



Twin Falls Planning & Zoning Commission Agenda

Tuesday, December 11, 2018, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Members -

City Limits: Danielle Titus, 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: 11-27-18
 - b) **ACTION ITEM:** Approval of Findings of Fact and Conclusions of Law:
 - Subaru SUP
- 3) Public Hearings
 - a) **ACTION ITEM:** Request for Special Use Permit PZ18-0089 for a drive through in conjunction with a restaurant with extended hours on property located at 334 Cheney Drive West.
By: Brock Cherry, City Planner
- 4) Upcoming Meeting(s)
 - a) **INFORMATIONAL:** January 8, 2019
 - b) **INFORMATIONAL:** UPDATED: Upcoming P&Z meeting list for 2019
- 5) 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

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

Chairman Munoz called the meeting to order at 6:01 pm and confirmed a quorum.

Members Attending: Munoz, Dawson, Musser, Hansen, Higley, Kelley, Detweiler, Hawkins

Staff Attending: Spendlove, O'Connor, Strickland, Ebersole, Nope, Vitek

Chairman Munoz recognized Boy Scout Troop 243 in the audience. The troop leader explained that the troop is working on Communications and Citizenship for their merit badges.

2) Consent Calendar

a) Approval of Minutes from the following meeting: 11-14-18

b) Approval of Findings of Fact and Conclusions of Law:

- Allison Welch (SUP)
- U-Haul (SUP)
- Emilee Hunter (SUP)

Commissioner Hawkins made a motion to approve the consent calendar, as presented. Commissioner Detweiler seconded the motion. All members present voted in favor of the motion.

Approved, As Presented

4) Public Hearings

a) 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)

Applicant Presentation:

Tim Vawser, EHM Engineering, representing applicant, presented a request for an SUP for a new Subaru dealer located west of Parkview Dr. Access in the Canyon

Properties PUD. The property will have Pole Line Rd. frontage. The entrance to the dealership will come through private frontage road behind Westmark Credit Union. This use is permitted within the PUD with an approved Special Use Permit. In addition to the dealership, the applicant is requesting grouped landscaping. Applicant would like landscaping for typical car dealership use display areas vs. landscaping for a parking area. Required parking would be in front of the building, and along the north side for service customers. There are roughly 60 parking spaces. Vawser reviewed the grouped landscaping plan with the design to frame property better and gives more landscaping and more of a "green" feel. He explained that breaking up the rows every 15 spaces with islands has desired effects for parking lots, but with a car dealership it is important to have clear visibility to the display vehicles without obstruction. Landscaping would be along the sides of the property with a sidewalk on Pole Line Road for pedestrian traffic.

Staff Presentation:

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)

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. 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.

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.

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 be approved Parking lot Island Grouping condition set by the Commission.

PZ/Questions & Comments:

- Commissioner Hansen asked for clarification on the non-operating vehicle screening and storing them indoors.
- City Planner O'Connor stated vehicles that are inoperable must be stored inside.

Public Hearing: Opened and Closed Without Input

Discussions Followed:

- Chairman Munoz asked if the applicant will need a separate SUP request for use of any outdoor PA system.
- P&Z Director Spendlove stated applicant will come back to commission for separate SUP for amplified music and/or outdoor PA system as it was not

advertised as part of the original request.

Motion:

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

Approved, As Presented

Item of Consideration: Landscape Grouping for Subaru

Applicant Presentation:

Tim Vawser, EHM Engineers, LLC, representing the applicant, presented the grouped landscaping plan for the Subaru dealership. He made clear that the areas with vehicle display will have fire and traffic lanes designated. Parking lines on the drawing are only there to show how many vehicles will be on display on the property. The applicant has issue with the end cap recommendation from Planning and Zoning staff. Due to the need to move cars in different direction, end caps will be in the way. Applicant would rather not have the end caps in the display lanes, in order to display vehicles as needed. There are also issues with snow plows.

Gary Nelson, developer of Canyon Properties, stated the vehicles may be displayed in different directions and the applicant would like options of how the vehicles can be displayed.

Public Comment: Opened and Closed Without Input

Discussion Followed

- Commissioner Higley stated that staff presented conditions with recommendations of end caps. What is the commission voting on as far as landscaping?
- City Planner O'Connor stated that staff recommends keeping the end caps in the landscaping plan. The condition as part of the SUP, the Commission is tasked with deciding on the landscape grouping and to spell out exactly what is approved. The recommendation of island groupings must be clear.
- Commissioner Dawson asked applicant what the bottom walkway is in the drawing.
- Mr. Vawser stated that this is the connection to the sidewalk along Pole Line Road.
- Commissioner Dawson asked about what would be part of the gateway arterial landscaping. Are trees and bushes required in the gateway arterial landscaping?
- Mr. Vawser stated that is what is required by code.
- City Planner O'Connor stated the ITD right of way landscaping is specific, and trees are not allowed. The arterial landscape requirement cannot be changed

by Commission. Any required trees would have to be placed elsewhere. The island grouping request is to be around the parameter of property.

- Commissioner Dawson asked about the display pads in landscaping shown on the drawings.
- City Planner O'Connor stated it is outside of required landscaping and does not need to be approved through SUP. The display pads will not be placed in the right of way.
- Commissioner Musser asked the applicant about the size of proposed trees and shrubs.
- Mr. Vawser stated the city requires by code a certain number and height per square foot of landscaping. Minimum height by code for trees is 4 ft. with 1" caliber.
- Chairman Munoz asked if a change of business would trigger another look at the parking.
- City Planner O'Connor stated the way code is written now, if the new business does not change land use category (retail/service), the new business would not need to come back for review.
- P&Z Director Spendlove stated if new business stays within the retail/service categories, there is no requirement for the new business to come back regarding the parking lot.
- Chairman Munoz asked about access to private driveway meeting site triangle requirements.
- P&Z Director Spendlove the applicant would have to meet the site triangle requirements.
- Commissioner Kelley asked is there is landscaping around the building.
- City Planner O'Connor stated not on the grouped landscaping plan provided by the applicant.
- Commissioner Higley stated he understands the need for display of the vehicles and requiring end caps is not necessary. He wants the commission to be clear and on same page as to which landscaping plan is being voted on.
- Commissioner Hansen agreed. He likes how the grouped landscaping borders the business. The landscaping fits the business, and as the landscaping matures, it will grow and shield from the other neighbors.
- Commissioner Detweiler agreed that it is not a public parking lot and without end caps gives applicant options for tent sales, etc. He likes the use of the clustered landscaping without the end caps.
- Commissioner Dawson agreed.
- Chairman Munoz asked if the commission can add a condition, if there is a change of use, the parking lot would have to be revisited by the commission.
- P&Z Director Spendlove stated the, Commission must vote to approve, deny or alter the grouped landscaping request, this type of condition would not be appropriate for this item.
- City Attorney Nope stated that condition may be hard to enforce if there is no

change of use.

Motion:

Commissioner Dawson motioned to approve the proposed grouped landscaping plan as submitted by the applicant, without island end caps. Commissioner Higley seconded the motion. All members present voted in favor of the motion.

Approved, As Presented, With Grouped Landscaping

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 Parking lot Island Grouping exhibit as approved by the Commission.

5) Upcoming Meeting(s)

a) **December 11, 2018**

b) **2019 Proposed Meeting Calendar**

P&Z Director Spendlove explained that, due to holidays, there are two times in the year where the P&Z meeting will be moved to the following Tuesday. The May 29 meeting will be removed due to Memorial Day.

There is no work session in December, due to the City Employee Retreat. The January worksession will be on the 9th. IT will be there teaching the commission how to use the computers for motions and votes. Instructions will be sent out prior to meeting.

6) Adjournment

The meeting adjourned at 7:01 pm.

Kelli Ebersole, Administrative Assistant



Date: Tuesday, December 11, 2018
To: Planning and Zoning Commission
From: Planning and Zoning Department

ACTION ITEM

Request:

Request for Special Use Permit PZ18-0089 for a drive through in conjunction with a restaurant with extended hours on property located at 334 Cheney Drive West.

Time Estimate:

Five (5) minutes for Staff Report Presentation, five (5) minutes for applicant presentation/questions, five (5) to ten (10) minutes for commission deliberation.

Background:

NA

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:

NA

History:

Available records indicate this property has either been used for agricultural production or left fallow/undeveloped.

Analysis:

The subject property is located in the C-1 Zoning District and the North Haven Planned Unit Development (#245). The C-1 Zone requires a special use permit (SUP) for drive-through services.

The proposed drive-through provides the minimum stacking spaces and escape lane required by Code. A full evaluation of the site plan occurs at the time of Building Permit Review.

It is anticipated the orientation of the drive-through and the close proximity to similar uses will limit the extent of potential impacts to neighboring properties.

Conclusion:

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.

Attachments:

1. PZ-18-0089 SUP Staff Report
2. 1 - Vicinity Map
3. 2 - Narrative
4. 3 - Site Plan
5. 4 - Elevations
6. 5 - Photos



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Brock Cherry, City Planner
 Request: A **Special Use Permit** for a drive through in conjunction with a restaurant with extended hours located on property at 334 Cheney Drive West.
 Application: PZ18-0089

Applicant:
 Eric Jon Wall, c/o
 Jason Smith
 210 N. 6th Street
 Boise, Idaho 83702
 208-949-7850
jason@oaandd.com

Public Hearing: December 11th 2018

Analysis

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Approval Process

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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

Available records indicate this property has either been used for agricultural production or left fallow/undeveloped.

Applicable Regulations or Codes

Per the North Haven PUD, land uses shall be limited to those allowed in the C-1 Zone.

Per City Code 10-4-8.2, A SUP is required for any facility with drive-through service within the C-1 Zone.

Per City Code 10-10-10, A drive-through shall provide five (5)

stacking spaces from first window, order board, or other stopping point. An escape lane shall be provided for any use containing a drive-through facility. An escape lane shall be nine feet (9') wide and shall provide access around the drive-through facility.

Per City Code 10-4-8.2, A SUP is required for uses operating outside the hours of seven o'clock (7:00) A.M. to ten o'clock (10:00) P.M.

Comprehensive & Transportation Plan Compliance

The 2016 Comprehensive plan designates the property as Town Neighborhood. However, Staff has determined that the applicant's proposal is in compliance with the 2016 Comprehensive Plan being that the property is currently zoned C-1 and is surrounded by nonresidential uses.

The 2009 Master Transportation Plan indicates the subject property's adjacent roadways are in close vicinity to arterial (Pole Line Rd. & Washington St.) and collector (North College Rd.). Further, City

Public Hearing: December 11th 2018

Engineers have identified Cheney Dr. as a collector which will be able to accommodate anticipated traffic flows.

Potential Impacts

The proposed SUP will produce additional traffic and noise than currently exists. Staff believes due to the subject property being located on a collector roadway, that additional traffic flow will be accommodated. Further, impactful noise caused by the drive-through is anticipated to be minimal being that the surrounding uses are nonresidential in nature and produce similar volumes of noise.

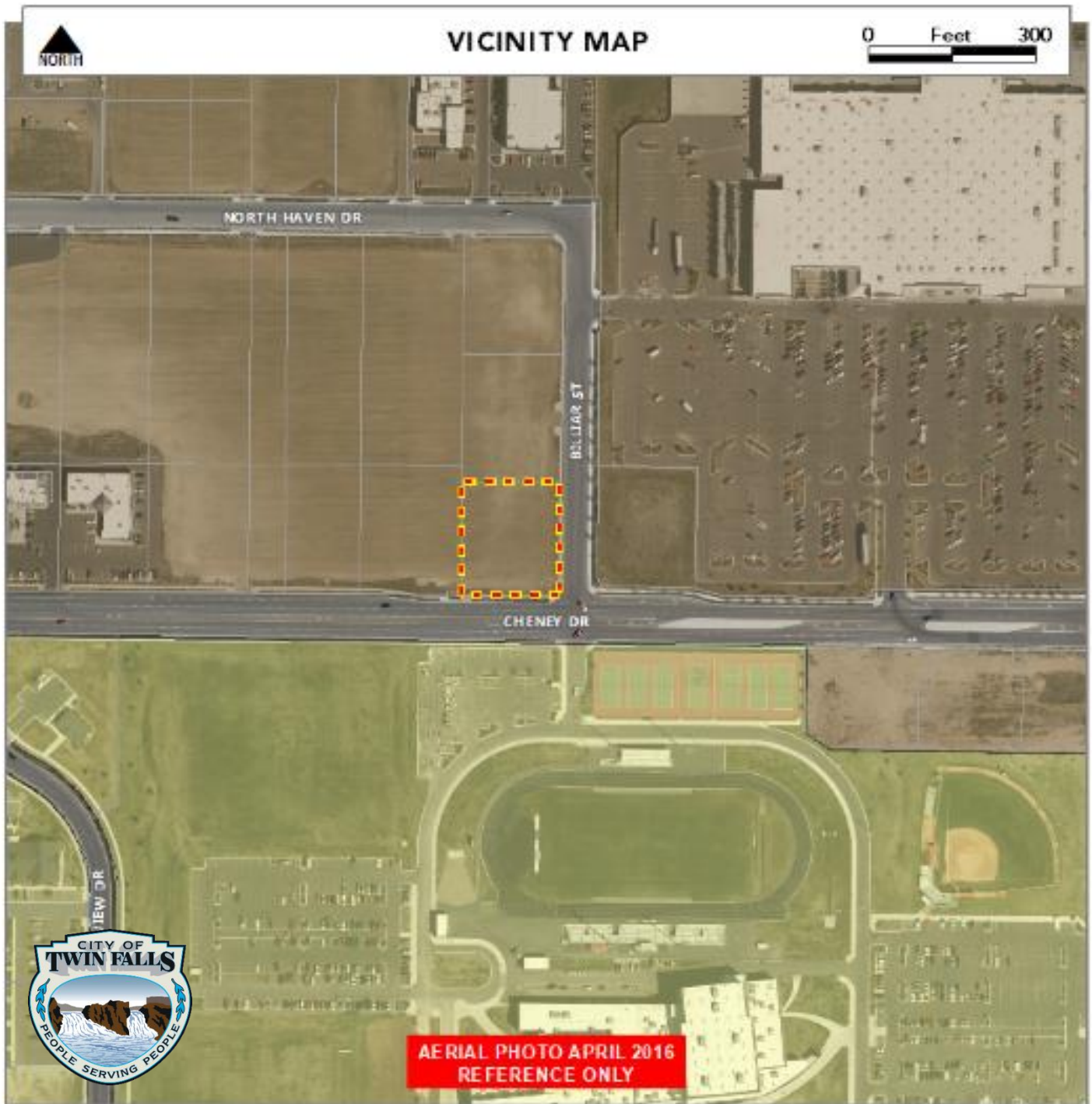
Conclusion

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.

Attachments

1. Vicinity Map
2. Narrative
3. Site Plan
4. Elevations
5. Photos



Current Zoning & Land Use:

C-1 PUD, Vacant/Undeveloped

Comprehensive Plan:

Town Neighborhood

Applicable Regulations or Codes

City Code 10-4-8.2, A SUP is required in the C-1 District for a drive-through and extended hours.

City Code 10-10-10, Drive-through requirements.

North Haven PUD, uses shall conform to those permitted in the C-1 District.

Adjacent Zoning & Land Uses:

North:

C-1 PUD, Vacant/Undeveloped

South:

R-2, Public School

East:

C-1 PUD, Vacant/Undeveloped

West:

C-1 PUD, Vacant/Undeveloped



office of architecture **and** design

210 N. 6th St., Boise, Idaho 83702 • phone 208-949-7850 • email: jason@oaandd.com

October 29, 2018

City of Twin Falls
Community Development Services
324 Hansen Street East
Twin Falls, ID 83303

Project: 2-Tenant Building w/ Drive-Thru
Our file: OA+D #181001
Re: Special Use Permit

Dear Planning Staff;

OA+D is pleased to submit the attached Special Use Permit Application and supporting materials for a new 4,000 SF two tenant building at the northwest corner of Cheney Dr. and Billar Street. We are requesting a Special Use Permit for one drive-thru and extended hours for both tenants.

The .83 acre site is located in the C-1 zone and is currently an undeveloped pad that sits on the corner of Billar Street and Cheney Drive West. The proposed building will be placed near the southeast corner of the site with the main entries oriented towards Cheney Drive. The 2,500 SF tenant will have 22 employees with hours of operation from 6am to 12am. The 1,500 SF tenant will have 16 employees with hours of operation from 6am to 12am.

Onsite parking is located on the north and west sides of the building minimizing the visual impact from the streets. The drive-thru lane wraps around the south and east sides of the building providing separation from the parking lot which promotes safe vehicular and pedestrian circulation.

The proposed building uses are consistent with those allowed in the C-1 Zone and we feel the drive-thru will be compatible with adjacent uses in the area. The location of the drive-thru lane minimizes the impact of noise and odor from vehicles by placing them parallel to the adjacent streets. The landscape buffer along Billar Street provides an opportunity to plant materials that will help screen any potential glare from headlights as vehicle move through the drive-thru.

We appreciate your consideration of this application and look forward to working with the City of Twin Falls as the project moves through the development approval process. Please do not hesitate to contact me with any questions you may have or if additional materials are required.

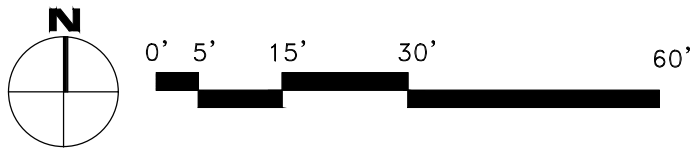
Sincerely,

A handwritten signature in black ink, appearing to read 'Jason Smith', with a stylized flourish at the end.

Jason Smith, AIA

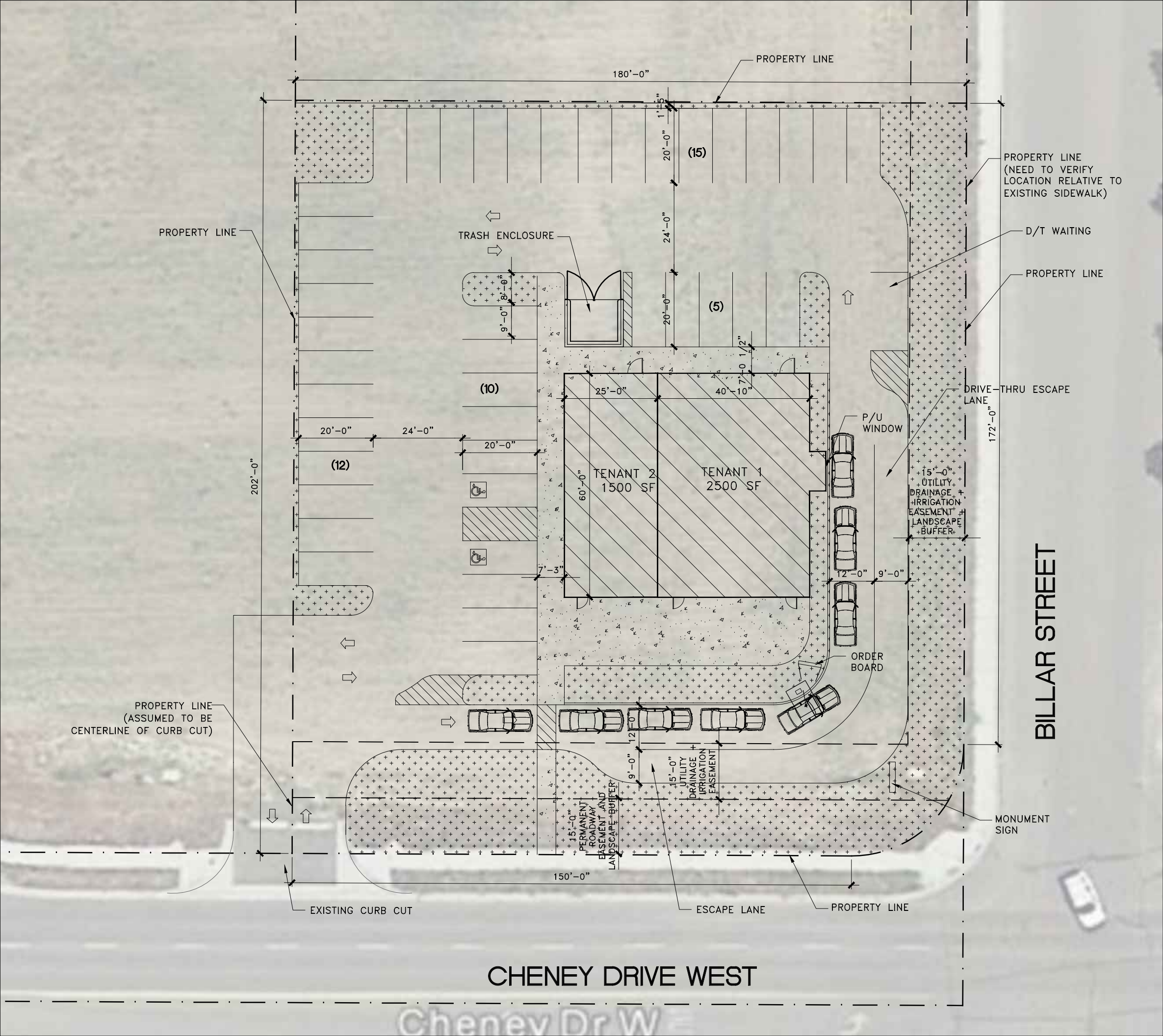
OA+D
office of architecture and design

CODE DATA	
ADDRESS	NW CORNER CHENEY DR. W. + BILLAR ST. - TWIN FALLS, ID
SITE AREA	.83 ACRES
ZONING	C-1
PARCEL NUMBER	-
LEGAL DESCRIPTION	LOT 8 BLOCK 2 NORTH HAVEN SUBDIVISION NO. 2
REQUIRED BUILDING, STRUCTURE SETBACKS	FRONT/STREET = 15' REAR = 0' ADJACENT TO COMMERCIAL SIDE = 25' ADJACENT TO RESIDENTIAL
REQUIRED LANDSCAPE BUFFERS	10% OF THE TOTAL REQUIRED PARKING AREA OR 3% OF THE TOTAL LAND AREA, WHICHEVER IS GREATER
REQUIRED PARKING	1/100 SF OF GFA (OUTDOOR SEATING TO BE INCLUDED IN GFA) TENANT 1: 2500 SF, TENANT 2: 1500 SF = 40
PARKING PROVIDED	42 STALLS
MINIMUM PARKING DIMENSIONS	90 DEGREE ANGLE 9'-0" WIDE 20' DEEP 24'-0" DRIVE AISLE
DRIVE-THRU ESCAPE LANE	9' WIDE LANE REQUIRED
MINIMUM COMPACT PARKING DIMENSIONS	-
BIKE PARKING	TBD
ALLOWED USE/ENTITLEMENTS	SPECIAL USE PERMIT FOR DRIVE-THRU + EXTENDED HOURS (AFTER 10PM, BEFORE 7AM). P+Z PUBLIC HEARING
OCCUPANCY	A-2
CONSTRUCTION TYPE	V-B
ALLOWABLE HEIGHT	ALLOWABLE HEIGHT 50'
ACTUAL HEIGHT	
ALLOWABLE STORIES	TBD
ACTUAL STORIES	
ALLOWABLE SF	TBD
ACTUAL SF	
FIRE SPRINKLERS	TBD
FIRE ALARM	TBD
SURVEY	DRAWING BASED ON SUBDIVISION PLAT



Retail Building
SUP Site Concept
Lot 8 Block 2 North Haven Sub No. 2
Twin Falls, Idaho

OA+D
10/26/18





VIEW LOOKING NORTHWEST



VIEW LOOKING NORTHEAST



VIEW LOOKING SOUTHWEST



SE Corner looking NW



NE Corner looking SW



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	Meeting Date	Work Session Dates
January 08	July 09	January 09
January 29	July 23	February 06
February 12	August 13	March 06
February 26	August 27	April 03
March 12	September 10	May 01
March 26	September 24	June 05
April 09	October 08	July –No Meeting
April 23	October 22	August 07
May 14	November 5	September 04
May 29 --Cancelled	November 19	October 02
June 11	December 10	November 06
June 25		December 04

PLANNING & ZONING COMMISSION WORK SESSION SCHEDULE

The Planning & Zoning Commission Work Session 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