



Twin Falls Planning & Zoning Commission Minutes

Tuesday, August 26, 2025, 6:00 PM

203 Main Ave East
Twin Falls, ID 83303

Members -

City Limits: Cortney Campbell, Chairperson; Tiffany Zimmerman, Vice-Chairperson; Todd Rambur; Robyn Weatherford; Kelly Herrgesell; Rui Gomes

Area of Impact: Jeff Bulkley

1) Confirmation of Quorum/Call Meeting to Order

Chairperson Campbell called the meeting to order at 06:00 PM

Members Attending: Campbell, Zimmerman, Rambur, Gomes

Staff Attending: Spendlove, Strickland, Ebersole, Green, Glaesmann

2) Conflict of Interest Declaration

3) Consent Calendar

- a) Request to approve minutes from the following meeting: August 6, 2025, and August 12, 2025. Vice-Chairperson Zimmerman made a motion to approve the consent calendar, as presented. Commissioner Gomes seconded the motion.

4) Items of Consideration

5) Public Hearings

- a) Request to amend the Eastpark Professional ZDA to allow a drive thru facility on Lot 11 of the Master Development Plan and amend the development standards to allow the maximum allowed building sq. ft. per lot to be combined if the lots are commonly owned c/o Dave Thibault, EHM Engineers on behalf of TD Riddle Barbara Sonya Real Estate, LLC (PZ25-0059)

Staff Presentation:

Planner Strickland presented the request to amend the Eastpark Professional ZDA to allow a drive thru facility on Lot 11 of the Master Development Plan and amend the development standards to allow the maximum allowed building sq. ft. per lot to be combined if the lots are commonly owned c/o Dave Thibault, EHM Engineers on behalf of TD Riddle Barbara Sonya Real Estate, LLC (PZ25-0059)

Approval of a ZDA/ZDA Amendment shall be based on the following standards:

1. The proposed uses shall not be detrimental to any surrounding uses; nor shall they be detrimental to the health, safety and general welfare of the public.
2. Any variation from the underlying zoning district development requirements must be warranted by the design and amenities incorporated in the conceptual development plan.
3. The underlying zoning district and the conceptual development plan shall conform to the comprehensive plan.

4. Existing and/or proposed streets and utility services must be suitable and adequate for the proposed development. (Ord. 3082, 12-8-2014)

Changes to any of the following items constitute a departure from the conceptual development plan and requires an amendment following the process of the initial approval.

- permitted uses,
- increase in density,
- increase in building height,
- increase in building coverage of the site,
- reducing the building setbacks,
- reduction of any open space plans, or
- alteration of the overall design theme, primary architectural elements or building materials.

This is a request that proposes a departure from the permitted uses and an increase in building coverage.

The subject property is located south of Madrona St N east of Bridgeview Blvd and north of Cheney Dr E consisting of approximately 7.5 acres and is recognized as Mixed Use and Town Neighborhood on the Future Land Use Map. This property was annexed in 1995 and zoned as part of a Planned Unit Development (PUD) with C-1, R-1 Var, R-4, and R-2 PRO zoning designations. The Eastpark PUD #213, recorded in 1998, stipulated land uses and regulated building-specific sizes based on the Master Development Plan.

The eastern area of the Eastpark PUD #213 was rezoned to R-2 PRO under the Eastpark Professional ZDA in 2017. The Eastpark Professional ZDA also stipulates specific uses that are permitted and those that require a special use permit. The special uses are retail types and are restricted to lots 2-5 within the Master Development Plan. The agreement further imposes restrictions on the maximum allowable building square footage per lot and requires the buildings to be single-story with residential-style architecture.

At the time the ZDA was approved, the commission and council were not in support of retail-type land uses being located near the residential properties to the south, and agreed to restrict them to the northern area, Lots 2-5. The building size and land use type restrictions were designed to minimize the impact on the neighborhood.

Since then, Lots 1, 8, 9, & 10 have been developed, adhering to design standards, creating a very cohesive development displaying effective zoning practices to achieve a gradual land use intensity from residential to big-box retail.

Comprehensive Plan Designations:

The subject property has two future land use map designations. The northern portion has the Mixed Use designation, while the southern portion is designated as Town Neighborhood. The purpose and typical land uses found in these designations are listed as follow.

Mixed Use:

- Purpose: Encourages connectivity and caters to local/regional commercial needs through pedestrian-friendly developments, typically at major arterial intersections.

- Land Use: Supports mixed-use designs such as retail, office, restaurants, and community amenities.

Town Neighborhood:

- Purpose: Supports primarily residential development with smaller lot sizes than rural areas, promoting community and open spaces.
- Land Use: Includes homes, duplexes, parks, schools, and civic buildings.

Zoning Classifications:

Each zoning district listed in the city code has been created with a purpose along with a list of uses that are permitted with and without a special use permit within that zone. The Eastpark Professional ZDA has chosen to follow a modified version of the R-2 and Professional Office Overlay districts.

The property to the south and east of this development is zone R-1 Var. The City Code outlines the purpose and land uses of this zone as follows.

Zoning Development Agreement

Each Zoning Development Agreement (ZDA) must comply with the comprehensive plan, ensuring that land uses conform to the standards and regulations of the underlying zoning district(s), unless explicitly approved and incorporated within the agreement.

Drive-thru Amendment Analysis

The applicant is seeking to add a drive-thru on Lot 11 of the development plan. The drive-thru would be for either a cafe/coffee shop or a pharmacy. None of these three uses are listed as permitted or special within the base R2 PRO zoning districts.

Lot 11 is located at the intersection of Madrona and Cheney Dr, closest to the established residential neighborhood to the south. City Staff believe the proposal for a drive-thru on this lot would alter the development's dynamics as it interacts with the neighborhood to the south.

A drive-thru facility is more commonly situated along arterial roadways (Blue Lakes, Addison Ave, Pole Line, Washington) that can support heavier traffic and have a higher ambient noise level. Within the current City Code, drive-thrus are a Special Use, and require additional public hearings to assess potential impacts and to allow for mitigating conditions to address site-specific concerns. Permitting a drive-thru on property zoned R-2 PRO, bordered by two collectors, and adjacent to a residential neighborhood would be somewhat unconventional and inconsistent with development patterns recently decided in other parts of the City.

Staff acknowledges a contrast between a cafe/coffee shop drive-thru and a pharmacy drive-thru, each having noticeable differences of impact. A cafe/coffee shop would be more suitable in the northern (mixed-use area) of the development. These types of drive-thrus have menu boards, car queuing, some amplified sound or speakers projecting away from the building, and often cause increased disturbances to surrounding areas.

Staff does not support the cafe/coffee shop and drive thru as part of the ZDA proposal.

In contrast, a pharmacy with a drive-thru does not generally have a menu board or sound system, generally operates within standard business hours, and usually does not generate significant traffic or car queuing during peak periods; potentially having a smaller impact. Staff could be in support

of this change provided some mitigating conditions are created to reduce the impacts of traffic/noise infiltration to the nearby neighborhood.

Development Standard - Building Size Amendment Analysis

The applicant also seeks permission to allow commonly owned lots to combine their maximum allowable building square footage. This request stems from a future tenant's intention to purchase three undeveloped lots and merge their maximum square footage to construct an approximately 18,000-square-foot building. The tenant's proposal is to combine the maximum square footage of Lots 4, 5 and 6 (as shown on the Master Development Plan) to construct a larger building.

The current standards within the ZDA state:

- A maximum of 6,000 square feet per building per lot along Cheney Drive and within the development's interior, which includes lots 6, 7, 8, 9, 10, and 11, as shown on the Master Development Plan.
- A maximum of 10,000 square feet per building per lot along Madrona Street North and Bridgeview Boulevard, which includes lots 1, 2, 3, 4, and 5, as indicated on the Master Development Plan.

These sizes were originally approved by City Council to integrate smaller buildings with a residential character near homes (towards the south), and allow larger buildings to be constructed near Home Depot (on the northern part of the project). The agreement also specified certain design characteristics and limited the buildings to one story. Allowing the change as presented would keep intact all the other elements of the ZDA: limited to 1 story, overall building size no larger than the combined amounts shown on the Master Development plan, residential character of pitched roofs, etc. In addition, all other elements of the City Code like parking spaces are still required to be met.

While this change would be applicable to lots with buildings currently constructed, it is impractical that these new buildings would be demolished and a building larger than 30k square feet would be constructed.

Staff believes some increased impact would occur by allowing the building square footage change as presented, and we have provided a condition to help minimize that impact.

The introduction of a drive-thru facility could significantly disrupt the harmony of the existing neighborhood and could be incompatible with the comprehensive plan.

Accommodating for larger structures and limiting this change to Lot 2-7 with a maximum building square footage of 26,000 sq. ft. allows larger buildings while attempting to strike balance with the existing surrounding neighborhood and zoning districts, as well as being more compatible with the comprehensive plan.

The planning and zoning commission shall make a recommendation to the council regarding the proposed request. The commission may recommend approval, approve with conditions, recommend denial, or table the request for additional information.

If the commission intends to recommend approval as presented by the applicant, one motion is sufficient. However, if variations to the proposed amendments are needed, multiple motions can be made to add conditions.

Sample motions to add conditions:

- A motion to recommend approval of a café/coffee shop with a drive-thru on Lot 11.
- A motion to recommend approval of a pharmacy with a drive-thru on Lot 11.
- A motion to recommend approval of a pharmacy with only a pick-up window, no outside ordering or audio equipment allowed, on Lot 11.
- A motion to recommend approval of the request to amend the development standards as proposed limiting the change to Lots 2-7; with a maximum combined building square footage of 26,000 sq. ft.

Applicant Presentation:

David Thibault presented on behalf of the applicant.

PZ/Questions & Comments:

- Chairperson Campbell asked about the proposed size.
- David Thibault explained that the original had certain sizes for the lots and now they would like to combine the lots to increase the building size.
- Chairperson Campbell asked about the drive-thru and if it is only a pharmacy.
- David Thibault gave examples of what it could be.
- Commissioner Gomes asked about the hours of operation.
- David Thibault replied that it would likely be 7am – 7pm.
- Planner Strickland stated 7am – 10pm is code.

Public Hearing: Opened

Nathan Welch is one of the developers of this project and owns a few of the lots. He also lives close by this project.

Public Hearing: Closed

David Thibault followed up stating with no neighbors coming to speak he feels this is a fair and good fit.

Discussions Followed:

- Commissioner Rambur asked what staff think about the size.
- Director Spendlove clarified that the footprint will fit better that building size, 2600 would equal the total size of what was originally approved for the lots that are being combined. Cheney east is different than west, zoning is different, and road width is different.
- Chairperson Campbell asked about the pharmacy part, and can the Commission ensure it is that and won't become a chain store.
- Director Spendlove explained they will need to ask for the behavior you want, not the names.

Condition 1 - Building footprint ground floor 18,500 sq ft be combined if commonly owned

Condition 2 - to allow drive thru coffee shop on lot 11

Condition 3 - Drive thru lot 11 pick up only no drive thru, no speaker, no outside PA, no order board pharmacy

Condition 4 - no extended hours 7 - 10

MOTION: Commissioner Rambur moved to add condition #1 - building size with a footprint on ground floor be maximum 18,500 square feet, on combined lots if commonly owned. Commissioner Gomes seconded the motion. Roll call vote showed all members present voted.
Approved 4 to 0.

MOTION: Commissioner Rambur moved to add condition #2 - to allow a drive-thru coffee shop. Vice-Chairperson Zimmerman seconded the motion. Roll call vote showed all members present voted.
Failed 3 to 1.

MOTION: Commissioner Rambur moved to add condition #3 - approve a pick-up only for a pharmacy with no drive-thru, no speaker, no outside public address and no order board. Commissioner Gomes seconded the motion. Roll call vote showed all members present voted.
Approved 4 to 0.

MOTION: Chairperson Campbell moved to add condition #4 - no extended hours, business will operate within City code with hours of 7am - 10pm. Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.
Approved 4 to 0.

MOTION: Chairperson Campbell moved to approve the request to amend the Eastpark Professional ZDA to allow a drive thru facility on Lot 11 of the Master Development Plan and amend the development standards to allow the maximum allowed building sq. ft. per lot to be combined if the lots are commonly owned c/o David Thibault, EHM Engineers on behalf of TD Riddle Barbara Sonya Real Estate, LLC (PZ2-0059) as presented, with staff recommendation and 3 added conditions. Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.
Approved 4 to 0.

- b) Request for agriculture warehouse containing hazardous materials (fertilizer) on property located at 3276 E 3700 N (3645 Gemstone Dr) c/o Robert Gadola (PZ25-0085).

Staff Presentation:

Planner Ebersole presented the request for agriculture warehouse containing hazardous materials (fertilizer) on property located at 3276 E 3700 N (3645 Gemstone Dr) c/o Robert Gadola (PZ25-0085).

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:

- 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.

10-13-2-2: Upon Granting a Special Use Permit, Conditions May Be Attached To A Special Use Permit Including, But Not Limited To, Those:

1. Minimizing adverse impact on other developments.
2. Controlling the sequence and timing of development.
3. Controlling the duration of development.
4. Assuring that development is maintained properly.
5. Designating the exact location and nature of development.
6. Requiring the provision for on-site or off-site public facilities or services.
7. Requiring more restrictive standards than those generally required in this Title.

The property is zoned M-2, Heavy Manufacturing District. The building was built in 2024 and is owned by Twin Industrial, LP. The building is currently vacant, and the applicant would like to lease the building for agricultural warehousing.

The 2016 Comprehensive Plan; “Grow With Us” designates this area as appropriate for “Industrial”, suitable for non-retail employment, such as warehousing, general manufacturing, food processing, office parks, and corporate and industrial campuses.

The warehousing of grains and seeds is outright permitted by code. The reason for the Special Use Permit request is for the warehousing of H-3 classified crop protection chemicals (fertilizer). Per the applicant’s narrative, the facility will be used for warehouse and distribution purposes only, not manufacturing.

The facility's operating hours will align with agricultural business customer hours (Monday – Friday 7:00am – 7:00pm and Saturday 8:00am – 3:00pm). The facility will not be open on Sundays or public holidays.

Anticipated traffic to the facility is 25-50 truck deliveries and pickups, transporting bulk agricultural products. The facility will employ 15 full-time staff, plus temporary seasonal employees during planting and harvest seasons. Champlin Way (3300E) is an arterial road designed to handle truck traffic. When this industrial complex was built, Champlin Way was rebuilt to meet current city standards, to accommodate increased vehicle and truck traffic.

Per the narrative, the H-3 classified agricultural chemicals warehoused at the facility will present minimal fire hazards and require strong containment and safety measures. The applicant has taken initiative and has had the city's Fire Marshal review their plans. The Fire Marshal is working with the applicant to ensure compliance with National Fire Protection Association (NFPA) standards and the safe storage of the hazardous materials. Recommendations made by the Fire Marshal are included in the applicant's narrative, as part of the staff report.

The applicant has supplied the city with their containment protocol, including a FireSAFE-4X containment structure, spill management systems, and regular maintenance and inspection practices.

Staff has reviewed the effects of this facility on neighboring properties. This type of use is standard practice in the M-2 zone, and the area. There are other warehouses and manufacturing facilities nearby that produce similar traffic patterns and noise levels. This area was designated on the Future Land Use map as Industrial due to its proximity to the outskirts of town, larger roads, rail and is outside major commercial and residential areas. This area is designed to serve the needs of our local agricultural businesses.

Based on the standards for approval, staff does not foresee detrimental impacts related to the land use. Staff has determined the proposed use is compatible with the comprehensive plans. Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project.

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:

Gerard Cartier presented on behalf of the applicant.

PZ/Questions & Comments:

- Commissioner Rambur asked if there would be any odors.
- Planner Ebersole replied that per the applicant – no.

Public Hearing: Opened

- Jill Skeem is concerned about the material, traffic, and odors.
- Mark Livingston has concerns about trucks making the turn on the corner. Material that could be explosive in a business park that's not finished.
- Gerard Cartier replied 25-50 trucks a week are running through the park, building with material is 300ft away from residential, the container is designed to handle the material, 32 pallets, warehouse 5-7000. Suppression system and fumes are contained within the building.
- Commissioner Rambur asked about the traffic. What happens with the material if there is an accident.
- Gerard Cartier clarified that the problem is the flash point not just the material.
- Commissioner Gomes asked how the material is getting there.
- Gerard Cartier replied it's from farmers.
- Commissioner Rambur asked how long Gerald has worked there and has he had a fire.
- Gerard Cartier replied there has been no fires in 20 years.

Public Hearing: Closed

Discussions Followed:

Commission feels being in an agricultural area this is needed. The location in the industrial zone is a good fit.

MOTION: Commissioner Gomes moved to approve the request for an agriculture warehouse containing hazardous materials (fertilizer) on property located at 3276 E 3700 N (3645 Gemstone Dr) c/o Robert Gadola (PZ25-0085). Vice-Chairperson Zimmerman seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

- c) Request for a Special Use Permit to allow a car wash facility on property located at 736 4th Ave W. c/o Mary O'Riley on behalf of Saul Esquivel (PZ25-0088).

Staff Presentation:

Planner Ebersole presented the request for a Special Use Permit to allow a car wash facility on property located at 736 4th Ave W. c/o Mary O'Riley on behalf of Saul Esquivel (PZ25-0088).

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:

- 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.

10-13-2-2: Upon Granting a Special Use Permit, Conditions May Be Attached To A Special Use Permit Including, But Not Limited To, Those:

1. Minimizing adverse impact on other developments.
2. Controlling the sequence and timing of development.
3. Controlling the duration of development.
4. Assuring that development is maintained properly.
5. Designating the exact location and nature of development.
6. Requiring the provision for on-site or off-site public facilities or services.
7. Requiring more restrictive standards than those generally required in this Title.

The property is zoned CB, Commercial Central Business District. The property was originally owned by Cooper Construction and used as their construction office. Mr. Esquivel has recently purchased the building and plans to use it for his car detailing business. This will create a change of land use to the property.

The 2016 Comprehensive Plan; "Grow With Us" designates this area as appropriate for "Downtown/High Density Residential", which allows for a diverse mix of land use, encouraging infill and redevelopment. This area of town is home to a mix of residential properties, and various commercial businesses.

Staff has had conversations with the applicant in regards to impacts on the city sewer system particularly with the operations and resulting excess wastewater. Industry Best Management Practices (BMP) are encouraged by the City Engineering Department. However, following BMP's are not a guarantee that wastewater will be managed to city, state, or federal standards. To this effect, city staff needs a way to monitor flows from the facility in the future should they exceed the federal industrial usage standard of more than 25,000/gallons a day. As a result, the Engineering Department has requested a condition for a sewer manhole be placed on the property within an access easement for future monitoring (Condition #2).

As this change of use will require an over 25% improvement to the existing building, site improvements will be required with this approval (Condition #3). A solid screening fence of at least six (6) feet will be required to be installed between the business and the residential properties to the west. Any ventilation from the building should not be directed towards the residential properties. These items will be addressed with the building permit review process.

Mark Thompson, the City's Streets Superintendent, was consulted regarding needed street/alley improvements. Mark stated that the alley running parallel to the property does not need to be paved at this time. The parking and maneuvering areas on site will need to be hard surfaced, as required by code.

City Engineer Vitek was consulted regarding any needed curb and gutter improvements. At this time, it has been determined that curb and gutter do not need to be installed along Delong Avenue.

Mr. Esquivel stated in his narrative that he will be the only person working and there will be no employees. There will not be any customers coming to the facility, as the applicant picks up the vehicles from his customers, brings them to the facility to wash/detail, and returns them to the customer. The applicant has stated that noise, glare, and fumes will not be an issue to surrounding neighbors.

Based on the standards for approval, staff does not foresee detrimental impacts related to the land use. With the conditions of the Special Use Permit, staff has determined the proposed use is compatible with the comprehensive plan.

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

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 a discharge monitoring plan, including infrastructure elements and associated access easements, to be approved by City Engineer, prior to Building Permit approval.

Applicant Presentation:

Mary O'Riley presented on behalf of the applicant.

Public Hearing: Opened and closed with no public input

Discussions Followed:

Commission feels this is a good fit for this area.

MOTION: Commissioner Rambur moved to approve the request for a Special Use Permit to allow a car wash facility on property located at 736 4th Ave W. c/o Mary O'Riley on behalf of Saul Esquivel (PZ25-0088). Commissioner Gomes seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

- d) Request for a Special Use Permit to allow Automobile and Truck sales and/or rentals on property located at 436 Blue Lakes Blvd N. c/o Deanna Hash on behalf of Eagle Financial LLC (PZ25-0072). - Tabled from August 12, 2025

Staff Presentation:

Planner Ebersole presented the request for a Special Use Permit to allow Automobile and Truck sales and/or rentals on property located at 436 Blue Lakes Blvd N. c/o Deanna Hash on behalf of Eagle Financial LLC (PZ25-0072). - Tabled from August 12, 2025

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:

- 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.

Conditions May Be Attached To:

1. Minimizing adverse impact on other developments.
2. Control the sequence and timing of development.
3. Control the duration of development.
4. Assure that development is maintained properly.
5. Designate the exact location and nature of development.

6. Require the provision for on-site or off-site public facilities or services.
7. Require more restrictive standards than those generally required in this Title.

The property is zoned C-1, Commercial Highway District. The property is part of a mixed-use strip mall, with a variety of offices/businesses sharing the lot.

In 2019, a Special Use Permit was approved for automobile sales for the building that is now occupied by Papa John's, located on the same lot. Although the business is not there currently, there were no reported negative impacts to the area while they were in business.

The 2016 Comprehensive Plan; "Grow With Us" designates this area as appropriate for "Mixed Use". The Mixed Use designation allows for high-intensity mixed-use development in a compact, pedestrian-oriented environment, serving local and regional commercial. The Blue Lakes Boulevard North corridor is designated as Mixed Use, maximized with retail and service uses, with minimal residential use.

Staff have determined that an automobile sales lot is compatible with the Comprehensive Plan and area. Blue Lakes Boulevard North is the main commercial corridor in the city, with many auto dealers located from Pole Line Road to Addison Avenue (5 Points).

The applicant's request is to use the tenant space at the southeast of the property for the business office and to use the north side of the property for pre-owned vehicle display. Per the State of Idaho, a licensed dealer must have a designated display area with sufficient space for at least five vehicles for sale. The applicant has submitted a site plan showing the display and office location. The display location will not interfere with the other tenant's parking.

The hours of operation will be 8:00 am to 7:00 pm, which fall within the allowed retail hours. There will be no service/repair at the location, with one employee on staff.

The proposed SUP will produce additional traffic and noise. Staff believes due to the subject property being located on an arterial roadway that additional traffic flow will be accommodated. Further, staff believes the noise levels of the proposed use will be similar to the noise levels generated by Blue Lakes Blvd. However, staff does recognize that there are single-family homes within 200' of the proposed use which could experience an increase of noise and traffic compared to the current noise and traffic produced.

Based on the standards for approval, staff does not foresee detrimental impacts related to the land use.

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

Upon conclusion, should the Commission approve 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 the landscaped area on Blue Lakes Boulevard North not to be used for vehicle display.

Applicant Presentation:

Ryan Leiser presented on behalf of the applicant.

PZ/Questions & Comments:

- Commissioner Rambur asked if the other tenants had questions.
- Ryan Leiser replied that most tenants are still there from the previous owner.
- Commissioner Gomes asked how many cars there will be.
- Ryan Leiser replied - 10 max, 5 against fence and 5 on other side.

Public Hearing: Opened and closed with no public input

Discussions Followed:

Commission feels this is a good fit for this area and shouldn't be an issue.

MOTION: Vice-Chairperson Zimmerman moved to approve the request for a Special Use Permit to allow Automobile and Truck sales and/or rentals on property located at 436 Blue Lakes Blvd N. c/o Deanna Hash on behalf of Eagle Financial LLC (PZ25-0072). Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

6) Upcoming Meeting(s)

- a) Work Session - September 3
September 9

Work session is cancelled

7) Adjournment

The meeting adjourned at 07:44 PM

Jody Green

Jody Green, Planning Technician