



Twin Falls Planning & Zoning Commission Agenda

Tuesday, March 27, 2018, 6:00 PM

203 Main Ave E
Twin Falls, ID 83301

Members -

City Limits: Danielle Dawson, Vice-Chair; Craig Hawkins; Gerardo "Tato" Muñoz, Chairman; Ed Musser; Carolyn Bolton; Curtis Hansen; Craig Kelley

Area of Impact: Ryan Higley; David Detweiler

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consideration of Amendments to Agenda
- 3) General Public Input
- 4) Consent Calendar
- 5) Items of Consideration
 - a) Consideration of the **Preliminary Plat** for the Alexa Lane Subdivision, consisting of five (5) residential lots and one (1) parcel, on 1.567 +/- acres located at 1700 3rd Avenue East. c/o Rex Harding/Riedesel Engineering, Inc. on behalf of Chris Jones.
Purpose: Action By: Steve O'Connor, Planner I
 - b) Consideration of the **Preliminary Plat** for The Springs of the Preserve Subdivision, A PUD, consisting of 53 single-family residential lots on 45.39 (+/-) acres located at the southeast corner of Eastland Drive North and Pole Line Road East. c/o Gerald Martens on behalf of Connie Storrer
Purpose: Action By: Steve O'Connor, Planner I
 - c) Preliminary Presentation for a **PUD Amendment** to the Cedar Park PUD # 210 to allow a planned Residential 4-plex Development on one (1) lot within the C-1 Zoned Designated area as shown on the Master Development Plan, located at the North West corner of Meadow View Lane, extended, and Addison Avenue East c/o Dave Thibault/EHM Engineers, Inc. on behalf of Summit Development EHM, Engineers, Inc. (app. 2934)
Purpose: Action By: Jonathan Spendlove, Senior Planner
- 6) Public Hearings
 - a) Request for a **Special Use Permit** to construct a 2160 SF (36' x 60') detached accessory building on property located at 4037 North 3320 East in the City's Area of Impact. c/o Ryan Patrick (app. 2928) **WITHDRAWN BY APPLICANT**
 - b) Request for a **Zoning District Change and Zoning Map Amendment** from R-2 to R-2 PRO for property located at 104 Lincoln Street. c/o Brian Tanner (app. 2929)
Purpose: Recommendation By: Jonathan Spendlove, Senior Planner

- c) Request for an **Amendment to Special Use Permit #1334**, granted on October 14, 2014 to Dutch Bros to operate a drive-through retail facility, to add parking and drive aisles on an undeveloped portion of Lot 3, Block 1 of the Pole Line Commercial Subdivision #1, a PUD, for property located at 572 Pole Line Road. c/o Kyle Cooper on behalf of BB Holding, LLC ID (app. 2930)

Purpose: Action By: Steve O'Connor, Planner I

- d) Request for a **PUD Amendment to The Preserve PUD #261** to reflect changes in proposed uses, project boundary, completion of Canyon Rim Trail, dedicating Trail Head Park and to allow project specific roadway standards on approximately 370(+/-) acres located at the southeast corner of Eastland Drive North and Pole Line Road East. c/o Gerald Martens on behalf of Connie Storrer (app. 2931)

Purpose: Recommendation By: Jonathan Spendlove, Senior Planner

- e) Request for an **Amendment to Special Use Permit #1380**, granted December 8, 2015, by adding an outside storage unit facility on property located at 147 Madrona Street. c/o U-Haul Co. of Idaho (app. 2932) **WITHDRAWN TO BE RESCHEDULED**

7) Upcoming Meeting(s)

- a) April 4, 2018 Work Session
- b) April 10, 2018 Public Hearing

8) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Lisa A. Strickland (208) 735-7267 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208) 735-7287.

CITY OF TWIN FALLS

PLANNING & ZONING COMMISSION

Public Hearing Procedures for Zoning Requests

1. Prior to opening the public meeting, the Chairman shall review the public hearing procedures, confirm a quorum is present and introduce staff present.
2. Individuals wishing to testify or speak before the Commission shall wait to be recognized by the Chairman, approach the microphone/podium, state their name, then commence with their comments. Following their statements, they shall write their name on the Sign-In record sheet(s) located on a separate table near the entrance of the chambers. The administrative assistant shall make an audio recording of each public meeting.
3. **The Applicant, or the spokesperson for the Applicant, shall make a presentation** on the application/request. No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing – WHICH IS A MINIMUM OF 15 DAYS PRIOR TO PUBLIC HEARING. **The applicant's 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.

The Applicant is limited to 15 minutes, unless a written request for additional time is received and granted by the Chairman prior to commencement of the public meeting.

4. Upon completion of the applicant's presentation City Staff will present a staff report which shall summarize the application/request, history of the property, if any, staff analysis of the request and any recommendations.
 - The Commission may ask questions of staff or the applicant pertaining to the request at this time.
5. The public will then be given the opportunity to provide public testimony/input/comments regarding the request.
 - The Chairman may limit public testimony to no more than two (2) minutes per person.
 - Five (5) or more individuals, having received personal public notice of the application under consideration, may select a spokesperson by written petition. The spokesperson shall be limited to 15 minutes.
 - No written comments, including e-mail, received after 12:00 o'clock noon on the date of the hearing will be accepted for consideration by the hearing body. Written comments, including e-mail, received by 12:00 o'clock noon or before the date of the hearing shall be either read into the record or displayed on the overhead projector either during or upon the completion of public comment.
 - Following the Public Testimony, the applicant is permitted a maximum five (5) minutes rebuttal to respond to Public Testimony.
6. Following the Public Testimony and Applicant's response, the Public Input portion of the public hearing shall be closed- **No further public testimony is permitted.** Commission Members, as recognized by the Chairman, shall be allowed to request clarification of any public testimony received of the Applicant, Staff or any person who has testified. The Chairman may again establish time limits.
7. The Chairman shall then close the Public Hearing. The 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 Chairman.