



Twin Falls Planning & Zoning Commission Minutes

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; Marilu Perez

Area of Impact: David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Chairman Kelley called the meeting to order at 06:02 PM

A quorum was present.

Members Present: Kelley, Bolton, Detweiler, Rambur

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

2) Consent Calendar

MOTION: Carolyn Bolton moved to approve the Consent Calendar, as presented.

David Detweiler seconded the motion.

Motion Approved by a vote of 3-0-1.

- a) Approval of minutes from the following meeting: April 26, 2022

3) Items of Consideration

- a) 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)

Staff Presentation:

City Planner Strickland presented the 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)

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.

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

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.

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.

Applicant Presentation:

Tim Vawser, EHM Engineers, Inc., applicant representative, presented the request for approval to group landscaping on property located at 1741 Park View Drive. He stated the reason for the request is to do with the arterial landscape requirement. There is an ITD right of way and a TF Canal Co. irrigation easement. He stated the canal company does not allow trees to be planted over their pipes. The alternate landscape plan will be similar to Subaru.

PZ/Questions & Comments:

- Commissioner Rambur asked where the landscape will be moved.
- City Planner Strickland clarified where the landscaping will change.

Discussions Followed:

- Vice Chair Bolton this area is unique that begs for landscape changes. She is in favor of this request.
- Commissioner Detweiler stated he is in favor of this request. He stated the landscape fits the area.
- Commissioner Rambur is in favor of this request.
- Chairman Kelley stated a precedent was set with Subaru and believes owner wants to make it appealable.

MOTION: Vice Chair Bolton moved to approve the 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), as presented, with staff recommendations.
Commissioner Detweiler seconded the motion.

Unanimously Approved by a vote of 4-0.

4) Public Hearings

- a) 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)

Staff Presentation:

City Planner Zollinger presented the 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)

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.

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. 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.

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:

Rex Harding, applicant representative, presented the request for a Special Use Permit to allow fourplexes on property located at 321 and 329 Pheasant Road West. He stated this request works with

neighborhood, surrounded by fourplexes.

PZ/Questions & Comments: none

Public Hearing: Opened and closed without input

Discussions Followed: without concerns, as it suits the Comprehensive Plan and fits with current development.

MOTION: Vice Chair Bolton moved to approve the 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), as presented, with staff recommendations. Commissioner Detweiler seconded the motion.

Unanimously Approved by a vote of 4-0.

- b) 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)

Staff Presentation:

City Planner Strickland presented the 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)

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.

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.

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.

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:

Jared Paul, applicant, presented the 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.

PZ/Questions & Comments:

- Commissioner Detweiler asked if the utility box is fenced off.
- City Planner Strickland stated the are is not fenced.
- Chairman Kelley asked if the box is in the access road on the plat.
- City Planner Strickland stated she did not look at the plat to see if in the access. She stated the applicant can work with property owner, if needed, to place the box.
- Planning & Zoning Director Spendlove stated TDS' right is through the utility easement. He stated he has encouraged the applicant to work with property owner, if needed, for placement of box. He stated the commission can grant an SUP for general area.
- Mr. Paul stated they will work to place in an appropriate location.

Public Hearing: Opened

- Tim Vawser, representing the property owner, wants to make sure this plan works with the new plat that will be presented at a later date. He stated they will work with TDS on box placement.
- Jared Paul stated he will follow up with Mr. Vawser tomorrow.

Public Hearing: Closed

Discussions Followed:

- Commissioner Detweiler does not see placement will be an issue. He stated the box height should not be an issue.
- Chairman Kelley reviewed the request.

MOTION: Commissioner Detweiler moved to 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), as presented, with staff recommendations.
Vice Chair Bolton seconded the motion.

Unanimously Approved by a vote of 4-0.

- c) 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)

Staff Presentation:

City Planner Strickland presented the 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)

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.

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.

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.

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.

Applicant Presentation:

Jared Paul, applicant, presented the 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.

PZ/Questions & Comments:

- Chairman Kelley asked how the box can be compared to landscape.
- City Planner Strickland clarified the sight triangle rules and stated this box is not in triangle.
- Planning and Zoning Director Spendlove stated utilities are allowed in the right of way per state code.
- Commissioner Rambur asked about other utility boxes.
- City Planner Strickland clarified the locations of other utility boxes in the area.

Public Hearing: Opened and closed without input

Discussions Followed: without concerns

MOTION: Commissioner Detweiler moved to approve the 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 Rd.

Commissioner Bolton seconded the motion.

Unanimously Approved by a vote of 4-0.

- d) 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)

Staff Presentation:

City Planner Strickland presented the 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)

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.

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.

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.

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:

Jared Paul, applicant, presented the 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.

PZ/Questions & Comments: none

Public Hearing: Opened and closed without input

Discussions Followed: without concern

MOTION: Vice Chair Bolton moved to approve the request for a Special Use Permit to allow for a Utility owner structure greater than three (3) feet aboveground, on property located at the intersection of Orchard Drive and Harrison Street South, as presented, with staff recommendations. Commissioner Detweiler seconded the motion.

Unanimously Approved by a vote of 4-0.

- e) 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)

Commissioner Rambur recused himself from this item and stepped into audience.

Staff Presentation:

City Planner Zollinger presented the 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)

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.

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

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.

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

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

Applicant Presentation:

Andrew Di Pietro, applicant representative, presented the request for a drive-through service on property located at 1309 Blue Lakes Boulevard North. He stated this will be a similar set up to the Urgent Care facility on Addison Avenue. He stated there will be a drive through window, with a bump out from the building. He stated they are expecting 1-2 cars per hour, not a steady stream of traffic like the restaurant.

PZ/Questions & Comments:

- Vice Chair Bolton asked if the vehicle stacking will cross the main entrance to the facility.
- City Planner Zollinger stated yes, it will cross the entrance.
- Commissioner Detweiler asked if there is a building entry off the north side.
- Mr. DiPietro answered they are removing the existing entrance and changing it to east side of the building. The pharmacy will have walk up service inside, as well.
- Commissioner Detweiler asked about exiting onto North College Rd.
- Mr. Di Pietro answered the exit will be a right turn only.

Public Hearing: Opened and closed without input

Discussions Followed:

- Vice Chair Bolton stated she is in support of this request. She stated it is needed in the community and in compliance with comp plan.
- Commissioner Detweiler stated he is in support of this request. He stated there are drive throughs all up and down Blue Lakes Blvd.
- Chairman Kelley stated he is in support, as it is in compliance with zoning and comprehensive plan.

MOTION: CommissionerDetweiler moved to approve the 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).

Vice Chair Bolton seconded the motion.

Motion Approved by a vote of 3-0.

- f) 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)

Commissioner Rambur returned to dais.

Staff Presentation:

City Planner Strickland presented the 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)

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.

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.

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.

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.

Applicant Presentation:

Tim Vawser, EHM Engineers, applicant representative, presented the 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. He stated they came through the commission back in 2021 with an amendment to Subaru dealership for overflow parking. The new owner has purchased more property and would like to move Twin Falls Chevy dealership to this location, so a new SUP is needed for this site. The new dealership will have the eastern portion of the property.

PZ/Questions & Comments:

- Vice Chair Bolton asked if it is typical to have display pads in the landscaping.
- City Planner Strickland stated a Special Use Permit is needed to place in the landscape area, as required by code.
- Commissioner Detweiler asked about the front storm water retention area.
- Mr. Vawser stated the storm water retention area in the front is for ITD use only but allowed to turf and sprinkler. He clarified where the storm water retention area is on the Subaru dealership site.
- Commissioner Rambur asked where the storm water retention will be on the Chevy dealership site.
- Mr. Vawser stated the final site plan has not been completed, but will probably be an underground retention area.

Public Hearing: Opened and closed without input

Discussions Followed:

- Vice Chair Bolton is in favor of this request. She stated she believes the Subaru dealership has done a good job for that area. She stated it fits in the Comprehensive plan. She appreciates that both dealerships will be under the same ownership.

- Commissioner Detweiler stated he likes the landscape and has no issue with 2 cars out front on display. He believes this will be a great addition to Pole Line Rd.
- Commissioner Rambur stated this is an upgrade from a dirt field and Subaru has done a nice job with the property next door and keeping it clean.
- Chairman Kelley stated he likes they are asking for display pads with this SUP.

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

Commissioner Detweiler seconded the motion.

Unanimously Approved by a vote of 4-0.

5) Upcoming Meeting(s)

- a) Tuesday, May 24, 2022

6) Adjournment

The meeting adjourned at 07:15 PM

Kelli Ebersole

Kelli Ebersole, Technician