



Twin Falls Planning & Zoning Commission Minutes

Tuesday, May 8, 2018, 6:00 PM

203 Main Avenue East
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

Members Present: Munoz, Musser, Hawkins, Hansen, Bolton, Musser, Kelley, Detweiler

Staff Present: Cherry, Nope, Spendlove, Strickland, Vitek

Chairman Munoz called the meeting to order at 6:00pm. He then reviewed the public meeting procedures with the audience, confirmed there was a quorum present and introduced city staff.

2) Consideration of Amendments to Agenda

None

3) General Public Input

None

4) Consent Calendar

a) Approval of Minutes from the following meeting:

- 04-10-16

Approval of Findings of Fact and Conclusions of Law for:

- Dutch Brothers (SUP_Amend 03-27-18)
- Rio Vista Subdivision, a PUD (Pre-plat 04-10-18)

Motion:

Commissioner Hawkins made a motion to approve the consent calendar, as presented.

Commissioner Bolton seconded the motion.

Unanimously Approved

5) Items of Consideration

a) Consideration of the Commission to reinstate/reactivate SUP #1417, granted on December 13th, 2016 to establish an auto dealership and accessory uses also including vehicle display pad sites on Kimberly Road on property located at 160 Eastland Drive. c/o Goode Motor (app. 2828)

Staff Presentation:

P&Z Director Spendlove reviewed the request on the overhead and explained that the Commission can reactivate the Special Use Permit or request that the applicant come back

through for another Special Use Permit. They plan to use the property as presented at the previous meeting, and there has not been any significant change in the area.

PZ Questions/Comments:

- Commissioner Musser asked to clarify the display in the landscaping.
- P&Z Director Spendlove explained to park in required landscaping you have to have a special use permit, the site has to be hard surfaced and must be 9x20 in size. The Commission placed a limit on the site to 16 for display. They still have to provide the same amount of trees and bushes for the square footage regardless of display of vehicles.
- Commissioner Bolton asked about significant changes.
- P&Z Director Spendlove explained that this is a very stable area, there may have been a few businesses move in an out of the building in the area but nothing significant. Commissioner Detweiler asked about the small building shown along the west end of the property.
- P&Z Director Spendlove explained it is a building where someone with an appointment could have his or her vehicle assessed for possible purchase from the dealer.

Public Comment: Opened & Closed Without Comments

Deliberations Followed: Without Concerns

Motion:

Commissioner Bolton made a motion to approve the request, as presented, with staff recommendations. Commissioner Detweiler seconded the motion. All members present voted in favor of the motion.

Approved, As Presented, With the Following Conditions

1. Subject to the site plan amendments as required by Building, Engineering, Fire & Zoning Officials to ensure compliance with applicable City Code requirements and Standards
2. Subject to construction of the building being consistent with the submitted drawings/elevations, as presented.
3. Subject to the vehicle display pads along Kimberly Road not to exceed 16 pad sites.

6) Public Hearings

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

Applicant Presentation:

Chuck Tookey, representing the applicant stated this is a request to amend the existing Special Use Permit to add modular storage units to the facility. He explained that there is an easement along the south property line and the buildings will not be built in the easement.

Staff Presentation:

P&Z Director Spendlove reviewed the request on the overhead and stated this is a request to amend SUP #1380 with an expansion of the rental storage unit operation. The expansion would be approximately 2600 sq. ft. with prefabricated units anchored to the ground and inspected for approval by the Building Department. The submitted site plans shows the proposed southern units being installed within a 15' easement. In order for a building plan to be approved the site plan will have to show no buildings on or within the easement. Should the Commission grant this request as presented; staff recommends approval be subject to the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire & Zoning Officials to ensure compliance with applicable City Code requirements and standards.
2. Subject to all conditions from SUP#1380

PZ Questions/Comments:

- Commissioner Munoz asked if storage of recreational vehicles is outright permitted and does it need to be screened.
- P&Z Director Spendlove explained that it is a separate use identified in the code, and the original SUP would preclude such use. The area is hard surfaced for parking and maneuvering.
- Commissioner Bolton asked about security fencing.
- Mr. Tookey explained the site is fully fenced with limited access.
- Commissioner Hansen asked if access is 24/7 for customers.
- Mr. Tookey explained it would have 24 hour access available to the customers.
- Commissioner Detweiler asked if the buildings in the easement will be moved.
- P&Z Director Spendlove explained they will move the buildings out of the easement.
- Commissioner Hansen asked if they will be permanent with anticipation of being able to be moved if necessary.
- P&Z Director Spendlove explained they will be anchored to the ground, he is not sure what the business model is for the applicant, however staff has seen this use on several pieces of property because the buildings can easily be moved if the property were to sell leaving the buyer with an empty piece of ground. Anything there longer than 6 months is considered permanent.

Public Hearing: Opened & Closed Without Comments**Deliberations: Without Concerns****Motion:**

Commissioner Musser made a motion to approve the request, as presented, with staff recommendations. Commissioner Kelley seconded the motion. All members present voted in favor of the motion.

Approved, As Presented, With the Following Conditions

1. Subject to the site plan amendments as required by Building, Engineering, Fire & Zoning Officials to ensure compliance with applicable City Code requirements and standards.
2. Subject to all conditions from SUP#1380

7) Upcoming Meeting(s)

- a) May 22, 2018 Public Hearing
June 6, 2018 Work Session

8) Adjournment

Chairman Munoz adjourned the meeting at 6:30 pm.

Lisa A. Strickland, Administrative Assistant