



Twin Falls Planning & Zoning Commission Minutes

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

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

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

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

2) Consent Calendar

a) Approval of Minutes from the following meeting: 11-27-18

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

- Subaru (SUP)

Motion:

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

Approved, as presented

3) Public Hearings

a) 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.

Staff Presentation:

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.

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.

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

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.

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.

PZ/Questions & Comments:

- Commissioner Bolton asked if there are sidewalks already in place.
- City Planner Cherry stated yes, sidewalks are in place. This is a pad site and the surrounding infrastructure components are already built.
- Commissioner Detweiler asked if the dark area on the site plan is the proposed landscaping and if it will be all grass.
- City Planner Cherry stated the landscaping code requires one tree and one bush for every 500 sq. feet of landscaping and that the PUD requires a pedestrian access from the sidewalk to the building.
- Chairman Munoz asked what the standard number of parking spots is before a green island is required.
- City Planner Cherry answered that there need to be 15 consecutive parking spaces before a green island is required.

Applicant Presentation:

Applicant Eric Jon Wall from Jet Real Estate Holdings, is asking for a Special Use Permit for a drive through in conjunction with a restaurant with extended hours. He feels this area is a good spot for the restaurant. He believes he will be providing an exceptional brand with great service and food.

PZ/Questions & Comments:

- Commissioner Musser asked if Sweeto Burrito is a franchise or local business.
- Mr. Wall answered Sweeto Burrito is a franchise out of Salt Lake City, UT.
- Commissioner Hansen asked if there is adequate access to the trash enclosure for the trash company.
- City Planner Cherry stated that the trash enclosure will be reviewed as part of the building permit review.
- PZ Director Spendlove stated they are usually roll out bins for the trash company to pick up. There is no code that specifically says that the trash enclosure needs to be vetted.
- Commissioner Hawkins asked what the hours of operation for the business are.
- Mr. Wall stated the expected hours of operation are 6:00 am – 12:00 am.

Public Hearing: Opened and Closed Without Input.

Discussions Followed: Without Concerns

Motion:

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

Approved, As Presented

4) Upcoming Meeting(s)

- a) Tuesday, January 8, 2019.
There will be a Planning and Zoning Commission Worksession on Wednesday, January 9 for CivicClerk software training.
- b) UPDATED: Upcoming P&Z meeting list for 2019.

PZ Director Spendlove mentioned that Chairman Munoz terms out in February. Two other commissioners (Titus and Musser) will be up for reappointment. Planning & Zoning will be advertising for at least one new position.

5) Adjournment

The meeting adjourned at 6:23 PM.

Kelli Ebersole

Kelli Ebersole, Administrative Assistant