



## 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 9<sup>th</sup>. 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.

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Kelli Ebersole, Administrative Assistant