



Twin Falls Planning & Zoning Commission Agenda

Tuesday, November 27, 2018, 6:00 PM

203 Main Street 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
- 2) Consent Calendar
 - a) **ACTION ITEM:** Approval of Minutes from the following meeting: 11-14-18
 - b) **ACTION ITEM:** Approval of Findings of Fact and Conclusions of Law:
 - Allison Welch (SUP)
 - U-Haul (SUP)
 - Emilee Hunter (SUP)
- 3) Items of Consideration
- 4) Public Hearings
 - a) **ACTION ITEM:** Request for Special Use Permit to operate an Automobile sales and repair or service facilities on property located at 1725 Park View Drive (app. PZ18-0088)
By: Steve O'Connor, City Planner
- 5) Upcoming Meeting(s)
 - a) **INFORMATIONAL:** December 11, 2018
 - b) **INFORMATIONAL:** 2019 Proposed Meeting Calendar
- 6) 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.



Twin Falls Planning & Zoning Commission Minutes

Wednesday, November 14, 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

Vice Chairperson Dawson called the meeting to order at 6:25 pm. She then reviewed the procedures for the public hearing with the audience, introduced staff and confirmed a quorum.

Members Present: Dawson, Hawkins, Bolon, Hansen, Kelley

Staff present: Spendlove, O'Connor, Ebersole, Williamson, Vitek

2) Consent Calendar

- a) Approval of minutes from the following meeting: October 9, 2018
 - Minutes were approved at November 7, 2018 PZ Commission Worksession
- b) Approval of Findings of Fact and Conclusions of Law:
 - Bumpin Bernies (SUP-Amended/Partial Revocation)

3) Items of Consideration

- a) Request for approval of a modified landscape plan for property located at 326 Blue Lakes Boulevard North. c/o Kyle Cooper dba Dutch Bros (app. PZ18-0064)

Applicant Presentation:

Applicant Kyle Cooper reviewed the modified landscape plans for the Dutch Bros. on Blue Lakes. Discussed landscaping on eastern portion of property bordering the condominium complex. Met with neighbors and picked out landscaping based on their recommendations. Applicant stated that they have come up with a plan that they both could agree on. Trees along border are close to double in size of original plan.

Staff Presentation:

City Planner O'Connor presented a request for approval of a modified landscape plan for property located at 326 Blue Lakes Boulevard North.

The Commission's approval will allow the applicant to receive final inspections that are required for commercial occupancy.

Staff has determined that the modified landscape plan submitted by the applicant meets the Commission's conditions for Special User Permit #18-0064. However, the Commission shall determine whether or not there was sufficient collaboration between the applicant and adjacent neighbors in creating the modified landscape plan.

If the Commission approves the modified landscape plan for Special Use Permit #18-0064, then staff recommends that the modified landscape plan be subject to site plan amendments as required by City Code Standards.

PZ/Questions & Comments:

- Commissioner Kelley asked what nursery the trees were chosen from. His concern is that the plants listed on plans are hard to grow here.
- Applicant stated that they are looking at evergreens from Quality Landscaping. The plants listed on the site plan may be a misprint.
- Commissioner Bolton asked about sound wall and the materials it will be made from.
- Applicant stated that it will be a masonry wall and will be a match and continuous wall from Walgreens.

Discussions Followed: Without Concerns

MOTION:

Commissioner Bolton made a motion to approve the modified landscape plan for property located at 326 Blue Lakes Boulevard North, with staff recommendations. Commissioner Hawkins seconded the motion. All members present voted in favor of the motion.

Approved, As Presented, With the Following Conditions

1. The modified landscape plan be subject to site plan amendments as required by City Code Standards.

4) Public Hearings

- a) Request for a Special Use Permit to construct a detached accessory building greater than 1000 sq. ft. on property located at 1345 Mountain View Drive. c/o Allison Welch (app. PZ18-0078)

Applicant Presentation:

Applicant Allison Welch presented a plan to put a detached accessory building over 1000 sq. ft. for garages and gathering room. Rooms will be used for personal use only. Nathan Welch stated will match materials of house and will fit with neighborhood. Have support of neighbors and developer of neighborhood.

Staff Presentation:

City Planner O'Connor presented request for a Special Use Permit to construct a detached accessory building greater than 1000 sq. ft. on property located at 1345 Mountain View Drive.

The Commission shall make a decision 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.

Per Building Records the primary residence on the adjoining property was built in 2014. The subject property has been vacant/undeveloped as part of the Ensign Point Subdivision since it was recorded in 2006.

This is a request to construct a detached accessory building larger than 1000 sq. ft. (approx. 3772 sq. ft.) on property located at 1345 Mountain View Drive. The subject property is located within the R-1 VAR (Residential Single Household) Zoning District.

The applicant has stated the proposed accessory building will include three garage bays, storage area, multi-purpose room, a bathroom, and laundry room.

Large accessory buildings are somewhat uncommon in this area due to the majority of properties containing fairly large primary buildings. However, those larger accessory buildings that do exist have been constructed on undeveloped adjacent properties, effectively combining two lots into one larger property. This application proposes to do exactly that.

If the Commission approves this request as presented, then 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 personal use only – no commercial activity.

Public Hearing: Opened & Closed Without Testimony

Discussions Followed: Without concerns

MOTION:

Commissioner Kelley moved to approve request for a Special Use Permit to construct a detached accessory building greater than 1000 sq. ft. on property located at 1345 Mountain View Drive with staff recommendations. Commissioner Hansen seconded the motion. All members present voted in favor of the motion.

Approved, As Presented, With the Following Conditions

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
 2. Subject to personal use only – no commercial activity.
- b) Request for a Special Use Permit for the purpose of operating a Truck Rental Facility on property located at 1357 Blue Lakes Boulevard North. c/o U-Haul (app. PZ18-0082)

Applicant Presentation:

U-Haul representative Paul Johnson stated that they would like to do U-Haul rentals at the Red Lion Hotel. He read U-Haul goals for new dealers and the benefits to community. U-Haul has been doing this since 1945. All are independent owners. They strategically place dealers in areas for convenience. This will fill huge gap where there are no U-Haul rentals.

Staff Presentation:

Request for a Special Use Permit for the purpose of operating a Truck Rental Facility on property located at 1357 Blue Lakes Boulevard North.

This is a request to establish a truck rental operation on property located at 1357 Blue Lakes Blvd N. Currently the property is being utilized as a hotel with a restaurant, and the owner wished to add U-Haul rental location as an added service.

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 make a decision 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.

There will be no additional construction for this increase of service. All front desk employees will be trained to handle the transactions for the U-Haul operation, which they anticipate 15-20 rentals per week.

The property has been developed since 1975 as a hotel.

If the Commission approves this request as presented, then 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 display of rental vehicles as shown on submitted site plan.

PZ/Questions & Comments:

- Commissioner Hansen asked applicant if the hotel is sold out for a night + the 5,000 sq. ft. meeting space is full, does the applicant feel there is adequate parking to accommodate the patrons with the U-Haul trucks parked in the lot.
- Applicant Bakshi stated that to their knowledge the parking has never been full. He stated there are 290 total parking spots, using 32-34 spots for U-Haul. Even with 209 rooms full + meeting space full, there would still be available parking.
- Commissioner Bolton asked if all parking spots are shown in drawing.
- Applicant Bakshi stated the drawing shows the whole parking lot, but does not show the real number of spaces in lot. Not true to scale.

Public Hearing: Opened

- Citizen Colin Randolph asked about patrons coming out of Tomato's, will there be unimpeded view around U-Haul trucks looking North on Blue Lakes Blvd.
- City Planner O'Connor showed an anonymous letter stating concern for increased traffic on Blue Lakes Blvd. with U-Haul business.
- Commissioner Bolton asked staff about hearing from anonymous person in writing and if the commission can take the letter into consideration.
- Planning & Zoning Director Spendlove stated that the letter is provided to commission as courtesy to sender, but the sender could not appeal commission's decision.

Public Hearing: Closed

Discussions Followed:

- Commissioner Bolton asked staff about the setback of vehicles on Blue Lakes Blvd. Will they inhibit visibility?
- City Planner O'Connor showed that the trucks will not sit on Blue Lakes Blvd., but will be in next row back. The trucks would not impede views on Blue Lakes

Bld.

Commissioner Hansen asked staff is there parking restriction.

- City Planner O'Connor responded that condition #2 covers where trucks could be parked. The display vehicles would be set back from Blue Lakes Blvd.

MOTION:

Commissioner Hawkins moved to approve a request to establish a truck rental operation on property located at 1357 Blue Lakes Blvd N. Commissioner Bolton seconded the motion. All members present voted in favor of the motion.

Approved, As Presented, With the Following Conditions

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to display of rental vehicles as shown on submitted site plan.

- c) Request for a Special Use Permit for the purpose of establishing a Private School on property located at 401 Filer Avenue. c/o Emilee Hunter (app. PZ18-0083)

Applicant Presentation:

Applicant Emilee Hunter proposed to develop the property at 401 Filer Avenue into private school (preschool).

Staff Presentation:

Request for a Special Use Permit for the purpose of establishing a Private School on property located at 401 Filer Avenue.

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 make a decision 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.

Most recently a pet grooming establishment operated at the subject property through SUP #1122 which replaced a non-conforming use prior to that.

This is a request for a special use permit to establish a private school (preschool) on property located at 410 Filer Avenue. The subject property is located in the R-4 Zoning District which requires a special use permit for a private school. The applicant plans to operate from 9:00 am to 3:00 pm Monday through Friday. No more than twelve (12) students and two (2) staff members will be present during operating hours.

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 all State and Federal requirements pertaining to the proposed use.

PZ/Questions & Comments:

- Commissioner Dawson asked about the different sessions of preschool.
- Applicant Hunter stated alternating days (Monday, Wednesday or Tuesday, Thursday) with two sessions per day (9:00 am – 11:30 am or 12:30 pm – 3:00 pm). Maximum of 12 students per session.

Public Hearing: Opened

- Citizen Douglass Shanefelt asked about where the playground area would be for the children. Right now the area behind building is all asphalt. Traffic concern is that Filer Ave. is too busy and that if a bus were to try and pull in to the property, where would the bus turn around due to size of lot. He has concern with noise from children playing outside.
- Citizen Cindy Behrens owns property that surrounds the building. She is inquiring about fencing around property. Currently there is no fencing. She also inquired about the two approaches in front of property. Only one approach is actually on property, the other is a private drive to house next door. She is concerned about available parking and issues with driveway. She is concerned about play area for kids due to no fencing. Will there be permanent or temporary fencing.

Public Hearing: Closed

Closing Statement:

- There will be a permanent 6 ft. vinyl fence around back with sufficient area for students to play.
- As far as approaches, applicant will be improving Jackson side of property with sidewalk and rolled curb. There will be no bussing of students to property; only

parents/caregivers dropping off students. Architect has worked with Planning & Zoning to mark parking according to code.

- Commissioner Dawson asked about where staff would park.
- Applicant stated will one space in the back on property. At the moment, applicant is the only one staff member.

Discussions Followed:

- Commissioner Kelley stated there looks to be street parking on Jackson. Looks like the improvements on Jackson may address the issues.
- Commissioner Dawson stated that parking is major concern. Concerned that with 12 people picking up and/or dropping off at same time, the area could be congested at times.
- Commissioner Bolton stated there is a time gap in time between sessions to accommodate drop off and pick up congestion.
- Commissioner Hansen stated with rolling curb, he sees that there is sufficient pull in and pull out area for drop off/pick up. His only concern is if there is an event on property. Feels as minimal issue due to business hours and closing at 3:00 pm.
- Commissioner Bolton stated that she would like to give them a chance and would support a new preschool.
- Commissioner Dawson reiterated there is a lack of preschools and this would be a good addition to town.

MOTION:

Commissioner Hansen moved to recommend the request for a Special Use Permit for the purpose of establishing a Private School on property located at 401 Filer Avenue. Commissioner Kelley 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 all State and Federal requirements pertaining to the proposed use.

5) Upcoming Meeting(s)

- a) November 27, 2018

Kelli Ebersole, Administrative Assistant



Date: Tuesday, November 27, 2018
To: Planning and Zoning Commission
From: Planning and Zoning Department

ACTION ITEM

Request:

Request for Special Use Permit to operate an Automobile sales and repair or service facilities on property located at 1725 Park View Drive (app. PZ18-0088)

Time Estimate:

10 or more minutes for the applicant and 5 minutes for Staff.

Background:

N/A

Approval Process:

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 make a decision 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.

Budget Impact:

N/A

Regulatory Impact:

N/A

History:

The property became part of the Canyon Properties PUD #229 in 2003. The land is currently farmed. There is no record of any development taking place on this property.

Analysis:

This is a request to establish an Automobile Sales and Repair or Service facility on property located at 1725 Parkview Drive. The property is located within the C-1 Zoning District and the Canyon Properties PUD #229.

The applicant indicates the hours of operation will be from 6:30 A.M. to 9:00 P.M. and employ approximately 30 to 40 individuals. The applicant also anticipates 100 to 150 trips to the property per day.

Staff has reviewed the request, including impacts on the local street network. Due to the proximity to Pole Line Road, and the immediate surrounding area being largely undeveloped, staff does not foresee the impacts of this development being detrimental to the neighboring properties.

In addition to this request, the applicant is proposing to group the required parking lot islands as per City Code 10-10-11(B). City Code currently requires landscaped end-caps for each row of parking, and medians for parking rows which exceed fifteen (15) spaces. The purpose of this City Code is to mitigate the adverse effects of extensive asphalt paved areas, or seas of parking, and to enhance the design and character of the property.

Staff recognizes this is not a “typical” parking lot in that the lot is full of vehicles for customers using the property. However, the visual impact is the same, and the intent behind the current code is meant to reduce that impact. Looking to the future, if this development were to change land uses and no longer be a dealership, the parking lot would remain devoid of the appropriate medians and end-caps. Thus it would become the exact parking area that City Code 10-10-11 seeks to prevent.

For this reason, Staff would suggest accommodating the applicant by allowing the grouping of the medians on rows longer than 15 spaces, but maintaining the end caps as required by code. This avenue would allow the benefits the applicant seeks, while still seeking to maintain the parking lot beautification and reducing parking area visual impacts.

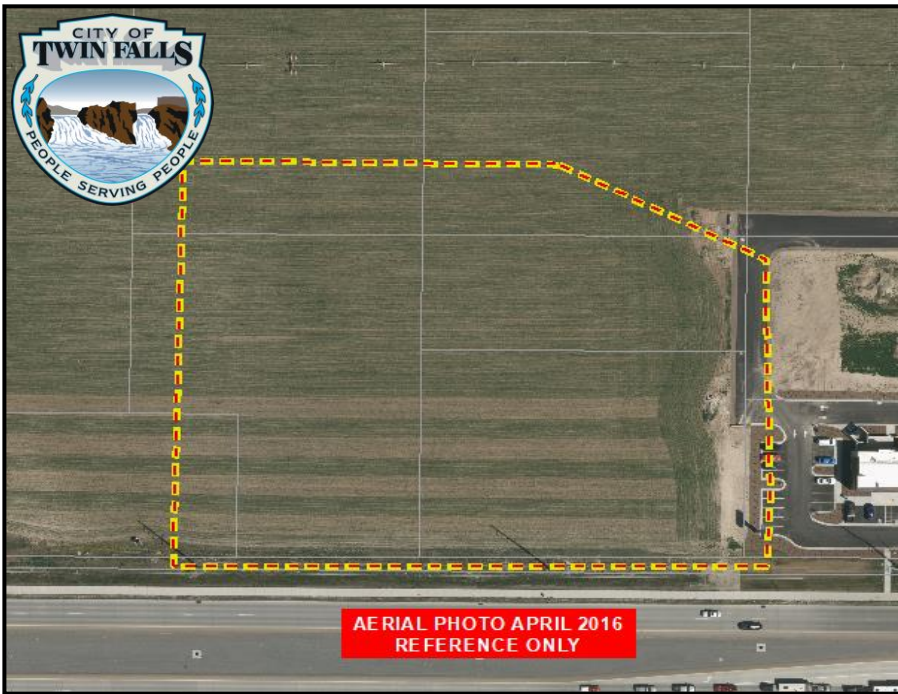
Conclusion:

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 for service and or repair, and non-operating vehicles to be screened or stored indoor.
3. Subject to the approved Parking lot Island Grouping for medians only, parking end-caps to remain.

Attachments:

1. SUP Staff Report PZ18-0088
2. 1 - Vicinity Map
3. 2 - Narrative
4. 3 - Site Plan
5. 4 - Request for Alternative Landscaping
6. 5 - Standard Landscape Exhibit
7. 6 - Proposed Alternate Landscape Exhibit
8. 7 - Elevations
9. 8 - Photos



Comprehensive Staff Report

To: Planning & Zoning Commission
Presenter: Steve O'Connor, City Planner
Request: A **Special Use Permit** to operate an Automobile sales and repair or service facilities on property located at 1725 Park View Drive.

Application: PZ18-0088

Applicant:

Gary N. Nelson
c/o Tim Vawser, EHM Engineers
621 N. College Rd. Ste. 100
Twin Falls, ID 83303
208-734-4888
tvawser@ehminc.com

Public Hearing: November 27th, 2018

Analysis

This is a request to establish an Automobile Sales and Repair or Service facility on property located at 1725 Parkview Drive. The property is located within the C-1 Zoning District and the Canyon Properties PUD #229.

The applicant indicates the hours of operation will be from 6:30 A.M. to 9:00 P.M. and employ approximately 30 to 40 individuals. The applicant also anticipates 100 to 150 trips to the property per day.

Staff has reviewed the request, including impacts on the local street network. Due to the proximity to Pole Line Road, and the immediate surrounding area being largely undeveloped, staff does not foresee the impacts of this development being detrimental to the neighboring properties.

In addition to this request, the applicant is proposing to group the required parking lot islands as per City Code 10-10-11(B). City Code currently requires landscaped end-caps for each row of parking, and medians for parking rows which exceed fifteen (15) spaces. The purpose of this City Code is to mitigate the adverse effects of extensive asphalt paved areas, or seas of parking, and to

enhance the design and character of the property.

Staff recognizes this is not a "typical" parking lot in that the lot is full of vehicles for customers using the property. However, the visual impact is the same, and the intent behind the current code is meant to reduce that impact. Looking to the future, if this development were to change land uses and no longer be a dealership, the parking lot would remain devoid of the appropriate medians and end-caps. Thus it would become the exact parking area that City Code 10-10-11 seeks to prevent.

For this reason, Staff would suggest accommodating the applicant by allowing the grouping of the medians on rows longer than 15 spaces, but maintaining the end caps as required by code. This avenue would allow the benefits the applicant seeks, while still seeking to maintain the parking lot beautification and reducing parking area visual impacts.

Approval Process

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 make a decision 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.

History

The property became part of the Canyon Properties PUD #229 in 2003.

City Plans Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Commercial" Therefore, staff has determined this request is in compliance with the 2016 comprehensive plan.

Applicable Regulations or Codes

Per City Code 10-4-8, a special use permit is required for automobile sales in the C-1 Zoning District.

Public Hearing: November 27th, 2018

Per Canyon Properties PUD (#229), automobile sales does not fall under the prohibited uses of the PUD.

Potential Impacts

The proposed SUP will produce additional traffic and noise. Staff believes due to the subject property being located on arterial roadways that additional traffic flow will be accommodated.

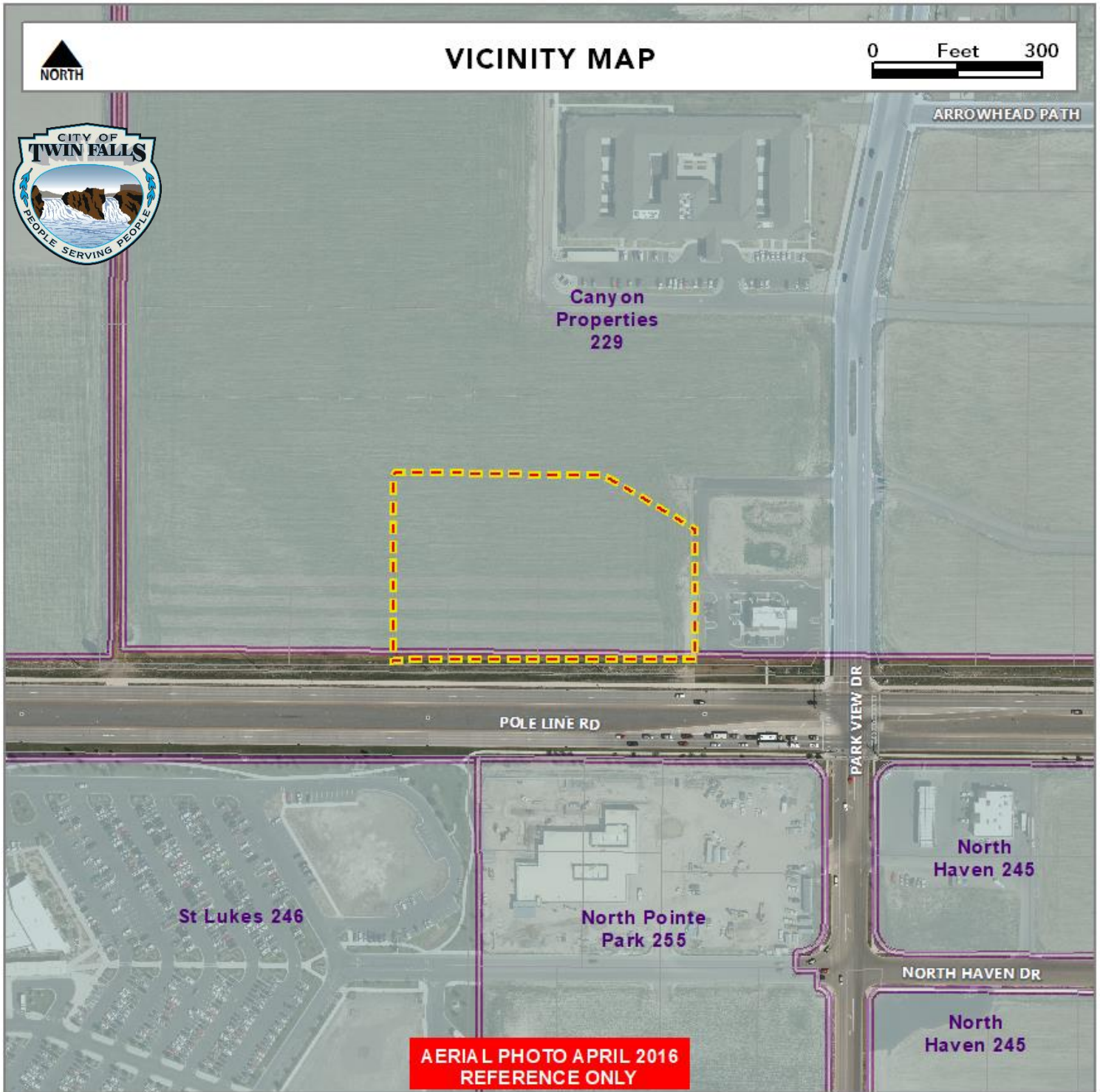
Conclusion

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 for service and or repair, and non-operating vehicles to be screened or stored indoor.
3. Subject to the approved Parking lot Island Grouping condition set by the Commission.

Attachments

1. Vicinity Map
2. Narrative
3. Site Plan
4. Alternative Landscaping Request
5. Standard Landscape Plan
6. Proposed Island Grouping Elevations
7. Photos



- PUD
- C-1

Current Zoning: C-1
Comprehensive Plan:
Commercial

Existing Land Use: Vacant
Proposed Land Use: Retail Auto
Sales

Surrounding Zoning Designations & Land Use(s)

North: C-1 & R-4, Commercial & Residential, Heyburn Ave. E South: C-1, Commercial	East: C-1 & R-4, Residential, Ash St. N West: C-1, Commercial, Blue Lakes Blvd. N
---	---

Applicable Regulations

10-1-4, 10-1-5, 10-4-8, 10-7-12, 10-10-11, 10-11-1 thru 8, 10-13

SUBARU OF TWIN FALLS

Special Use Permit Statement

4.a Reason For Request:

Paul Wareing intends to purchase the subject property to construct a Subaru dealership in the C-1 zoning designation in Canyon Properties, PUD. The property consists of 4.64 acres within Canyon Trails Subdivision No. 5 located north of Pole Line Road and west of Park View Drive. The use is allowed within the PUD with the approval of a Special Use Permit.

4.b.i. Hours of operation will be from 6:30 a.m. to 9:00 p.m., Monday through Saturday.

4.b.ii. Traffic anticipated would be the standard trips generated out of a typical automobile dealership. This development will have a 30,000 plus/minus square foot facility with a service department and associated uses. It is anticipated that the traffic will be similar to existing auto dealerships in other areas of Twin Falls generating approximately 100 to 150 trips per day. Parking display areas may be more or less than those depicted once retention areas and clustered landscape areas are calculated with the development of an engineered site plan.

4.b.iii. There will be an anticipated 30 to 40 individuals employed by this business.

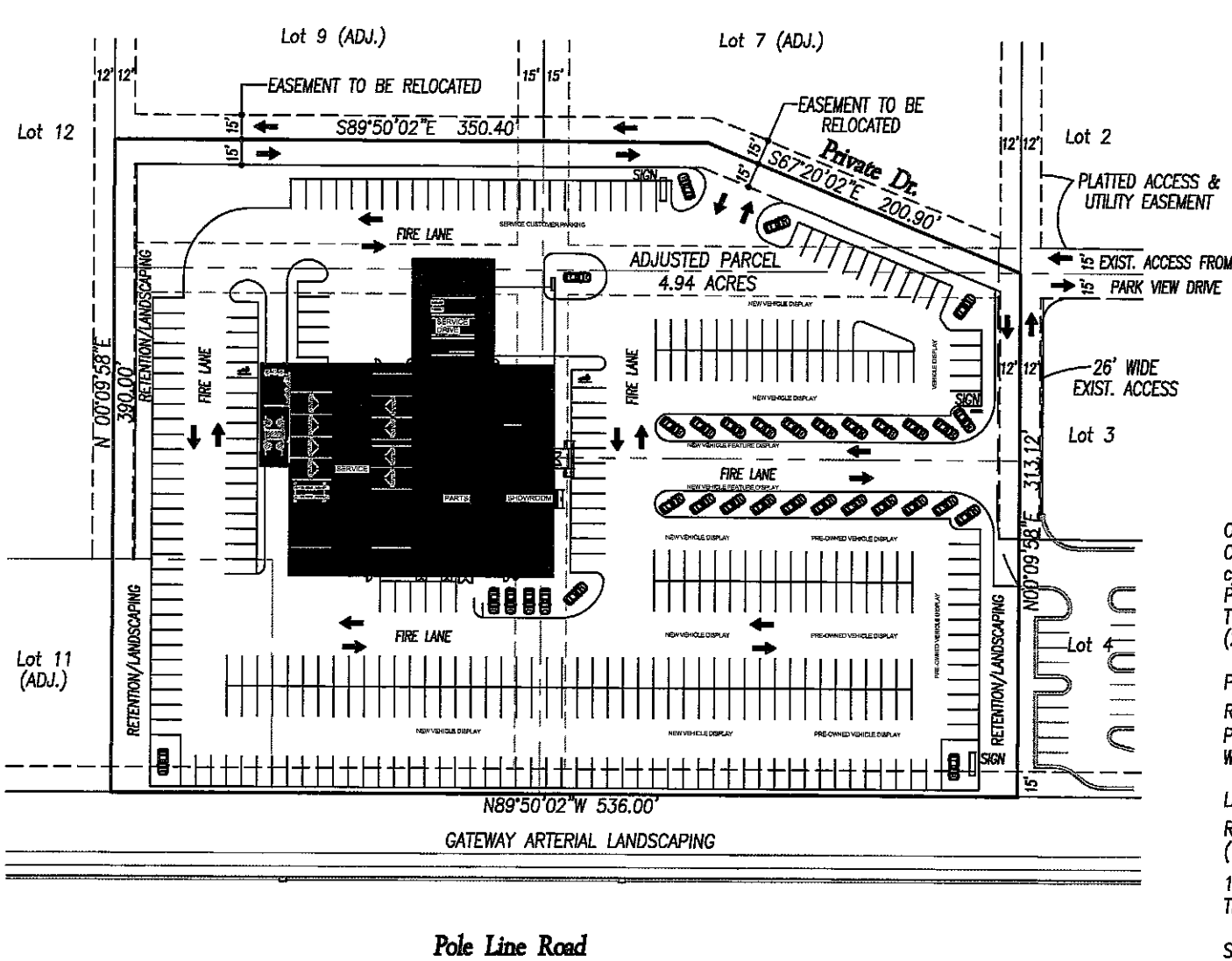
4.c.i. Noise is anticipated to be equivalent to auto other dealerships being generated by traffic, audio systems, and general business operations.

4.c.ii. Site lighting will be controlled and directed internal to the site and no unreasonable glare is anticipated other than that typical observed from automobile displays.

4.c.iii. No significant increase in odor is anticipated other than that generated by vehicular traffic.

4.c.iv. No fumes or vibration aside from general traffic is anticipated on adjoining property.

4.c.v. This development is anticipated to be generally compatible with the surrounding developments. The site is located adjacent to the Pole Line Road corridor within the commercial zone and situated within lots that were platted for this type of use. Plans will be submitted during the permit process for parking and landscaping alternatives necessary for the type of parking fields that are necessary for a car dealership. The design will utilize clustered landscaping and delete mid-islands and end-caps yet be visually pleasing to the neighbors and general public.



**Special Use Exhibit
For
Subaru of Twin Falls**

Located In
**Lots 5, 6, & 10, Block 14
& A Portion of
Lots 7, 9, & 11, Block 14
Canyon Trails Subd. No. 5**

OWNER:
CANYON PROPERTIES, LLC
c/o GARY N. NELSON
P.O. BOX 6004
TWIN FALLS, ID 83303
(208) 731-5030

APPLICANT:
PAUL WAREING
397 SOUTH 35TH WEST
IDAHO FALLS, ID 83402
(208) 589-7135

PARKING:

REQUIRED: 60 SPACES (BASED ON 30,000 SQ. FT.)
PROVIDED: 60+ TOTAL SPACES (4 OF WHICH
WILL ACCOMMODATE VAN ACCESSIBLE PARKING)

LANDSCAPING:

REQUIRED: 7% OF SITE PER PUD AGREEMENT
(14,133 SQ. FT.)

15,000+ S.F. LANDSCAPING PROVIDED. 29 TOTAL
TREES & 142 BUSHES MIN. PER ZONING ORDINANCE.

SETBACKS:

BUILDING SETBACKS TO BE 35' FROM FRONT PROPERTY
LINE (POLE LINE ROAD) & 26' FROM CENTER OF
PRIVATE DRIVEWAYS. NO SIDE YARD SETBACKS REQUIRED.
LAYOUT EXCEEDS REQUIREMENTS.

SITE VARIATIONS REQUESTED:

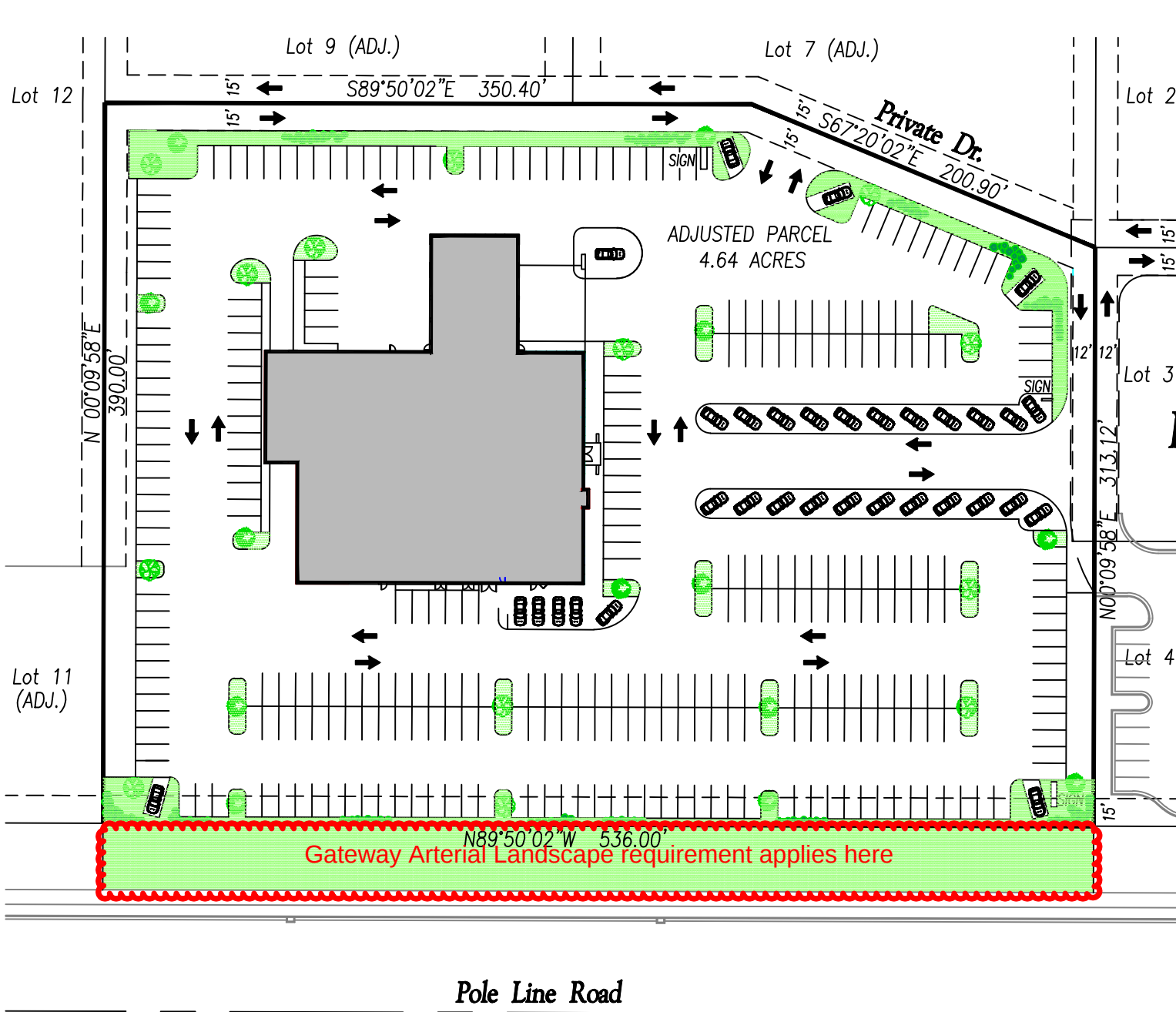
APPLICANT REQUESTS CLUSTERED LANDSCAPING IN LIEU
OF LANDSCAPED ISLANDS AT PARKING END CAPS &
MEDIAN WITHIN PARKING AREAS DUE TO THE NATURE
OF THE COMMERCIAL USE W/ AUTOMOBILE DISPLAY.

SUBARU OF TWIN FALLS

Request for Alternate Landscaping

As noted in the SUP narrative provided, the owner of the proposed Subaru dealership is requesting an alternate landscape plan to that which is normally required by code. Twin Falls City code requires landscape end-caps and medians for every 15 spaces within a parking lot. Code does not however make an allowance for car dealerships and display areas even though those spaces are not necessary by code requirements. As noted on the attached exhibit, this requirement would place an array of landscape strips within the automobile display areas.

The alternative exhibit as presented is to eliminate the majority of these islands and replace them with a clustered landscaping that would place more trees and landscaping along the perimeter of the development. This type of landscaping would encompass the dealership with what is anticipated to provide a more natural feel rather than an occasional tree and landscaped island within the display area. The Pole Line Road setback would be maintained with grass as required by Idaho Transportation Department with bush clusters along the Pole Line frontage. This alternative will actually exceed the required landscape per code by approximately twenty five percent and allow for an aesthetically pleasing framing of the new facility.



Standard
Landscaping Plan
For
Subaru
of Twin Falls
(See Proposed Alternate
Plan Being Requested)



FELTUS HAWKINS DESIGN
INTERIOR ARCHITECTURE | PLANNING | PROGRAMS



SE Corner Looking NW



SE Corner Looking N



CITY OF TWIN FALLS
Planning & Zoning Department
 203 Main Avenue East, Twin Falls, ID 83301
 Phone: 208-735-7267
 Fax: 208-736-2641

2019 PLANNING & ZONING COMMISSION PUBLIC HEARING SCHEDULE

The following is the **2019** schedule of regular Planning & Zoning Commission meetings. Meetings are generally held on the 2nd and 4th Tuesdays of the month, unless otherwise posted, starting at **6:00 P.M.** and are held in the **City Hall** located at **203 Main Avenue East**, Twin Falls, Idaho.

Meeting Date	Application Submission Deadline	Meeting Date	Application Submission Deadline
January 08	November 27, 2018	July 09	May 28
January 29	December 11, 2018	July 23	June 11
February 12	January 2	August 13	July 2
February 26	January 15	August 27	July 16
March 12	January 29	September 10	July 30
March 26	February 12	September 24	August 13
April 09	February 26	October 08	August 27
April 23	March 12	October 22	September 10
May 14	April 02	November 19	October 1
May 29 --Cancelled	April 16	November 26	October 15
June 11	April 30	December 10	October 29
June 25	May 14		

PLANNING & ZONING COMMISSION WORK SESSION SCHEDULE

The following is the **2019** schedule of regular Planning & Zoning Commission meetings. Meetings are generally held on the 1st Wednesday of the month, unless otherwise posted, starting at **12:00 P.M.** and are held in the **City Hall** located at **203 Main Avenue East**, Twin Falls, Idaho

January 9th, February 06th, March 06th, April 03th, May 01nd, June 05th, No July Meeting,
 August 07th, September 04th, October 02nd, November 06th, December 04nd