



Twin Falls Planning & Zoning Commission Agenda

Tuesday, May 14, 2019, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Members -

City Limits: Danielle Titus, Chairperson; Craig Kelley, Vice-Chair; Craig Hawkins; Ed Musser; Carolyn Bolton; Curtis Hansen; Marilu Perez

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: May 1, 2019
- 3) Public Hearings
 - a) **ACTION ITEM:** Request for Annexation with a current zoning designation of M-2 for property located at 305 Hankins Road South on behalf of Maria P. Silva. (PZ19-0029)
By: Steve O'Connor, City Planner
 - b) **ACTION ITEM:** Request for a Special Use Permit to allow a facility with drive-through service on property located at the 100 block of Eastland Drive on behalf of Java Properties, LLC c/o EHM Engineers, Inc. (PZ19-0031)
By: Brock Cherry, City Planner
 - c) **ACTION ITEM:** Request for a Special Use Permit to allow a facility with drive-through service on property located at 708 Blue Lakes Blvd. N on behalf on Java Properties, LLC c/o EHM Engineers, INC.. (PZ19-0032)
By: Brock Cherry, City Planner
- 4) Upcoming Meeting(s)
 - a) Worksession - Wednesday, June 5, 2019 - 12:00 pm
 - b) Tuesday, June 11, 2019 - 6:00 p.m.
- 5) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Kelli Ebersole (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 first Public Hearing of the session, the Mayor or Chair shall review the public hearing procedures.
 2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chair, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
 3. A City Staff Report shall summarize the application and history of the request.
 4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The 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.**
 5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
 6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
 7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chair may limit public testimony to no less than two (2) minutes per person.
 - **Individuals are not permitted to give their time to other speakers.**
 - **However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chair. The spokesperson shall be limited to 15 minutes.**
 - **Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.**
 8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond.
 9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chair, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chair may limit the time permitted for the answer.
 10. The Mayor or Chair shall close the Public Hearing. The City Council or Planning & Zoning 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 Mayor or Chairman.



Twin Falls Planning & Zoning Commission Minutes

Wednesday, May 1, 2019, 12:00 PM

203 Main Ave E.
Twin Falls, ID 83301

AMENDED

Members -

City Limits: Danielle Titus, Chairperson; Craig Kelley, Vice-Chair; Craig Hawkins; Ed Musser; Carolyn Bolton; Curtis Hansen; Marilu Perez

Area of Impact: Ryan Higley; David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Chairperson Titus called the meeting to order at 12:02 PM

A quorum was present.

Members present: Titus, Perez, Hawkins, Musser, Hansen

Staff present: Spendlove, Ebersole, O'Connor, Cherry, Strickland, Baird

2) Consent Calendar

Commissioner Hansen made a motion to approve the consent calendar, as presented. Commissioner Musser seconded the motion.

Unanimously approved

a) Approval of Minutes from the following meeting: April 23, 2019

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

- Preliminary Plat for the Fieldwood Subdivision

3) Items of Consideration

a) Action Item: Landscape Island Grouping for the Twin Falls City Pool at property located at 756 Locust St. N(PZ19-0051)

Staff Presentation:

PZ Director Spendlove presented the request for the layout for the new parking lot at the City Pool.

The property is owned by the school district, with a long term lease by the City of Twin Falls. The request is to modify the parking lot, with a redesign to the ADA access and angled parking stalls to accommodate more vehicles.

There will be landscape islands on both ends of the middle row of 54 stalls. The applicant is asking for a change to required landscape grouping due to drainage issues. The front island will be larger to accommodate the loss of the middle island.

Engineer Josh Baird is the Project Manager for the project.

Approvals need to follow the process outlined in City Code Title 10 Chapter 17. A simple majority vote on a motion by the attending commissioners would approve the desired layout.

Staff does not foresee any detrimental impacts with the approval of this request as it is an existing parking lot that will now contain islands where non existed previously, and the internal circulation will be improved with the new design.

The Commission is tasked with making a decision on this request. The Commission may approve as presented, approve with conditions, table the item for more information, or deny this request.

PZ/Questions & Comments:

- Commissioner Perez asked if there is much pedestrian traffic between the pool and Twin Falls High School.
- PZ Director Spendlove stated he believes there is fencing that separates the two areas which would make it hard to cross through. Students would use the sidewalk to access pool. The request addresses ADA access to public parking lot.
- Chairperson Titus asked for clarification on the standard island design.
- PZ Director Spendlove reviewed the standard layout. In this design, the missing center island area is included as part of the front island.
- Commissioner Musser stated this request is consistent with other requests.
- PZ Director Spendlove stated the other application are usually for newer parking lots, and he likes this request to modify an existing lot.
- Commissioner Hansen stated he likes this design as an improvement to the safety factor in this parking lot.
- Chairperson Titus stated she believes it is an improvement.

Motion:

Commissioner Hawkins made a motion to approve the request for the Landscape Island Grouping for the Twin Falls City Pool at property located at 756 Locust St. N(PZ19-0051) Commissioner Musser seconded the motion.

Unanimously approved

4) General Training

- a) Zoning Code; PUD/ZDA vs Variances

PZ Director Spendlove presented training on the difference between a PUD/ZDA amendment(Chapter 6) and a Variance request.

There are multiple levels of base code for properties. A PUD/ZDA will add additional restrictions to the property.

A PUD/ZDA amendment is a negotiation process, as the applicant is asking to not do something in exchange for giving something else.

A Variance request asks to not follow the code for the property.

A variance is a different process and it is used for issues due to natural conditions.

Things for the commission to take into consideration before a decision is made:

- Have we done this before?
- Where?
- Is it similar or different circumstance?
- Why is it similar or different?

There are five (5) criteria for a variance, code 10-13-2-1. All criteria must be met to approve the variance. The more restrictive layer of requirement usually prevails or latest action.

5) Upcoming Meeting(s)

- a) Tuesday, May 14, 2019

Code Rewrite Worksessions will start in June, along with Active Shooter training.

6) Adjournment

The meeting adjourned at 12:46 PM

Kelli Ebersole, Administrative Assistant



Date: Tuesday, May 14, 2019
To: Planning and Zoning Commission
From: Steve O'Connor, City Planner

ACTION ITEM

Request:

Request for Annexation with a current zoning designation of M-2 for property located at 305 Hankins Road South on behalf of Maria P. Silva. (PZ19-0029)

Time Estimate:

Approximately 15 minutes between Staff and the Applicant.

Background:

N/A

Approval Process:

§10-15-2: Annexation

The Commission shall conduct at least one public hearing, to send a recommendation to City Council for the proposed plan and zoning designation, in which interested persons shall have an opportunity to be heard. The hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)

Budget Impact:

Minimal increase to City Tax Revenue after annexation is complete.

Regulatory Impact:

Annexation of this property will affect the regulations by which this property is enforced. It will, if annexed, fall under all regulatory codes and policies of the City of Twin Falls, not just Title 10 Zoning Codes.

History:

There is limited official history on this property other than County property records show the property was developed as of 2002.

Analysis:

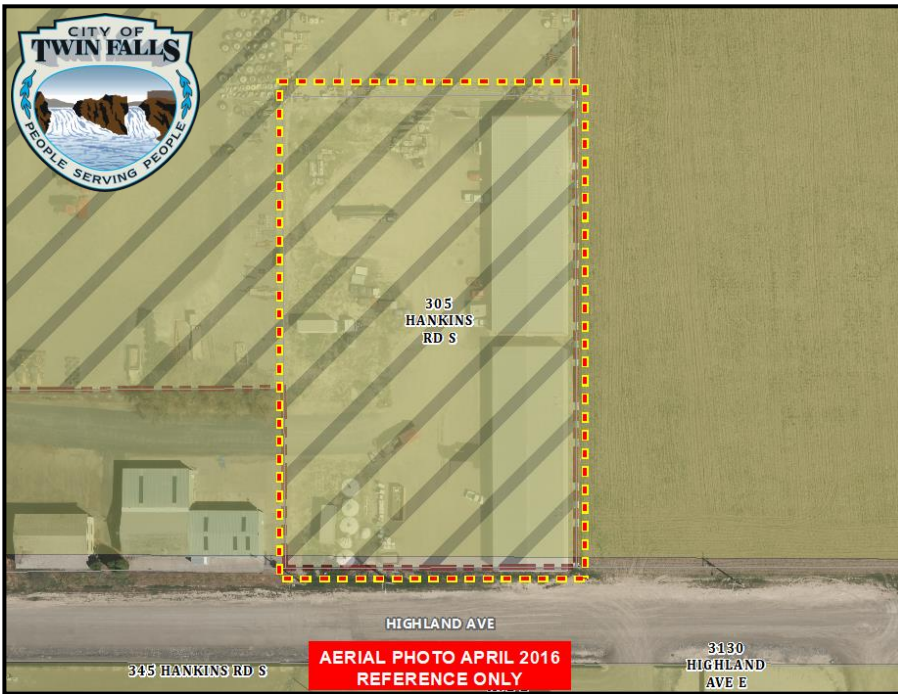
This is a request to annex approximately 1.65 acres of property located at 305 Hankins Road South. There is no request to change the zoning of M-2, the Heavy Manufacturing district. The applicant wishes to annex to gain access to city water and sewer services. The property shares an access point off Hankins. However, they wish to change the access point directly off of Highland Avenue East along the south side of the property.

Conclusion:

The Commission is tasked to make a recommendation to the City Council on the zoning designation being requested by the applicant. The Commission's recommendation may be to deny the request, approve the request as presented, request a different zoning designation or request additional information be provided.

Attachments:

1. PZ19-0029 ANX Staff Report
2. 1 - Vicinity
3. 2 - Narrative
4. 3 - Photos



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Steve O'Connor, City Planner
 Request: **Annexation** with a current zoning designation of M-2 for property located at 305 Hankins Road South.

Application: PZ19-0029

Applicant:

Maria Silva
 c/o Mary Faria
 2450 E 3769 N
 Twin Falls, ID 83301
 208.944.4336
 fariadairy@gmail.com

Public Hearing: May 14th, 2019

Analysis

This is a request to annex approximately 1.65 acres of property located at 305 Hankins Road South. There is no request to change the zoning of M-2, the Heavy Manufacturing district. The applicant wishes to annex to gain access to city water and sewer services. The property shares an access point off Hankins. However, they wish to change the access point directly off of Highland Avenue East along the south side of the property.

Approval Process

§10-15-2: Annexation

The Commission shall conduct at least one public hearing, to send a recommendation to City Council for the proposed plan and zoning designation, in which interested persons shall have an opportunity to be heard. The hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)

Regulatory Impact:

Annexation of this property will affect the regulations by which this property is enforced. It will, if annexed, fall under all regulatory policies of the City of Twin Falls and not just Title 10, as with property in the Area of Impact.

History

There is limited official history on this property other than County property records show the property was developed as of 2002.

Applicable Regulations or Codes

City Code 10-4-10: M-2 Heavy Manufacturing District

City Code 10-15: Annexation Process

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Industrial." City Staff has determined this request complies with the 2016 comprehensive plan, as the property is currently zoned and utilized for industrial uses.

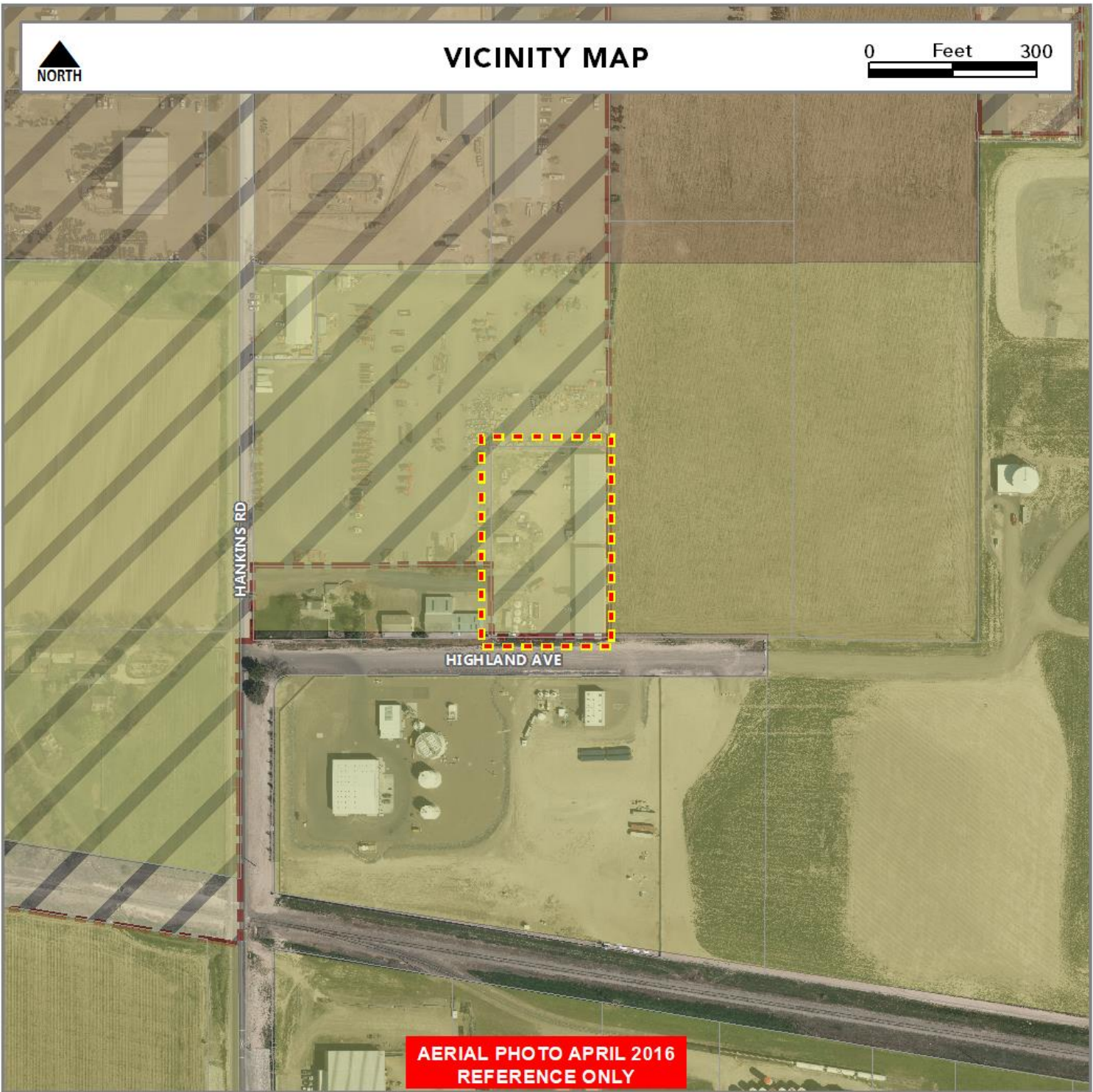
Conclusion

The Commission is tasked to make a recommendation to the City Council on the zoning designation being requested by the applicant. The Commission's recommendation may be to deny the request, approve the request as presented, request a different zoning designation or request additional information be provided.

Attachments

1. Narrative
2. Vicinity Map
3. Photos

Public Hearing: May 14th, 2019



- C-1
- M-2
- AOI

Current Zoning: M-2

Comprehensive Plan: Industrial

Existing Land Use: Industrial

Proposed Land Use: No Change

Surrounding Zoning Designations & Land Use(s)

North: M-2; AOI; Commercial

East: M-2; Commercial & Residential

South: Highland Ave E; M-2; Industrial

West: M-2; Agriculture

Applicable Regulations

10-1-4, 10-1-5, 10-4-10, 10-15

3/26/19

City of Twin Falls

- i. The reason for this request to have our property annexed to the City of Twin Falls. We wish to have access to city water + sewer.
- ii Our property is contiguous to city property.
- iii We will continue to use the property for Commercial businesses with existing buildings.



SW Corner Looking NE



NW Corner Looking SE



Date: Tuesday, May 14, 2019
To: Planning and Zoning Commission
From: Brock Cherry, Planner, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow a facility with drive-through service on property located at the 100 block of Eastland Drive on behalf of Java Properties, LLC c/o EHM Engineers, Inc. (PZ19-0031)

Time Estimate:

Five (5) minutes for staff and applicant presentation; Five (5) minutes for Commission questions, deliberation, and decision.

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 six (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:

Per County records the primary building (movie theater) on the subject property was built in 1969.

On December 13, 2016 a special use permit (#1417) was granted to allow the establishment of an automobile dealership.

On May 8, 2018 the special use permit (#1417) to allow an automobile dealership was reactivated.

Analysis:

This is a request for a Special Use Permit to allow a drive through facility and extended retail hours on property located at the 100 Block of Eastland Drive. The subject property is located in the C-1 Zoning District. The C-1 Zone requires a special use permit (SUP) for drive through services.

The proposed drive through will be used to facilitate the delivery of food and beverage to customers. The proposed drive through provides approximately six (6) stacking spaces before the first stopping point and an escape lane which is nine feet (9') wide. It is anticipated that the drive-through will service one (1) to six (6) cars at a time.

The drive through will be operated from 5:00 A.M. to 11:00 P.M. Monday through Sunday. Two (2) to four (4) employees will be on the premises during operation.

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.
2. Subject to the elimination of restroom fixtures in order to provide sufficient water flow for the proposed use. Consideration will be given for eliminated fixtures and reapplied to the new development at a rate determined by the City Engineering Department.

Attachments:

1. PZ-19-0031 SUP Staff Report
2. 2 - Vicinity Map
3. 3 - Narrative
4. 4 - Site Plan
5. 5 - Elevations
6. 6 - Photos
7. 7 - SUP #1417 Goode Motor



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Brock Cherry, City Planner
 Editor: Jon Spendlove, P&Z Director
 Request: A **Special Use Permit** to allow a drive through facility and extended retail hours on property located the 100 Block of Eastland Drive.

Application: PZ19-0031

Applicant & Representative:

Java Properties, LLC c/o
 Kahler Neild, EHM Engineers
 621 N. College Rd., Ste 100
 Twin Falls, ID 83301
 208-734-4888
 kneild@ehminc.com

Public Hearing: May 14th, 2019

Analysis

This is a request for a Special Use Permit to allow a drive through facility and extended retail hours on property located at the 100 Block of Eastland Drive. The subject property is located in the C-1 Zoning District. The C-1 Zone requires a special use permit (SUP) for drive through services.

The proposed drive through will be used to facilitate the delivery of food and beverage to customers. The proposed drive through provides approximately six (6) stacking spaces before the first stopping point and an escape lane which is nine feet (9') wide. It is anticipated that the drive-through will service one (1) to six (6) cars at a time.

The drive through will be operated from 5:00 A.M. to 11:00 P.M. Monday through Sunday. Two (2) to four (4) employees will be on the premises during operation.

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 six (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

Per County records the primary building (movie theatre) on the subject property was built in 1969.

On December 13, 2016 a special use permit (#1417) was granted to allow the establishment of an automobile dealership.

On May 8, 2018 the special use permit (#1417) to allow an automobile dealership was reactivated.

Applicable Regulations or Codes

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 in the C-1 Zone for retail/trade uses operating outside the hours of seven o'clock (7:00) A.M. to ten o'clock (10:00) P.M.

Per City Code 10-7-12, 30' of gateway arterial landscaping is required when vacant or cleared land is being developed along gateway arterials (Eastland Dr. & Kimberly Rd.).

Comprehensive Plan Compliance

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

The 2009 Master Transportation Plan indicates the subject property's adjacent roadways are arterials (Eastland Dr. & Kimberly Rd.). It is anticipated that the existing transportation infrastructure will

Public Hearing: May 14th, 2019

provide sufficient service for the requested use.

Potential Impacts

The proposed SUP will produce additional traffic and noise. However, due to the subject property being located on arterial roadways, staff anticipates that any additional traffic flow will be accommodated. Impactful noise caused by the drive-through is anticipated to be minimal being that the surrounding uses are commercial in nature and produce similar volumes of noise.

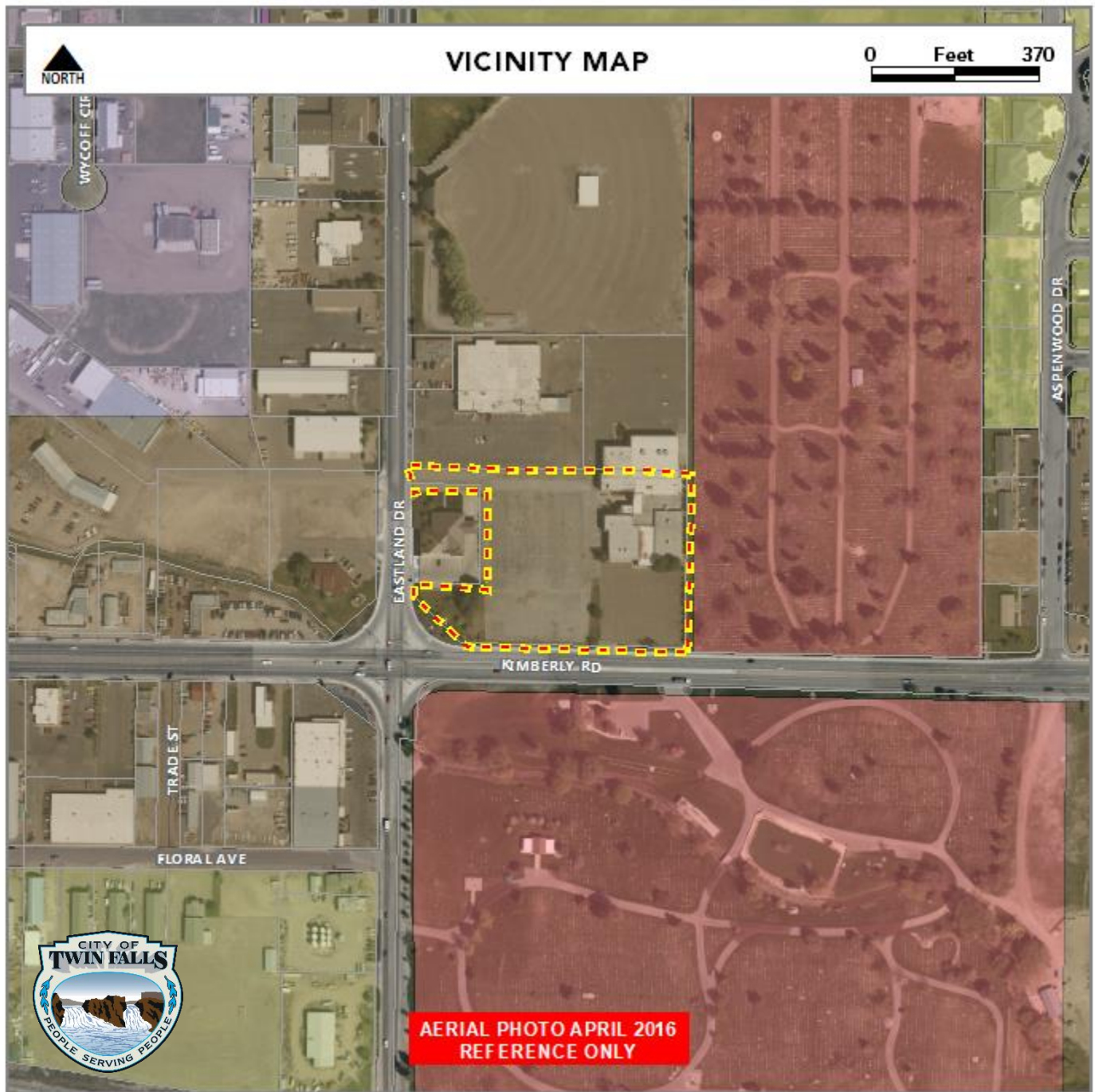
Conclusion

If the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to the elimination of restroom fixtures in order to provide sufficient water flow for the proposed use. Consideration will be given for eliminated fixtures and reapplied to the new development at a rate determined by the City Engineering Department.

Attachments

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



	C-1		OS
	M-1		R-2
	M-2		R-6

Current Zoning & Land Use:

C-1, Vacant/Movie Theatre

Comprehensive Plan:

Commercial

Applicable Regulations or Codes

Per City Code 10-1-2, 10-4-8.2,
10-10-10, 10-7-12

Adjacent Zoning & Land Uses:

North:

C-1, Financial Institution

South:

C-1, Cemetery

East:

OS, Parking/Movie Theatre/Cemetery

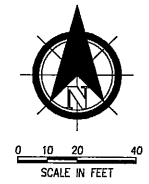
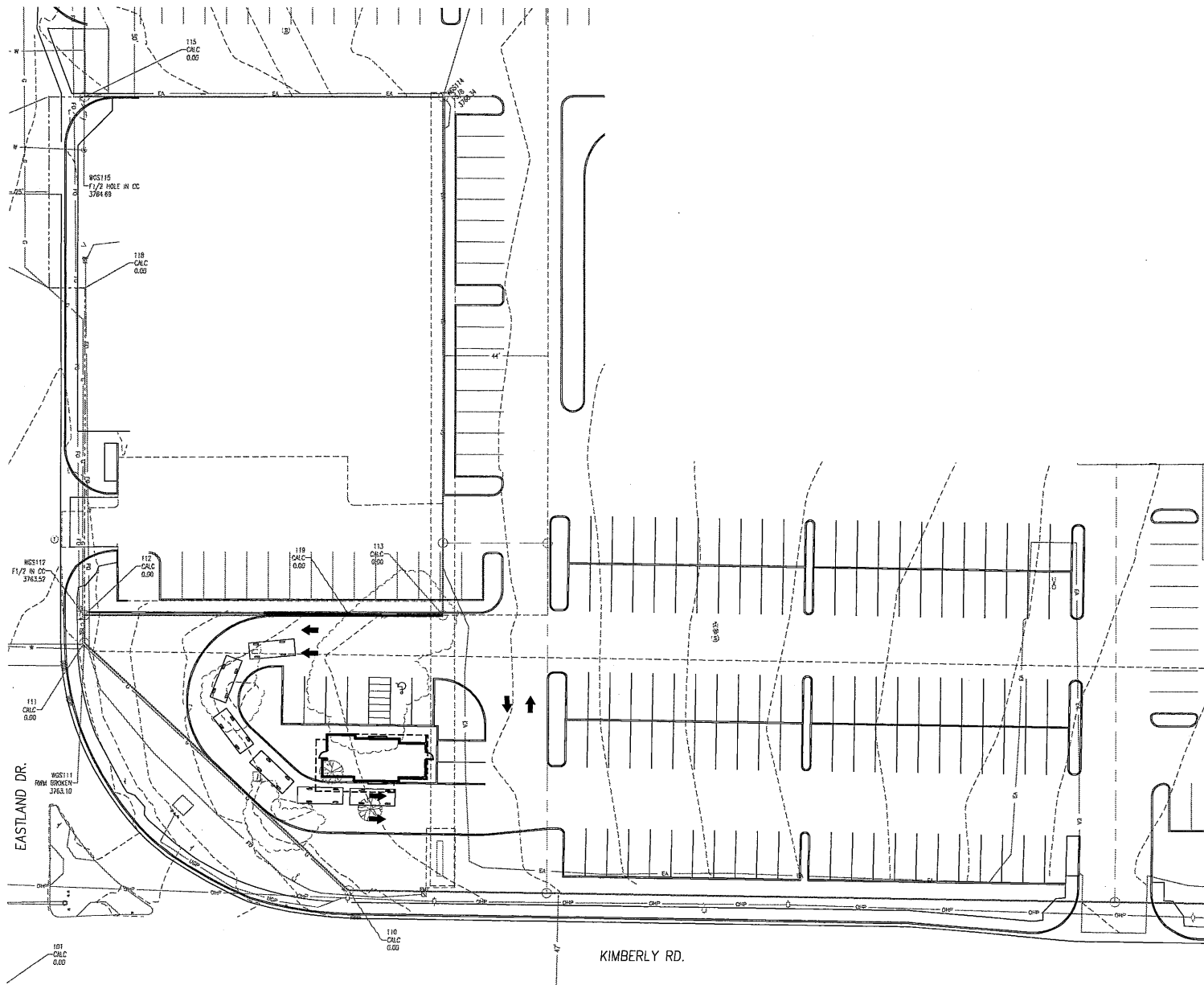
West:

C-1, Professional Office

Special Use Permit Application

C.4. Additional Information

- a. The reason for the request is for the operation of a drive through coffee shop at 160 Eastland Dr, with a C1 Zoning designation.
- b. Explanation of project:
 - i. The facility will operate between the hours of 5 am – 11 pm, Monday – Sunday.
 - ii. There is expected to be between 1-6 cars in the drive through lanes during the majority of the hours of operation.
 - iii. There will be between 2-4 employees on the premises during the hours of operation and an hour before opening and an hour after closing for cleanup and prep.
- c. Evaluation of effects on adjoining properties:
 - i. The noise will be minimal, only car noises as they wait for service.
 - ii. The glare will be minimal due to the signage and interior lighting during the hours of operation.
 - iii. There will be no uncomfortable odors. Dumpsters will be emptied regularly.
 - iv. There will be typical vehicle fumes but no vibrations observed from adjoining properties.
 - v. The new coffee shop will be well accepted with the high commercial traffic along Kimberly Road and Eastland Drive. The facilities surrounding the property are mostly commercial use including general businesses, bowling alley and car lots.



**SITE PLAN
for
JAVA ESPRESSO**

- REVISIONS
- 1 -
 - 2 -
 - 3 -
 - 4 -
 - 5 -
 - 6 -
 - 7 -
 - 8 -
 - 9 -
 - 10 -

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL
DIMENSIONS AND CONDITIONS AT
THE JOB SITE AND NOTIFY THE
ENGINEER OF ANY DISCREPANCIES
BEFORE BEGINNING OR
FABRICATING ANY WORK.

PRELIMINARY

APPROVED	K.Nield
DESIGN	K.Nield
DRAWN	M.Brander
DATE	3/25/2018
SCALE	AS SHOWN
DWG. NO.	C 082-19 SITE
SHEET	

C1.02

EHM Engineers, Inc.
Engineers / Surveyors / Planners
621 North College Road, Suite 100, Tulsa, Oklahoma 74101
P: (918) 754-4888 F: (918) 754-4849 web: ehm.com

SINGLE LANE

DRIVETHROUGH WITH WALK UP CAFE



PAD DIMENSIONS:

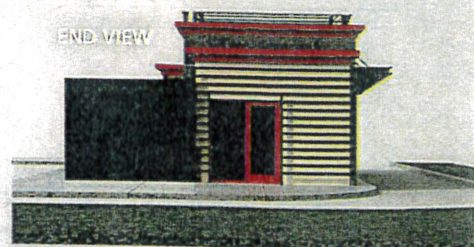
105ft x 117ft

TOTAL SQUARE FOOT:

12,285ft²



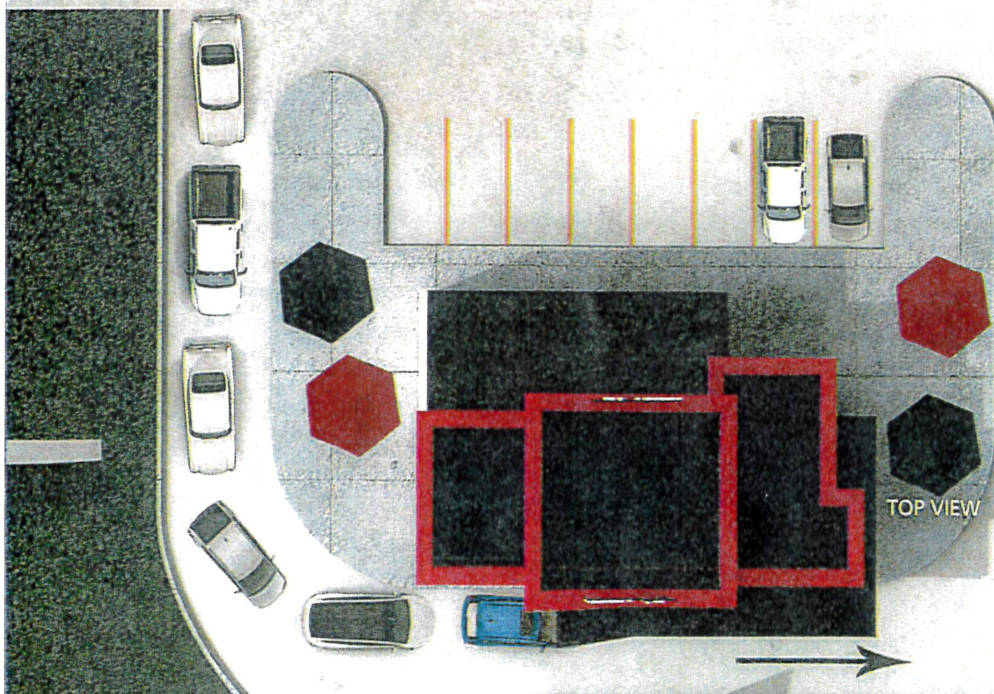
FRONT VIEW



END VIEW



END VIEW



TOP VIEW

SINGLE LANE

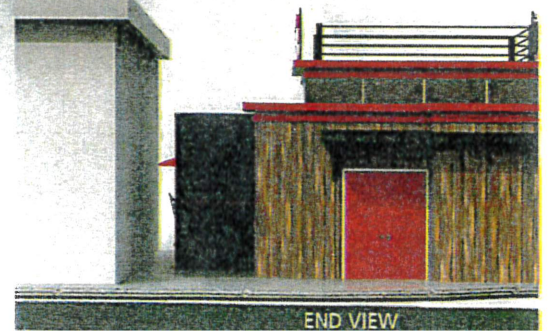
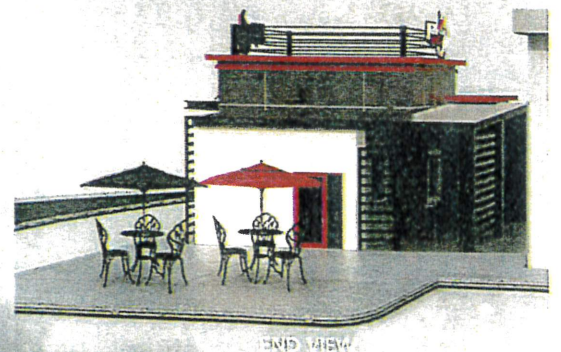
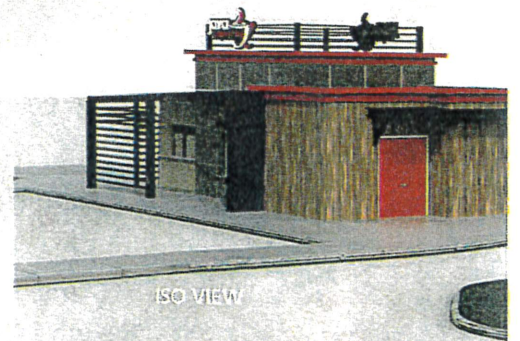
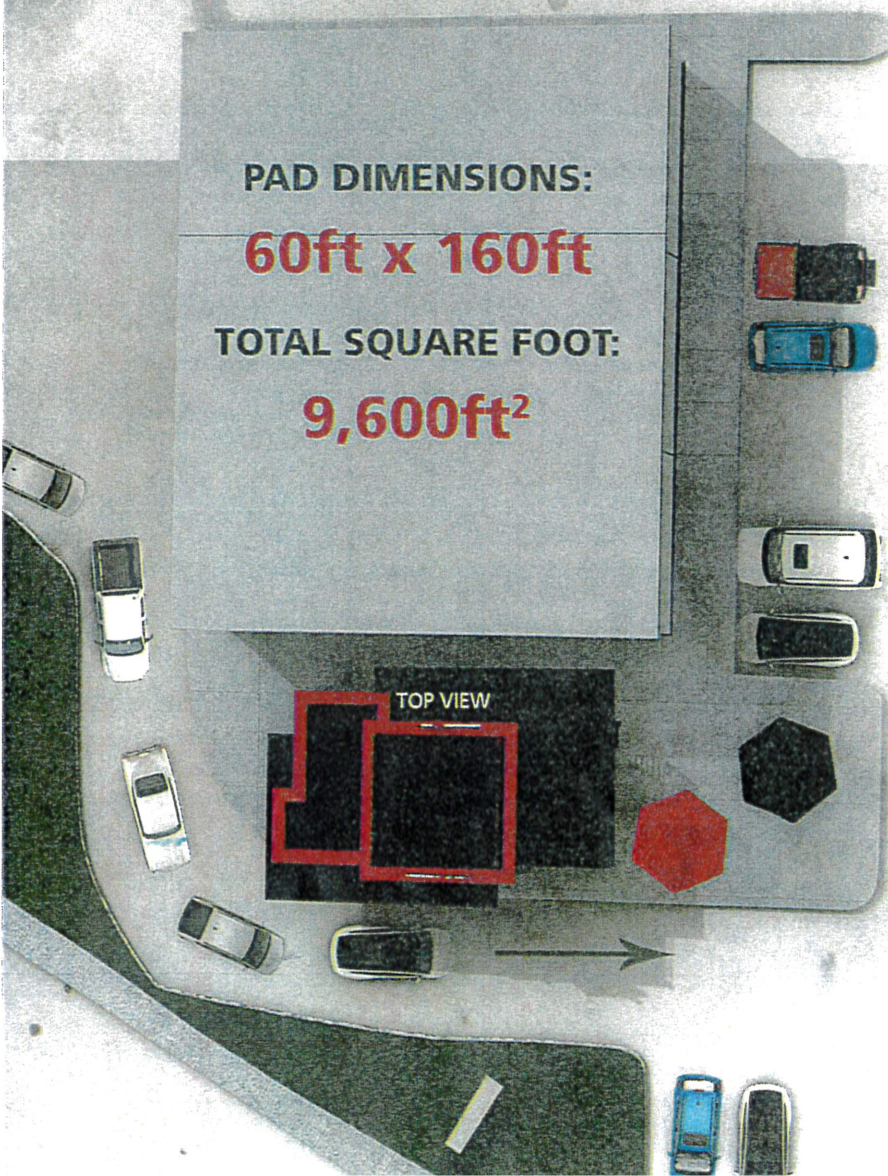


PAD DIMENSIONS:

60ft x 160ft

TOTAL SQUARE FOOT:

9,600ft²





SW Corner looking NE



SE Corner looking NW



NE Corner looking SW



NW Corner looking SE



CITY OF TWIN FALLS
PLANNING AND ZONING DEPARTMENT
324 Hansen Street East
P.O. Box 1907
Twin Falls, Idaho 83303-1907

SPECIAL USE PERMIT
Re-activated 05-08-18

Permit No.1417

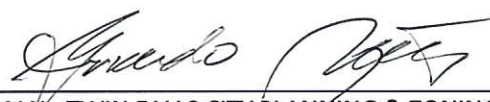
Granted by the Twin Falls City Planning and Zoning Commission, as presented, on December 13, 2016 to Goode Motor c/o CRC Property Holding, LLC whose address is P.O. Box 1108 Burley, ID 83318 for the purpose of establishing an auto dealership and accessory uses also including vehicle display pad sites on Kimberly Road on property located at 160 Eastland Drive and legally described as TWIN FALLS ACRES INSIDE PARCEL 2 OF TAX #1252, SW SW EXC NW .791A (14-10-17) RPT00107146030A

The Commission has attached the following conditions which must be fully implemented to avoid permit revocation (City Code Section 10-13-2.3):

This permit corresponds to Zoning Application No.2828

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to construction of the building being consistent with the submitted drawings/elevations, as presented.
3. Subject to the vehicle display pads along Kimberly Road not to exceed 16 pad sites.





CHAIRMAN - TWIN FALLS CITY PLANNING & ZONING COMMISSION

6/12/2018

DATE

This permit is for zoning purposes only. Other permits such as sign, building, electrical or plumbing permits, etc. may be required. All facilities must comply with all Building and Fire Code Regulations.

Please contact the Building Department at 735-7238 for further information.

cc: Building Inspection



Date: Tuesday, May 14, 2019
To: Planning and Zoning Commission
From: Brock Cherry, Planner, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow a facility with drive-through service on property located at 708 Blue Lakes Blvd. N on behalf on Java Properties, LLC c/o EHM Engineers, Inc.. (PZ19-0032)

Time Estimate:

Five (5) minutes for staff and applicant presentation; Five (5) minutes for Commission questions, deliberation, and decision.

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:

Regulatory Impact:

NA

History:

Java Espresso (the applicant) currently occupies and operates a drive-thru coffee shop on the property.

Analysis:

This is a request to allow a drive through facility and extended retail hours at 708 Blue Lakes Boulevard North. The subject property is located in the C-1 Zoning District. The C-1 Zone requires a special use permit (SUP) for drive-through services.

The existing building on the subject property will be demolished and a new drive through facility will be constructed.

The proposed drive through will be used to facilitate the delivery of food and beverage to customers. The proposed drive-through provides approximately eight (8) stacking spaces before the first stopping point and an escape lane which is nine feet (9') wide.

The drive through will be operated from 5:00 A.M. to 11:00 P.M. Monday through Sunday. Two (2) to four (4) employees will be present during operation. It is anticipated that the drive-through will service one (1) to six (6) cars at a time.

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-19-0032 SUP Staff Report
2. Vicinity Map
3. Narrative
4. Site Plan
5. Elevations
6. Photos



Comprehensive Staff Report

To: Planning & Zoning Commission
Presenter: Brock Cherry, City Planner
Editor: Jon Spendlove, P&Z Director
Request: A **Special Use Permit** allow a drive through facility and extended retail hours on property located at 708 Blue Lakes Boulevard North.

Application: PZ19-0032

Applicant & Representative:

Java Properties, LLC c/o
 Kahler Neild, EHM Engineers
 621 N. College Rd., Ste 100
 Twin Falls, ID 83301
 208-734-4888
 kneild@ehminc.com

Public Hearing: May 14th, 2019

Analysis

This is a request to allow a drive through facility and extended retail hours at 708 Blue Lakes Boulevard North. The subject property is located in the C-1 Zoning District. The C-1 Zone requires a special use permit (SUP) for drive-through services.

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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

Java Espresso (the applicant) currently occupies and operates upon the property.

Applicable Regulations or Codes

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, An 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 in the C-1 Zone for retail/trade uses operating outside the hours of seven o'clock (7:00) A.M. to ten o'clock (10:00) P.M.

Per City Code 10-7-12, 30' of gateway arterial landscaping is required when vacant or cleared land is being developed along gateway arterials (Blue Lakes Blvd).

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Mixed Use" Staff has determined this request is in compliance with the 2016 comprehensive plan.

The 2009 Master Transportation Plan indicates the subject property's adjacent roadways are arterial (Blue Lakes Blvd N.) and local (Spruce Ave.) roadways. It is anticipated that the existing transportation infrastructure will provide sufficient service for the requested use.

Public Hearing: May 14th, 2019

Potential Impacts

The proposed SUP will produce similar traffic and noise that has been produced from the "legal non-conforming" drive through. Staff believes due to the subject property being located on arterial and collector roadways that additional traffic flow will be accommodated.

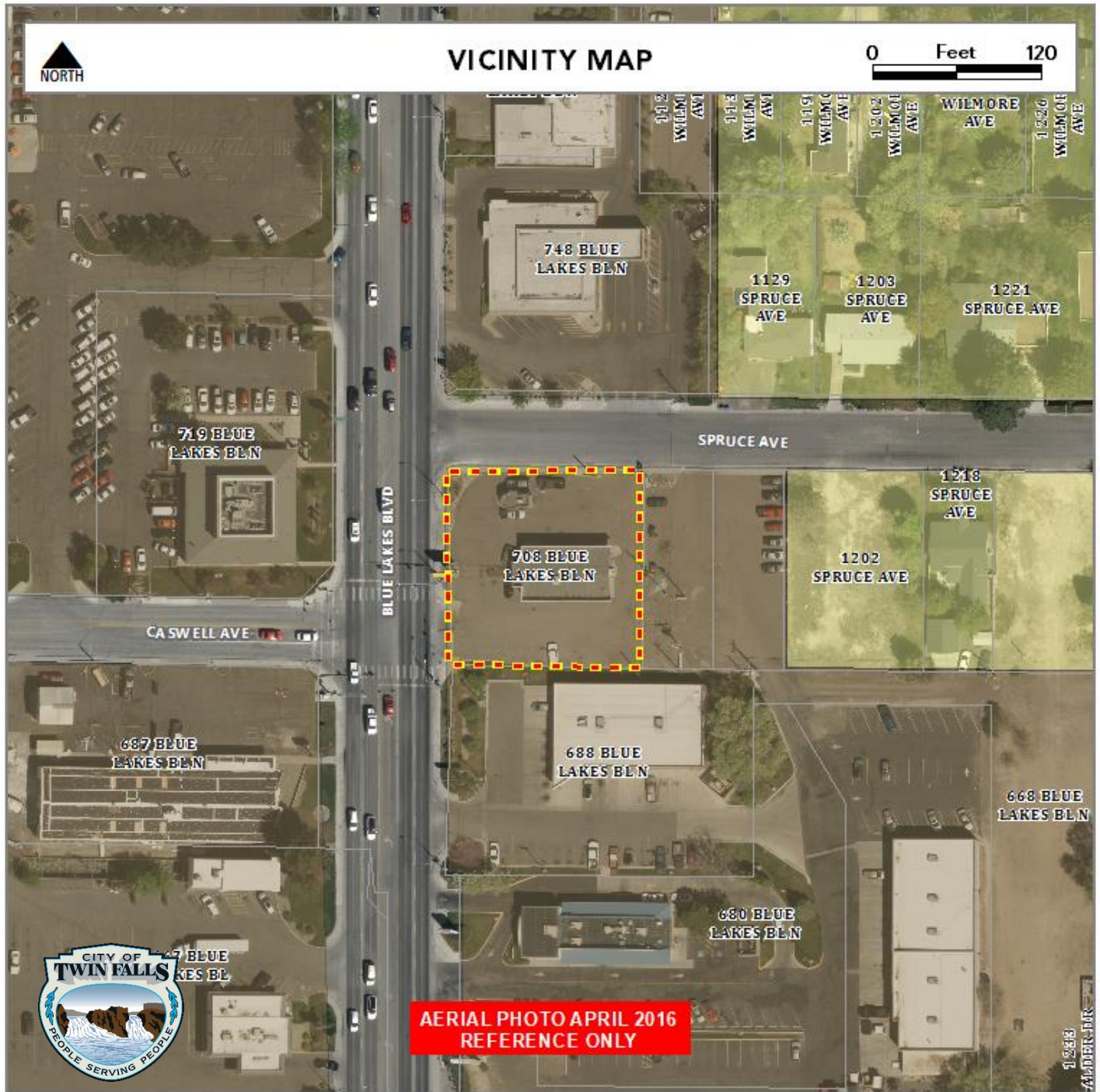
Conclusion

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.

Attachments

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



C-1
 R-2

Adjacent Zoning & Land Uses:

North:
 C-1, Financial Institution
 South:
 C-1, Retail
 East:
 C-1, Parking Lot
 West:
 C-1, Eating Place

Current Zoning & Land Use:

C-1, Eating Place

Comprehensive Plan:

Mixed Use

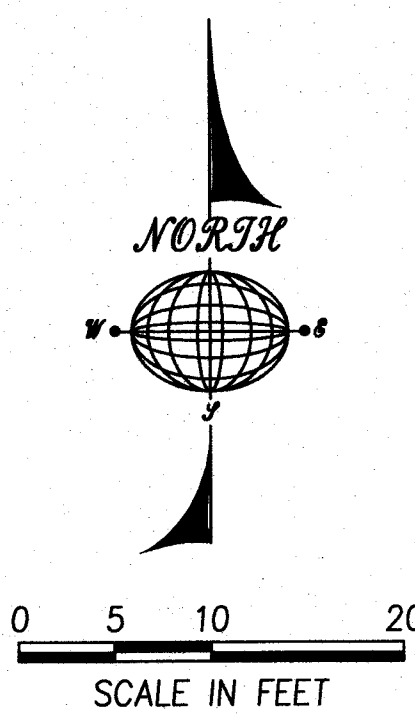
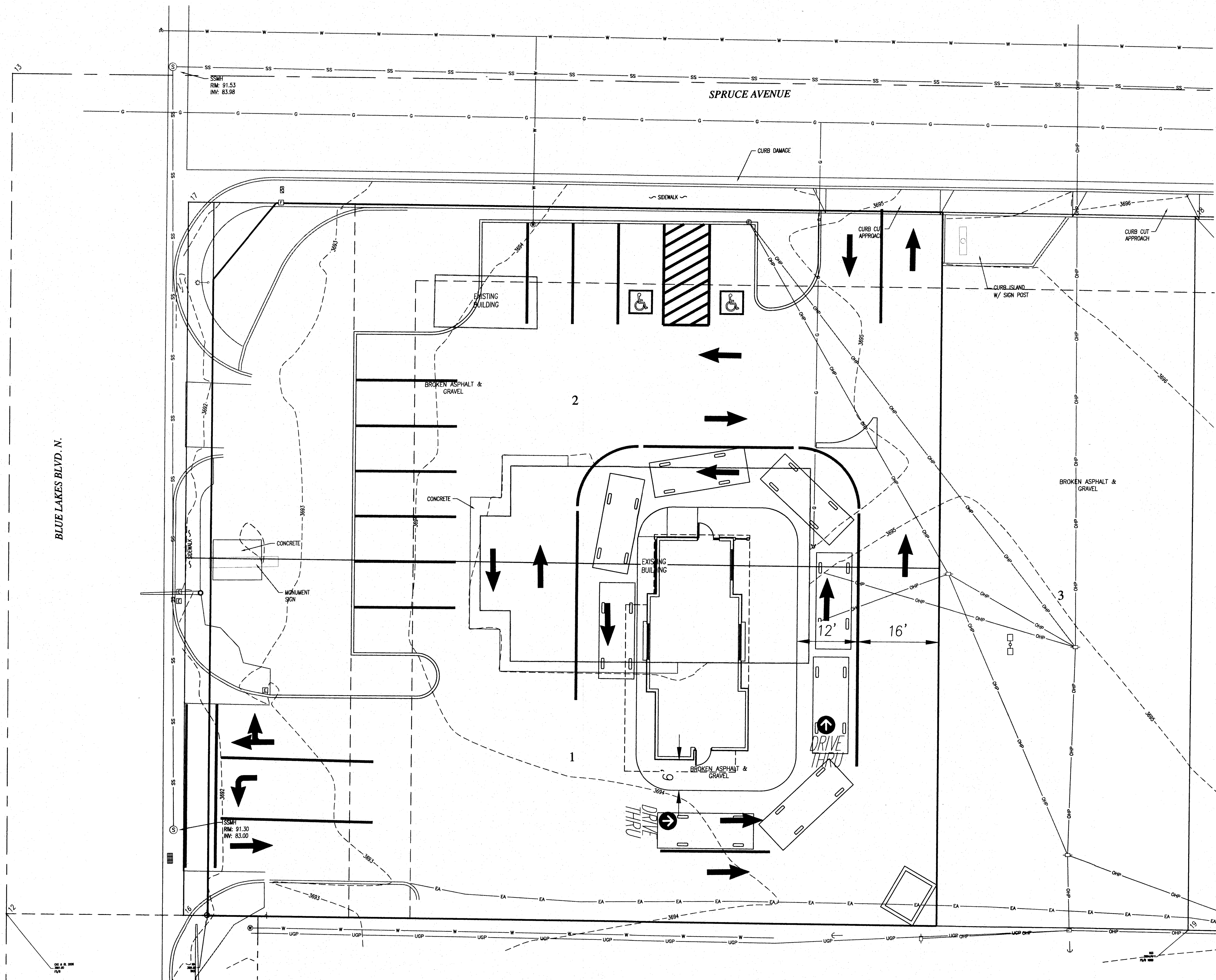
Applicable Regulations or Codes

Per City Code 10-4-8.2, 10-10-10

Special Use Permit Application

C.4. Additional Information

- a. The reason for the request is for the operation of a drive through coffee shop at 708 Blue Lakes Blvd., with a C1 Zoning designation.
- b. Explanation of project:
 - i. The facility will operate between the hours of 5 am – 11 pm, Monday – Sunday.
 - ii. There is expected to be between 1-6 cars in the drive through lanes during the majority of the hours of operation.
 - iii. There will be between 2-4 employees on the premises during the hours of operation and an hour before opening and an hour after closing for cleanup and prep.
- c. Evaluation of effects on adjoining properties:
 - i. The noise will be minimal, only car noises as they wait for service.
 - ii. The glare will be minimal due to the signage and interior lighting during the hours of operation.
 - iii. There will be no uncomfortable odors. Dumpsters will be emptied regularly.
 - iv. There will be typical vehicle fumes but no vibrations observed from adjoining properties.
 - v. The new coffee shop will be well accepted with the high commercial traffic along Blue Lakes Blvd. The facilities surrounding the property are mostly commercial use including dine in restaurants and fast food restaurants, super markets, and other businesses.



PARKING COUNT

REQUIRED	8
PROVIDED	12

SITE PLAN
 for
JAVA EXPRESS - BLUE LAKES

REVISIONS

DO NOT SCALE DRAWINGS
 CONTRACTOR SHALL VERIFY ALL
 CONDITIONS AND DIMENSIONS AT
 THE JOB SITE AND NOTIFY THE
 ENGINEER OF ANY DIMENSIONAL
 ERRORS, OMISSIONS, OR DIS-
 CREPANCIES BEFORE BEGINNING
 OR FABRICATING ANY WORK.

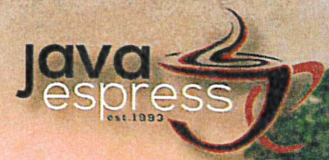
STAMP

PRELIMINARY

APPROVED	—
DESIGN	K. NEILD
DRAWN	J. SKEEN
DATE	04/02/2019
SCALE	AS SHOWN
DWG. NO.	090-19 SITE
SHEET	C-1

SINGLE LANE

DRIVE THROUGH WITH WALK UP CAFE



ISO VIEW



PAD DIMENSIONS:

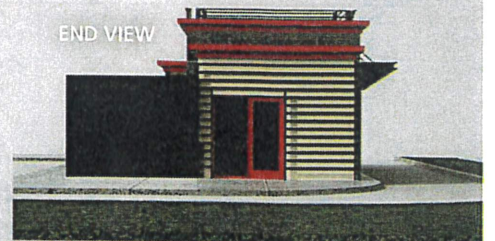
105ft x 117ft

TOTAL SQUARE FOOT:

12,285ft²



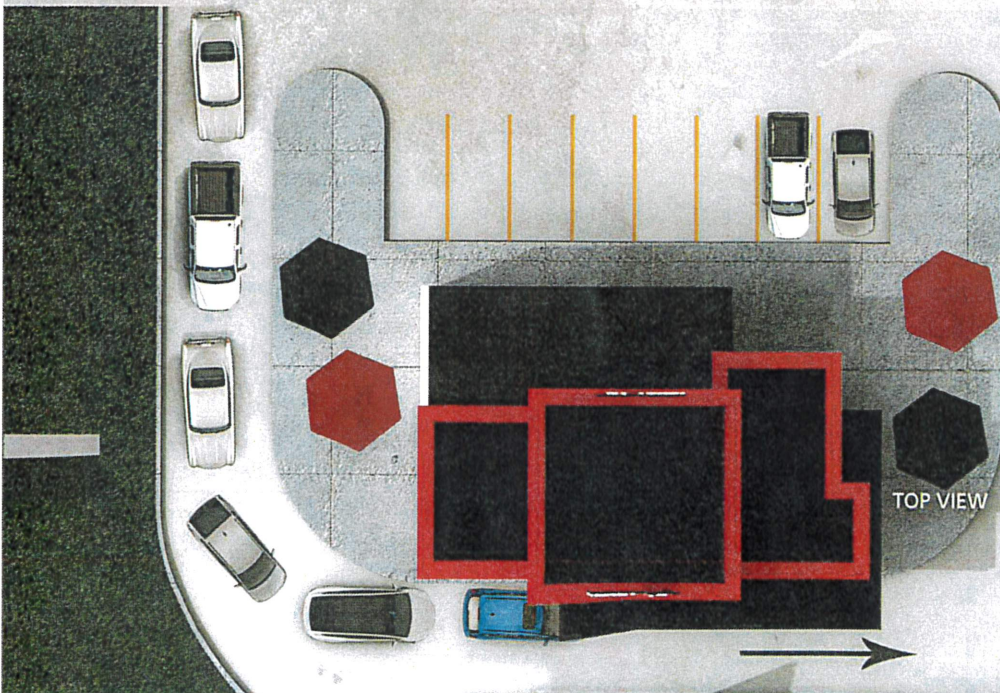
FRONT VIEW



END VIEW



END VIEW



TOP VIEW

SINGLE LANE

DRIVE THROUGH WITH WALK-IN

java
espresso
est. 1993

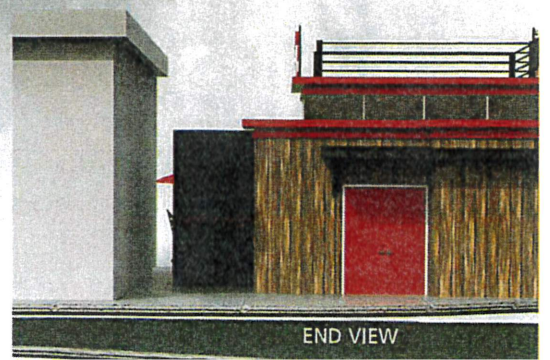
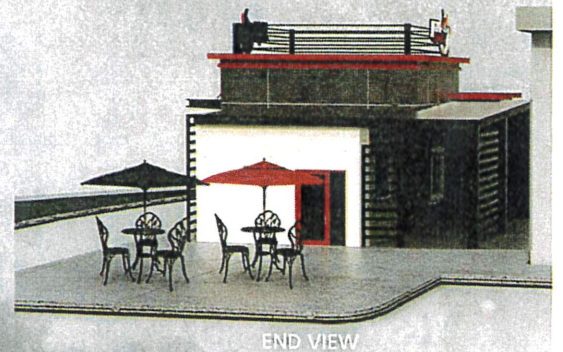
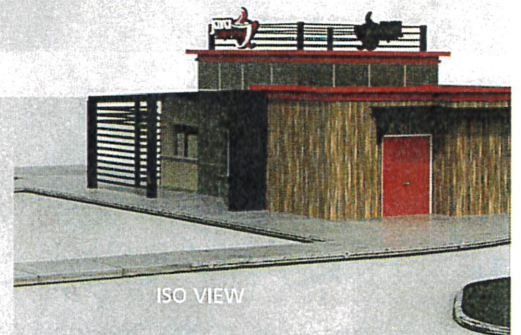
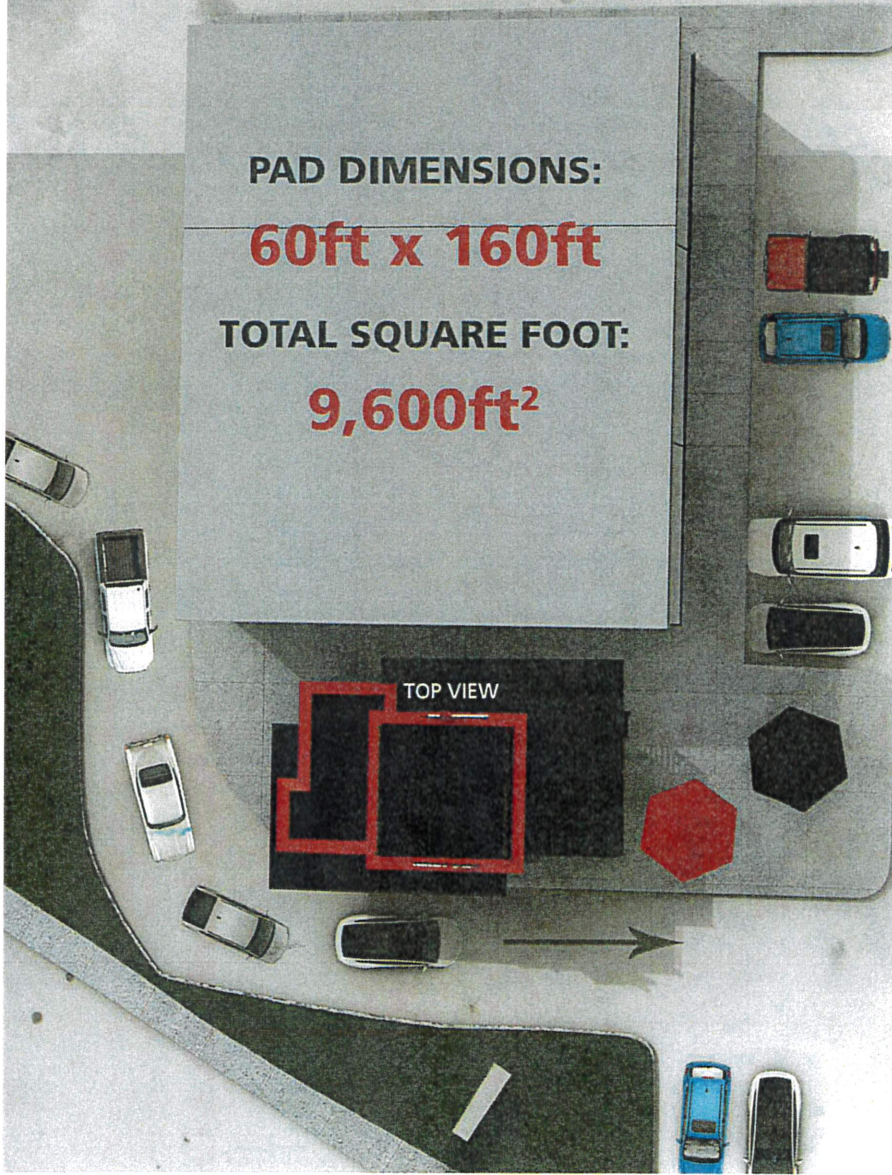


PAD DIMENSIONS:

60ft x 160ft

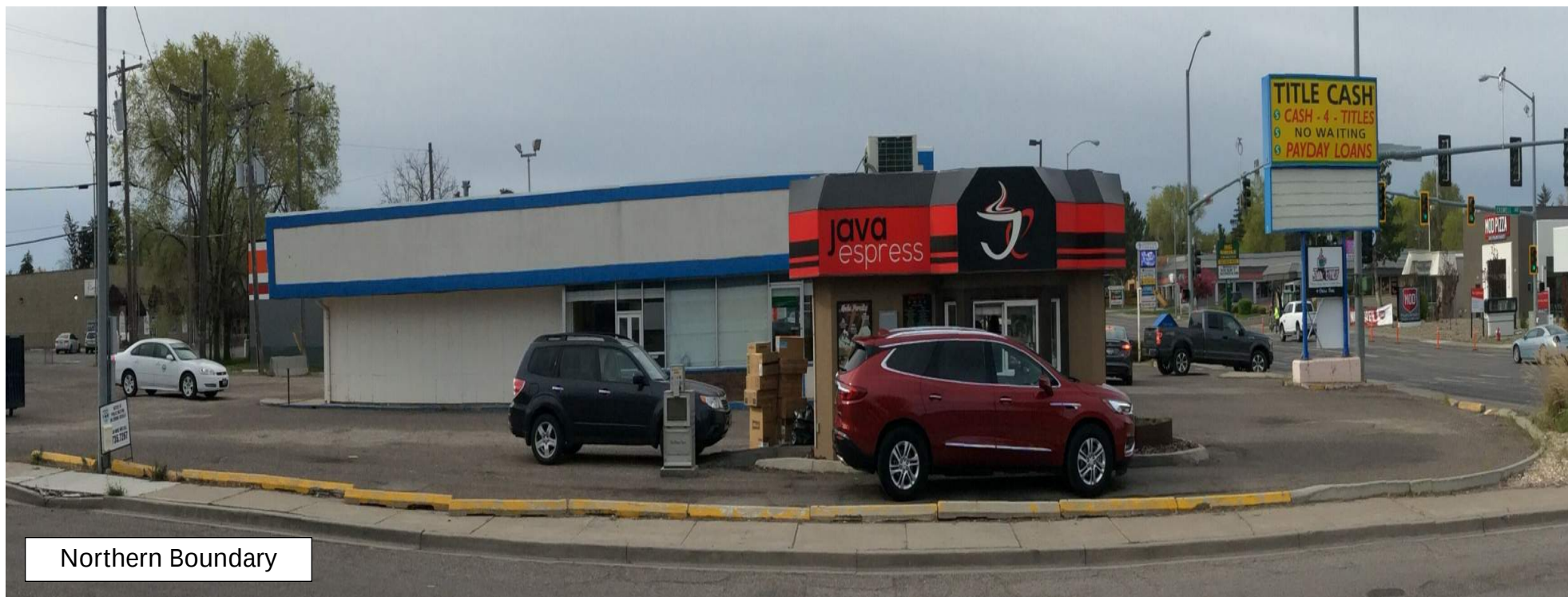
TOTAL SQUARE FOOT:

9,600ft²





NW Corner Looking SE



Northern Boundary



SW looking NE



SE looking nW