



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 6:00 pm.

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 (PZ22-0118) - **WITHDRAWN BY APPLICANT**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 (PZ22-0119) - **WITHDRAWN BY APPLICANT**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

Kelli Ebersole, Technician