



Twin Falls Planning & Zoning Commission Minutes

Tuesday, July 9, 2019, 6:00 PM

203 Main Ave. E
Twin Falls, ID 83301

Members -

City Limits: Danielle Titus, Chairperson; Craig Kelley, Vice-Chair; Craig Hawkins; Ed Musser; Carolyn Bolton; Curtis Hansen; Marilu Perez

Area of Impact: Ryan Higley; David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Vice Chairperson Kelley called the meeting to order at 6:00 pm

A quorum was present.

Members present: Kelley, Bolton, Musser, Detweiler, Perez

Staff present: Ebersole, O'Connor, Cherry, Spendlove, Nope, Vitek

2) Consent Calendar

Commissioner Perez made a motion to approve the consent calendar, as presented. Commissioner Detweiler seconded the motion.

Consent Calendar approved 3-0-2

a) Approval of Minutes from the following meeting: June 25, 2019

b) Approval of Findings of Fact and Conclusions of Law:

- Westpark Subdivision #1 Preliminary Plat
- Diana and Michael Blaylock SUP

3) Public Hearings

a) Request for a recommendation to City Council for an amendment to the Perrine Point PUD #251 to allow multi-family units, amend landscaping requirements, and update the Pressure Irrigation agreement on property located at the NW corner of Falls Ave W. and Grandview Dr. N. c/o EHM Engineers, Inc. on behalf of Tres Gringos, LLC (PZ19-0048)

Staff Presentation:

City Planner O'Connor presented the request for a recommendation to City Council for an amendment to the Perrine Point PUD #251 to allow multi-family units, amend landscaping requirements, and update the Pressure Irrigation agreement on property located at the NW corner of Falls Ave W. and Grandview Dr. N. c/o EHM Engineers, Inc. on behalf of Tres Gringos,

LLC (PZ19-0048)

Per Twin Falls City Code 10-6-1.7 Approval of a ZDA Sub-District requires a preliminary presentation to the Planning and Zoning Commission for a review of the proposed changes. The Commission is allowed and may grant the public the ability, to ask questions and give suggestions to the applicant about the proposed project during the preliminary presentation. A public hearing shall be held before the Commission for a recommendation to the Council to amend the zoning district and the zoning map, amend with recommendations or deny the request.

Both the Perrine Point PUD and Plat were recorded in May 2008.

This is a request for a PUD Amendment for the Perrine Point PUD #251, located at the NW corner of Falls Ave. W. and Grandview Dr. N.

There are three general land use changes to the PUD the applicant is requesting to allow:

- Multiple attached units and buildings within the area identified as R-6 B Zone on the amended Master Development Plan.
- Remove the perimeter landscaping requirement for all zones and revert any landscaping requirements to the underlying zoning district
- Amend the Pressure Irrigation Development agreement by relocating PI infrastructure from the southeastern portion to the western portion of the development.

The developer also requested there be five foot (5') wide attached rolled curb sidewalks for all internal pedestrian circulation within the R-6 B Zone. The PUD also currently prohibits chain-link fencing within the boundaries of the PUD. This amendment would allow for chain-link fencing with privacy slats to surround the pressure irrigation pump station, and then through a written agreement, it would be allowed in the zoned designated as Neighborhood Commercial (NCO) on the amended master development plan.

Per the City Engineering Department, the requirement for the development of the traffic signal at Falls Ave W and Grandview Dr. N. was removed. The purpose of this is to allow Impact Fees to be utilized to fund the future development of the traffic signal at the proper time in the future.

City staff has worked extensively with the applicant and the representatives to get the language of the proposed amendments to meet city code and policies while also allowing the applicant to develop the property as they desire.

Should the commission recommend approval for this request, staff recommends the following condition(s):

- Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

Applicant Presentation:

Tim Vawser, EHM Engineers, and Blake Jolley, representing applicant, presented the request

for an amendment to the Perrine Point PUD #251. He stated the PUD amendment follows in line with the vacation that was previously approved. The changes to PUD come into play with the purchase of this property. The PI pump station move is better for the subdivision, putting it in a location where it can be fenced and screened. He stated the Canal Co. is in agreement with this move. The change to the landscaping requirement make sense as it is clear and defined.

PZ/Questions & Comments:

- Commissioner Bolton asked if the Planning and Zoning Commission has ever recommended approval of a parking plan such as requested, where driveway parking is included.
- PZ Director Spendlove stated they vacated the roads, making them private roads to make room for parking on the road counting towards the parking requirement. There is one spot in the driveway and one space on the private road as off street parking space. The streets are wide enough for two way traffic, parking and emergency/utility service access.
- City Planner O'Connor stated there is parking allowed only on one side of street.
- Commissioner Bolton asked if the community is gated.
- Mr. Jolley presented the cross section view of the layout. Twenty four (24) ft. drive aisle for two way traffic with 9 ½ ft. parking aisle. He stated the community is not gated at this time.
- Commissioner Perez asked why there is a request for 5' sidewalk/rolled curb.
- Assistant City Engineer Vitek stated it was a city improved option negotiated with the engineering staff.

Public Hearing: Opened

Citizen Rich Waitescarver asked for the count of single family residences in the community. Are they 4 plexes or 6 plexes? How many parking spaces per unit and how enforced?

Public Hearing: Closed

Discussions Followed:

- Mr. Jolley stated there are twin home style, 4 plexes, 5 plexes, and 6 plexes. The area is zoned R6. He explained the difference between the types of units and the average parking per unit. The total unit count is 125 units with onsite office. They are one bedroom/1 bath and 2 bedroom/1 bath units. The units are built to residential code as single family residences. He stated the total unit count will not exceed the original agreement.
- Mr. Vawser stated the majority of the development is single family residences (approx. 371).
- Commissioner Bolton asked if the onsite manager will police the parking.
- PZ Director Spendlove stated the police do not enforce parking on private roads. Violations on the public roadway will be enforced. There are 2 parking spaces per unit.
- Commissioner Detweiler asked if this is outside city limits.
- PZ Director Spendlove stated the development is in city limits.
- Commissioner Detweiler asked if private roads are allowed in the city and if the whole development is on private roads.

- City Planner O'Connor suggested to consider it a like single level apt complex. All roads in this section will be private roads.
- Commissioner Bolton likes the movement of PI and the affordable housing option.
- Commissioner Detweiler likes the movement of PI and believes there is adequate parking.

Motion:

Commissioner Bolton made a motion to recommend approval to City Council for an amendment to the Perrine Point PUD #251 to allow multi-family units, amend landscaping requirements, and update the Pressure Irrigation agreement on property located at the NW corner of Falls Ave W. and Grandview Dr. N. c/o EHM Engineers, Inc. on behalf of Tres Gringos, LLC (PZ19-0048). Commissioner Hansen seconded the motion.

Unanimously approved

- b) Request for a Special Use Permit to allow a drive through facility on property located at 2392 Addison Avenue East c/o Kyle James on behalf of Jason Reading. (PZ19-0064)

Staff Presentation:

City Planner Cherry presented the Request for a Special Use Permit to allow a drive through facility on property located at 2392 Addison Avenue East c/o Kyle James on behalf of Jason Reading. (PZ19-0064)

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 six (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.

Per Country records, the primary building on the property was built in 2016.

Previously a drive-through operated on the subject property in conjunction with a restaurant in 2001.

This is a request for a Special Use Permit to allow a drive through facility on property located at 3292 Addison Avenue East. The subject property is located with the C-1 (Commercial Highway) Zoning District.

The pharmacy drive through will be open Monday through Friday from 9:00 AM to 6:00 PM and Saturdays from 10:00 AM to 2:00 PM. It is anticipated that the drive through will serve twenty (20) cars daily Monday through Friday and ten (10) cars on Saturday. 3 car stacking with 9 ft escape lane.

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

1 - Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

Applicant Presentation:

Applicant Jason Reading, R&R Pharmacy, is working with the owner of the property to bring in pharmacy. He stated there is a need for a drive through pharmacy for the sick, parents with small children, and elderly. The property originally had a drive through and the property is suited for it. There is no detriment to surrounding businesses.

Public Hearing: Opened and Closed without input

Discussions Followed: without concerns

Motion:

Commissioner Detweiler made a motion to approve the Special Use Permit to allow a drive through facility on property located at 2392 Addison Avenue East c/o Kyle James on behalf of Jason Reading(PZ19-0064). Commissioner Musser seconded the motion.

Unanimously approved

- c) Request for a Special Use Permit to allow Automobile and Truck sales and/or rentals on property located at 303 4th Avenue West Lots 6, 7, and 8 Block 142 of the Twin Falls Original Townsite c/o Brett Thompson. (PZ19-0066)

Commissioner Hansen recused himself from this item.

Staff Presentation:

City Planner Cherry presented the request for a Special Use Permit to allow Automobile and Truck sales and/or rentals on property located at 303 4th Avenue West Lots 6, 7, and 8 Block 142 of the Twin Falls Original Townsite c/o Brett Thompson. (PZ19-0066)

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.

The subject property is currently being used for automobile repair. This is a request to allow automobile and truck sales and/or rentals on property located at 303 Fairfield West. The subject property is located within the C-B (Commercial Business District).

The applicant is requesting a special use permit to allow automobile sales for specialty recreational vehicles. The use will be in operation with the existing automobile repair use.

The applicant intends to be open from 8:00 AM to 5:00 PM Monday through Friday. The applicant intends to have two (2) employees and provide services for one (1) to (2) customers per day.

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

- 1 - Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
- 2 - Subject to required site improvements, including the installation of ADA compliant sidewalk ramps (3) located along at the SE corner southern border of the subject property.

Applicant presentation:

Applicant Brett Thompson presented his request for an SUP to allow auto and truck sales at his current location. The location is a fabrication shop now and he would like to sell a few of the vehicles.

PZ/Questions & Comments:

- Commissioner Detweiler asked if the applicant if there is room to park the few vehicles he plans to sell a month.
- Mr. Thompson stated he plans to purchase the vehicles, upgrading them, and resell them. He presented where the cars will be parked.
- Commissioner Bolton asked if there is street parking for customers.
- Mr. Thompson stated there is street parking, but there is room in parking lot for customers and vehicles for sale.

Public Hearing: Opened

- Citizen Ellsworth Bora stated his concerns.

Public Hearing: Closed

Discussions Followed:

- Commissioner Musser asked if there are landscaping requirements with the SUP.
- City Planner Cherry stated there are improvements that need to be made with this SUP.
- Commissioner Bolton stated she is in favor of this request.

Motion:

Commissioner Bolton made a motion to approve the Special Use Permit to allow Automobile and Truck sales and/or rentals on property located at 303 4th Avenue West Lots 6, 7, and 8 Block 142 of the Twin Falls Original Townsite c/o Brett Thompson. (PZ19-0066) Commissioner

Perez seconded the motion.

Unanimously approved

Commissioner Hansen returned to his seat.

4) Upcoming Meeting(s)

a) Tuesday, July 23, 2019

5) Adjournment

The meeting adjourned at 6:43 pm.

Kelli Ebersole

Kelli Ebersole, Administrative Assistant