



Twin Falls Planning & Zoning Commission Minutes

Tuesday, August 8, 2023, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

Members -

City Limits: Craig Kelley, Chairperson; Marilu Perez, Vice-Chair; Todd Rambur; Cortney Campbell; Grayson Stone; Robyn Weatherford

Area of Impact: David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Vice Chair Perez called the meeting to order at 06:00 PM

A quorum was present.

Members Present: Perez, Stone, Campbell, Detweiler, Rambur, Weatherford

Staff Present: Spendlove, Ebersole, O'Leary

2) Conflict of Interest Declaration

Commissioner Stone stated he has a conflict with Public Hearing item 5a and will be stepping down for the hearing.

3) Consent Calendar

MOTION: Commissioner Detweiler moved to approve the Consent Calendar, as presented.

Commissioner Stone seconded the motion.

Unanimously Approved by a vote of 6 to 0.

- a) Approval of minutes from the following meeting: July 25, 2023

Commissioner Stone stepped down from the diocese.

4) Items of Consideration - None

5) Public Hearings

- a) Request for a Special Use Permit to allow automobile and truck sales and service on property located at 1572 Washington Street North c/o Jake Casperson on behalf of AREF Acquisitions LLC. (PZ23-0045)

Staff Presentation:

PZ Director Spendlove presented the request for a Special Use Permit to allow automobile and truck sales and service on property located at 1572 Washington Street North c/o Jake Casperson on behalf of AREF Acquisitions LLC. (PZ23-0045)

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 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:

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.

The property located at 1572 Washington Street North is part of the Sun West PUD which went through the public hearing process in 2010, with the agreement being signed and recorded in September of 2011.

The property then went through the subdivision process in 2017-2018 with the Final Plat being recorded in September of 2018.

There is no further pertinent development, or zoning history, of record on this property. Per the 2016 Comprehensive Plan; "Grow With Us", this property is located in a transition area between Mixed Use, Commercial, Neighborhood Commercial, and CSI. Due to this unique situation, the Commission should review the intent of all these designations and make a determination on this application based on how these 4 areas should transition. Staff believes

this application complies with the Commercial and Mixed Use designation based on the type of land use and the available sidewalk system throughout the development.

Staff has reviewed the request, including impacts on the surrounding properties, and increased traffic load on the local street network. Due to the proximity to Washington Street North and Pole Line Road, City Staff believe the increase in vehicle traffic will be accommodated within the current road network without degrading the Level of Service. The current adjacent land uses are commercial/retail in nature, and the undeveloped portion of this subdivision is proposed to be a continuation of various commercial/retail stores. Based on this information, City Staff does not foresee the impact of this development being overtly detrimental to the neighboring properties.

Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project.

If the Commission approves this request as presented, 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 all parts and non-operating vehicles to be screened or stored indoors.
3. Subject to all repair and service operations taking place indoors.

Applicant Presentation:

Brandon Bates, applicant representative, presented the request to allow automobile and truck sales and service on property located at 1572 Washington Street North. He stated the service area will be used to prepare vehicles for sales, and no vehicle service will be done at this location. The inventory is high end vehicles under 10,000-15,000 miles. He believes it is good for the area and they will be a good neighbor. He stated they will overdo the required landscaping for aesthetics.

PZ/Questions & Comments:

- Commissioner Rambur asked about the noise and using an outside PA system.
- Mr. Bates stated there will be no outside PA system.
- Vice Chair Perez asked if there will be loud vehicles that would cause issues.
- PZ Director Spendlove stated anyone who causes noise unreasonably, can be cited for a nuisance issue.

Public Hearing: Opened and closed without input

Discussions Followed:

- Commissioner Rambur stated he believes this request conforms to city code and is in favor of the request.
- Commissioner Detweiler agrees and stated he is not worried about noise.
- Commissioner Campbell agrees and is in favor of the request. She appreciates the elevation renderings of the property.
- Commissioner Weatherford agrees and believes this is a welcome addition to the area.

- Vice Chair Perez stated this use serves the transitional area.

MOTION: Commissioner Detweiler moved to approve the request for a Special Use Permit to allow automobile and truck sales and service on property located at 1572 Washington Street North c/o Jake Casperson on behalf of AREF Acquisitions LLC. (PZ23-0045), as presented, with staff recommendations.

Commissioner Rambur seconded the motion.

Unanimously Approved by a vote of 5 to 0.

6) Upcoming Meeting(s)

- a) Tuesday, August 22, 2023

7) Adjournment

The meeting adjourned at 06:21 PM

Kelli Ebersole

Kelli Ebersole, City Planner