



Twin Falls Planning & Zoning Commission Minutes

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

Chairperson Titus called the meeting to order at 6:00 pm

A quorum was present.

Members present: Titus, Hansen, Bolton, Kelley, Musser, Perez, Detweiler, Hawkins

Staff present: Spendlove, O'Connor, Cherry, Vitek, Nope, Ebersole

2) Consent Calendar

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

Unanimously Approved

- a) Approval of Minutes from the following meeting: May 1, 2019

3) Public Hearings

- a) 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)

Staff Presentation:

City Planner O'Connor presented the 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)

§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)

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

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.

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.

Applicant Presentation:

Kevin Faria, applicant's representative, presented the request for annexation.

PZ/Questions & Comments:

- Commissioner Bolton asked staff which parcels in the area are already annexed.
- City Planner O'Connor pointed out on the map which properties are in city limits and which are in the area of impact.
- Commissioner Detweiler asked if there is a business on the property now.
- City Planner O'Connor stated he believes there are a few businesses on the property now.
- Commissioner Kelley asked for clarification on the property to the west, is it city limits.
- City Planner O'Connor clarified the property is in city limits.

Public Hearing: Opened and Closed without comment

Discussions Followed:

- Commissioner Detweiler asked if the city has issues hooking the property up to sewer/water lines.
- City Planner O'Connor stated there are no issues.

MOTION:

Commissioner Bolton made a motion to recommend approval to City Council for the zoning of M-2 for the property located at 305 Hankins Road South on behalf of Maria P. Silva. (PZ19-0029) Commissioner Hawkins seconded the motion.

Unanimously approved

- b) 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)

Staff Presentation:

City Planner Brock Cherry presented the request for a Special Use Permit to allow a facility with drive-through service with extended retail hours on property located at the 100 block of Eastland Drive on behalf of Java Properties, LLC c/o EHM Engineers, Inc. (PZ19-0031)

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. 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.

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.

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.

Applicant Presentation

Dave Thibault, EHM Engineers, representing applicant, presented the request for the SUP for the drive through and extended retail hours on property located at the 100 block of Eastland Drive on behalf of Java Properties, LLC c/o EHM Engineers, Inc. He outlined the vehicle stacking for the drive thru. He stated the applicant is in agreement with staff recommendations. He addressed the existing fixtures and stated they are willing to trade fixture for fixture.

PZ/Questions & Comments:

- Commissioner Bolton asked if the bank building will be demolished.
- Mr. Thibault clarified that the bank property is not included in the request.
- Commissioner Detweiler asked how the traffic flow issues are being addressed.
- Mr. Thibault stated there is access to the property from Kimberly Rd. and Eastland Dr. further to north. He stated he does not foresee any traffic flow issues.
- Commissioner Musser asked if the SUP for the car dealership is still in place.
- City Planner Cherry stated the car dealership SUP is still in place. This SUP includes drive thru and extended hours.
- Commissioner Musser asked if this request is from the owner of the dealership.
- Mr. Thibault stated the applicant is the owner of whole property.
- Commissioner Musser asked if gateway arterial landscaping requirement is still in place.
- City Planner Cherry stated yes, the landscaping requirement is still in place.

Public Hearing: Opened and Closed without comment

Discussions Followed: without concerns

MOTION:

Craig Kelley moved to approve the request for a Special Use Permit to allow a facility with drive-through service and extended hours on property located at the 100 block of Eastland Drive on behalf of Java Properties, LLC c/o EHM Engineers, Inc. (PZ19-0031). Ed Musser seconded the motion.

Unanimously approved

- c) 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)

Staff Presentation:

Brock Cherry, City Planner, presented the Request for a Special Use Permit to allow a facility with drive-through service and extended hour on property located at 708 Blue Lakes Blvd. N on behalf on Java Properties, LLC c/o EHM Engineers, Inc.. (PZ19-0032) 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. Java Espresso (the applicant) currently occupies and operates a drive-thru coffee shop on the property.

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.

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.

Applicant Presentation:

Dave Thibault, EHM Engineers, representing applicant, presented the request for the SUP. The property is a C1 commercial zoned property along the Blue Lakes corridor. The plan is to demolish the existing buildings and rebuild a new facility. The stacking is 8 vehicles in the drive through lane. He stated there is a private approach and there will be an improved function and a great improvement.

PZ/Questions & Comments:

- Commissioner Musser asked if there is a concern with vehicle stacking issues.
- Mr. Thibault stated he has observed the traffic flow at the current facility. The flow depends on peak hours/current customers. He stated there is not a lot of flexibility with this location, but they have added significantly more parking spots to accommodate any overflow.
- Commissioner Detweiler asked if there is a current coffee shop at that location.
- Mr. Thibault pointed out on the map that there is a small shop at the north of property.
- Commissioner Detweiler asked if there is an SUP for the current location.
- City Planner Cherry stated there is no SUP for the current location, as it is a legal non-conforming building.
- Chairperson Titus asked if both existing buildings are to be demolished.
- Mr. Thibault stated both buildings will be demolished.
- Chairperson Titus asked about landscaping, curb, gutter, and sidewalk requirements.
- City Planner Cherry stated because this is a new building, new requirements kick in. The curb, gutter and sidewalk currently exist.
- Commissioner Musser asked about issues with left turns onto Blue Lakes Blvd.
- Mr. Thibault stated the current intersection now allows for a left turn and is signal controlled.

Public Hearing: Opened

- Citizen, Charles Collins, is looking forward to the building improvement, but is

concerned about the intersection at Spruce St. and Blue Lakes Blvd. and the difficulty to get across the street.

Public Hearing: Closed

Discussions Followed:

- Commissioner Bolton asked if any traffic studies have been done in the area.
- PZ Director Spendlove stated applicant did not submit a traffic study. He stated the intersection on Blue Lakes Blvd. will most likely be used to access property.
- Assistant Engineer Vitek stated there is no easement there, and it isn't typical to have an intersection at private property.
- Chairperson Titus stated it is an improvement, and can see no further impact as it already exists.
- Commissioner Kelley stated the existing signal provides better traffic flow.
- Commissioner Bolton stated the new building is a substantial improvement.

MOTION:

Commissioner Hansen moved to approve the 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)
Commissioner Detweiler seconded the motion.

Unanimously approved

4) Upcoming Meeting(s)

a) **Worksession - Wednesday, June 5, 2019 - 12:00 pm**

PZ Director Spendlove stated there will be training by the police department and a code rewrite update with the consultant.

b) **Tuesday, June 11, 2019 - 6:00 p.m.**

5) Adjournment

The meeting adjourned at 6:43 pm.

Kelli Ebersole, Administrative Assistant