



Twin Falls Planning & Zoning Commission Agenda

Tuesday, August 23, 2022, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

Members -

City Limits: Craig Kelley, Chairperson; Carolyn Bolton, Vice-Chair; Todd Rambur; Cortney Campbell; 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: August 9, 2022
- 3) Items of Consideration - None
- 4) Public Hearings
 - a) **ACTION ITEM:** Request for a Special Use Permit to construct a detached accessory building greater than 1,000 square feet on property located at 568 Grandview Drive North c/o Michael Morales. (PZ22-0123)
By: Ian Zollinger, City Planner
- 5) Upcoming Meeting(s)
 - a) **INFORMATIONAL:**
Wednesday, September 7, 2022 Worksession
Tuesday, September 13, 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, August 9, 2022, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

Members -

City Limits: Craig Kelley, Chairperson; Carolyn Bolton, Vice-Chair; Todd Rambur; Cortney Campbell; Marilu Perez

Area of Impact: David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

NAME called the meeting to order at 12:00 AM

A quorum was present.

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

Staff Present: Spendlove, Zollinger, Strickland, Vitek

2) Consent Calendar

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

Commissioner Perez seconded the motion.

Unanimously Approved by a vote of 5 to 0.

a) Approval of Minutes from the following meeting: July 26, 2022

3) Items of Consideration None

4) Public Hearings

a) Request for a Special Use Permit for a drive through restaurant with extended retail hours on property located at Block 2, Lot 3 of the Sun West Subdivision No. 2, a PUD c/o Emily Jensen on behalf of EMZ Soda Pop Shop LLC. (PZ22-0118) - **WITHDRAWN BY APPLICANT**

b) Request for a Special Use Permit for an automobile and/or truck service facility on property located at Block 2, Lot 3 of the Sun West Subdivision No. 2, a PUD c/o Alex Capps on behalf of Canyon Edge Detailing LLC. (PZ22-0119) - **WITHDRAWN BY APPLICANT**

c) Request for a Special Use Permit to allow an automobile and/or truck service and/or repair facility on property located at 1689 Eldridge Avenue c/o TD&H Engineering, Inc. on behalf of Sonictrans, LLC. (PZ22-0120)

Staff Presentation:

Request for a Special Use Permit to allow an automobile and/or truck service and/or repair facility on property located at 1689 Eldridge Avenue c/o TD&H Engineering, Inc. on behalf of Sonictans, LLC. (PZ22-0120)

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.

Records indicate the land is vacant/undeveloped and has been used for parking semi-trucks in the recent years.

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Industrial." Staff has determined this request is in compliance with the 2016 Comprehensive Plan.

The applicant is proposing to develop the property located at 1689 Eldridge Ave.

The applicant is seeking a special use permit in order to build and operate a truck service and/or repair shop on their property. While the site plan provided by the applicant shows a wash bay, it is not being sought to be a separate operation from the repair business. As such, City Staff would note that the washing of trucks should be secondary to repairing trucks, not an independent operation, and if needed, wastewater discharge monitoring infrastructure may be needed.

The intended hours of operation will be from 8 am to 8 pm, Monday through Saturday.

The property is surrounded by the M-2 Zoning District and staff do not anticipate any significant increase of detrimental impacts from this request on the surrounding property. If the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to comply with applicable City Code and Standards.
2. Subject to a wastewater discharge monitoring plan, including infrastructure elements and associated access easements to be approved by the City Engineer prior to building permit approval.

Applicant Presentation:

Rex Harding, TD&H Engineering, applicant representative, presented the request for a Special Use Permit to allow an automobile and/or truck service and/or repair facility on property located at 1689 Eldridge Avenue.

PZ/Questions & Comments: none

Public Hearing: Opened

- Edward McGlenn, citizen, shared his concern for the maintenance and accessibility to canal water that crosses this property.

Public Hearing: Closed

Discussions Followed:

- Commissioner Perez asked if the commission can address the citizen's concerns.
- Planning and Zoning Director Spendlove stated the issue is to be taken up with the Twin Falls Canal Co., as it is not related to the city.

MOTION: Vice Chair Bolton moved to approve the request for a Special Use Permit to allow an automobile and/or truck service and/or repair facility on property located at 1689 Eldridge Avenue c/o TD&H Engineering, Inc. on behalf of Sonictrans, LLC. (PZ22-0120), as presented, with staff recommendations.

Commissioner Perez seconded the motion.

Unanimously Approved by a vote of 5 to 0.

5) Upcoming Meeting(s)

- a) Tuesday, August 23, 2022

6) Adjournment

The meeting adjourned at 6:16 pm.

Kelli Ebersole, Technician



Date: Tuesday, August 23, 2022
To: Planning and Zoning Commission
From: Ian Zollinger

ACTION ITEM

Request:

Request for a Special Use Permit to construct a detached accessory building greater than 1,000 square feet on property located at 568 Grandview Drive North c/o Michael Morales. (PZ22-0123)

Time Estimate:

15 Minutes for staff presentation

Background:

The applicant is requesting a special use permit so they may construct a 2640 sq. ft. accessory building on their property for personal storage.

Approval Process:

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Budget Impact:

N/A

Regulatory Impact:

Per City Code 10-4-4, a special use permit is required for an accessory building that is greater than 1000 sq. ft. in size.

History:

The property is zoned R-2 and is located within the Twin Falls Orchalara Subdivision. The home was constructed on this property in the last few years.

Analysis:

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Town Neighborhood." Staff has determined this request is in compliance with the 2016 Comprehensive Plan.

The distance from the front of the property towards Grandview, to the rear of the property towards the location of the proposed structure is such that it will require a fire turnaround.

Staff has reviewed the request and does not anticipate any negative impacts should the request be approved.

Conclusion:

Upon conclusion, should the Commission approve 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. Vicinity Map
2. FLU
3. Site Plan
4. Elevations



Current Zoning: R2

Existing Land Use: Single Family Home

Comprehensive Plan: Town Neighborhood

Proposed Land Use: Detached Accessory Structure Greater than 1,000sf

Surrounding Zoning Designations & Land Use(s)

North: R-2, Residential

East: R-2, Residential

South: R-2, Residential

West: R-2, Residential

Applicable Regulations

10-1-4, 10-4-4, 10-13

SPRING HOLLOW CT



Future Land Use Map

0 Feet 410

CASWELL AVE

ARROW WOOD CT

ALYSSA AVE

SARATOGA DR

Concord
Properties
202

SAGE MESA CT

BENJAMIN AVE

WIRSCHING AVE

GRANDVIEW DR

BETA ST

WENDELL ST

Town
Neighborhood

FILER AVE

CARTER DR

ADRIA LN

BOSERO WAY

BORAH AVE

AERIAL PHOTO APRIL 2020
REFERENCE ONLY

LOT-8, BLK-1, ORCHALARA SUBDV.
5668 GRANDVIEW DR. N., TWIN FALLS, IDAHO
LOT SIZE: APROX. 38,800 SF
CODE COMPLIANCE: 2018 IRC
NEW CONSTRUCTION
DETACHED GARAGE = 2640 SF

SHEET SCHEDULE:
A1 - COVER SHEET, SITE PLAN
A2 - FLOOR PLAN / SECTION
A3 - POST LAYOUT / ROOF FRAMING PLAN
A4 - ELEVATIONS

SCALE: 1" = 15'-0"

GENERAL NOTES:

1. FLOOR HEIGHT 15' MIN. ABOVE CURB HEIGHT.
2. ALL WORK PERFORMED SHALL MEET CURRENT ADOPTED CODES OF BUILDING BUILDING DIST. (IN CASE OF CONFLICTING NOTES, THE MORE STRINGENT REQUIREMENT SHALL APPLY).
3. VERIFY ALL UTILITIES BEFORE DIGGING. (DIG LINE DIAL 811 OR 1-800-342-1525)
4. SITE AND STRUCTURE SHALL BE KEPT CLEAN. SUBCONTRACTOR TO VERIFY ALL DIMENSION. IN CASE OF ERRORS OR DISCREPANCIES CONTACT OWNER OR OWNER'S REPRESENTATIVE, BEFORE PROCEEDING. DO NOT SCALE.
5. DO NOT DRAIN FORM WATER ONTO ADJACENT LOTS.
6. STRING LINES SHALL BE PROVIDED OVER PROPERTY FINS AT TIME OF INSPECTIONS.

SLOPE GRADE AWAY
FROM FND. 6" IN 10' MIN.
FINAL GRADING TO BE
MAINTAINED AFTER
LANDSCAPING

DRAINAGE WATER
RETENTION AREA
AS NECESSARY

DO NOT RAIN STORM
WATER INTO ADJACENT LOTS
BERMS / SWALE TO BE
MAINTAINED
AFTER FINAL INSPECTION

USE BEST MANAGEMENT
PRACTICE TO RETAIN
C.F.
OF STORM WATER
ON PROPERTY

LOT SIZE:
APPROX 38,800 sq ft

Wirsching Ave . West
388'

Grandview Drive North

Site plan showing the layout of the property. The property is bounded by a 388' front and back boundary and a 100' side boundary. The existing residence is located on the left side of the property. The proposed building, labeled "PROPOSED 44 x 60", is located on the right side of the property. The setbacks are indicated as follows:

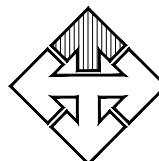
- Front setback: 7' S.B. MIN
- Back setback: 7' S.B. MIN
- Left side setback: 20' S.B. MIN
- Right side setback: 20' S.B. MIN

Dimensions and setbacks for the proposed building are shown:

- Building width: 44'-0"
- Building depth: 60'-0"
- Setback from right boundary: 20'-0"
- Setback from back boundary: 20'-0"
- Setback from front boundary: 20'-0"

Other dimensions shown include a 212'-5 15/16" distance between the existing residence and the proposed building, and a 9'-6" distance from the existing residence to the left boundary.

NORTH



CONTRACTOR: DOUBLE M CONSTRUCTION
HOMEOWNER: MORALES

HOELOWEN: HOKALES	SCALE: 1" = 15'-0"
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ADDRESS: 568 GRANDVIEW DR. N. DATE: 6-10-22

SUBDIVISIONS: LOT 8 ORCHALARA

SHEET TITLE: SITE PLAN



PH. 208-539-6650
Email. draft4plans@gmail.com

PAGE #:

SHEET #: 4 OF 4



