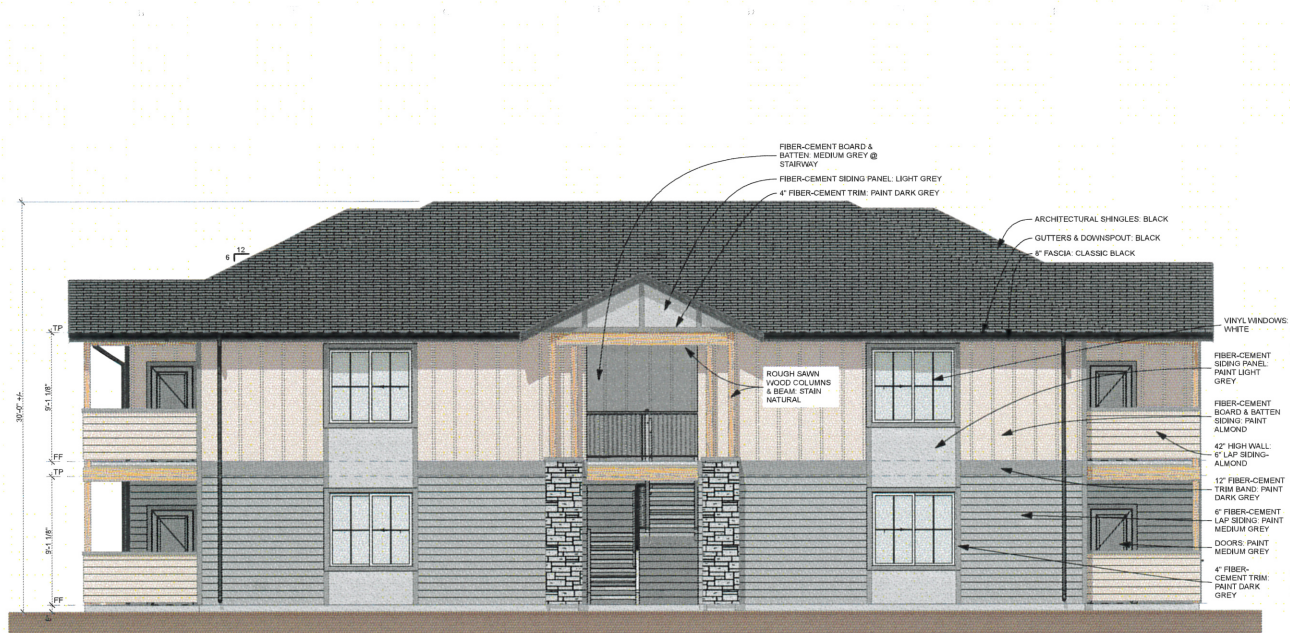
Conclusion:

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. Elevations
2. Site Plan
3. Future Land Use
4. Vicinity Map



East Elevation

SCALE 1/8" = 1'-0"



South Elevation

SCALE 1/8" = 1'-0"



West Elevation

SCALE 1/8" = 1'-0"



North Elevation

SCALE 1/8" = 1'-0"

MARK	DATE	DESCRIPTION

Glancey ♦ Rockwell & Associates
Architecture ♦ Planning
1237 West River Street, Suite 110 | Boise, Idaho 83702
p. 208.443.5966 | 208.443.1718 | e. office@grbna.com

TWIN FALLS 4-PLEXES
TBD PHEASANT ROAD
TWIN FALLS, IDAHO Site Postcode/ZIP

COPYRIGHT 2022

DRAWN BY: _____

CHECKED BY: _____

SCALE: AS NOTED

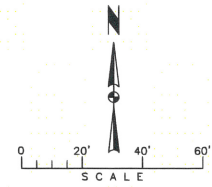
DATE: _____

PROJECT NO: 22-009

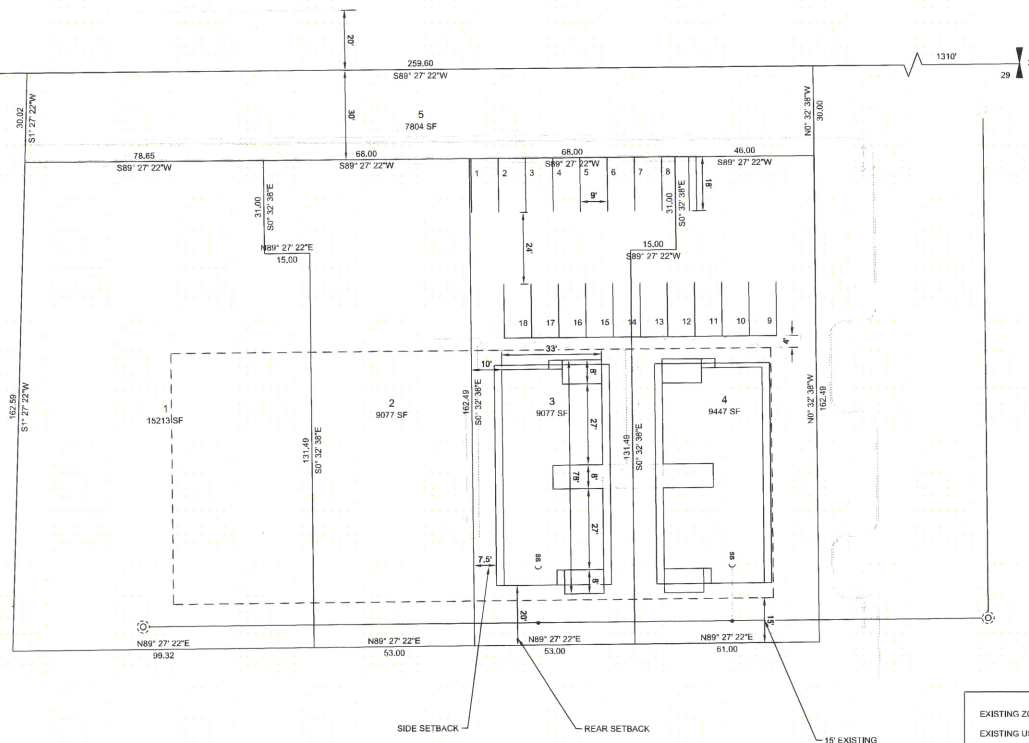
SHEET TITLE

Elevations

A-2.01



LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING PROPERTY BOUNDARY
---	EXISTING ROAD CENTERLINE
---	EXISTING ROAD RIGHTS-OF-WAY
---	PROPOSED LOT LINE
---	PROPOSED EASEMENT
---	SECTION LINE
---	INDEX CONTOUR
---	INTERMEDIATE CONTOUR
---	EXISTING WIRE FENCE
---	EXISTING WOOD FENCE
---	EXISTING GAS LINE
---	EXISTING WATER MAIN
---	EXISTING SEWER COLLECTION LINE
---	PROPOSED ROAD SIGN
---	PROPOSED STREET LIGHT
---	PROPOSED CURBSIDE MAIL BOX
---	EXISTING SEWER MANHOLE
---	PROPOSED SEWER SERVICE
---	EXISTING WATER MAIN VALVE
---	EXISTING FIRE HYDRANT
---	EXISTING YARD HYDRANT
---	PROPOSED WATER SERVICE
---	EXISTING DECIDUOUS TREE
---	EXISTING OVERHEAD ELECTRIC POLE
---	EXISTING TELEPHONE RISER
---	EXISTING FIBER OPTIC BOX
---	1/2" IRON PIN - REFERENCE POINT
---	5/8" IRON PIN - REFERENCE POINT
---	BRASS CAP
---	SECTION QUARTER CORNER
---	SECTION CORNER



ENGINEER AND SURVEYOR:
TD&H ENGINEERING, INC.
161 5TH AVENUE S., SUITE 105
TWIN FALLS, IDAHO 83301
PHONE: 208-733-2446
EMAIL: tdhengineering.com

OWNER / SUBDIVIDER:
DAVID ELLIS
427 PHEASANT ROAD
JEROME, IDAHO 83338
PHONE: 208-308-3176
EMAIL: david19ellis@yahoo.com

EXISTING ZONE:	R-4 MULTI-FAMILY
EXISTING USE:	VACANT
PROPOSED USE:	DUPLEX SUBDIVISION
DEVELOPMENT AREA:	18,524 SF
DOMESTIC WATER:	SUBDIVISION WILL USE CITY OF TWIN FALLS WATER SUPPLY.
SEWER:	SUBDIVISION WILL USE CITY OF TWIN FALLS WATER SUPPLY.
STREETS:	ACCESS TO SUBDIVISION WILL BE FROM THE PHEASANT ROAD.
EASEMENTS:	LOTS WILL HAVE 15' EASEMENT ALONG STREETS.

REV	DATE	REVISION



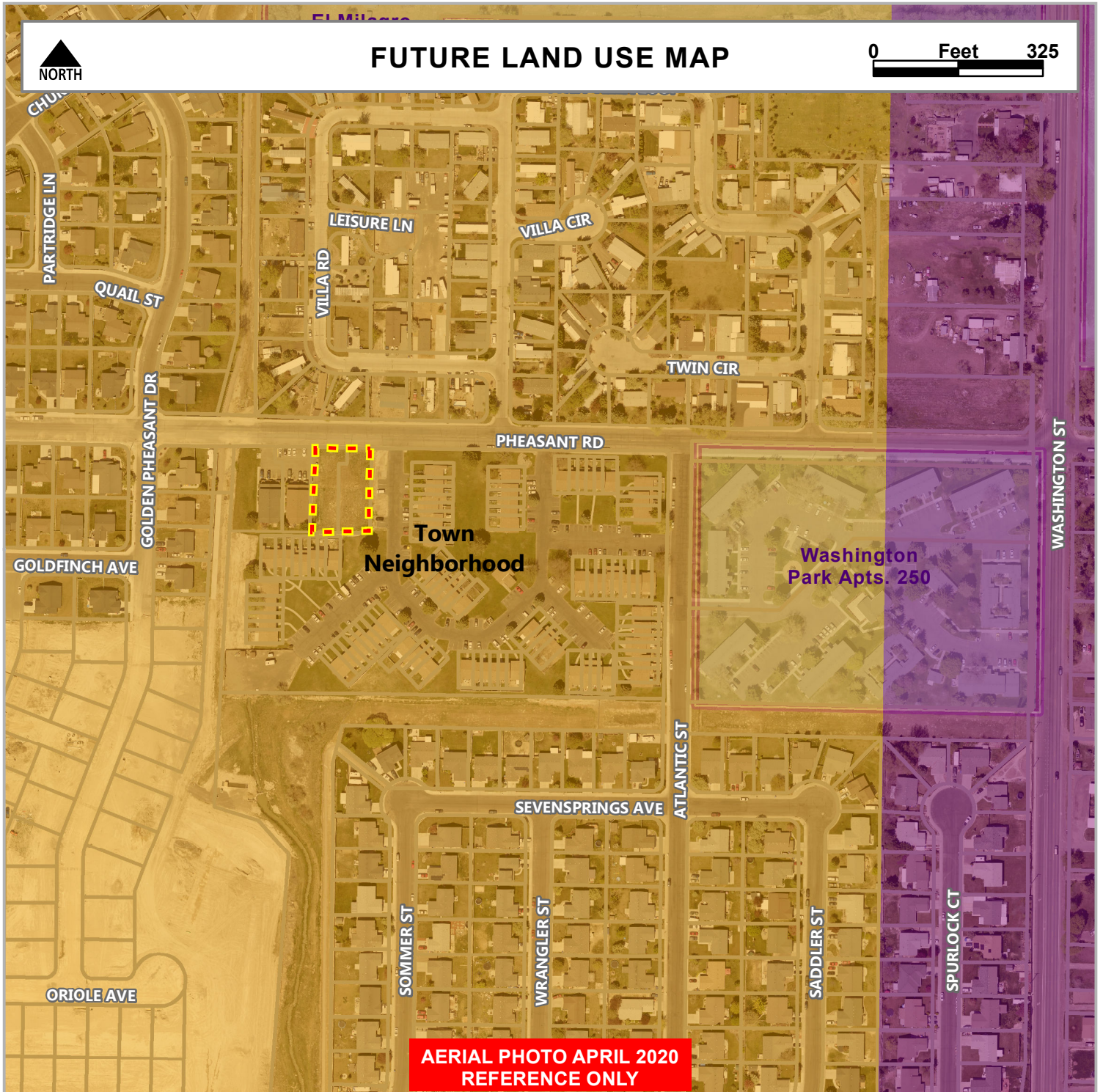
DRAWN BY:	LD
DESIGNED BY:	LD
QUALITY CHECK:	RLH
DATE:	2/16/2022
JOB NO.	TF22-007
FIELDBOOK	

PHEASANT ROAD
TWIN FALLS, IDAHO
SITE PLAN

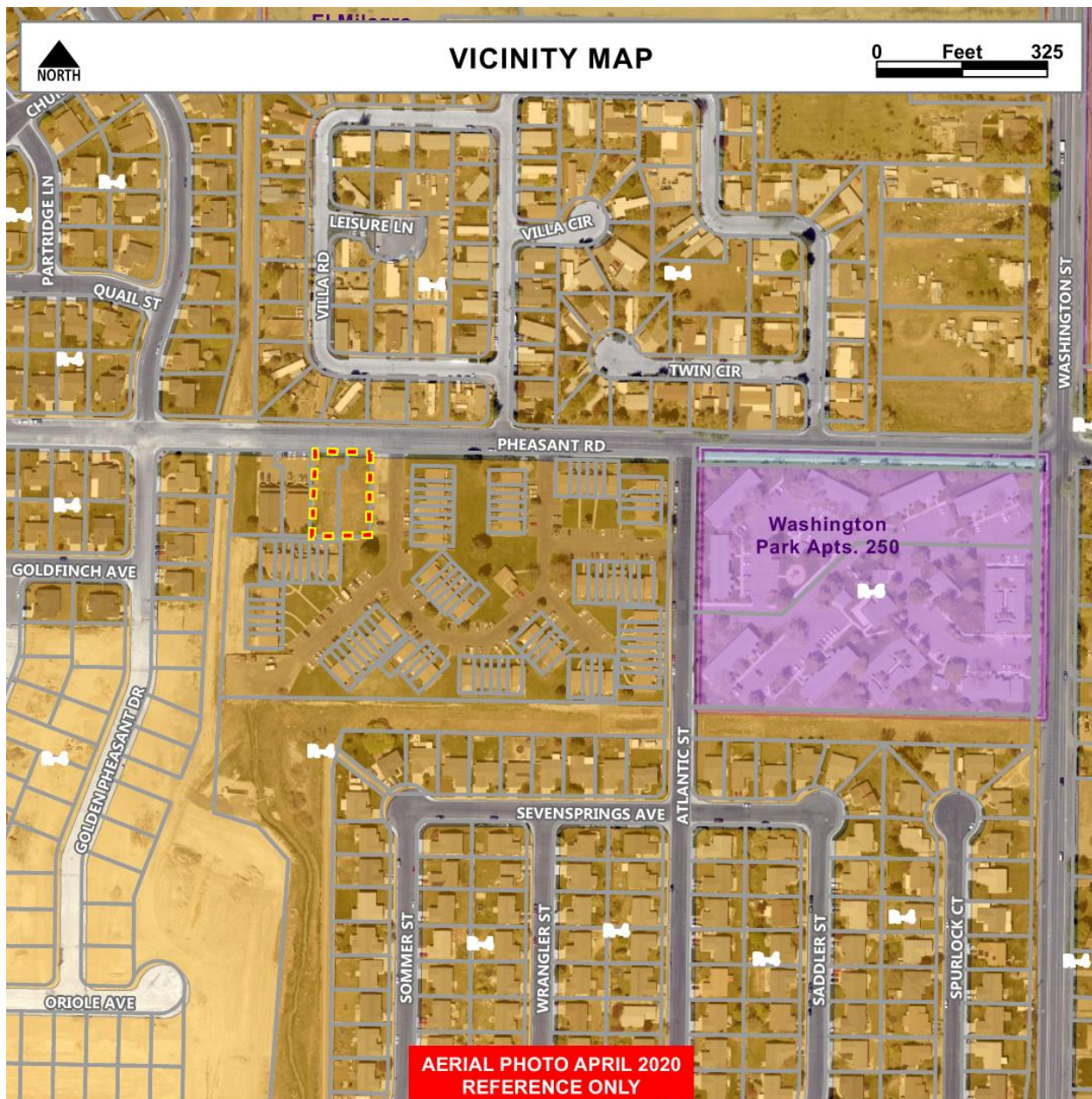


FUTURE LAND USE MAP

0 Feet 325



-  Town Neighborhood
-  Neighborhood Commercial



Current Zoning: R-4, Residential

Existing Land Use: Vacant/ Undeveloped

Comprehensive Plan: Town Neighborhood

Proposed Land Use: Fourplexes

Surrounding Zoning Designations & Land Use(s)

North: R-4, Residential

East: R-4, Residential

South: R-4, Residential

West: R-4, Residential

Applicable Regulations

10-1-4, 10-4-5, 10-10-11, 10-13-2.2



Date: Tuesday, May 10, 2022
To: Planning and Zoning Commission
From: Lisa Strickland

ACTION ITEM

Request:

Request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at the intersection of Carriage Lane North and Chuckwagon Place c/o Tilson Technology Mangement on behalf of TDS Metrocom, LLC. (PZ22-0058)

Time Estimate:

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

Background:

This is a request to allow a utility-owned structure to be located in the vicinity of Carriage Ln N and Chuckwagon. The applicant is a fiberoptic provider that will be installing a cabinet at this location to house the equipment necessary to maintain and operate the node that will provide service located within this area. This site is one of many that will coincide with a large infrastructure project to install and to provide fiberoptic connections throughout the city.

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 decide 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.

Standards Applicable to Special Uses:

- Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Budget Impact:

n/a

Regulatory Impact:

Per City Code 10-4-8 states "a special use permit is required for "a utility owned structure greater than three (3) feet aboveground..."

10-13-2-2: Upon Granting A Special Use Permit, Conditions May Be Attached To A Special Use Permit Including, But Not Limited To, Those:

1. Minimizing adverse impact on other developments.
2. Controlling the sequence and timing of development.
3. Controlling the duration of development.
4. Assuring that development is maintained properly.
5. Designating the exact location and nature of development.
6. Requiring the provision for on-site or off-site public facilities or services.
7. Requiring more restrictive standards than those generally required in this Title.

The 2016 Comprehensive Plan; "Grow With Us" designates this area as appropriate for "Town Neighborhood", which allows for supporting services and small-scale, commercials for the surrounding neighborhood. The cabinet to be constructed is necessary to provide a utility service to surrounding neighborhood. Staff has determined the proposed use is compatible with the comprehensive plans.

History:

This area is zoned C-1; Commercial Highway District. Due to its size, the cabinet requires approval of a special use permit. However, it is similar in nature to other utility cabinets found within the surrounding area.

Analysis:

This request is associated with a large project proposed to take place within the city's right of way in order for Tilson/TDS to provide fiberoptic services throughout the city. The installation of a utility cabinet to house the equipment necessary to provide this service is similar to other cabinets used by utility service companies. The special use permit allows the commission the opportunity to look at the location of the cabinet and address any visual impacts that may require mitigation. Staff has reviewed the request. There are other utility service cabinets located within the vicinity that have not generated public concern. Therefore, staff does not foresee any issues with the proposed location of the cabinet.

Conclusion:

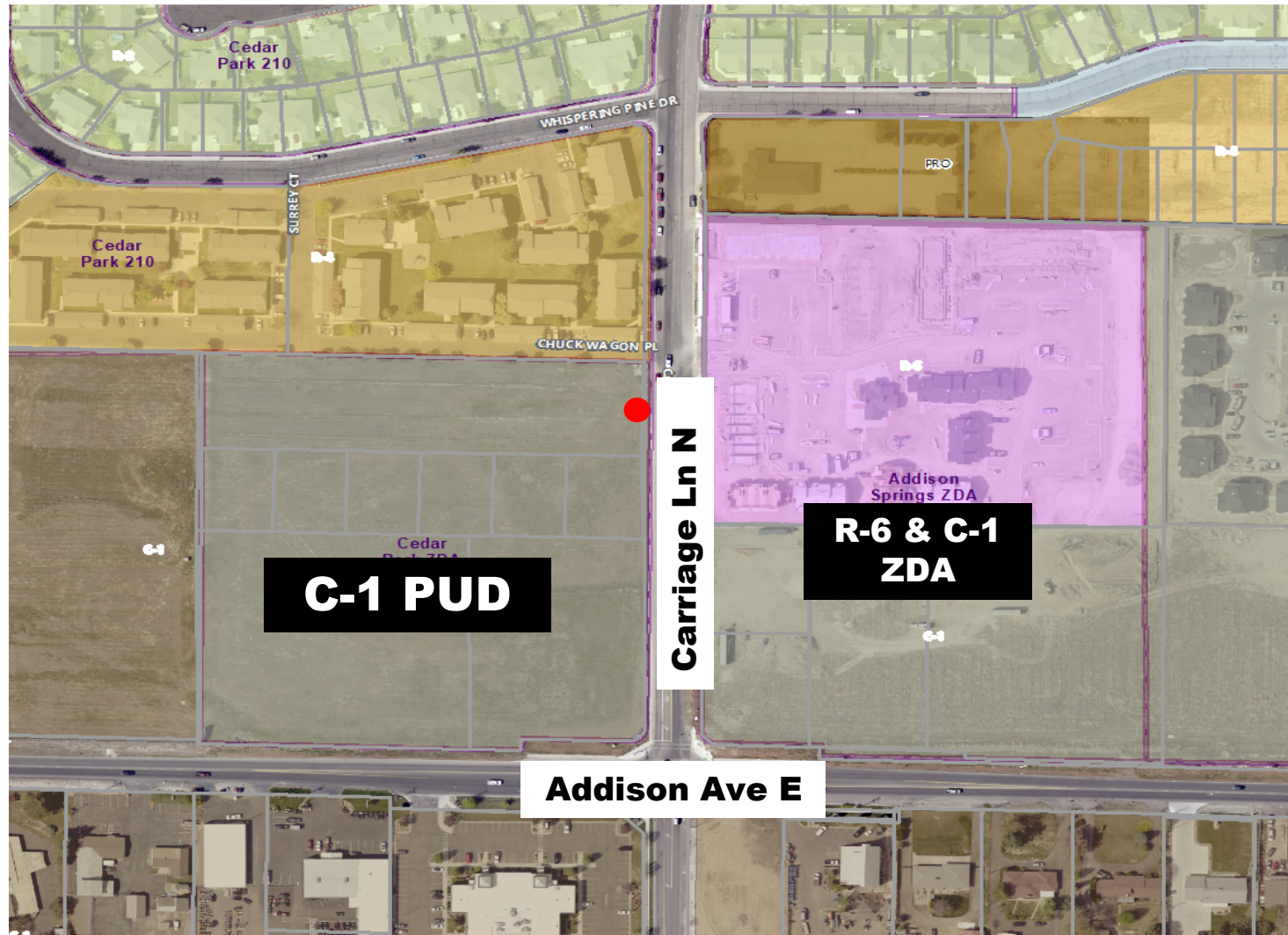
Upon conclusion, should the Commission recommend approval of the request as presented, staff recommends the following:

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. PZ22-0058 SR Exhibits
2. Applicant Narrative

Zoning/Vicinity Map



Subject Property

Current Zoning	R-2 Residential Single Household
Existing Land Use	Right of Way
Proposed Land Use	Utility Owned Cabinet
Comprehensive Plan Designation	Town Neighborhood

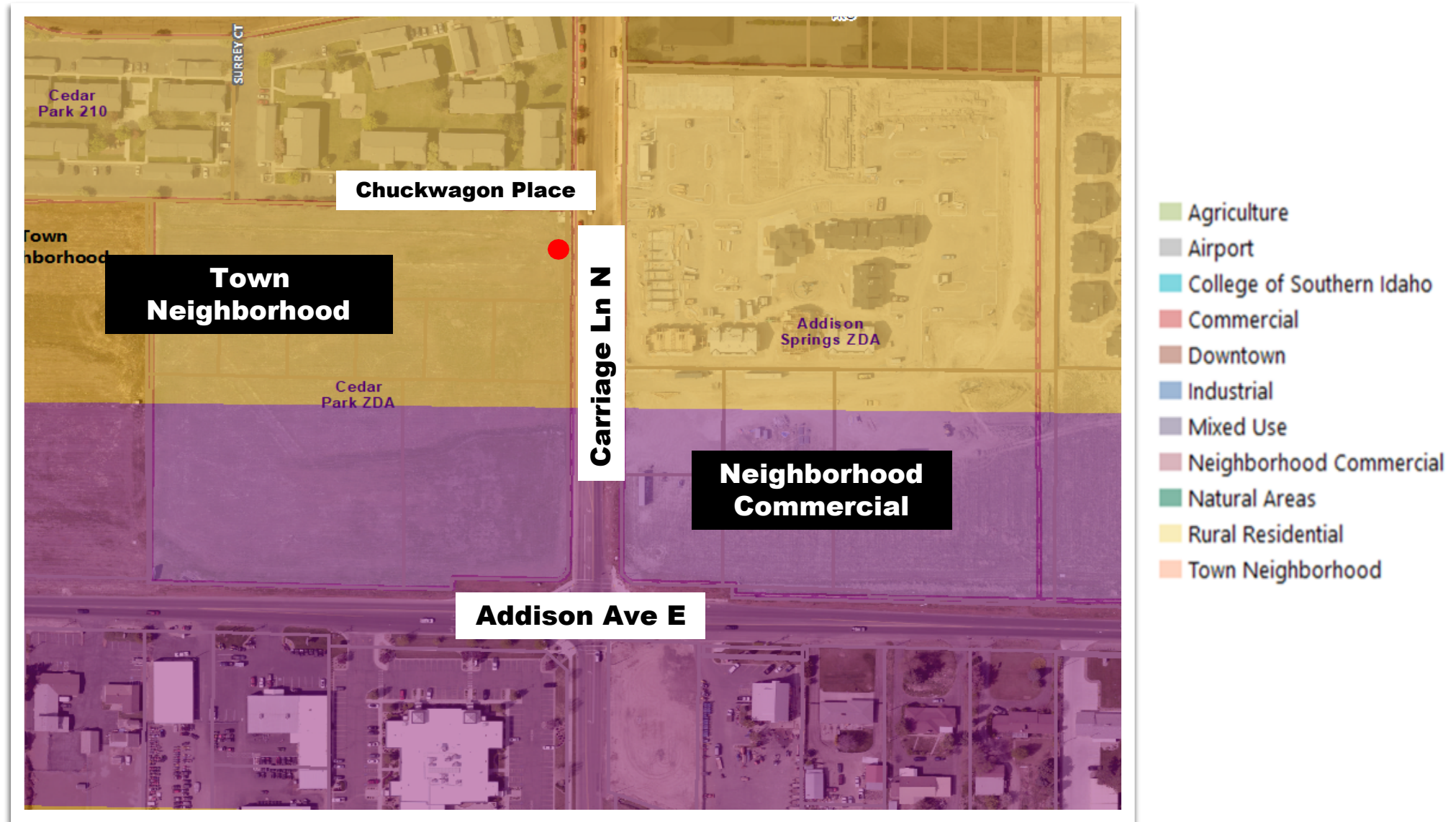
Surrounding Properties

North	Residential
South	Vacant
East	Vacant
West	Residential

Applicable Regulations

Applicable Regulations	10-1, 10-4-8, 10-7, 10-13-2.2
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Future Land Use Designation



Cabinet Example



Proposed Location



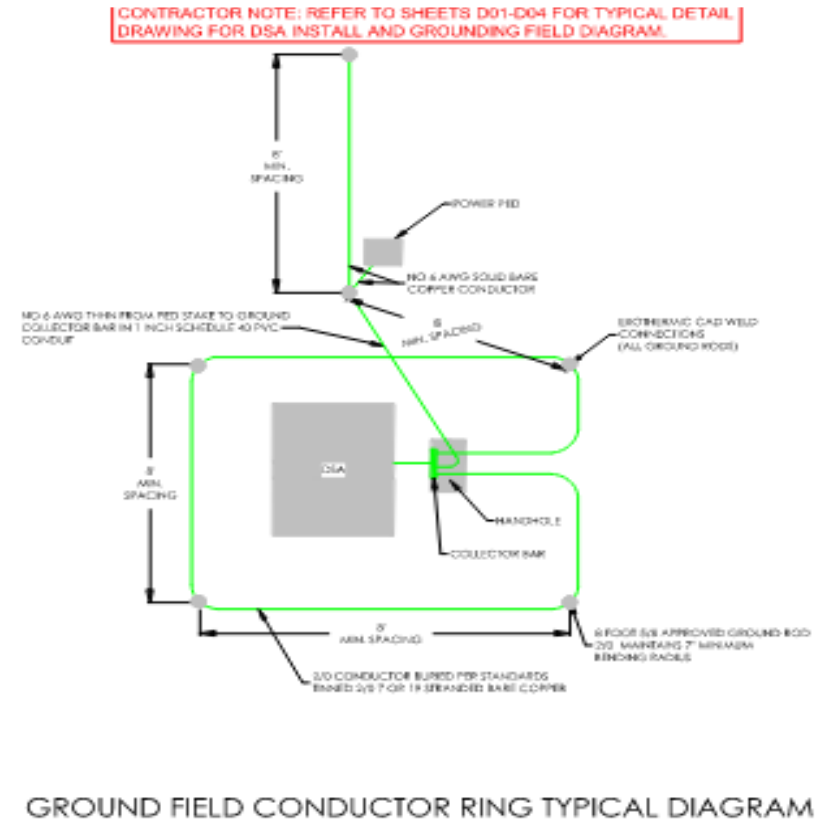
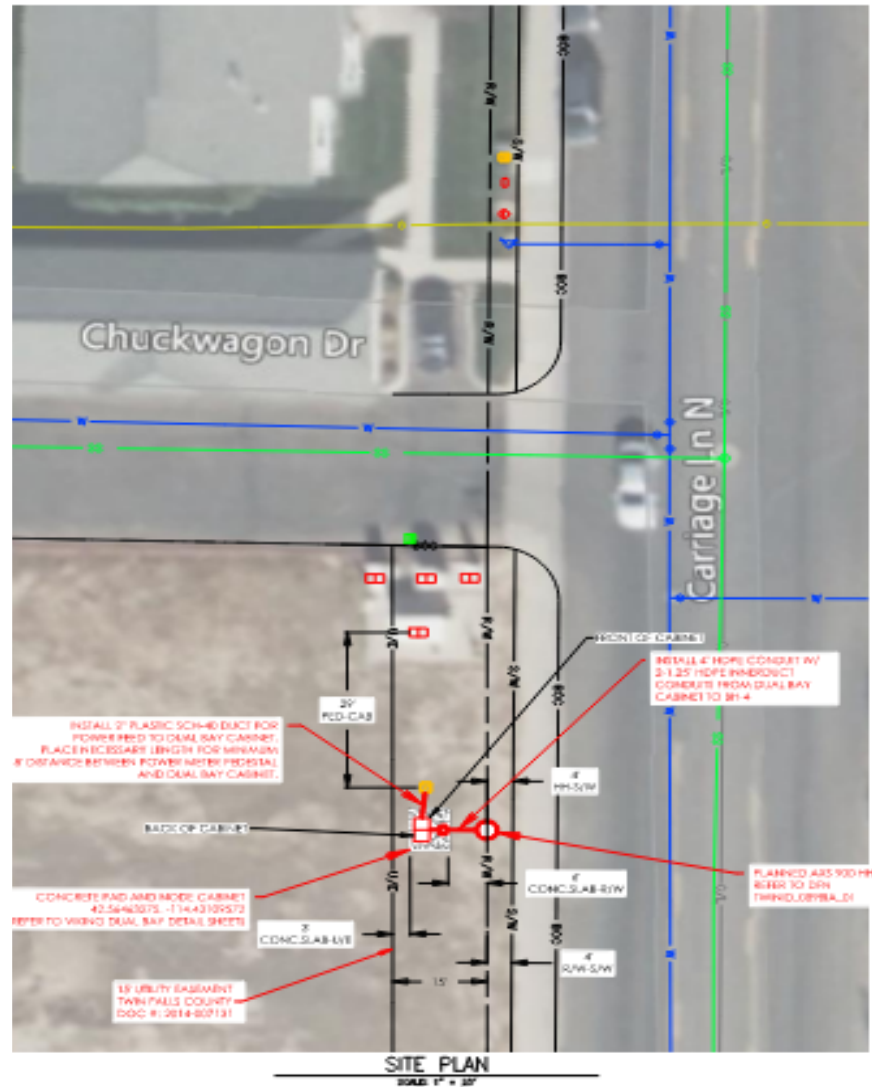
Aerial View

DSA: 0898IA

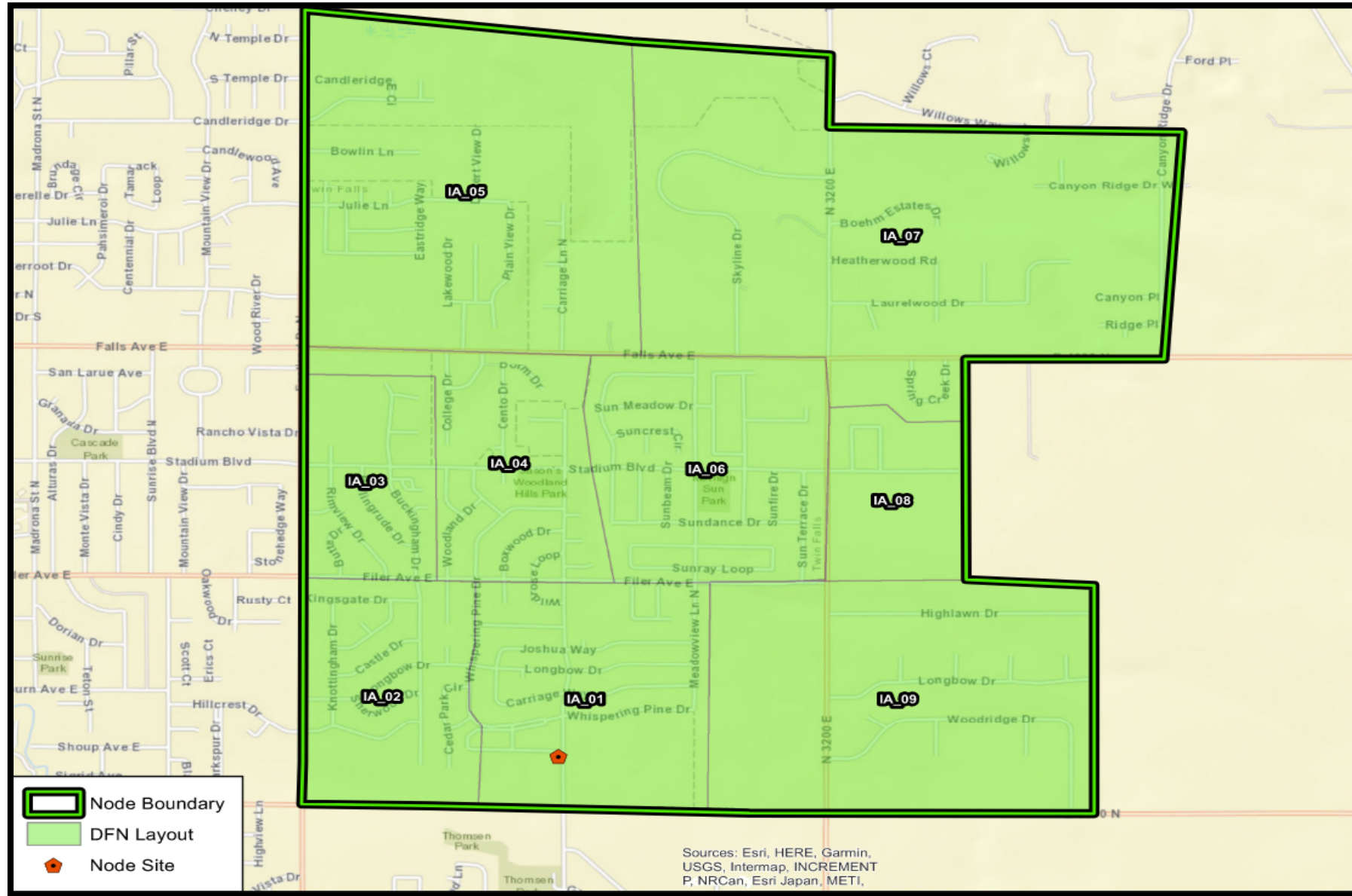
CARRIAGE LN N & CHUCK WAGON PL
42.56463275, -114.43109572
TWIN FALLS, ID



Grounding Field Diagram

[illegible]

Proposed Service Area



Public Hearing for the DSA Cabinets

TDS is looking to place DSA (Node) Cabinets in areas of Twin Falls ID. These DSA cabinets will serve as a data transmission and redistribution cabinet to homes and or businesses in that area for those individuals who would like to acquire internet, cable, or telephone services with TDS. The DSA cabinet is the central hub for internet traffic to be routed out from. We need to place the DSA cabinets in areas we are building out to in order to be able to bring internet, TV and phone services to an address.



Date: Tuesday, May 10, 2022
To: Planning and Zoning Commission
From: Lisa Strickland

ACTION ITEM

Request:

Request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at 163 Pole Line Road c/o Tilson Technology Management on behalf of TDS Metrocom, LLC.(PZ22-0059)

Time Estimate:

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

Background:

This is a request to allow a utility-owned structure to be located at 163 Pole Line Rd. The applicant is a fiberoptic provider that will be installing a cabinet at this location to house the equipment necessary to maintain and operate the node that will provide service located within this area. This site is one of many that will coincide with a large infrastructure project to install and to provide fiberoptic connections throughout the city.

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 decide 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.

Standards Applicable to Special Uses:

- Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Budget Impact:

n/a

Regulatory Impact:

Per City Code 10-4-8 states "a special use permit is required for "a utility owned structure greater than three (3) feet aboveground..."

10-13-2-2: Upon Granting A Special Use Permit, Conditions May Be Attached To A Special Use Permit Including, But Not Limited To, Those:

1. Minimizing adverse impact on other developments.
2. Controlling the sequence and timing of development.
3. Controlling the duration of development.
4. Assuring that development is maintained properly.
5. Designating the exact location and nature of development.
6. Requiring the provision for on-site or off-site public facilities or services.
7. Requiring more restrictive standards than those generally required in this Title.

The 2016 Comprehensive Plan; "Grow With Us" designates this area as appropriate for "Town Neighborhood", which allows for supporting services and small-scale, commercials for the surrounding neighborhood. The cabinet to be constructed is necessary to provide a utility service to surrounding neighborhood. Staff has determined the proposed use is compatible with the comprehensive plans.

History:

This area is zoned C-1; Commercial Highway District. Due to its size, the cabinet requires approval of a special use permit. However, it is similar in nature to other utility cabinets found within the surrounding area.

Analysis:

This request is associated with a large project proposed to take place within the city's right of way in order for Tilson/TDS to provide fiberoptic services throughout the city. The installation of a utility cabinet to house the equipment necessary to provide this service is similar to other cabinets used by utility service companies. The special use permit allows the commission the opportunity to look at the location of the cabinet and address any visual impacts that may require mitigation. Staff has reviewed the request. There are other utility service cabinets located within the vicinity that have not generated public concern. Therefore, staff does not foresee any issues with the proposed location of the cabinet.

Conclusion:

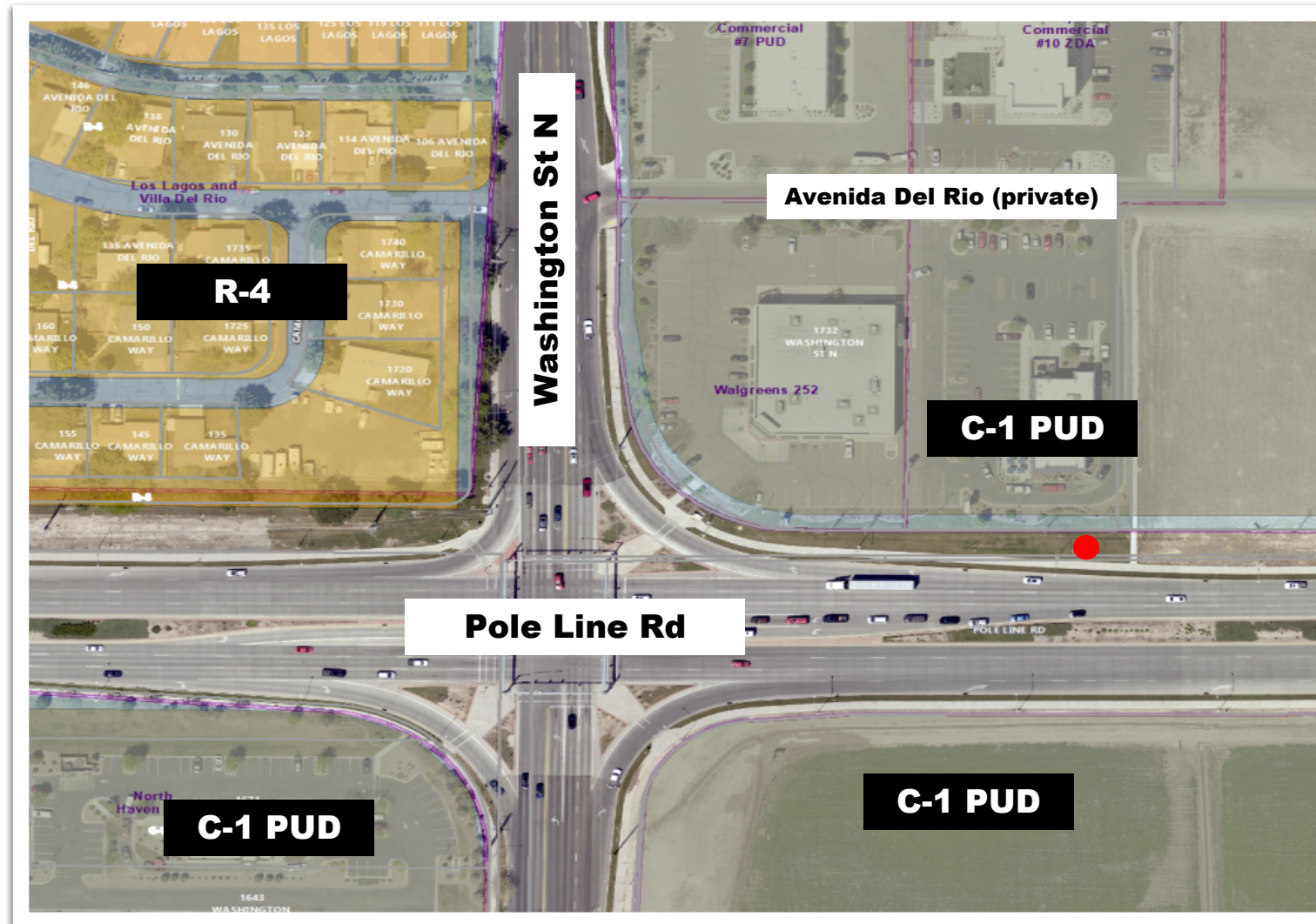
Upon conclusion, should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to applicant obtaining appropriate approval from the Idaho Department of Transportation, if applicable.

Attachments:

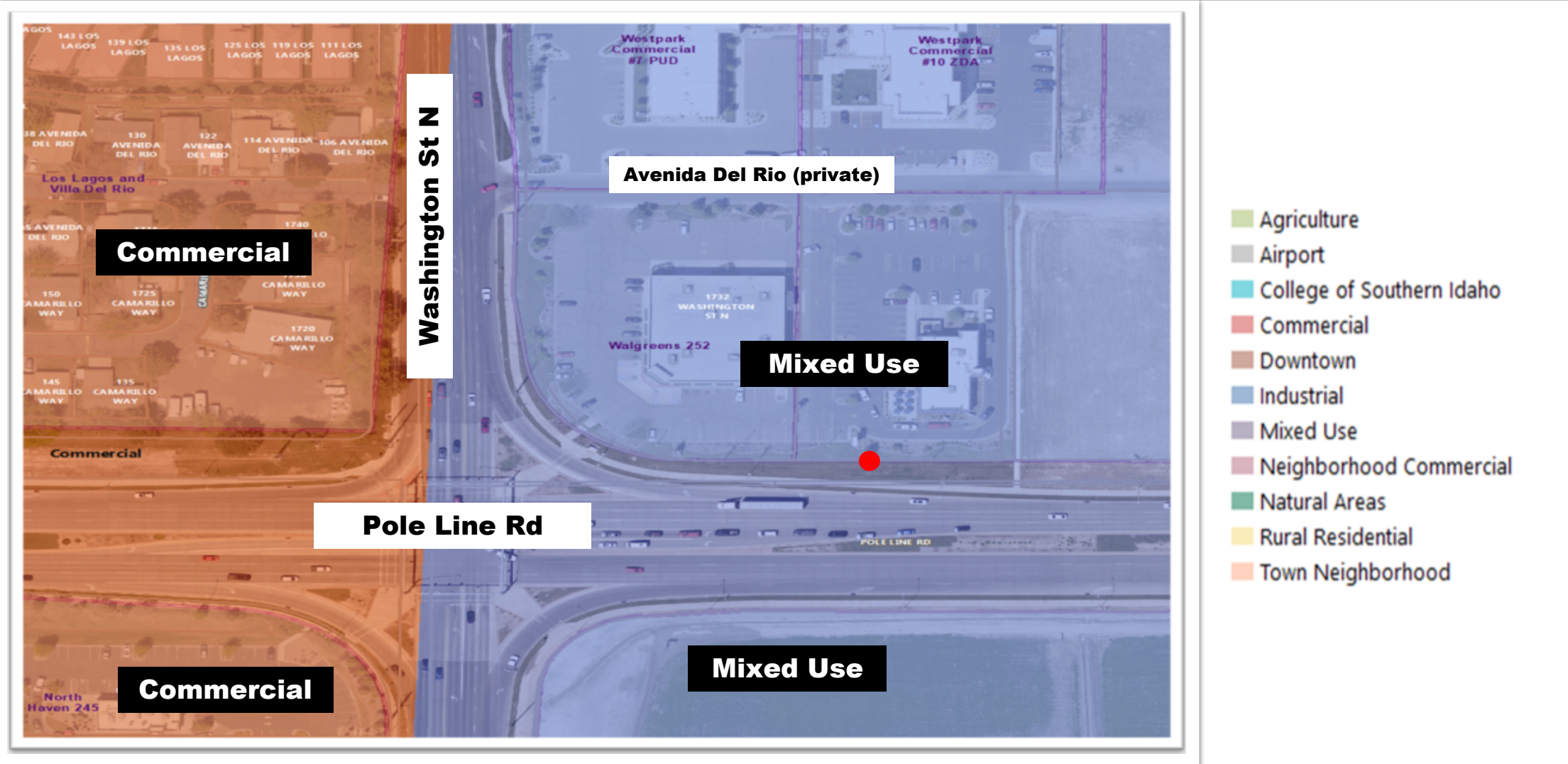
1. PZ22-0059 SR Exhibits
2. Applicant Narrative

Zoning/Vicinity Map



Subject Property	
Current Zoning	C-1, Commercial PUD
Existing Land Use	Right of Way
Proposed Land Use	Utility Owned Cabinet
Comprehensive Plan Designation	Town Neighborhood
Surrounding Properties	
North	Commercial
South	Pole Line Rd
East	Commercial
West	Commercial
Applicable Regulations	
Applicable Regulations	10-1, 10-4-8, 10-7, 10-13-2.2

Future Land Use Designation



Cabinet Example



Proposed Location



Aerial View

DSA: 0898FA

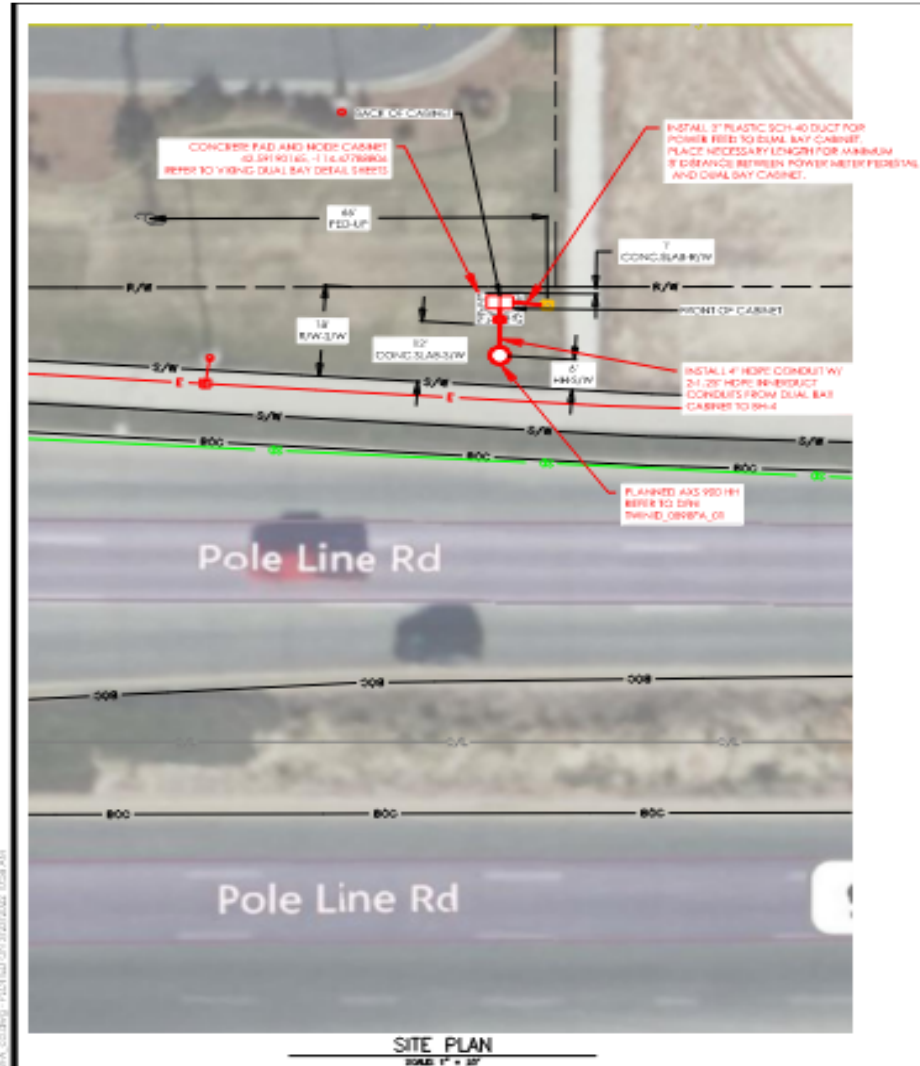
163 POLE LINE RD

42.59190165, -114.47788806

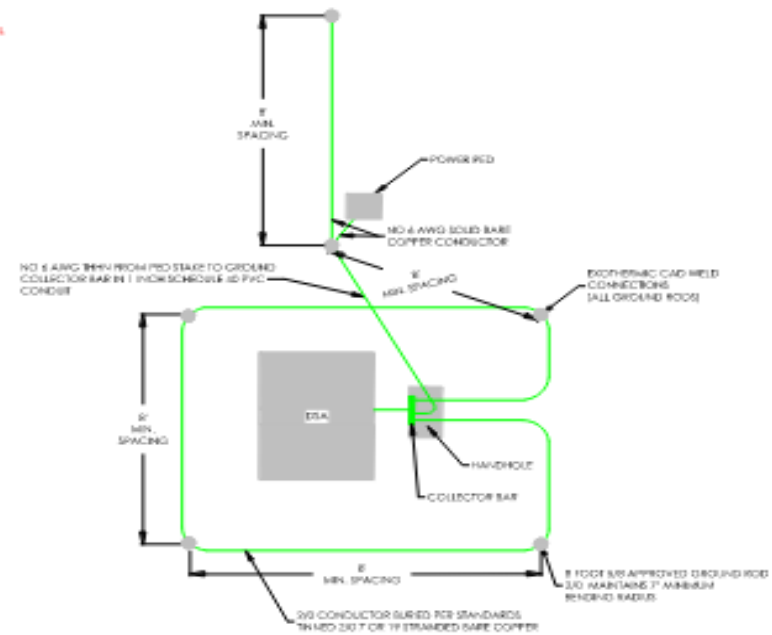
TWIN FALLS, ID



Grounding Field Diagram



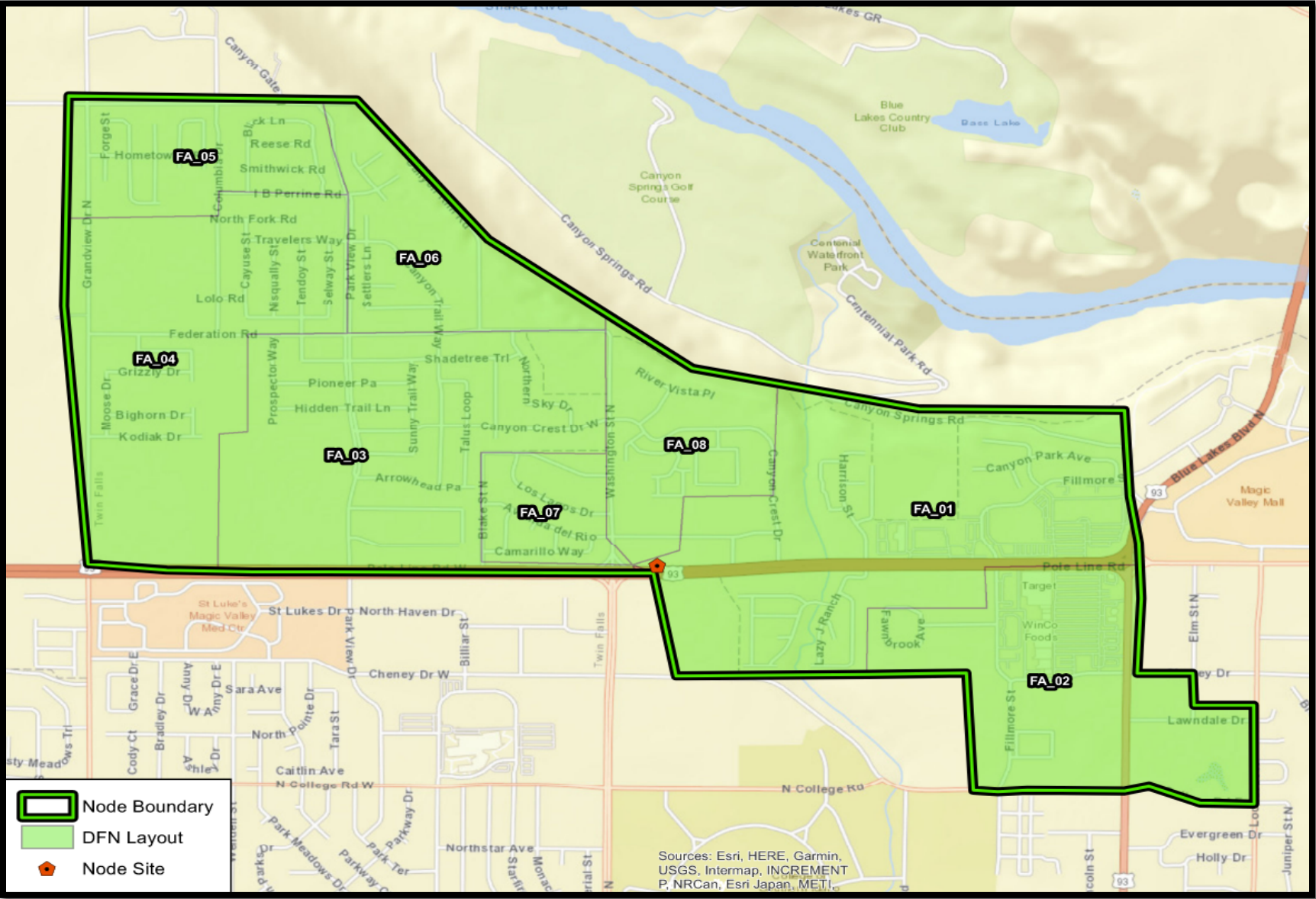
CONTRACTOR NOTE: REFER TO SHEETS D01-D04 FOR TYPICAL DETAIL
DRAWING FOR DSA INSTALL AND GROUNDING FIELD DIAGRAM.



GROUND FIELD CONDUCTOR RING TYPICAL DIAGRAM

[illegible]

Proposed Service Area	
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Public Hearing for the DSA Cabinets

TDS is looking to place DSA (Node) Cabinets in areas of Twin Falls ID. These DSA cabinets will serve as a data transmission and redistribution cabinet to homes and or businesses in that area for those individuals who would like to acquire internet, cable, or telephone services with TDS. The DSA cabinet is the central hub for internet traffic to be routed out from. We need to place the DSA cabinets in areas we are building out to in order to be able to bring internet, TV and phone services to an address.



Date: Tuesday, May 10, 2022
To: Planning and Zoning Commission
From: Lisa Strickland

ACTION ITEM

Request:

Request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at the intersection of Orchard Drive and Harrison Street South c/o Tilson Technology Management on behalf of TDS Metrocom, LLC. (PZ22-0060)

Time Estimate:

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

Background:

This is a request to allow a utility-owned structure to be located at the intersection of Orchard Drive and Harrison Street South c/o Tilson Technology Management on behalf of TDS Metrocom, LLC. (PZ22-0060). The applicant is a fiberoptic provider that will be installing a cabinet at this location to house the equipment necessary to maintain and operate the node that will provide service located within this area. This site is one of many that will coincide with a large infrastructure project to install and to provide fiberoptic connections throughout the city.

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 decide 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.

Standards Applicable to Special Uses:

- Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Budget Impact:

n/a

Regulatory Impact:

Per City Code 10-4-8 states "a special use permit is required for "a utility owned structure greater than three (3) feet aboveground..."

10-13-2-2: Upon Granting A Special Use Permit, Conditions May Be Attached To A Special Use Permit Including, But Not Limited To, Those:

1. Minimizing adverse impact on other developments.
2. Controlling the sequence and timing of development.
3. Controlling the duration of development.
4. Assuring that development is maintained properly.
5. Designating the exact location and nature of development.
6. Requiring the provision for on-site or off-site public facilities or services.
7. Requiring more restrictive standards than those generally required in this Title.

The 2016 Comprehensive Plan; "Grow With Us" designates this area as appropriate for "Town Neighborhood", which allows for supporting services and small-scale, commercials for the surrounding neighborhood. The cabinet to be constructed is necessary to provide a utility service to surrounding neighborhood. Staff has determined the proposed use is compatible with the comprehensive plans.

History:

This area is zoned R-4, Residential Medium Density and Duplex District. Due to its size, the cabinet requires approval of a special use permit. However, it is similar in nature to other utility cabinets found within the surrounding area.

Analysis:

This request is associated with a large project proposed to take place within the city's right of way in order for Tilson/TDS to provide fiberoptic services throughout the city. The installation of a utility cabinet to house the equipment necessary to provide this service is similar to other cabinets used by utility service companies. The special use permit allows the commission the opportunity to look at the location of the cabinet and address any visual impacts that may require mitigation. Staff has reviewed the request. There are other utility service cabinets located within the vicinity that have not generated public concern. Therefore, staff does not foresee any issues with the proposed location of the cabinet.

Conclusion:

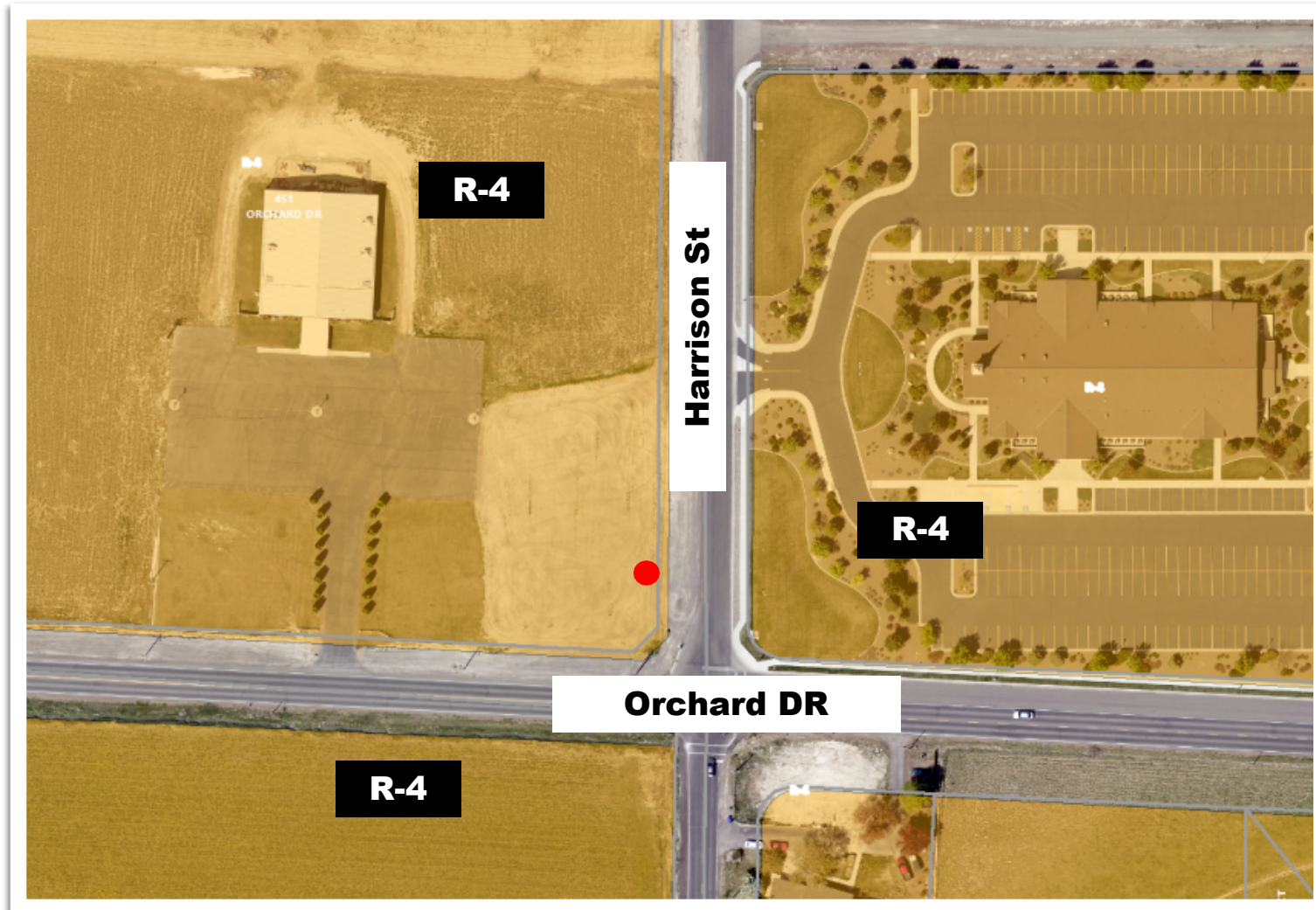
Upon conclusion, should the Commission recommend approval of the request as presented, staff recommends the following:

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

Attachments:

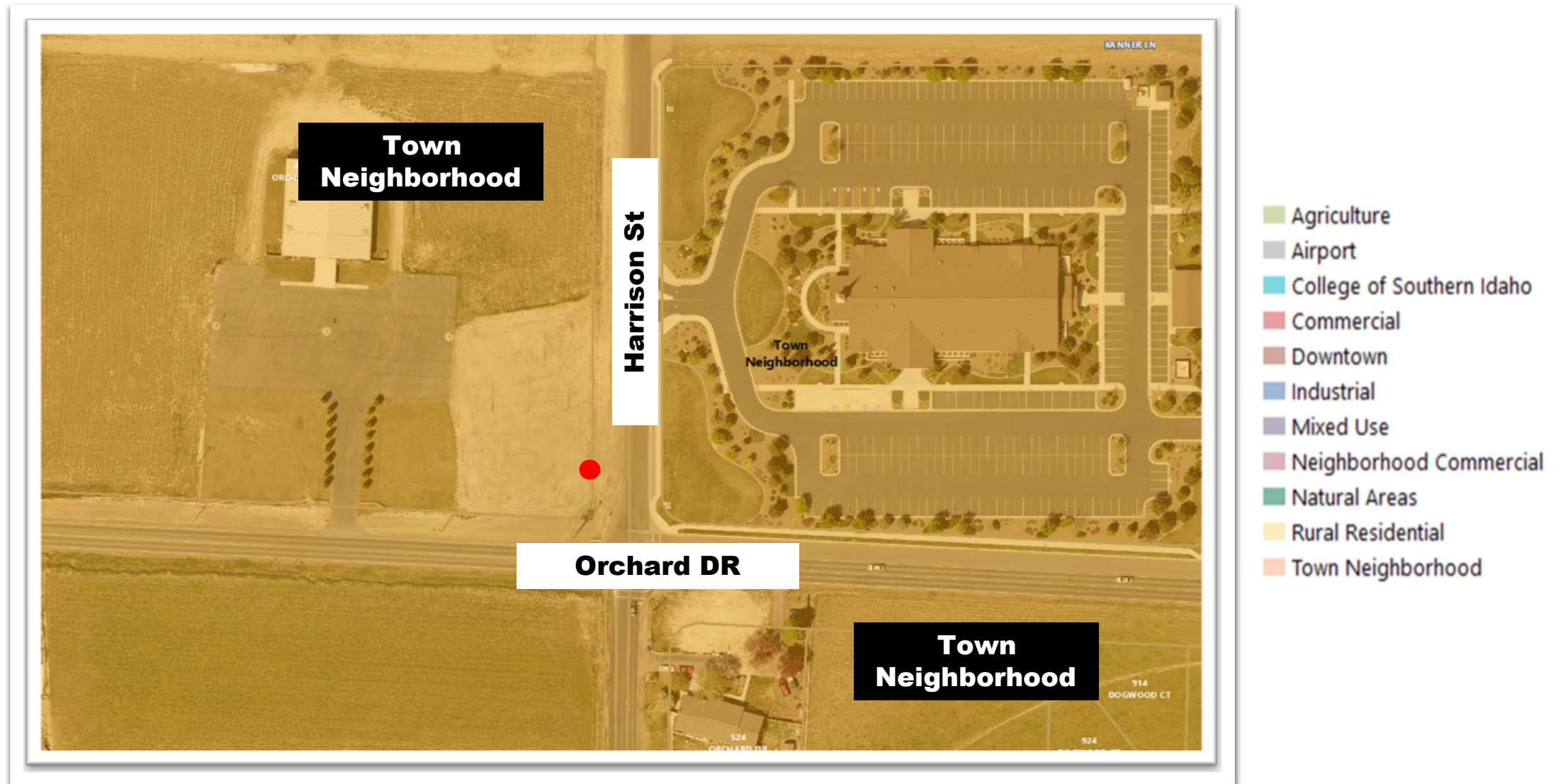
1. PZ22-0060 SR Exhibits
2. Applicant Narrative

Zoning/Vicinity Map



Subject Property	
Current Zoning	R-4 Residential Medium Density
Existing Land Use	Right of Way
Proposed Land Use	Utility Owned Cabinet
Comprehensive Plan Designation	Town Neighborhood
Surrounding Properties	
North	Residential
South	Orchard Dr
East	Harrison St
West	Church
Applicable Regulations	
Applicable Regulations	10-1, 10-4-5, 10-7, 10-13-2.2

Future Land Use Designation



Cabinet Example



Proposed Location



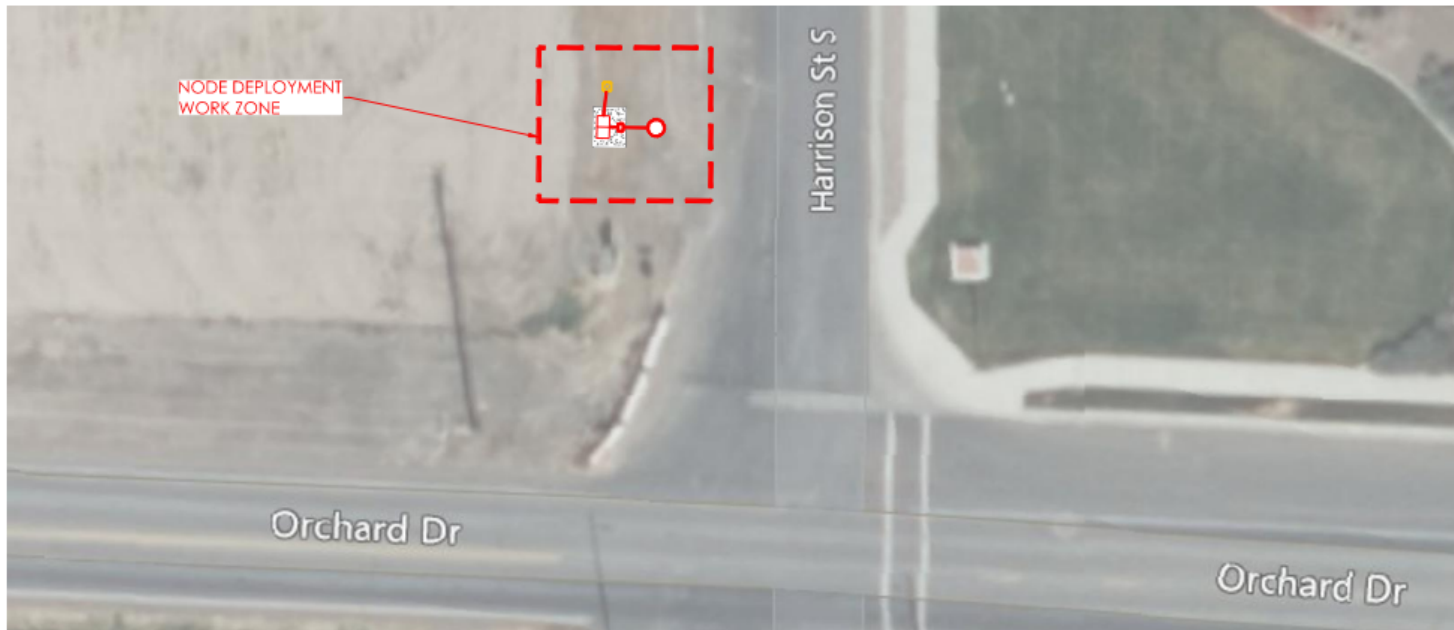
Aerial View

DSA: 0898BA

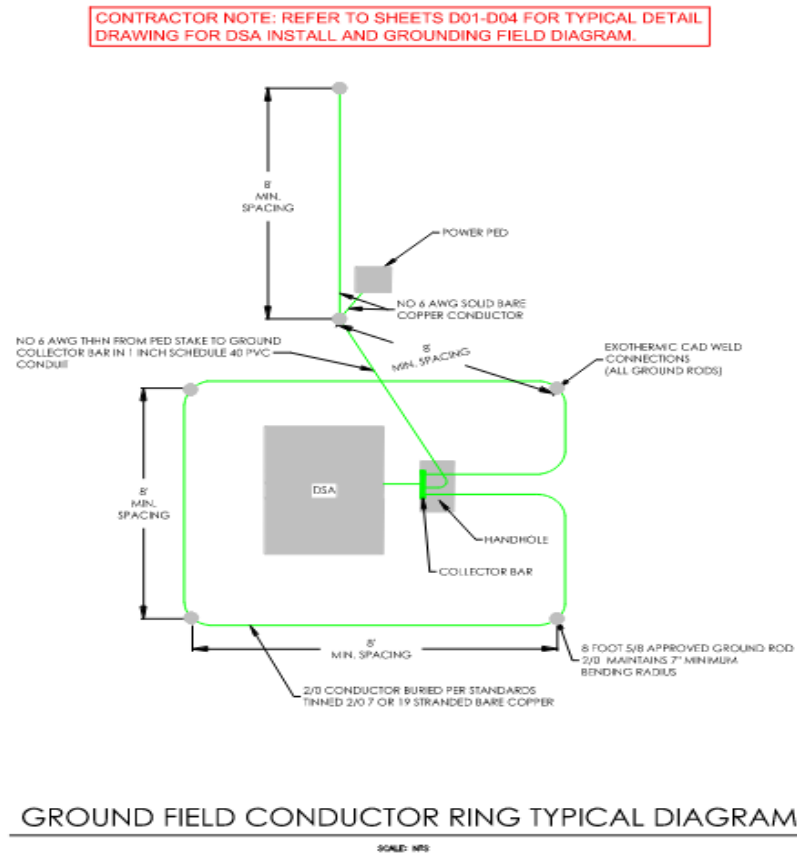
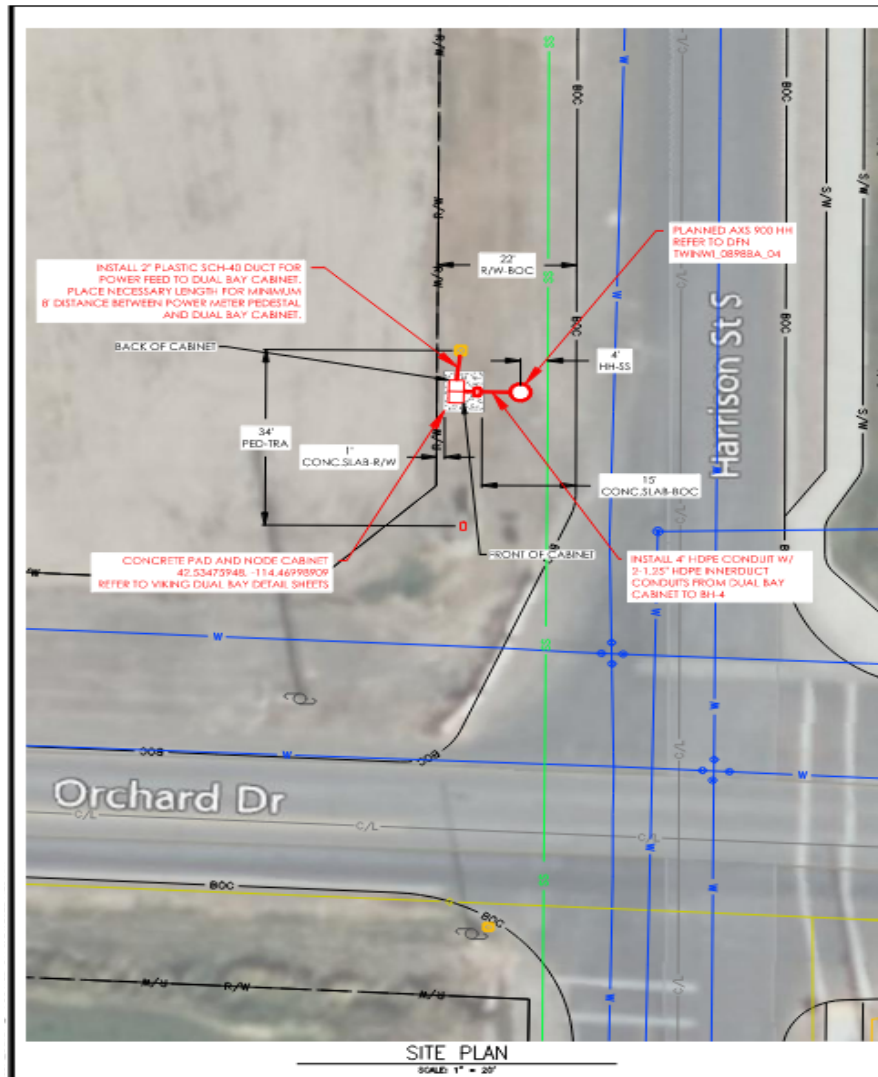
ORCHARD DR & HARRISON ST S

42.53475948, -114.46998909

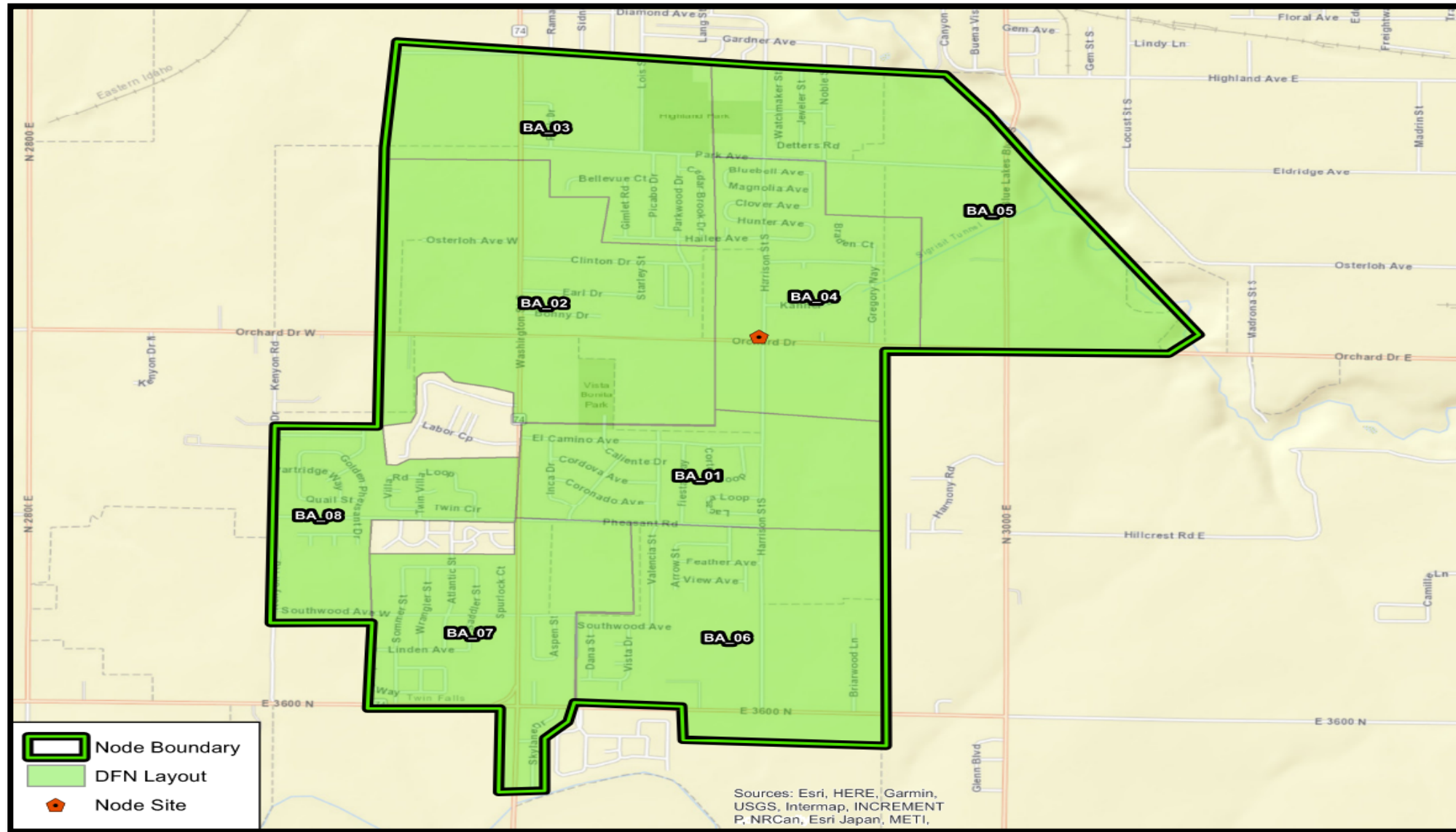
TWIN FALLS, ID



Grounding Field Diagram

[illegible]

Proposed Service Area



Public Hearing for the DSA Cabinets

TDS is looking to place DSA (Node) Cabinets in areas of Twin Falls ID. These DSA cabinets will serve as a data transmission and redistribution cabinet to homes and or businesses in that area for those individuals who would like to acquire internet, cable, or telephone services with TDS. The DSA cabinet is the central hub for internet traffic to be routed out from. We need to place the DSA cabinets in areas we are building out to in order to be able to bring internet, TV and phone services to an address.



Date: Tuesday, May 10, 2022
To: Planning and Zoning Commission
From: Ian Zollinger

ACTION ITEM

Request:

Request for a drive-through service on property located at 1309 Blue Lakes Boulevard North c/o Suburban Construction Management, LLC on behalf of DJDK Properties, LLC. (PZ22-0064)

Time Estimate:

15 Minutes for presentation from staff and the applicant.

Background:

This is a Special Use Permit (SUP) request to construct a drive-through at 1309 Blue Lakes Blvd for an Urgent Care Facility pharmacy services.

Approval Process:

Per City Code 10-13-2-2

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.

Budget Impact:

N/A

Regulatory Impact:

City Code 10-4-8.2, A SUP is required for any facility with drive-through service within the C-1 Zone.

City Code 10-10-10, A pharmacy shall provide three (3) stacking spaces from the first window.

An escape lane shall be provided for any use containing a drive-through facility. An escape lane shall be nine feet (9') wide and shall provide access around the drive-through facility.

City Code 10-13-2.2(D), Standards Applicable to Special Uses.

History:

This property had previously been used as a restaurant, without a drive through.

Analysis:**Comprehensive Plan Compliance**

The 2016 Comprehensive Plan “Grow With Us” designates this area as “Mixed Use.” Staff has determined this request is in compliance with the 2016 Comprehensive Plan.

The applicant has stated within their application that the anticipated use of the drive-through will be approximately 1-2 cars an hour.

The design of the drive through meets the requirements found within City Code 10-10-10 for stacking and providing the escape lane.

Striping must be installed providing an accessible route from the handicap spaces to the front entrance of the urgent care facility.

Potential Impacts

When considering Special Use Permit applications, the Commission must consider the standards applicable to special uses as found within City Code 10-13-2.2(D). Staff does not anticipate any significant increase of detrimental impacts from this request on the surrounding properties. Drive-through uses are common in the commercial area surrounding Blue Lakes. The proposed drive-through has sufficient stacking for their request.

Conclusion:

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.

Attachments:

1. Applicant Narrative
2. Site Plan and Elevations
3. Future Land Use Map
4. Vicinity Map

Request for Special Use Permit

Introduction

DJDK Properties LLC, is planning to add another location in Twin Falls Idaho. Suburban Construction Management, on behalf of DJDK Properties, is requesting a Special Use Permit, to add a drive thru pharmacy at this new location. The new location is expected to have approximately 6,000 square feet of useable space. See attached site plan and elevations.

Project Summary

Urgent Care of Idaho serves multiple growing communities in Southern Idaho. Currently there are locations in Burley, Jerome and Twin Falls. The goal is to provide an attractive facility that supports and enhances the Urgent Care brand and its services. The property designated as the site of the added location is the existing building at 1309 Blue Lakes Blvd in Twin Falls, formerly the Tomatoes restaurant. . This is at the corner of Blue Lakes Boulevard North and North College Road.

Project Information

The following drawings are attached for your use:

- Hours of Operation are from 9:00am to 9:00pm Monday thru Saturday and 9:00am to 3:00pm on Sundays
- Regular traffic for the pharmacy is approximately 1-2 cars per hour
- The pharmacy will employ a staff of 6
- We do not anticipate any effects on surrounding businesses due to noise, glares, odors, fumes or vibrations from this added element to the location.
- This general area of Blue Lakes has several drive-thrus already in use.

Questions should be directed to:

Andrew DiPietro – andrew@suburbancm.com or 208-490-7595

C-1 ZONE

1309 BLUE LAKES BLVD N
TWIN FALLS, ID 83301

SETBACKS

FRONT YARD: 35'
NO SET BACK SIDE & REAR

LANDSCAPE REQUIREMENT:

1 TREE PER 500 SF
1 BUSH PER 100 SF
50% OF THE REQUIRED TREES SHALL BE
EVERGREENS. ALL TREES
SHALL HAVE A HEIGHT OF AT LEAST FOUR FEET
(4') WHEN PLANTED.
50% OF THE REQUIRED BUSHES SHALL BE
EVERGREENS.

BLUE LAKES BLVD LANDSCAPE REQUIREMENTS:

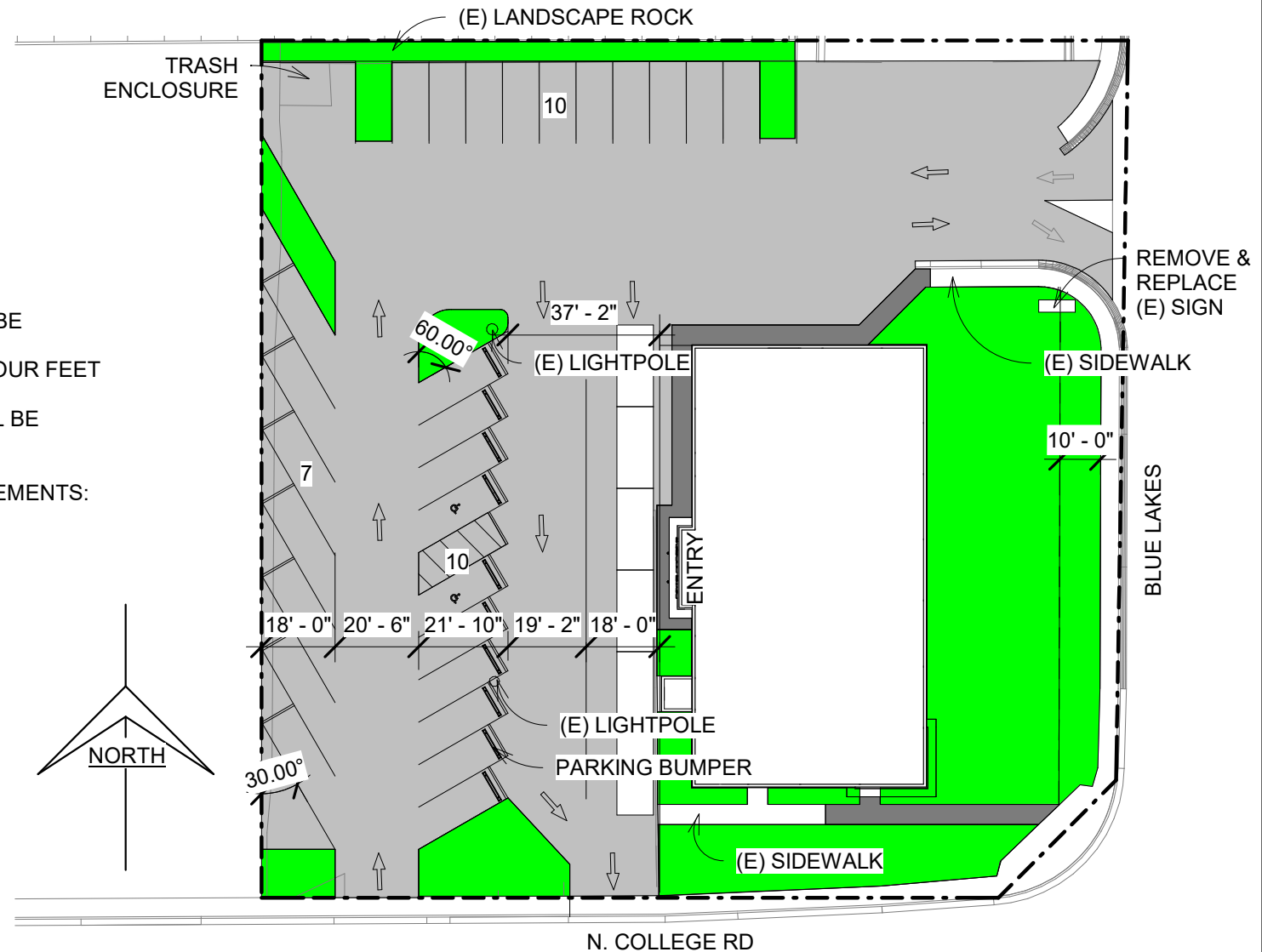
1,158 SF LANDSCAPE PROVIDED
2 TREES REQUIRED
12 BUSHES REQUIRED

ON SITE LANDSCAPING REQUIRED:

1,198 SF REQUIRED
6,657 SF PROVIDED
2 TREES REQUIRED
12 BUSHES REQUIRED

PARKING REQUIREMENT

$6,036/250=24$ REQUIRED SPACES
27 PARKING SPACES PROVIDED



① SUP SITE PLAN
1" = 40'-0"

Laughlin Ricks Architecture
architecture/planning

134 3RD Ave. E. * Twin Falls, Idaho 83301
Phone: (208) 736-8050

DJDK PROPERTIES LLC
KYLE JAMES (208) 431-9895

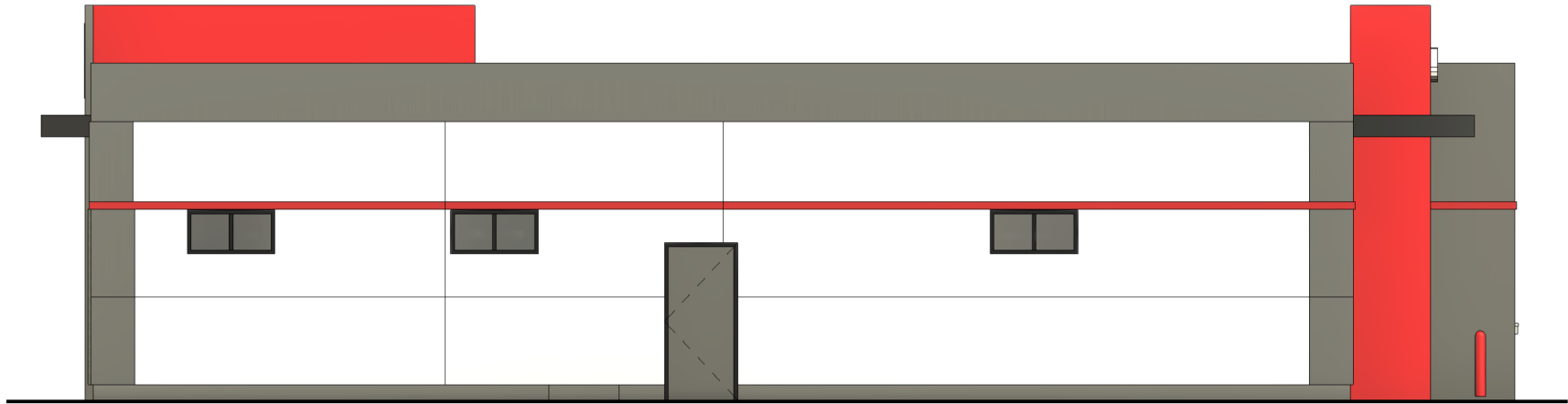
SUP SITE PLAN

Drawn by NM

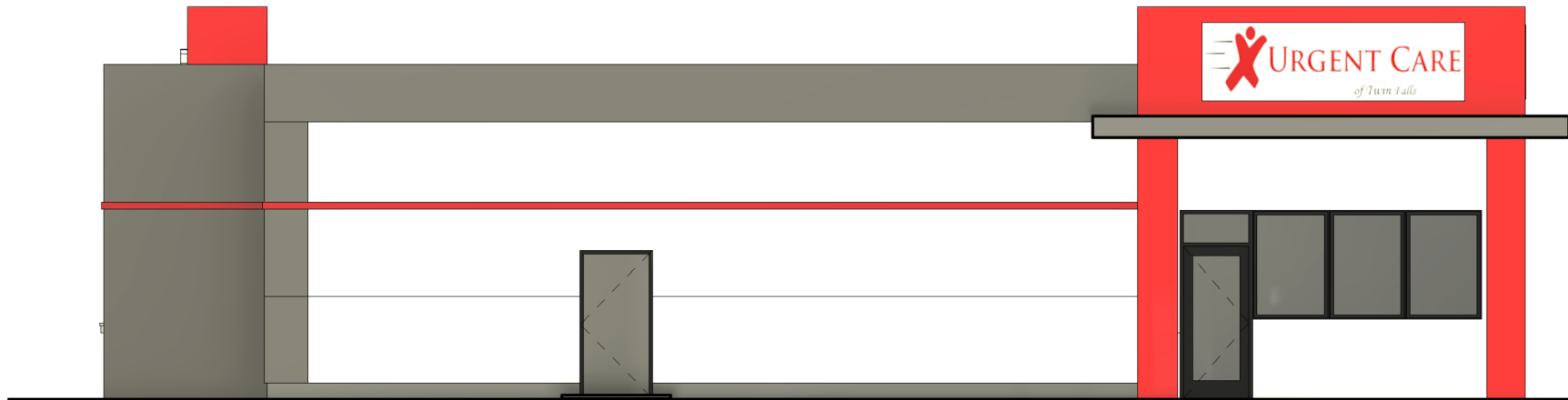
Checked by RCR

SUP 1.0

Scale 1" = 40'-0"



① SUP NORTH
1/8" = 1'-0"



② SUP SOUTH
1/8" = 1'-0"

Laughlin Ricks Architecture
—architecture/planning—

134 3RD Ave. E. * Twin Falls, Idaho 83301
Phone: (208) 736-8050

DJDK PROPERTIES LLC
KYLE JAMES (208) 431-9895

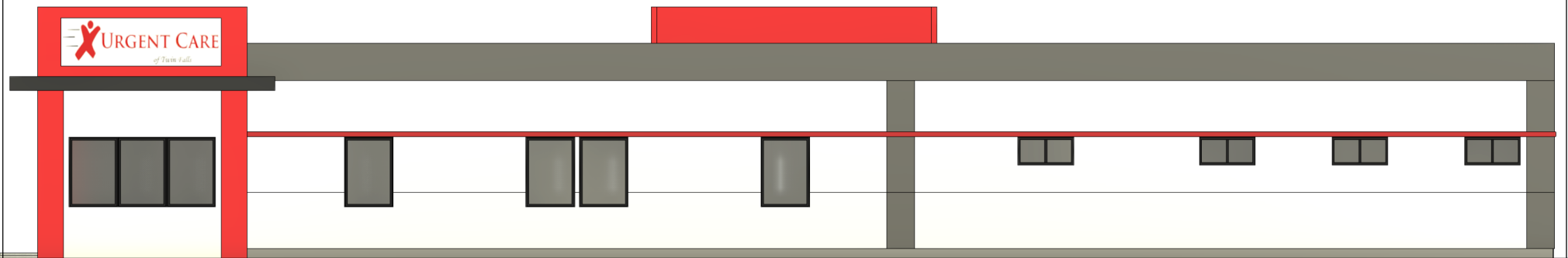
COLORED EXTERIOR ELEVATIONS

SUP 3.0

Drawn by NM

Checked by RCR

Scale 1/8" = 1'-0"



① SUP EAST
3/32" = 1'-0"



② SUP WEST
3/32" = 1'-0"

Laughlin Ricks Architecture
—architecture/planning—

134 3RD Ave. E. * Twin Falls, Idaho 83301
Phone: (208) 736-8050

DJDK PROPERTIES LLC
KYLE JAMES (208) 431-9895

COLORED EXTERIOR ELEVATIONS

SUP 3.1

Drawn by NM

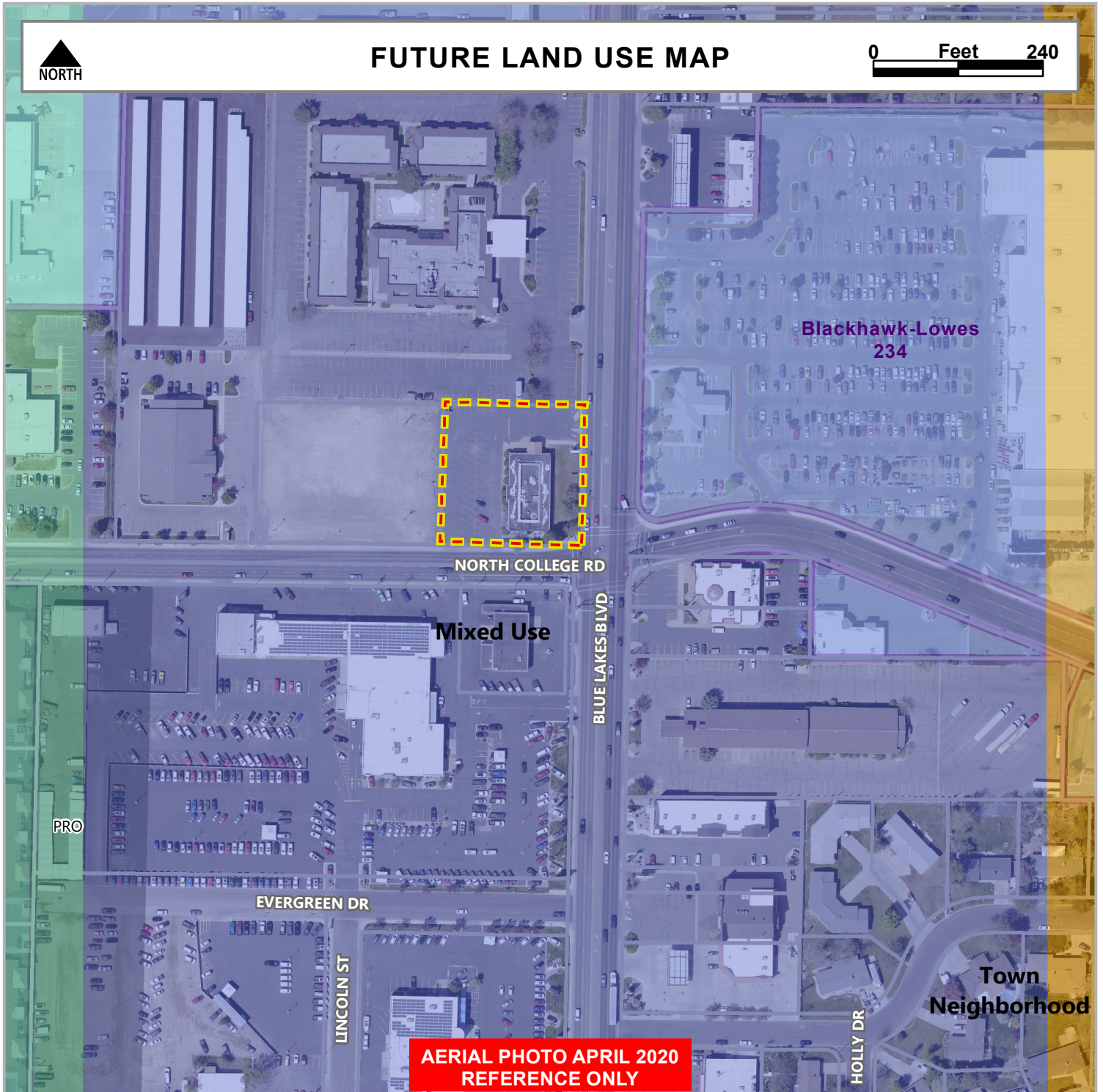
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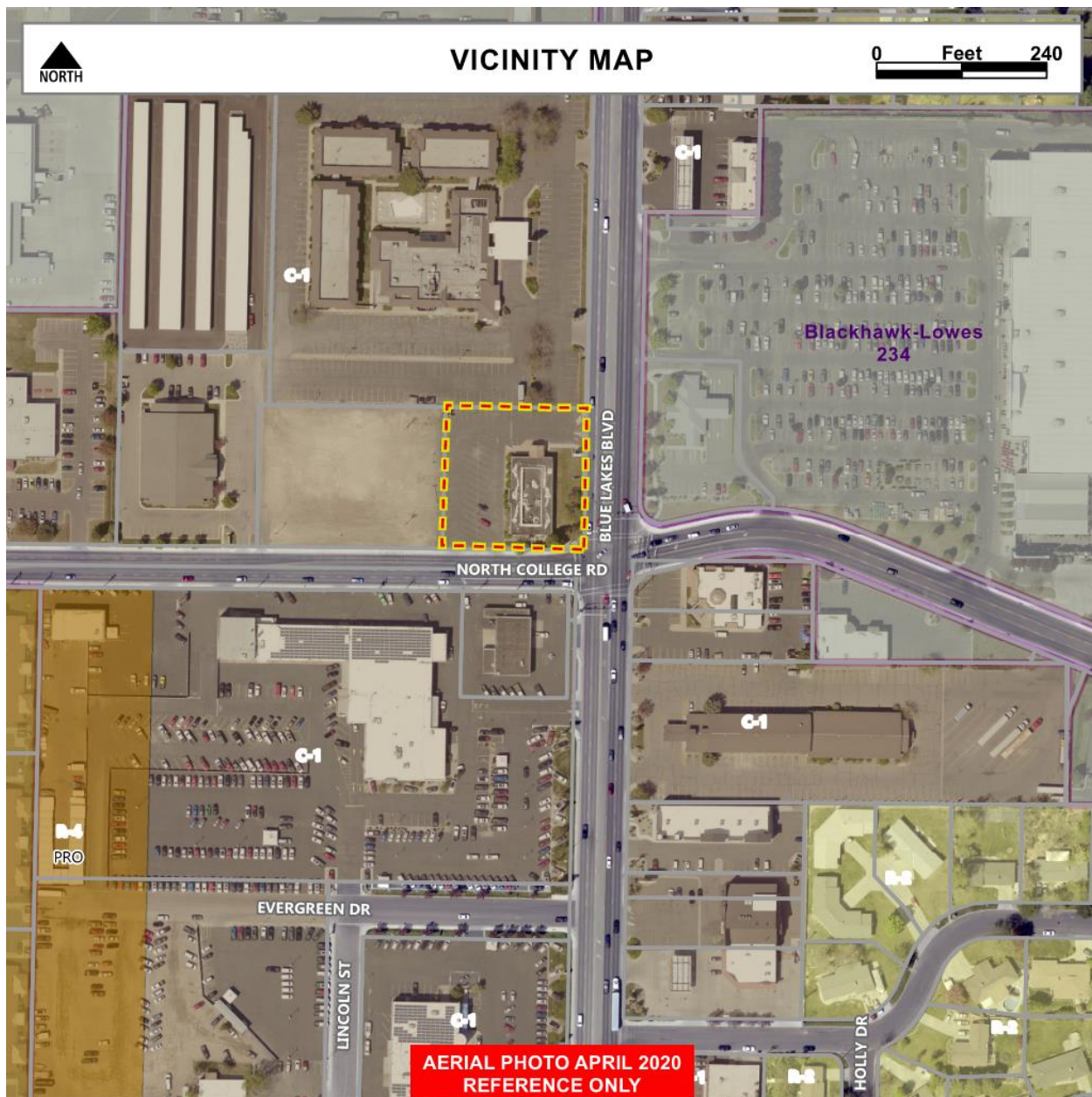


FUTURE LAND USE MAP

0 Feet 240



- Commercial
- College of Southern Idaho
- Agriculture
- Airport
- Downtown
- Industrial
- Mixed Use
- Neighborhood Commercial
- Open Space
- Rural Residential
- Town Neighborhood



Current Zoning: C1 Commercial Highway

Existing Land Use: Restaurant

Comprehensive Plan: Mixed Use

Proposed Land Use: Urgent Care Facility with Drive-through

Surrounding Zoning Designations & Land Use(s)

North: C-1: Commercial

East: C-1: Commercial

South: C-1: Commercial

West: C-1: Commercial/ Vacant

Applicable Regulations

10-1-4, 10-4-8, 10-10-10, 10-13-2.2



Date: Tuesday, May 10, 2022
To: Planning and Zoning Commission
From: Lisa Strickland

ACTION ITEM

Request:

Request for a Special Use Permit to allow for Automobile and truck sales, service and/or repair on property located at 1741 Park View Drive c/o EHM Engineers, Inc. on behalf of Rydell Management Company. (PZ22-0065)

Time Estimate:

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

Background:

This is a request to establish an automobile and truck sales/rental and repair facility on property located at 1741 Park View Dr. The property is zoned C-1 under the Canyon Properties PUD #229.

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 decide 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.

Standards Applicable to Special Uses:

- Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Budget Impact:

n/a

Regulatory Impact:

10-13-2-2: Upon Granting A Special Use Permit, Conditions May Be Attached To A Special Use Permit Including, But Not Limited To, Those:

1. Minimizing adverse impact on other developments.
2. Controlling the sequence and timing of development.
3. Controlling the duration of development.
4. Assuring that development is maintained properly.
5. Designating the exact location and nature of development.
6. Requiring the provision for on-site or off-site public facilities or services.
7. Requiring more restrictive standards than those generally required in this Title.

Per City Code 10-4-8 and the Canyon Properties PUD 229 states "a special use permit is required for "automobile and truck sales/rental and repair ". The 2016 Comprehensive Plan; "Grow With Us" designates this area as appropriate for "Commercial". The commercial category is characteristic of highway oriented, large-format retail, hotels, restaurants and other retail. Staff determined the proposed use is compatible with the comprehensive plans.

History:

This property is located in the Canyon Trails No. 5 Subdivision and is part of the C-1 portion of the Canyon Properties PUD. Both the Subaru and this property are owned by Rydell Management. The Subaru property was approved for a special use permit in November 2018.

In January 2021, the southern portion of this newly proposed site was approved for Subaru to use for additional car display. Should this request be approved, this area will be included as part of the Chevrolet Dealership special use permit.

Analysis:

Staff has reviewed the request for the auto/truck sales service and repair for impacts related to the proposed land use. The entrance to the dealership will be obtained through a shared access located along Park View currently used by Subaru.

The applicant has stated they anticipate employing 60-70 individuals with 100-150 trips per day and they will operate from 7am - 7pm Monday thru Saturday. The applicant does not anticipate any increase in noise, fumes or odors due to this proposed land use and they anticipate it will be generally compatible with the surrounding area.

The site plan provided does declare the use of the required landscaping area to have two vehicle display pads. If the request is approved, as presented, these pad sites are limited to this defined location. Should the Subaru dealership wish to use additional areas of their required landscaping for vehicle display, it will require an additional special use permit approval. The impact on the surrounding area should not increase substantially from what the area is already experiencing. Based on the standards

applicable to a special use permit, staff do not foresee any major impacts on the surrounding area that could be detrimental to the neighboring properties.

Conclusion:

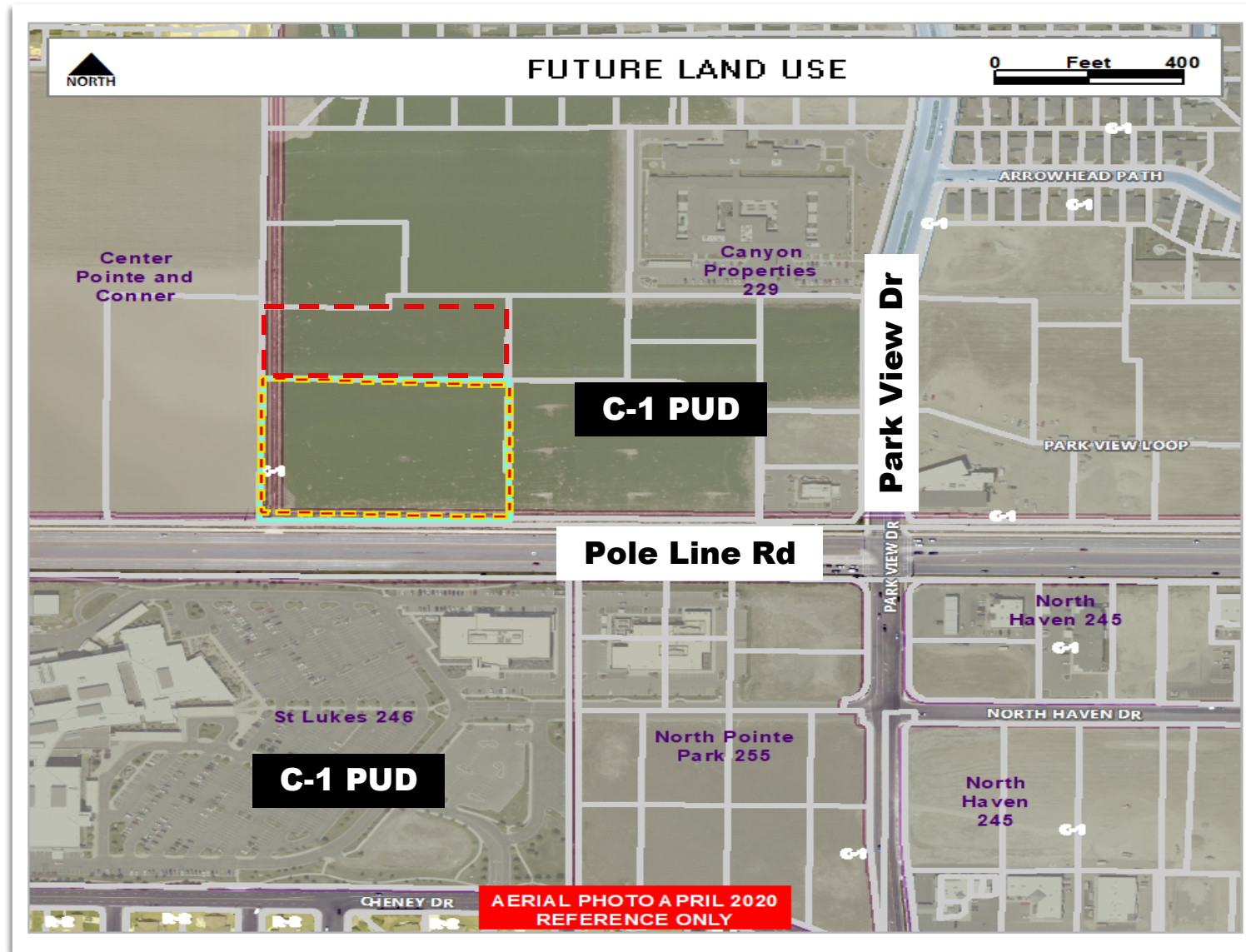
Upon conclusion, should the commission approve the request as presented, staff recommends the following conditions.

1. Subject to compliance with all local, state and federal code requirements and other standards as applicable.
2. Subject to all parts for service and or repair, and non-operating vehicles to be screened or stored indoors.

Attachments:

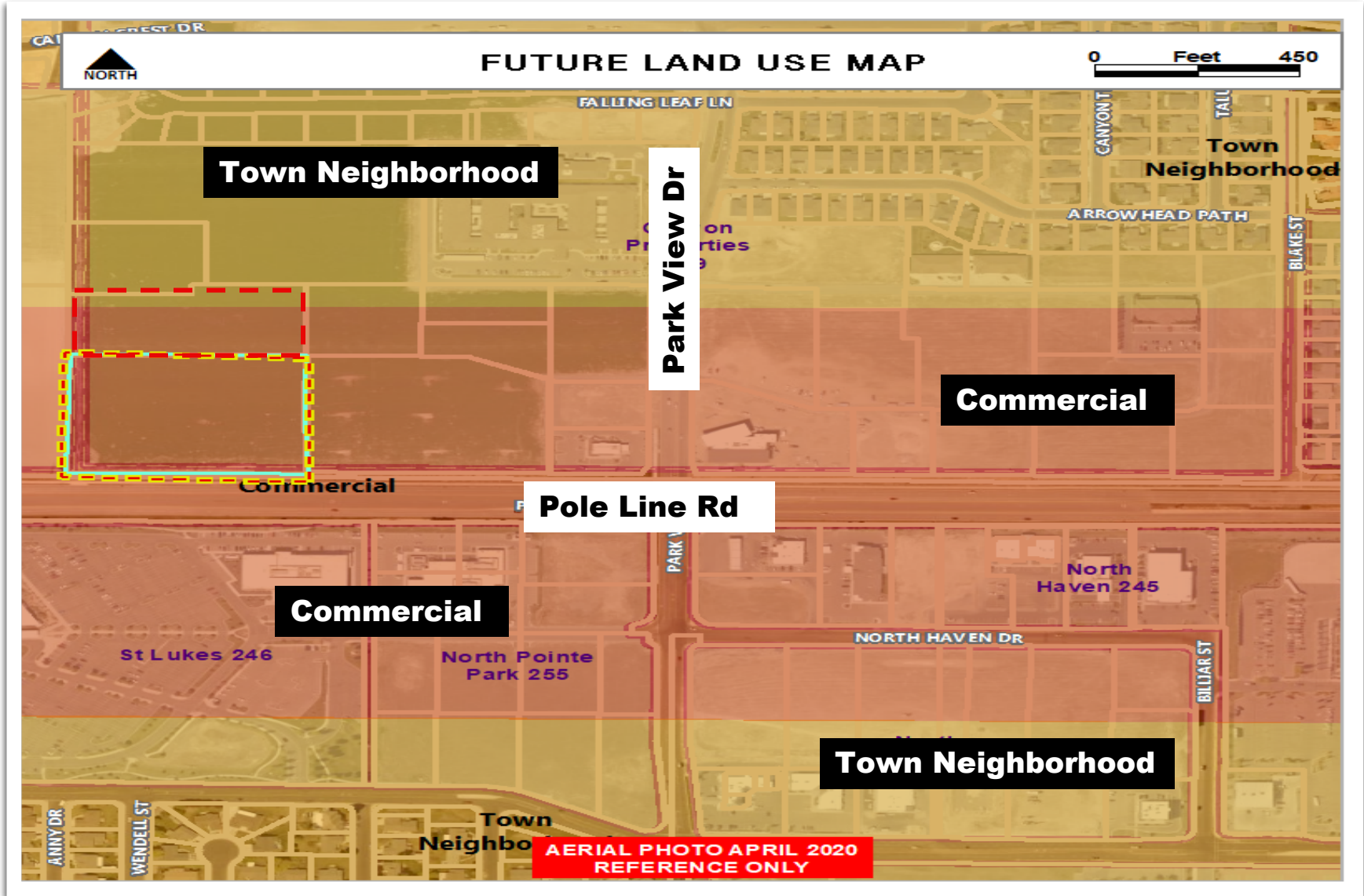
1. PZ22-0065 SUP Exhibits
2. Applicant Narrative

Zoning/Vicinity Map

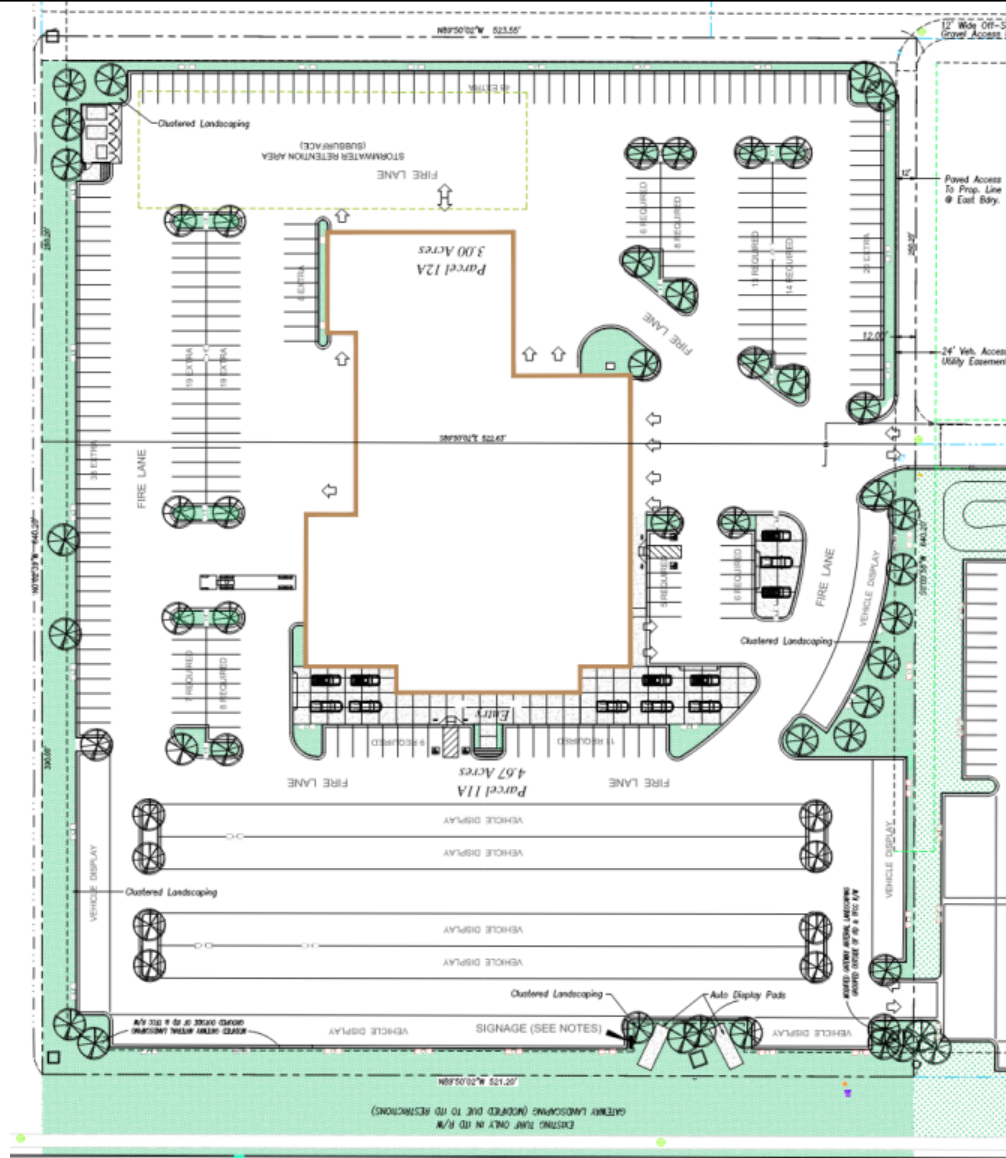


Subject Property	
Current Zoning	C-1 PUD; Canyon Properties #229
Existing Land Use	Undeveloped
Proposed Land Use	Automotive Dealership/Service & Repair
Comprehensive Plan Designation	Commercial
Surrounding Properties	
North	Undeveloped
South	Pole Line Rd
East	Subaru
West	Undeveloped
Applicable Regulations	
Applicable Regulations	10-1, 10-4-8, 10-7, 10-10, 10-11, 10-13-2.2, Canyon Properties PUD #229

Future Land Use Designation



Site Plan

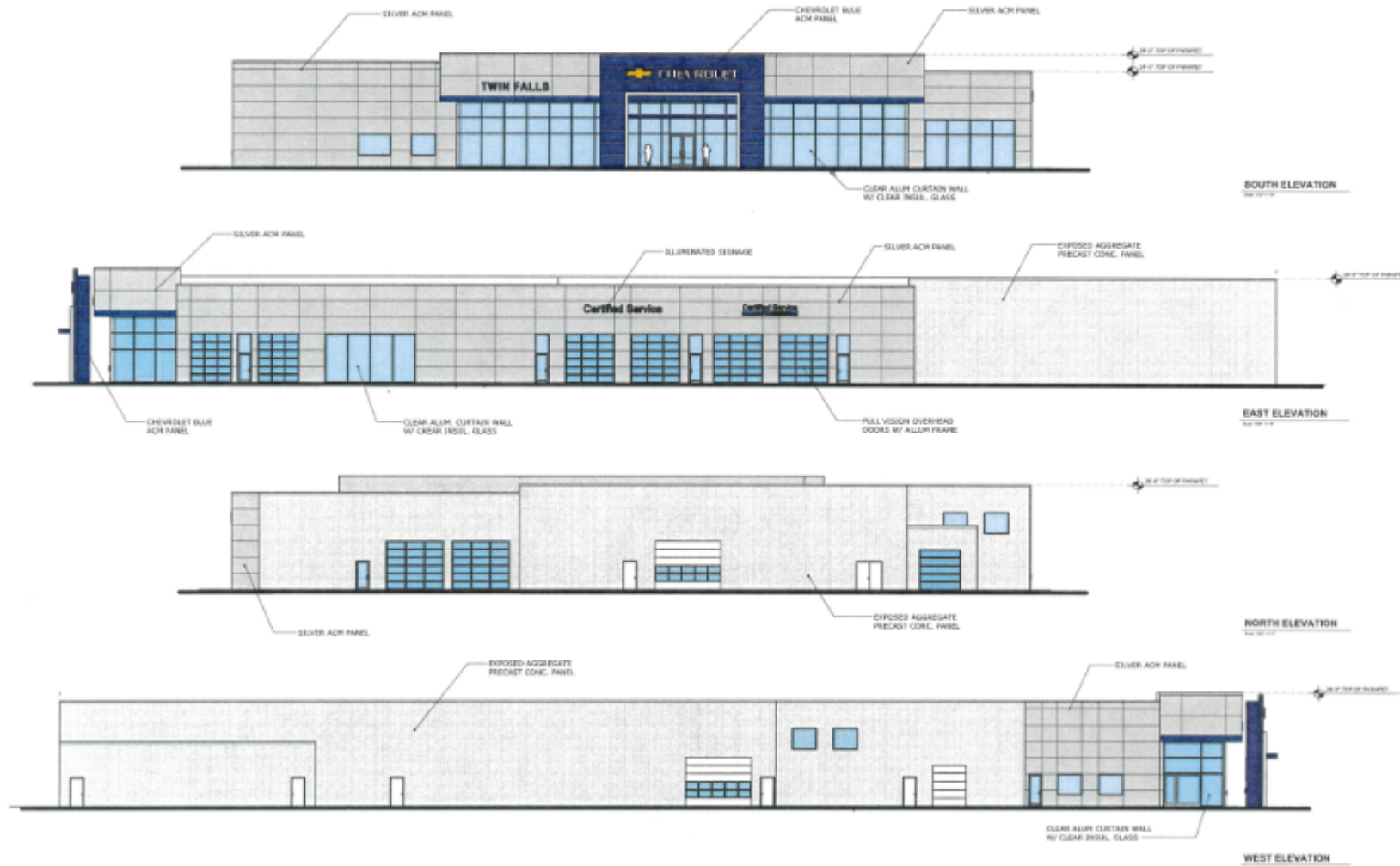


Applicable Zoning Regulations

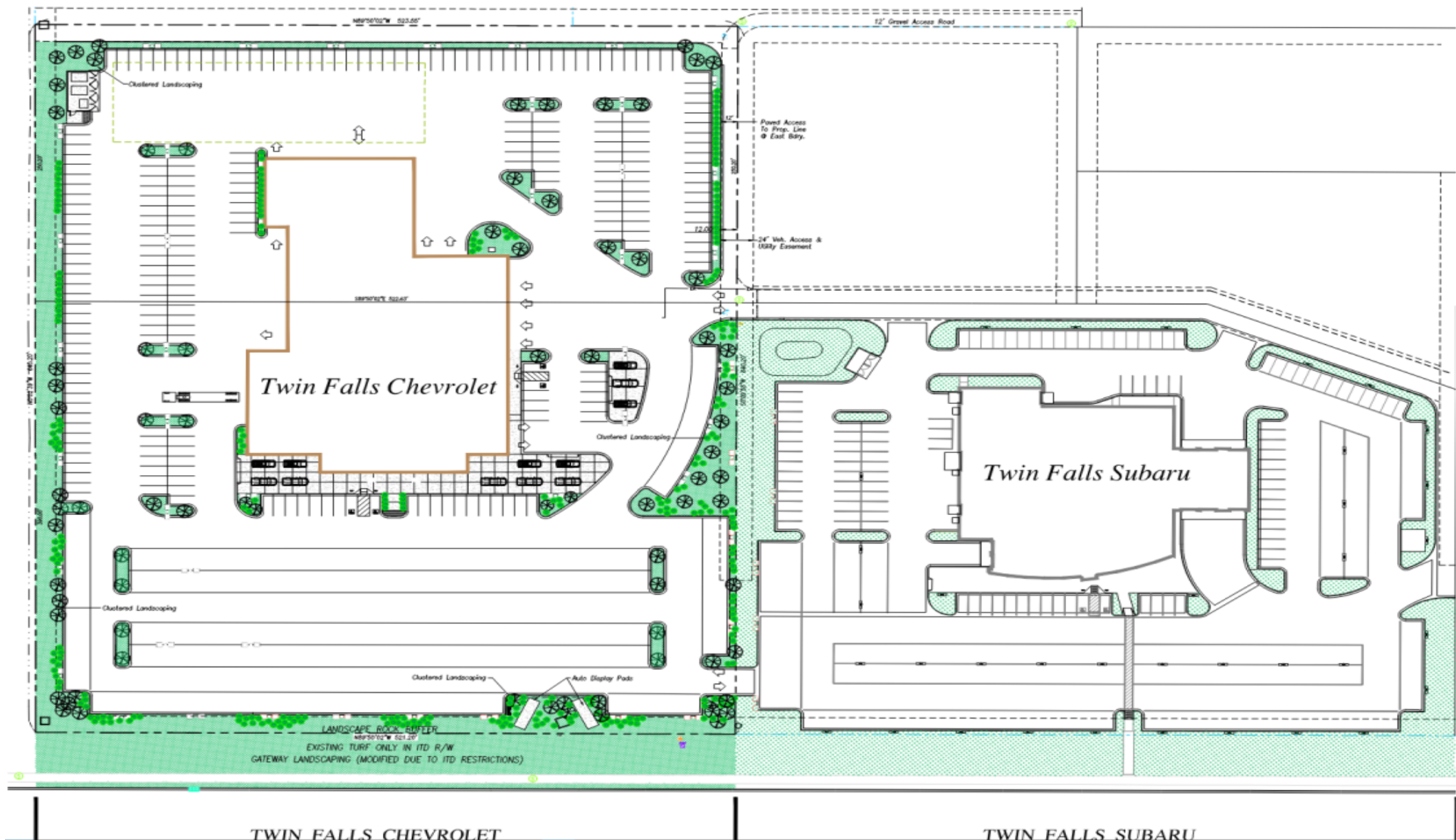
10-1	General Zoning Provisions
10-4-8	C1; Commercial Highway District Zoning Regulations
10-7	Zoning Supplementary Regulations
10-10	Off Street Parking & Loading
10-11	Required Improvements
10-13-2.2	Special Use
PUD	Canyon Properties #229

Site plan approval is subject to amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and Standards.

Elevations



Chevrolet and Subaru



TWIN FALLS CHEVROLET

Special Use Permit Statement

4.a Reason For Request:

Rydell Management Company is the owner of the subject parcel which is a portion of Lots 11, 12, and 13 of Block 14, Canyon Trails Subdivision No. 5. They were previously granted a special use permit and subsequent amendment on a portion of the subject parcel that was previously for the Subaru dealership to the east. The owner has since been able to acquire another 3 acres to the north of the western portion of the site and are requesting a new special use permit to operate a Chevrolet dealership and associated services. The intent is to retain the existing special use permit for the Subaru dealership as well as be granted a new special use permit for the Chevrolet dealership for the property identified within the application. The identified Chevrolet parcels are located north of Pole Line Road and west of Park View Drive in the C-1 zoning designation in Canyon Properties, PUD and total a combined area of 7.68 acres. The use is allowed within the PUD with the approval of a Special Use Permit.

4.b.i. Hours of operation will be from 7:00 a.m. to 7:00 p.m., Monday through Saturday.

4.b.ii. Traffic anticipated would be the standard trips generated out of a typical automobile dealership. This development will have a 50,000 plus/minus square foot facility with a service department, non-public car wash, and other associated uses. It is anticipated that the traffic will be similar to existing auto dealerships in other areas of Twin Falls generating an estimated 100 to 150 trips per day. Parking display areas may be more or less than those depicted once retention areas and clustered landscape areas are calculated with the development of an engineered site plan.

4.b.iii. There will be an anticipated 60 to 70 individuals employed by this business.

4.c.i. Noise is anticipated to be equivalent to auto other dealerships being generated by traffic, and general business operations.

4.c.ii. Site lighting will be controlled and directed internal to the site and no unreasonable glare is anticipated other than that typical observed from automobile displays.

4.c.iii. No significant increase in odor is anticipated other than that generated by vehicular traffic.

4.c.iv. No fumes or vibration aside from general traffic is anticipated on adjoining property.

4.c.v. This development is anticipated to be generally compatible with the surrounding developments including the currently owned Subaru dealership. The site is located adjacent to the Pole Line Road corridor within the commercial zone and situated within lots that were platted for this type of use. Plans will be submitted during the permit process for parking and landscaping alternatives which are being depicted based on previously approved installation which is necessary for the type of parking fields that serve a car dealership. The design utilizes clustered landscaping and deletes mid-islands and end-caps in the vehicle display areas yet is visually pleasing to the neighbors and general public.