



Twin Falls Planning & Zoning Commission Minutes

Tuesday, June 12, 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

Chairman Munoz called the meeting to order at 6:00 P.M. 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:

- 05-08-18

Approval of Findings of Fact and Conclusions of Law for:

- Goode Motor (SUP-reactivation)
- U-Haul (SUP Amendment)

Motion:

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

Commissioner Hawkins seconded the motion.

Unanimously Approved

5) Items of Consideration

- a) **Preliminary ZDA Presentation** for a Zoning District Change and Zoning Map Amendment from R-4 to R-4 NCO ZDA for property located at 1122 Washington Street South. c/o Community Council of Idaho; Terrance a Blom (app. PZ 18-0018)

Applicant Presentation:

Irma Morin, representing the Community Council of Idaho, stated they serve the farming community, families and youth at risk, They provide affordable house, training and healthcare. They employ approximately 400 people to provide services statewide.

They have 2 affordable housing projects and a resource office located on Falls Avenue here in Twin Falls.

Terrance A Blom, the applicant representative, this property has been owned by the Community Council of ID since 1988. It has been affordable housing for quite a long time, and the infrastructure is from 1942 and has many issues. The property is approximately 40 acres in size with almost 140 units. The Community Council of Idaho has been looking at improving this property for years. The property does not create a family focused community and after reviewing the needs and to have a family friendly environment they need to redevelop. There are other services that would be located on this property to extend services to the southern part of town. They are looking at a community learning center, employment training and possibly coordinating something with the Boys and Girls club.

PZ/Questions & Comments:

- Commissioner Munoz asked if the housing is going to be 4-plex or duplexes. Mr. Blom explained that the buildings are planned to be 4-plexes with garages. This project will be a phased project.
- Commissioner Hansen asked about sidewalk and connectivity for walking. Mr. Blom explained they are working with staff on solutions for walk-ability. The sidewalks would stem from curb and gutter.
- Commissioner Bolton explained the Commission would like to see the sidewalks on the design to address the community friendly feeling and walk-ability.
- Commissioner Munoz explained this would be a recommendation to consider for the public hearing discussion.
- Commissioner Kelley asked about the number of units.
- Mr. Blom stated there will be 120 units.

Staff Presentation:

P&Z Director Spendlove reviewed the request on the overhead and stated this is a **Preliminary ZDA Presentation** for a Zoning District Change and Zoning Map Amendment from R-4 to R-4 NCO ZDA for property located at 1122 Washington Street South. The applicant is required to present a preliminary review to the Planning and Zoning Commission in which the commission may give suggestions and ask questions of the applicant about the proposed ZDA. A public hearing shall be held before the Commission for a recommendation to City Council to; amend the zoning district and the zoning map, amend with recommendations or deny the request.

El Milagro has a long history of providing low cost housing options in Twin falls since it was established in the mid 20th century as a migrant camp for transient farm workers. The property established a Head Start early childhood education center in 1989 and has expanded that operation several times over the years.

This is a preliminary presentation of a request for a Zoning District Change and Zoning Map Amendment from the Community Council of Idaho, for redevelopment of the El Milagro Housing Project. Staff give no analysis at this time. A public hearing regarding this request will be heard at the regularly scheduled Planning and Zoning Commission public meeting on Tuesday June 26th, 2018. Further staff analysis will be provided at that time. Staff makes no recommendation at this time.

PZ Questions/Comments:

- Commissioner Munoz clarified that the ZDA will allow the 4-plexes to proceed for development without a Special Use Permit and without platting the property for each building.
- P&Z Director Spendlove confirmed that is correct.
- Commissioner Bolton asked about funding from the project.
- Irma Morin stated that the fund generated from the affordable housing project goes back into the organization so that services can be expanded. They also want to partner with others to provide more services to the area.
- Commissioner Munoz asked about water retention requirements.
- P&Z Director explained that this will be reviewed during the construction/building phase of the project but will generally be managed through natural swells.

Public Comments: Opened & Closed With No Public Input**PUBLIC HEARING SCHEDULED FOR JUNE 26, 2018****6) Public Hearings**

- a) Request for **Special Use Permit** for the purpose of expanding a veterinary hospital on property located at 544 Main Avenue South. c/o Magic Valley Veterinary Hospital; Connie Rippel (app. PZ 18-0014)

Applicant Presentation:

Connie Rippel, the applicant, stated that this clinic opened in 1992 and they rented half of the building. They are looking at expanding into the other half of the building. This will not increase boarding for the animals, and there should not be additional impacts to the surrounding area. The request is to amend the original special use permit to allow for the expansion of the clinic. They plan to have a new reception area with a different entrance into the building, and will construct an ADA bathroom they will have two exam rooms and have an area for isolation of animals. They will also be adding 8-10 cat boarding units. There will not be any extra dog units.

Staff Presentation:

City Planner Cherry reviewed the request on the overhead and stated this is a request for a **Special Use Permit** to amend SUP #0308 for the purpose of expanding a veterinary hospital on property located at 544 Main Avenue South.

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application. Magic Valley Plumbing rented half of the building to the applicant in 1992. The applicant received SUP approval for an "animal hospital" on 01/14/1992. The applicant has since purchased the building in its entirety.

This is a request for a Special Use Permit to allow for the expansion, over 25%, of the veterinary clinic under SUP #0308 for the property located at 544 Main Ave S. Additional exam rooms, treatment rooms, pharmacy and office areas will be added. The number of dog kennels will not be increased. However, 6 – 10 cat boarding kennels may be added. The applicant stated there will not be any significant increase in traffic, noise, or odor. If the Commission approves this request as presented, then staff recommends the following conditions:

1. Subject to site plan amendments as required by City Code Standards.
2. Subject to noise levels being kept to a reasonable level at the property boundaries.
3. Subject to no outdoor boarding of animals.

PZ/Questions & Comments:

- Commissioner Munoz asked if the staff foresees any additional traffic and if parking will be an issue.
- City Planner Brock explained that there have not been any complaints about parking in this location and customers are not dropping off their pets all at one time, they are also in compliance for parking.
- P&Z Director Spendlove explained there is plenty of parking in the downtown area and staff does not see justification for providing additional off street parking.

Public Hearing: Opened & Closed With No Public Input

Discussions Followed: Without Concerns

Motion:

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

Approved, As Presented, With the Following Conditions

1. Subject to site plan amendments as required by City Code Standards
 2. Subject to noise levels being kept to a reasonable level at the property boundaries.
 3. Subject to no outdoor boarding of animals.
- b) Request for a **Special Use Permit** for the purpose of operating a drive-thru car wash on property located at 221 Pole Line Road. c/o Dan Abel (app. PZ18-0015)

Applicant Presentation:

Paul Hilbig, the applicant representative, stated this will be their 5th car-wash in Idaho. A drive thru car wash requires a special use permit. The building will be designed with a stucco exterior and will have a clean look. The building is approximately 185 ft. long with significant stacking to keep cars off the drive lane. There will be wide drive isles and a clean exterior appearance. The building permits have been submitted for the Epic Shine car wash and they request approval

from the Commission.

Commissioner Hansen stepped down for this request.

Staff Presentation:

City Planner O'Connor stated this is a request for a Special Use Permit for the purpose of operating a drive-thru carwash on property located at 221 Pole Line Road. The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application. This lot was platted with the Westpark Commercial Subdivision No. 9 as Lot 2 Block 1. The plat was recorded in October 2015. It is also governed by the Northbridge PUD #2185 recorded in September 1993. This is a request for a car wash with a drive through on property located at 221 Pole Line Road. A special use is required per the PUD and C-1 zone for both a car wash and any drive through service.

Staff has had extensive conversations with the applicant in regards to impacts on the city sewer system particularly with the operations and resulting excess waste water. Industry Best Management Practices are encouraged by the City Engineering Department. However, following BMP's are not a guarantee that waste water 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. If the Commission approves this request as presented, then staff recommends the following conditions:

1. Subject to site plan amendments as required by applicable City Code's and/or 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.

PZ/Questions & Comments:

- Commissioner Bolton asked if there has been a market study to assess that there is a need for this service and traffic will allow for this to be a successful business.
- Mr. Hilbig explained this is a busy area of town and the business should be sustainable.
- Commissioner Dawson clarified that the only access to the car wash is from the private road behind the business.
- City Planner O'Connor confirmed that is correct.
- Commissioner Kelley explained his only concern is icy roads created by traffic leaving the facility.

Public Hearing: Opened

Curtis Hansen explained that they have had conversations with this business and the Fairfield Inn is in support of the project.

Public Hearing: Closed

Discussions Followed:

- Commissioner Kelley explained this is a favorable location for a car wash.
- Commissioner Dawson stated that without access to Pole Line Road she doesn't have any issues.
- Commissioner Munoz spoke to pedestrians walking through this area from the restaurants and the hotels.
- Commissioner Kelley explained that this is going to be a busy area as growth continues and the lack of sidewalks will become an issue.
- P&Z Director Spendlove explained that a pedestrian access plan has been recorded for the undeveloped portion of this property, with cross walks for the private drive. This infrastructure will be put in as the lots are developed.
- Commissioner Detweiler explained he likes that there is more than one access in and out of the property.

Motion:

Commissioner Dawson 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 site plan amendments as required by applicable City Code's and/or 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.

Commissioner Hansen returned to his seat.

- c) Request for a **Special Use Permit** for the purpose of constructing a detached accessory building larger than 1500 sq. ft. on property located at 3281 Meadow Ridge Lane. c/o Eric Evans (app. PZ 18-0016)

Applicant Presentation:

The applicant was not able to attend the meeting, staff provided the presentation.

Staff Presentation:

City Planner Cherry, reviewed the request on the overhead and stated this is a request for a **Special Use Permit** for the purpose of constructing a detached accessory building larger than 1500 sq. ft. on property located at 3281 Meadow Ridge Lane.

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

Building Records indicate this residence was built in 2003, and has remained unchanged since that time. Prior to the residence being built the land was vacant/undeveloped.

This is a request to construct a detached accessory structure exceeding 1,500 sq. ft. on property located at 3281 Meadow Ridge Ln. The SUI Zone requires an SUP for all detached accessory buildings exceeding 1,500 sq. ft. The applicant has stated the structure will be utilized for personal use only for storage of an RV, yard equipment and other garage type items. If the Commission approves this request as presented, then staff recommends the following conditions:

1. Subject to site plan amendments as required by City Code Standards.
2. Subject to personal use only – no commercial activity.

Public Hearing: Opened & Closed Without Public Input

Discussions Followed: Without Concerns

Motion:

Commissioner Hansen 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 site plan amendments as required by City Code Standards.
2. Subject to personal use only – no commercial activity.

- d) Request for a **Special Use Permit** for the purpose of operating a drive-thru carwash on property located on the northeast corner of Washington Street North and Cheney Drive. c/o BCM&W, LLC; Gary Williams (app. PZ18-0017)

Applicant Presentation:

Gerald Martens, EHM Engineers, representing the applicant, this car wash will be located on the northeast corner of Cheney Drive and Washington Street North the access to the project will be from the east on a private drive. This will be constructed as part of the Sunwest Subdivision. There will be arterial landscaping along Washington Street North, Cheney Drive and interior landscaping. All of the storm water will be retained on site. The have reviewed the staff conditions and concur with the recommendations.

Chris, representing Tommy's Car Wash Systems, stated this is a 48 year old car wash business out of Michigan. This is part of the franchise division; it is cutting edge with the newest technology and environmentally friendly car wash. They will be reclaiming and recycling water. The tunnel is 130 ft long they can do approximately 210 cars per hour. They are designed to handle moisture, snow, salt and the elements. They only use 23-25 gallons per car. The soaps are environmentally friendly. The exterior of the building will be a metal panel system that doesn't require repainting and keeps the facility looking fresh over time. They use a semi transparent roofing system to reduce the use of lighting.

Staff Presentation:

City Planner O'Connor reviewed the request on the overhead and stated this is a request for a Special Use Permit for the purpose of operating a drive-thru car-wash on property located on the northeast corner of Washington Street North and Cheney Drive.

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application. This lot is part of the Sun West Subdivision No. 1 Platted May 2018. It is also governed by the Sun West – Lazy J PUD # 259 recorded in December 2011. This is a request for a car wash with a drive through on property located at the SE corner of Pole Line Rd, and Washington St. N. A special use is required per PUD #259 for both a car wash and any drive through service.

Staff has had extensive conversations with the applicant in regards to impacts on the city sewer system particularly with the operations and resulting excess waste water. Industry Best Management Practices are encouraged by the City Engineering Department. However, following BMP's are not a guarantee that waste water 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. If the Commission approves this request as presented, then staff recommends the following conditions:

1. Subject to site plan amendments as required by City Code 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.

PZ/Questions & Comments:

- Commissioner Dawson asked for clarification for the access to the car-wash.
- City Planner O'Connor explained sidewalk along the internal road is at the developers discretion and that access will be from a private drive.
- Mr. Martens explained that the private drive will be extended to the approach. There will be a sidewalk on the east side of the street that serves the facility. There is a master transportation pedestrian walk-ability plan for the entire Sunwest Subdivision.
- P&Z Director Spendlove explained that pedestrian access has been addressed so that there is a plan to get people to Washington Street North and Pole Line Road, they have been working with the developer to address these issue.
- Commissioner Dawson asked about traffic backing up to get out on Cheney Drive.
- City Planner O'Connor explained that this has not been reviewed in detail but will be reviewed during the building permit process.
- Commissioner Bolton asked about a feasibility study for the marketing of this business.
- Mr. Martens explained competition is not a bad thing, he believes there will be enough business for this location as well as the other car wash presented this evening.

- Commissioner Hansen asked about the parking stall that is located at the end of the escape lane.
- Chris explained the use of an escape lane is minimal, however that is also a VIP spot that can be striped off.
- P&Z Director Spendlove explained that this will be reviewed on the building plans and the site plan will have to meet code before the permit is issued.
- Commissioner Detweiler asked about city water and the capacity.
- City Planner O'Connor stated the water usage will be monitored and any need for additional capacity will have to be reviewed by the Engineer.

Public Hearing: Opened & Closed Without Public Input

Discussions Followed: Without Concerns

Motion:

Commissioner Kelley made a motion to approve the request, as presented. Commission Bolton seconded the motion. All members present voted in favor of the motion.

Approved, As Presented, With the Following Conditions

1. Subject to site plan amendments as required by City Code 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.

7) Upcoming Meeting(s)

- a) June 26, 2018 Public Hearing
P&Z Director Spendlove explained that due to the staff being in the process of working on code amendments and vacation season there will not be a work session in the month of July.

8) Adjournment

Chairman Munoz adjourned the meeting at 7:26 pm.

Lisa A. Strickland, Administrative Assistant