



Twin Falls Planning & Zoning Commission Agenda

Tuesday, July 9, 2019, 6:00 PM

203 Main Ave. E
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: June 25, 2019
 - b) **ACTION ITEM:** Approval of Findings of Fact and Conclusions of Law:
 - Westpark Subdivision #1 Preliminary Plat
 - Diana and Michael Blaylock SUP
- 3) Public Hearings
 - a) **ACTION ITEM:** Request for a recommendation to City Council for an amendment to the Perrine Point PUD #251 to allow multi-family units, amend landscaping requirements, and update the Pressure Irrigation agreement on property located at the NW corner of Falls Ave W. and Grandview Dr. N. c/o EHM Engineers, Inc. on behalf of Tres Gringos, LLC (PZ19-0048)
By: Steve O'Connor, City Planner
 - b) **ACTION ITEM:** Request for a Special Use Permit to allow a drive through facility on property located at 2392 Addison Avenue East c/o Kyle James on behalf of Jason Reading. (PZ19-0064)
By: Brock Cherry, City Planner
 - c) **ACTION ITEM:** Request for a Special Use Permit to allow Automobile and Truck sales and/or rentals on property located at 303 4th Avenue West Lots 6, 7, and 8 Block 142 of the Twin Falls Original Townsite c/o Brett Thompson. (PZ19-0066)
By: Brock Cherry, City Planner
- 4) Upcoming Meeting(s)
 - a) Tuesday, July 23, 2019
- 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

Tuesday, June 25, 2019, 6:00 PM

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, Kelley, Hawkins, Hansen, Perez, Higley, Detweiler

Staff present: Ebersole, O'Connor, Cherry, Humble, Vitek

2) Consent Calendar

Commissioner Kelley made a motion to approve the consent calendar, as presented. Commissioner Higley seconded the motion.

Consent Calendar approved by a vote of 5-0-2.

a) Approval of Minutes from the following meeting: June 11, 2019

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

- Ray Perron Non-Conforming Building Permit
- Sky Homes LLC SUP

3) Items of Consideration

a) Preliminary Presentation for a request for an amendment to the Perrine Point #251 to allow multi-family units, amend landscaping requirements, and update the Pressure Irrigation agreement on property located at the NW corner of Falls Ave W. and Grandview Dr. N. c/o EHM Engineers, Inc. on behalf of Tres Gringos, LLC (PZ19-0048)

Staff Presentation:

City Planner O'Connor presented the Preliminary Presentation for a request for an amendment to the Perrine Point #251 to allow multi-family units, amend landscaping requirements, and update the Pressure Irrigation agreement on property located at the NW corner of Falls Ave W. and Grandview Dr. N. c/o EHM Engineers, Inc. on behalf of Tres Gringos, LLC (PZ19-0048)

Per Twin Falls City Code 10-6-1.4(E) Approval of a ZDA Sub-District requires a preliminary presentation to the Planning and Zoning Commission for a review of the proposed changes. The Commission is allowed and may grant the public the ability, to ask questions and give suggestions to the applicant about the proposed project during the preliminary presentation. A public hearing shall be held before

the Commission for a recommendation to the Council to amend the zoning district and the zoning map, amend with recommendations or deny the request.

Staff makes no recommendation at this time.

Applicant Presentation:

Gerald Martens, representing Tres Gringos, LLC, presented the request for a modification to the Perrine Point #251 PUD agreement to allow for an R-6 B Zone. He stated the original PUD plat was approved more than ten (10) years ago. There will be a redesign of the lots. He stated there will be private roads throughout the development instead of public roads, with modifications to the sidewalk and parking requirements. Mr. Martens also stated the canal will be piped, completed this fall prior to any occupancy. There is a plan to widen and improve the entrance at Grandview to four (4) lanes with turn lanes onto Grandview.

Blake Jolley, representing buyer, presented the plan to build townhouses to residential code. Mr. Jolley presented examples of the proposed units and the parking plan. He stated the units will be single story, easily accessible for wide range of people. He stated this development will help fill a need for affordable housing in the city.

PZ/Questions & Comments:

- Commissioner Higley asked if this property will be under one ownership.
- Mr. Jolley stated there is one owner for this section.
- Mr. Martens stated the boundary to the north, south, and west will be fenced. The east boundary will not be fenced.
- Commissioner Higley asked if there is common ground in the development.
- Mr. Jolley stated there is 50-60 ft. of green space behind units. Each unit has 8' x 8' patio.
- Commissioner Perez asked for clarification on the specifications for the individual buildings.
- Mr. Jolley stated there will be one bedroom/one bath units as well as 2 bedroom/1 bath units.
- Mr. Martens stated working with staff important aspect accesses (3) collector streets.
- Chairperson Titus asked for clarification on the amendment to the landscape requirements.
- Mr. Martens stated it was for clarification as stated on the amendment and is in line with the zoning district. This development will be highly landscaped with the perimeters fenced at back edge of sidewalks.
- Mr. Jolley stated there will be slightly over 9 one story units per acre.
- Commissioner Higley stated he thinks this is a great fit and addresses need in community.

The public hearing for this item will be on July 9, 2019.

- b) Request for consideration of a Preliminary Plat for the Westpark Subdivision No.11, located on 4.41 acres on Canyon Crest Drive c/o EHM Engineers on behalf on David Shotwell. (PZ19-0052)

Staff Presentation:

City Planner Cherry presented the request for consideration of a Preliminary Plat for the Westpark Subdivision No.11, located on 4.41 acres on Canyon Crest Drive c/o EHM Engineers on behalf on David Shotwell. (PZ19-0052)

The Commission may approve, conditionally approve, deny or table for additional information when acting on the preliminary plat. If tabled, approval or denial shall occur at the regular meeting following the meeting at which the plat is first considered by the Commission. The action and the reasons for such

action shall be stated in writing by the Administrator and forwarded to the applicant. The administrator shall also forward a statement of the action taken and the reasons for such action together with a copy of the approved preliminary plat to the Council for its information and record.

Per City and County records, the subject property is undeveloped.

This is a request for approval of the Preliminary Plat Westpark Subdivision No. 11, consisting of two (2) lots on a 4.41 acre (+/-) property located at the eastern end of Canyon Crest Drive.

This plat complies with the standards as set forth in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, all regulations regarding C-1 and CRO Overlay zoning development standards, the Northridge No. 2 PUD and the 2016 Comprehensive Plan. All general criteria for approval have been met, per State Statute 50-13.

Approval of a preliminary plat does not constitute a commitment by the City to provide water or waste water services. The plat indicates that each lot will be connected to City of Twin Falls water and sewer systems. A guarantee of services comes when the City Engineer signs a will-serve letter after final and construction plans are reviewed

A final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. Only after a final plat has been approved by the City Council and construction plans approved, may the plat be recorded and lots sold for development.

Should the Commission approve this request as presented, staff recommends approval be subject to the following conditions:

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.

Applicant Presentation:

Gerald Martens, EHM Engineers, representing applicant, presented the request for the preliminary plat dividing it into one or two parcels.

PZ/Questions & Comments:

- Commissioner Hansen asked if there are plans to extend Vermont St.
- Mr. Martens stated it is an easement and they would like to preserve easements. Pedestrian access will be relocated to Canyon Crest Dr. to the south.
- City Planner Cherry stated the city does not plan to extend Vermont St. at this time.

Public Hearing: Opened and Closed without input

Discussions Followed: without concerns

Motion:

Commissioner Hansen made a motion to recommend approval of the request, as presented, with staff recommendations. Commissioner Hawkins seconded the motion.

Unanimously approved

4) Public Hearings

- a) Request for a Special Use Permit to allow a home occupation on property located at 259 Pheasant Rd. West #25 on behalf of Diana and Michael Blaylock. (PZ19-0055)

Staff Presentation:

City Planner Cherry presented the request for a Special Use Permit to allow a home occupation on property located at 259 Pheasant Rd. West #25 on behalf of Diana and Michael Blaylock. (PZ19-0055)

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.

Per County and City records, the townhome complex where the subject property is located was built in 1979.

This is a request to allow a Home Occupation for a Home Bakery business located at 259 Pheasant Road West #25. The subject property is located within the R-4 (Residential Medium Density) Zoning District.

The applicant(s) intends to operate regularly Monday through Saturday 8:00 A.M. to 8:00 P.M. The applicant intends to serve approximately ten (10) to twenty (20) customers monthly. However, the applicant has stated that during holiday months they could potentially serve up to forty (40) customers per month.

Staff determines that the applicant's request is in accordance with City Code and City Comprehensive Plans.

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.

Applicant Presentation:

Diana and Michael Blaylock presented their request to open a home bakery on property located at 259 Pheasant Road West #25.

PZ/Questions & Comments:

Public Hearing: Opened and Closed without input

Discussions Followed:

- Commissioner Perez asked what will happen if neighbors complain about the bakery after the SUP is approved.
- City Planner Cherry stated they would address any issues with the applicant at that time.

Motion:

Commissioner Kelley made a motion to recommend approval of the request, as presented, with staff recommendations. Commissioner Hawkins seconded the motion.

Unanimously approved

5) Upcoming Meeting(s)

a) Tuesday, July 9, 2019 at 6:00 pm

6) Adjournment

The meeting adjourned at 6:44 pm.

Kelli Ebersole, Administrative Assistant



BEFORE THE PLANNING & ZONING COMMISSION OF THE CITY OF TWIN FALLS

In Re:

Preliminary Plat Application,

David Shotwell, Westpark Partners

c/o EHM Engineers, Inc.

Applicant(s)

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FINDINGS OF FACT,

CONCLUSIONS OF LAW,
AND DECISION

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho at the **June 25, 2019** hearing for consideration of the preliminary plat of **Westpark** Subdivision No. 11, consisting of two (2) lots, approximately **4.41(+/-)** acres, located on property at the southwest corner of the intersection of Canyon Crest Drive and Vermont Avenue, and the Planning and Zoning Commission having heard testimony from interested parties being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has requested approval of the preliminary plat of **Westpark** Subdivision No. 11, consisting of two (2) lots, approximately **4.41(+/-)** acres, located on property at the southwest corner of the intersection of Canyon Crest Drive and Vermont Avenue.

2. The property in question is zoned **C-1 PUD, CRO** pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as **Mixed Use** in the duly adopted Comprehensive Plan of the City of Twin Falls.

4. The existing neighboring land uses in the immediate area of this property are: to the north, **Restaurant and Event Center**; to the south, **Recreation Center**; to the east, **Vacant and Office**; to the west, **Multifamily Residential**.

5. The City Engineering Office has reviewed the preliminary plat and has approved the proposed street accesses and public utility extensions, subject to availability of such services at the time of development. The developer will pay all costs of public improvements, including but not limited to streets, curb, gutter and sidewalks, sewer, water and pressurized irrigation systems. The proposed development includes dedication of additional right-of-way in compliance with the Master Street Plan.

6. Any detrimental effects on the neighborhood would be ameliorated by observance of the conditions, which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

Based on the foregoing Findings of Fact and the regulations and standards set forth below, the Planning and Zoning Commission hereby makes the following

CONCLUSIONS OF LAW

1. The preliminary plat of the **Westpark** Subdivision No. 11, consisting of two (2) lots, approximately **4.41(+/-)** acres, located on property at the southwest corner of the intersection of Canyon Crest Drive and Vermont Avenue is in conformance with the objectives of the zoning ordinance and the policy for developments in Twin Falls City Code §10-1-4. Specifically, the land can be used safely for building purposes without danger to health or peril from fire, flood or other menace, proper provision has been made for drainage, water, sewerage and capital improvements including schools, parks, recreation facilities, transportation facilities and improvements, all existing and proposed public improvements conform to the Comprehensive Plan.

2. The preliminary plat is in conformance with the Comprehensive Plan as required by Twin Falls City Code §10-12-2.3(H) (2) (a).

3. Public services are currently available to accommodate the proposed development, as required by Twin Falls City Code §10-12-2.3(H) (2) (b). Public services may not be available at the time of development, depending upon the speed of development of this and other subdivisions and the ability of the City to obtain additional water and/or sewer capacity.

4. The development of streets, sewer, water, irrigation, dedication of park land and other public improvements at the cost of the developer will not adversely affect any capital improvement plan and will integrate with existing public facilities, as required by Twin Falls City Code §10-12-2.3(H)(2)(c).

5. There is sufficient public financial capability of supporting services for the proposed development, as required by Twin Falls City Code §10-12-2.3(H) (2) (d).

6. There are no other health, safety or environmental problems associated with the proposed development that were brought to the Commission's attention, per Twin Falls City Code §10-12-2.3(H)(2)(e).

Based on the foregoing Conclusions of Law, the Twin Falls City Planning and Zoning Commission hereby enters the following

DECISION

The request for approval of the preliminary plat of **Westpark** Subdivision No. 11, consisting of two (2) lots, approximately **4.41(+/-)** acres, located on property at the southwest corner of the intersection of Canyon Crest Drive and Vermont Avenue is hereby granted, subject to final technical review by the City Engineer's Office and subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein. The

applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls.

CHAIRMAN-TWIN FALLS CITY PLANNING & ZONING
COMMISSION

DATE

"EXHIBIT NO. A"

1. **Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.**



BEFORE THE PLANNING & ZONING COMMISSION OF THE CITY OF TWIN FALLS

In Re:	)	
	)	
<u>Special Use Permit</u> , Application,	)	FINDINGS OF FACT,
	)	
<u>Diana and Michael Blaylock</u>	)	CONCLUSIONS OF LAW,
Applicant(s)	)	
	)	AND DECISION

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho on June 25, 2019 for public hearing pursuant to public notice as required by law for a Special Use Permit to allow a Home Occupation on property located at 259 Pheasant Road West #25, and the Planning and Zoning Commission having heard testimony from interested parties being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has applied for a Special Use Permit to allow a Home Occupation on property located at 259 Pheasant Road West #25. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: June 6, 2019.
3. The property in question is zoned R-4 pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Town Neighborhood in the duly adopted Comprehensive Plan of the City of Twin Falls.
4. The existing neighboring land uses in the immediate area of this property are: to the north, Residential to the south, Residential; to the east; Residential; and to the west, Residential.
5. Relevant criteria and standards for consideration of this application are set forth in Sections 10-2-1, 10-4-5.2, 10-11-1 to 8, and 10-13-2.2, Twin Falls City Code.

Based on the foregoing Findings of Fact, the Planning and Zoning Commission hereby makes the following:

CONCLUSIONS OF LAW

1. The application for a Special Use Permit Special Use Permit to allow a Home Occupation on property located at 259 Pheasant Road West #25 is consistent with the purpose of the R-4 Zone, and is not detrimental to any of the outright permitted uses or existing special uses in the area.

2. The proposed use does constitute a special use as established by zoning requirements for the zone involved as required by Twin Falls City Code 10-13-2.2(D)1.

3. The proposed use will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations as required by Twin Falls City Code 10-13-2.2(D)2

4. The proposed use will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area as required by Twin Falls City Code 10-13-2.2(D)3.

5. The proposed use will not be hazardous or disturbing to existing or future neighboring uses as required by Twin Falls City Code 10-13-2.2(D)4.

6. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community as required by Twin Falls City Code 10-13-2.2(D)6.

7. The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors as required by Twin Falls City Code 10-13-2.2(D)7.

8. The proposed use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares as required by Twin Falls City Code 10-13-2.2(D)8.

9. The proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance as required by Twin Falls City Code 10-13-2.2(D)9.

10 The proposed use is a proper use in the SUI Zone, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

11. The application for a Special Use Permit for the purpose of Public Notice Text should be granted, subject to all applicable requirements of the Zoning Ordinance, Adopted Standard Drawings and City code of the City of Twin Falls, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

Based on the foregoing Conclusions of Law, the Twin Falls City Planning and Zoning Commission hereby enters the following

DECISION

1. The application for a Special Use Permit Special Use Permit to allow a Home Occupation on property located at 259 Pheasant Road West #25 is hereby granted, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.
2. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.
3. The Special Use Permit shall be issued, as presented.

CHAIRMAN- TWIN FALLS CITY PLANNING & ZONING COMMISSION

DATE

"EXHIBIT NO. A"

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

APPLICATION # PZ19-0055



**CITY OF TWIN FALLS
PLANNING AND ZONING DEPARTMENT**

203 Main Avenue East
P.O. Box 1907
Twin Falls, Idaho 83303-1907
Phone: 208-735-7267 Fax: 208-736-2641

SPECIAL USE PERMIT

Permit No. PZ19-0055

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on **June 25, 2019** to **Diana and Michael Blaylock** whose address is **259 Pheasant Road West #25** Special Use Permit to allow a Home Occupation on property located at 259 Pheasant Road West #25 and legally identified with the following Parcel ID: **RPT56310000250**.

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

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

Chairman Planning & Zoning Commission

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.



Date: Tuesday, July 9, 2019
To: Planning and Zoning Commission
From: Planning & Zoning Department

ACTION ITEM

Request:

Request for a recommendation to City Council for an amendment to the Perrine Point PUD #251 to allow multi-family units, amend landscaping requirements, and update the Pressure Irrigation agreement on property located at the NW corner of Falls Ave W. and Grandview Dr. N. c/o EHM Engineers, Inc. on behalf of Tres Gringos, LLC (PZ19-0048)

Time Estimate:

15-20 minutes between staff and the applicant.

Background:

N/A

Approval Process:

Per Twin Falls City Code 10-6-1.7 Approval of a ZDA Sub-District requires a preliminary presentation to the Planning and Zoning Commission for a review of the proposed changes. The Commission is allowed and may grant the public the ability, to ask questions and give suggestions to the applicant about the proposed project during the preliminary presentation. A public hearing shall be held before the Commission for a recommendation to the Council to amend the zoning district and the zoning map, amend with recommendations or deny the request.

Budget Impact:

N/A

Regulatory Impact:

If approved this request would change the development entitlements for the properties governed by the Perrine Point PUD # 251, to allow the requested amendments.

History:

Both the Perrine Point PUD and Plat were recorded in May 2008.

Analysis:

This is a request for a PUD Amendment for the Perrine Point PUD #251, located at the NW corner of Falls Ave. W. and Grandview Dr. N.

There are three general land use changes to the PUD the applicant is requesting to allow;

1. Multiple attached units and buildings within the area identified as R-6 B Zone on the amended Master Development Plan.
2. Remove the perimeter landscaping requirement for all zones and revert any landscaping requirements to the underlying zoning district
3. Amend the Pressure Irrigation Development agreement by relocating PI infrastructure from the southeastern portion

to the western portion of the development.

The developer also requested there be five foot (5') wide attached rolled curb sidewalks for all internal pedestrian circulation within the R-6 B Zone. The PUD also currently prohibits chain-link fencing within the boundaries of the PUD. This amendment would allow for chain-link fencing with privacy slats to surround the pressure irrigation pump station, and then through a written agreement, it would be allowed in the zoned designated as Neighborhood Commercial (NCO) on the amended master development plan.

Per the City Engineering Department, the requirement for the development of the traffic signal at Falls Ave W and Grandview Dr. N. was removed. The purpose of this is to allow Impact Fees to be utilized to fund the future development of the traffic signal at the proper time in the future.

City staff has worked extensively with the applicant and the representatives to get the language of the proposed amendments to meet city code and policies while also allowing the applicant to develop the property as they desire.

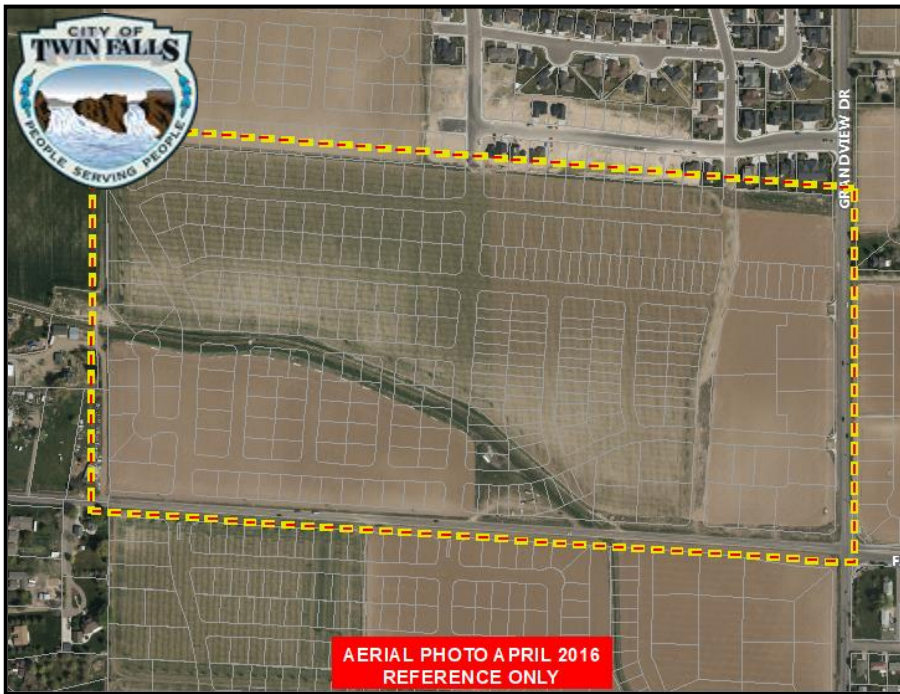
Conclusion:

Should the commission recommend approval for this request, staff recommends the following condition(s):

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

Attachments:

1. PZ19-0048 PUD Amendment Staff Report
2. 1 - Vicinity
3. 2 - Narrative
4. 3 - Site Plan
5. 4 - Amended Master Development Plan
6. 5 - Road Section
7. 6 - Elevations
8. 7 - Photos
9. 8 - Draft PUD Addendum



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Steve O'Connor, City Planner

Request: to **Amend** the Perrine Point PUD #251 to allow multi-family units, amend landscaping requirements, and update the Pressure Irrigation agreement on property located at the NW corner of Falls Ave. W. and Grandview Dr. N.

Application: PZ19-0048

Applicant:

Tres Gringos, LLC

c/o EHM Engineers, Inc

621 North College Rd., Ste 100

Twin Falls, ID 83301

208.734.4888

gmartens@ehminc.com

Public Hearing: Tuesday, July 8th, 2019

Analysis

This is a request for a PUD Amendment for the Perrine Point PUD #251, located at the NW corner of Falls Ave. W. and Grandview Dr. N.

There are three general land use changes to the PUD the applicant is requesting to allow;

1. Multiple attached units and buildings within the area identified as R-6 B Zone on the amended Master Development Plan.
2. Remove the perimeter landscaping requirement for all zones and revert any landscaping requirements to the underlying zoning district
3. Amend the Pressure Irrigation Development agreement by relocating PI infrastructure from the southeastern portion to the western portion of the development.

The developer also requested there be five foot (5') wide attached rolled curb sidewalks for all internal pedestrian circulation within the R-6 B Zone. The PUD also currently prohibits chain-link fencing within the boundaries of the PUD. This amendment would allow for chain-link fencing with privacy slats to surround the pressure irrigation pump station, and then through a written agreement, it would be allowed in the zoned designated as Neighborhood Commercial (NCO) on the amended master development plan.

Per the City Engineering Department, the requirement for the development of the traffic signal at Falls Ave W and Grandview

Dr. N. was removed. The purpose of this is to allow Impact Fees to be utilized to fund the future development of the traffic signal at the proper time in the future.

City staff has worked extensively with the applicant and the representatives to get the language of the proposed amendments to meet city code and policies while also allowing the applicant to develop the property as they desire.

History

Both the Perrine Point PUD, and Plat were originally recorded in May 2008.

Approval Process

Per Twin Falls City Code 10-6-1.7
Approval of a ZDA Sub-District requires a preliminary presentation to the Planning and Zoning Commission for a review of the proposed changes. The Commission is allowed and may grant the public the ability, to ask questions and give suggestions to the applicant about the proposed project during the preliminary presentation. A public hearing shall be held before the Commission for a recommendation to the Council to amend the zoning district and the zoning map, amend with recommendations or deny the request.

Applicable Regulations or Codes

Per City Code 10-6-1.6: An amendment to a PUD shall follow the same process as initial approval.

Per City Code 10-4-6: Each building shall be located on its own lot.

Perrine Point PUD: The proposed amendments constitute a significant departure from the original PUD.

Conclusion

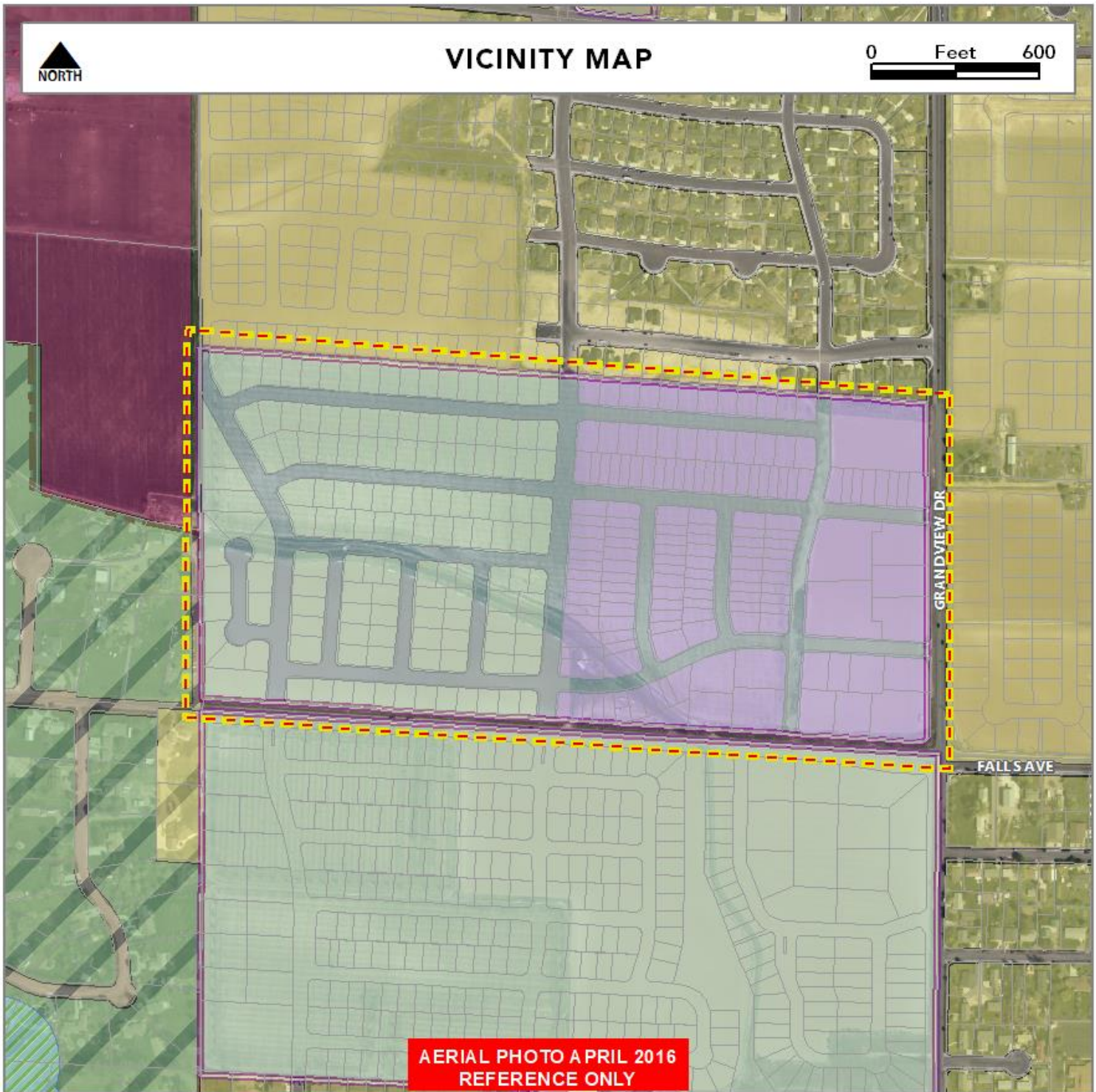
Should the commission recommend approval for this request, staff recommends the following condition(s):

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. Amended MDP
5. Road Section
6. Elevations
7. Photos
8. Draft PUD Amendment

Public Hearing: Tuesday, July 8th, 2019



- CRO
- PUD
- R-1 VAR
- R-2
- R-4
- R-6
- SUI
- AOI

Current Zoning: R-6 & R-2 PUD
 Comprehensive Plan: Town Neighborhood

Existing Land Use: Vacant
 Proposed Land Use: Residential and Neighborhood Commercial

Surrounding Zoning Designations & Land Use(s)

North: R-2; Residential

East: Grandview Dr. N.; R-2; Residential

South: R-2 PUD; Residential/Vacant

West: R-1 VAR & SUI Aol; Residential & Vacant

Applicable Regulations

Narrative For
Perrine Point
Planned Unit Development Amendment

3.a. The Owners of the property are requesting to amend the PUD Agreement for Perrine Point, PUD in order to allow for an R-6 B Zone, Residential Multi-family in the area designated on the amended master plan. In addition, the Owners of the property request certain provisions of the PUD be amended to modify sidewalk and parking requirements within the R-6 B Zone as well as amend landscaping and yard requirements throughout the planned unit development to be harmonious with the underlying zone per City Code. Also included in the request is an amendment to certain provisions negotiated with City staff to facilitate the construction of a regional pressure irrigation station and fencing requirements which will be a benefit to the City in the construction of that station as required by the PUD.

3.c. & d. This change should realize no negative effects for the immediate or adjacent properties as this area is within the interior of the platted subdivision and is the first phase of the development of the overall land holdings. This property was platted for higher density residential development and the proposed changes do not change the overall density allowed by the PUD. Land to the north of the proposed area of change within the development has been left as originally approved and presented to the neighboring property owners.

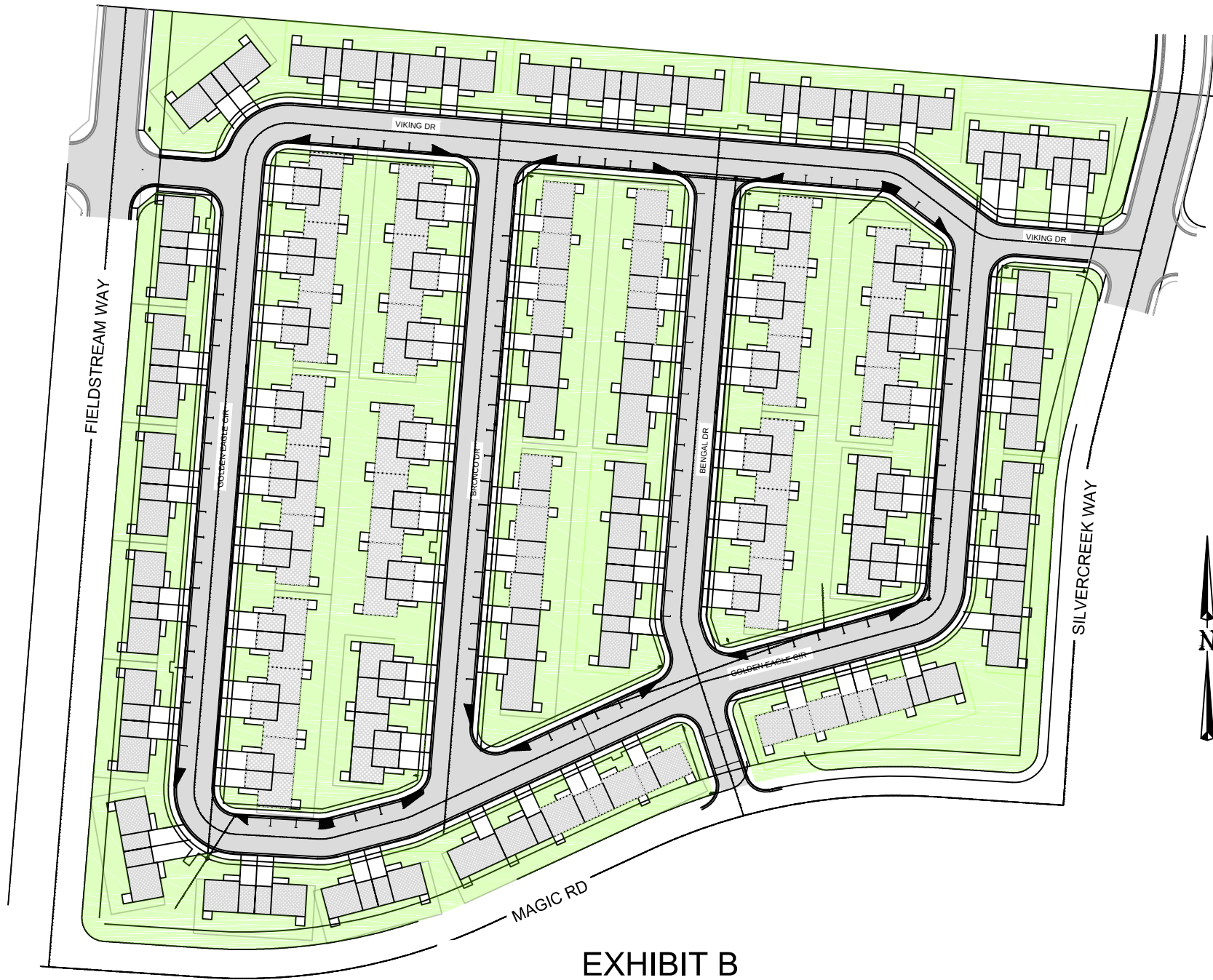
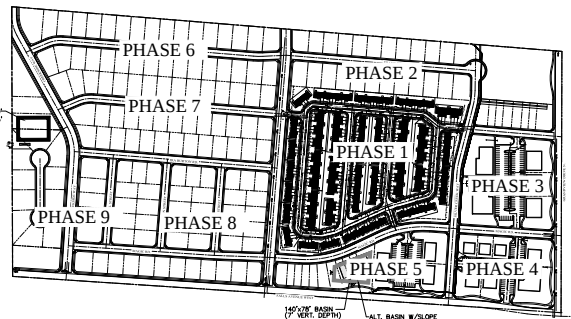
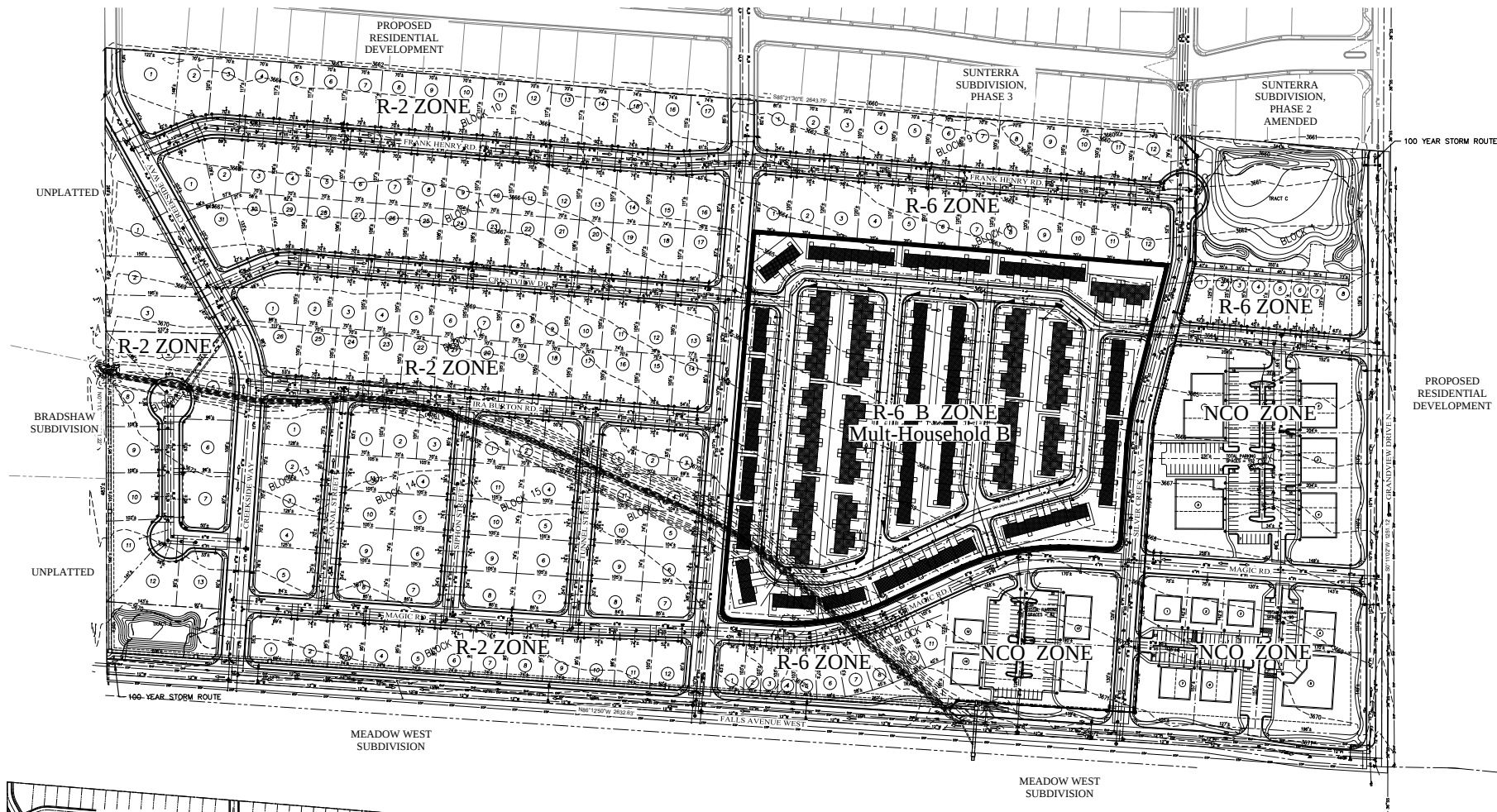


EXHIBIT B
ZONE R-6 B Master Plan



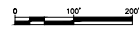
MASTER PHASING PLAN

N.T.S.



MASTER DEVELOPMENT PLAN

SCALE: 1" = 100'-0"



AMENDED MASTER PLAN

EXHIBIT A

FOR

PERRINE POINT PUD
SUBDIVISION

AMENDED MASTER DEVELOPMENT PLAN

EXHIBIT B

for
PERRINE POINT SUBDIVISION

REVISIONS

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

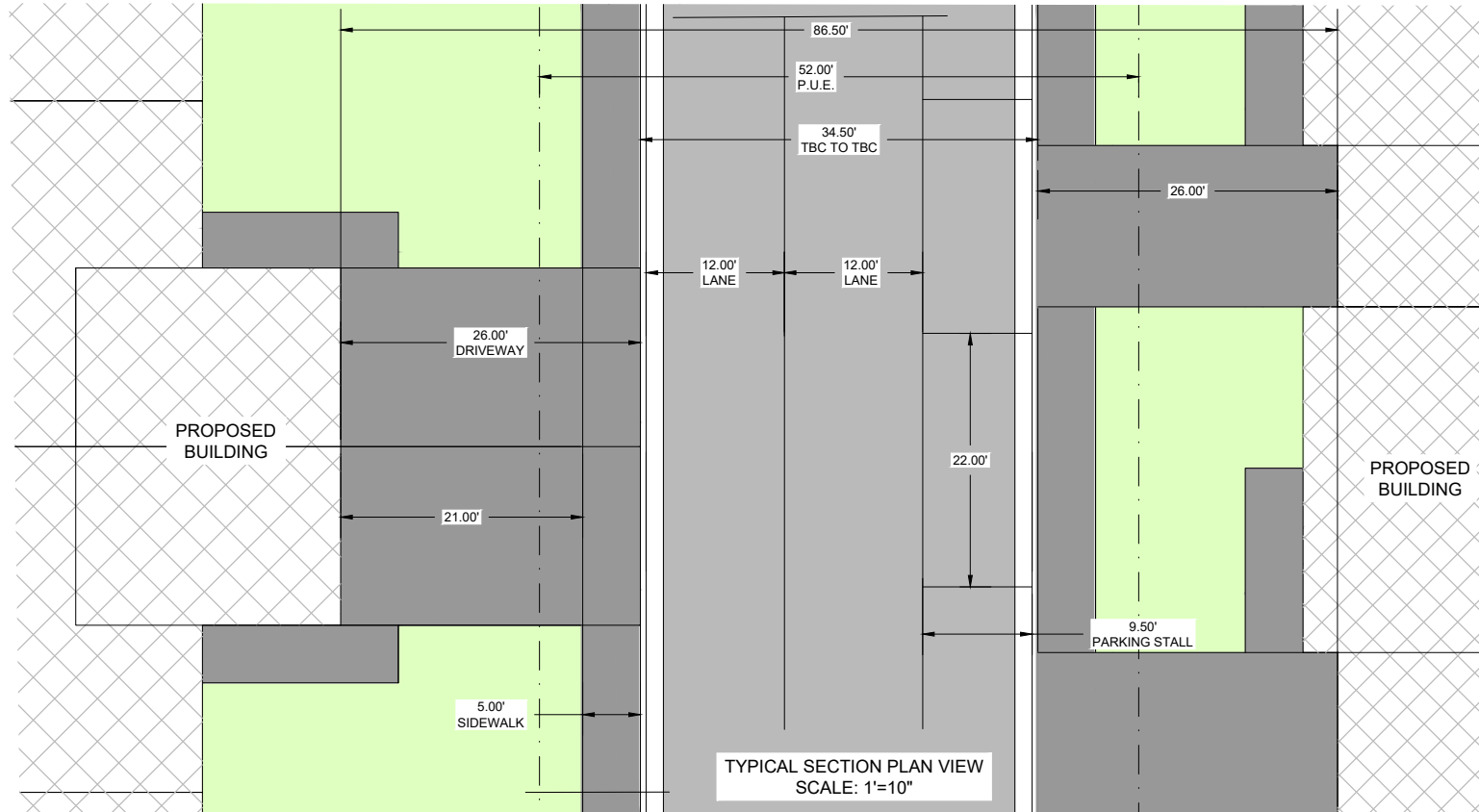
STAMP

APPROVED	-
DESIGN	T. VANSEER
DRAWN	J. SKEEN
DATE	4/17/2019
SCALE	AS SHOWN
DWG. NO.	
SHEET	



EHM Engineers, Inc.

ENGINEERS / SURVEYORS / PLANNERS
BUILDING THE FUTURE ON THE FOUNDATION OF EXCELLENCE
621 North College Road, Suite 100 Twin Falls, Idaho 83301
P 208-734-4888 FAX 208-734-6049 web: ehm-inc.com



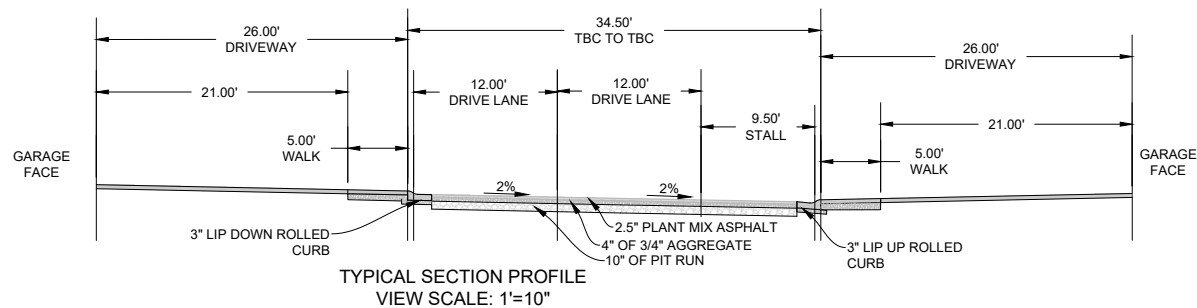
DRAWN BY	CHECK BY
TNP	BDJ
JOB NO.	2018-046
DATE	May 31, 2019

SHEETNAME	TYPICAL SECTION
PROJECT	SCENIC WEST TOWNHOMES
LOCATION	TWIN FALLS, IDAHO

DATE	
REVISIONS	

SHEET	1
OF	1
SHEETS	

- NOTE:**
1. SLOPE IN DRIVEWAY VARIES WITH MINIMUM OF 2% SLOPE
 2. SCALE FOR 11"X17" PAPER ONLY







SE Corner looking NW



NE Corner looking SE



NW Corner Looking SE



SE Corner looking NW

AMENDMENT TO MIXED USE RESIDENTIAL/NEIGHBORHOOD
COMMERCIAL
PLANNED UNIT DEVELOPMENT AGREEMENT
FOR
PERRINE POINT, P.U.D.

This Amendment Agreement is made and entered into as of the _____ day of _____, 20____, by and between the **CITY OF TWIN FALLS**, a Municipal Corporation (hereinafter called "City") and **TRES GRINGOS, LLC**, An Idaho limited liability company (hereinafter called "Developer"), whose address is P.O. Box 5179, Twin Falls, Idaho, 83303.

RECITALS:

WHEREAS, the City and Developer entered into a Mixed Use Residential/Neighborhood Commercial Planned Unit Development Agreement for the development of Perrine Point, P.U.D. dated May 14, 2008;

WHEREAS, the Planned Unit Development agreement specifies the areas to be developed within Perrine Point, P.U.D.;

WHEREAS, Tres Gringos, LLC, has requested a PUD agreement modification to allow for modifications within portions of the R-6 Residential Multi-Household District for allowance of multi-family attached residential units and modifications to the development standards within the R-6 Residential Multi-Household District and Neighborhood Commercial District;

WHEREAS, the city, at a meeting of its City Council held on _____, 2019 considered and approved the proposed PUD agreement amendment to allow for the modifications within portions of the R-6 Residential Multi-Household District for approval of multi-family attached residential units and modification to the development standards within the R-6 Residential Multi-Household District and Neighborhood Commercial District and consented to their inclusion in the Planned Unit Development agreement, subject to certain terms and conditions hereinafter specified; and

WHEREAS, the parties hereto now desire to amend the above referenced Planned Unit Development agreement to allow for multi-family attached residential units and modification to the development standards within the R-6 Residential Multi-Household District and Neighborhood Commercial District at Perrine Point, P.U.D.;

NOW, THEREOF, the parties hereto, agree to modify the PUD agreement as follows:

1. To allow multiple buildings on one lot and multi-family attached residential units within the area so proposed and identified as R-6 B Zone, Residential Multi-Household District B on the amended Master Plan (Exhibit A) within the R-6 Residential Multi-Household District.

Amendment to Mixed Use Residential/Neighborhood Commercial Planned Unit Development Agreement
Perrine Point, P.U.D.

2. To allow a 5 foot wide attached sidewalk and rolled curb on both sides of the private drive within the area so proposed and identified as R-6 B Zone, Residential Multi-Household District B on the amended Master Plan within the R-6 Residential Multi-Household District.
3. Along with the on-street parking included on the attached Exhibit B to require each living unit to have sufficient space for a one-car garage and driveway sufficient in size to accommodate one car within the area so proposed and identified as R-6, Residential Multi-Household District B on the amended Master Plan within the R-6 B Zone, Residential Multi-Household District B.
4. To amend Section F.b. of the PUD Agreement to remove and replace paragraph one as follows:
Landscaping. Perimeter landscaping along public right of way to be the same as the underlying district.
5. To amend Section F.c. of the PUD Agreement to remove and replace paragraph three as follows:
Chain link fence with privacy strips is not allowed within any residential area of the PUD. The Pressure Irrigation Station, however, may utilize a chain link fence with privacy strips to screen the pressure irrigation station infrastructure. Chain link fence with privacy strips within the NCO portion of the PUD will only be allowed through written permission of the Homeowner's Association or as agreed upon between the Developer and lot owner(s) through a written agreement.
6. To strike section Section F.g. of the PUD Agreement from the agreement in its entirety, contingent on the execution of a Pressure Irrigation Development Agreement between the Developer and the City. Failure to execute the Pressure Irrigation Development Agreement results in Section F.g. remaining in its entirety.
7. To amend Section 10-4-21.3(E)1. to remove and replace the entire language as follows:
Nonresidential Uses: Same as the underlying district.
8. To amend Section 10-4-21.3(G)1.b. to remove and replace the entire language as follows:
Landscaping setbacks shall be the same as the underlying district.
9. To strike Section D.h. of the PUD Agreement from the agreement in its entirety.

IN WITNESS WHEREOF, this Addendum Agreement has been executed on the day and year first above written.

City of Twin Falls,
a Municipal Corporation

Tres Gringos, LLC,
an Idaho Limited Liability Corporation

By: _____
Shawn Barigar, Mayor

By: _____
Gerald Martens, Member

Amendment to Mixed Use Residential/Neighborhood Commercial Planned Unit
Development Agreement
Perrine Point, P.U.D.

STATE OF IDAHO)
 :ss.
COUNTY OF TWIN FALLS)

On this _____ day of _____, 20____, before me, a Notary Public in and for said County and State, personally appeared Shawn Barigar, Mayor of Twin Falls, known or identified to me to be the individual whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

NOTARY PUBLIC FOR IDAHO
Residing at _____, Idaho
My commission expires:_____

STATE OF IDAHO)
 :ss.
COUNTY OF TWIN FALLS)

On this _____ day of _____, 20____, before me, a Notary Public in and for said County and State, personally appeared Gerald Martens, to me personally known who, being by me duly sworn, did for himself say that he is the Member for that certain company known as Tres Gringos, LLC, an Idaho limited liability company, and that the within instrument was executed by him, for and on behalf of said limited liability company.

Notary Public
Residing at:_____
My commission expires:_____



Date: Tuesday, July 9, 2019
To: Planning and Zoning Commission
From:

ACTION ITEM

Request:

Request for a Special Use Permit to allow a drive through facility on property located at 2392 Addison Avenue East c/o Kyle James on behalf of Jason Reading. (PZ19-0064)

Time Estimate:

Five (5) minutes for Staff and Applicant presentation; Five (5) minutes for Commission questions, discussion, 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:

Regulatory Impact:

NA

History:

Per Country records, the primary building on the property was built in 2016.

Previously a drive-through operated on the subject property in conjunction with a restaurant in 2001.

Analysis:

This is a request for a Special Use Permit to allow a drive through facility on property located at 3292 Addison Avenue East. The subject property is located with the C-1 (Commercial Highway) Zoning District.

The pharmacy drive through will be open Monday through Friday from 9:00 AM to 6:00 PM and Saturdays from 10:00 AM to 2:00 PM. It is anticipated that the drive through will serve twenty (20) cars daily Monday through Friday and ten (10) cars on Saturday.

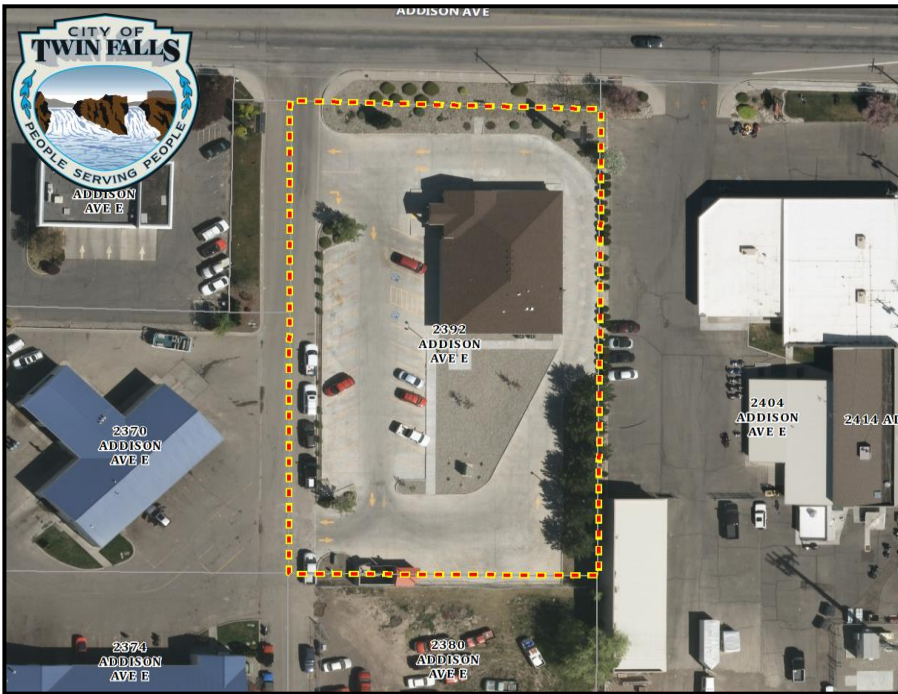
Conclusion:

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. Staff Report PZ19-0064
2. 1 - Vicinity Map
3. 2 - Narrative
4. 3 - Site Plan
5. 4 - Photos



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Brock Cherry, City Planner
 Request: A **Special Use Permit** to allow a drive through facility property located at 2392 Addison Avenue East.
 Application: PZ19-0064
 Applicant & Representative:
 Jason Reading c/o
 Kyle James
 P.O. Box 5809
 Twin Falls, ID 83301
 208-933-4440

Public Hearing: July 9th 2019

Analysis

This is a request for a Special Use Permit to allow a drive through facility on property located at 3292 Addison Avenue East. The subject property is located with the C-1 (Commercial Highway) Zoning District.

The pharmacy drive through will be open Monday through Friday from 9:00 AM to 6:00 PM and Saturdays from 10:00 AM to 2:00 PM. It is anticipated that the drive through will serve twenty (20) cars daily Monday through Friday and ten (10) cars on Saturday.

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 Country records, the primary building on the property was built in 2016. Previously a drive-through operated on the subject property in conjunction with a restaurant in 2001.

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 pharmacy drive-through shall provide three (3) 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.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow with Us" designates this area as "Neighborhood Commercial". The "Neighborhood Commercial" designation seeks to provide supporting and small-scale commercial for surrounding neighborhoods.

The 2009 Master Transportation plan identifies the roadway (Addison Avenue East) immediately adjacent to the subject property as an arterial roadway. Arterial roadways are designed to facilitate high volumes of traffic.

Therefore, staff has determined this request is in compliance City comprehensive plans.

Potential Impacts

The proposed SUP will produce additional traffic and noise. However, due to the subject property being located on an arterial roadway, 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.

Thus, Staff nor the Applicant anticipate any significant increase of detrimental impacts from this request on the surrounding properties.

Conclusion

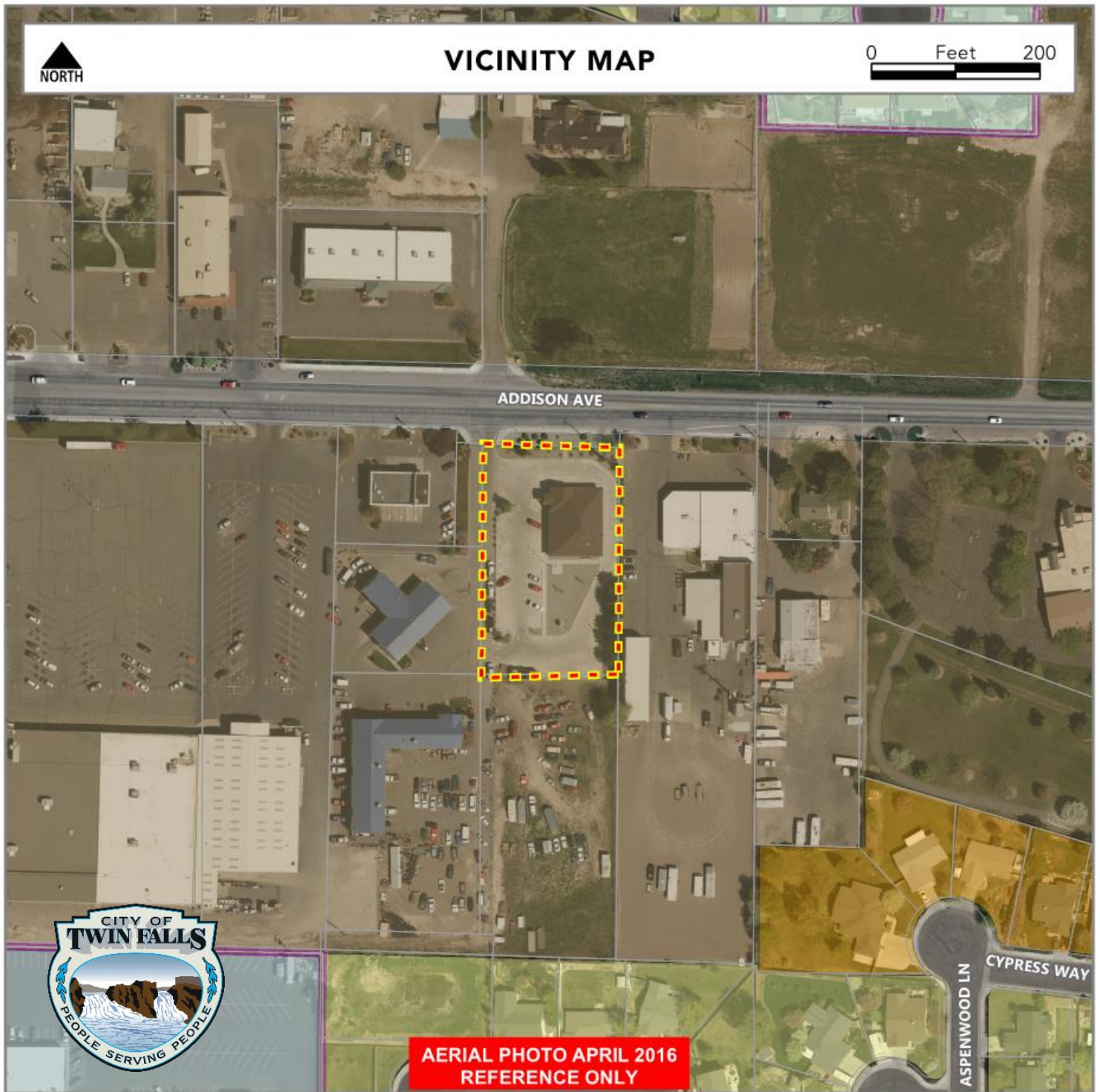
If the Commission approves this request as presented, then staff recommends the following conditions.

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. Photos

Public Hearing: July 9th 2019



	PUD		R-2
	C-1		R-4

Current Zoning: C-1
 Comprehensive Plan:
 Neighborhood Commercial

Existing Land Use: Pharmacy
 Proposed Land Use: Drive
 Through

Surrounding Zoning Designations & Land Use(s)

North: C-1, Vacant

East: C-1, Motorcycle Sales

South: C-1, Vacant

West: C-1, Automotive Services

Applicable Regulations

10-1-4, 10-1-5, 10-4-8.2, 10-7-12, 10-10-10, 10-11-1 thru 8, 10-13



133 West Avenue A
Jerome, Idaho 83338
Tel: 324-3784 • Fax: 324-4599
Randrpharmacy.com

24 May 2019

City of Twin Falls,

R and R Pharmacy is excited to bring an independent pharmacy to the east side of Twin Falls. We are currently remodeling the Urgent Care building at 2392 Addison Ave East in Twin Falls to accommodate our pharmacy. As part of that remodel we want to add a drive up window to the east side of the building. The drive up window will greatly aide the elderly, people with disabilities, people who are ill, and parents with small children, with picking up their prescription medications.

The Urgent Care building sits on the site of the old Sonic Drive in. The layout of the property and the flow of traffic was well designed for meeting the drive up window request. There is over 80 feet of space to accommodate the stacking requirements of a drive up window. In addition the lane width of the drive up lane is 18 feet 6 inches, which accommodates the necessary escape lane.

Our Pharmacy will be open Monday through Friday 9 AM to 6 PM and Saturday 10 AM to 2 PM. We anticipate a max of 20 cars through the drive up on a week day and half that number on a Saturday. We will employee 4 people as we begin operations at that site.

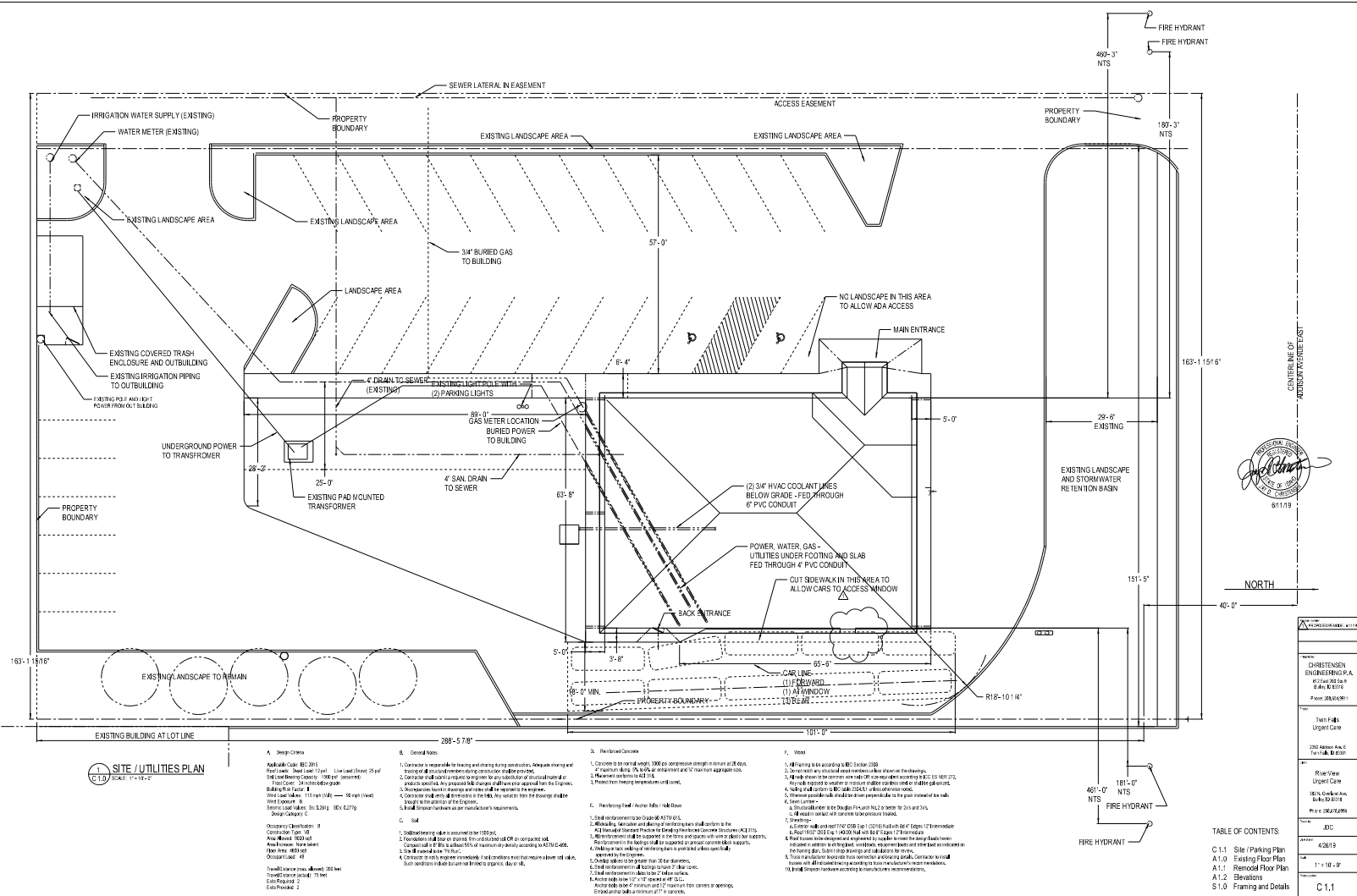
As for noise, fumes, glare and odor, they will be minimal because of the low number of vehicles through the drive through each day. The adjoining property to the East has trees and shrubs that will block the view of the majority of the drive up lane. In addition the drive up lane will fit in nicely with the surrounding business. To the west are a quick change oil service and a car detailing facility, both of which will have higher traffic flows than our drive up window. To the east is a motorcycle sales shop, which the majority of the vehicles passing through the drive up lane will be quieter and have less vibration than many of the motorcycles that would frequent their shop. No business are to the South.

I look forward to discussing this proposal and special use permit in the future.

Thank you,

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

Jason Reading





NE Corner looking SW



NW Corner looking SE



Date: Tuesday, July 9, 2019
To: Planning and Zoning Commission
From:

ACTION ITEM

Request:

Request for a Special Use Permit to allow Automobile and Truck sales and/or rentals on property located at 303 4th Avenue West Lots 6, 7, and 8 Block 142 of the Twin Falls Original Townsite c/o Brett Thompson. (PZ19-0066)

Time Estimate:

Five (5) minutes for Staff and Applicant presentation; Five (5) minutes for Commission questions, discussion, 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:

The subject property is currently being used for automobile repair.

Analysis:

This is a request to allow automobile and truck sales and/or rentals on property located at 303 Fairfield West. The subject property is located within the C-B (Commercial Business District).

The applicant is requesting a special use permit to allow automobile sales for specialty recreational vehicles. The use will be in operation with the existing automobile repair use.

The applicant intends to be open from 8:00 AM to 5:00 PM Monday through Friday. The applicant intends to have two (2) employees and provide services for one (1) to (2) customers per day.

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 required site improvements, including the installation of ADA compliant sidewalk ramps (3) located along at the SE corner southern border of the subject property.

Attachments:

1. SUP Staff Report PZ19-0066
2. 1 - Vicinity Map
3. 2 - Narrative
4. 3 - Site Plan
5. 4 - Photos



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Brock Cherry, City Planner

Request: A **Special Use Permit** to allow automobile and truck sales and/or rentals on property located at 303 Fairfield West (RPT0001142006A & RPT00011420080)

Application: PZ19-0066

Applicant & Representative:

Brett Thompson

PO Box 137

Jerome, ID 83301

208-324-3123

tms61@yahoo.com

Public Hearing: July 9th, 2019

Analysis

This is a request to allow automobile and truck sales and/or rentals on property located at 303 Fairfield West. The subject property is located within the C-B (Commercial Business District).

The applicant is requesting a special use permit to allow automobile sales for specialty recreational vehicles. The use will be in operation with the existing automobile repair use.

The applicant intends to be open from 8:00 AM to 5:00 PM Monday through Friday. The applicant intends to have two (2) employees and provide services for one (1) to (2) customers per day.

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

The subject property is currently being used for automobile repair.

Applicable Regulations or Codes

Per City Code 10-4-7.2, The C-B Zoning District requires a special use permit to allow automobile and truck sales and/or rentals.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Downtown". The "Downtown" designation seeks to provide a diverse mix of services, thus Staff determines this request is in compliance with the 2016 Comprehensive Plan.

Further, per the 2009 Master Transportation plan the subject property is surrounded by local roadways (Fairfield St. W & 4th Ave. W) which will adequately be able to service the requested use.

Potential Impacts

The applicant and staff do not anticipate a significant increase of detrimental impacts that are already caused from the "automobile repair" use from this request on the surrounding properties.

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. Photos

Public Hearing: July 9th, 2019



VICINITY MAP

0 Feet 50



**AERIAL PHOTO APRIL 2016
REFERENCE ONLY**

C-B M-2

Current Zoning: C-B	Existing Land Use: Auto Repair
Comprehensive Plan: Commercial	Proposed Land Use: Retail Auto Sales
Surrounding Zoning Designations & Land Use(s)	
North: C-B, Residential	East: C-B, Vacant
South: M-2, Heavy Truck Service	West: C-B, Vacant
Applicable Regulations	
10-1-4, 10-1-5, 10-4-8, 10-7-12, 10-10-11, 10-11-1 thru 8, 10-13	



Sawtooth Expedition Vehicles L.L.C.
303 Fairfield West
Twin Falls, ID 83301
208-324-3123

05/28/2019

I am requesting a zoning change to add another element to my already existing business. Sawtooth Expedition Vehicles L.L.C. will operate as an Auto Dealership selling specialty vehicles such as Jeeps and Recreational vehicles.

Hours of Operation: 8:00 AM to 5:00 PM / Monday thru Friday

Traffic Anticipated: 1 -2 Customers per day.

Number of Employees: 2

I do not anticipate any noise, glare, odor, fumes, or vibration to accompany this zoning change.

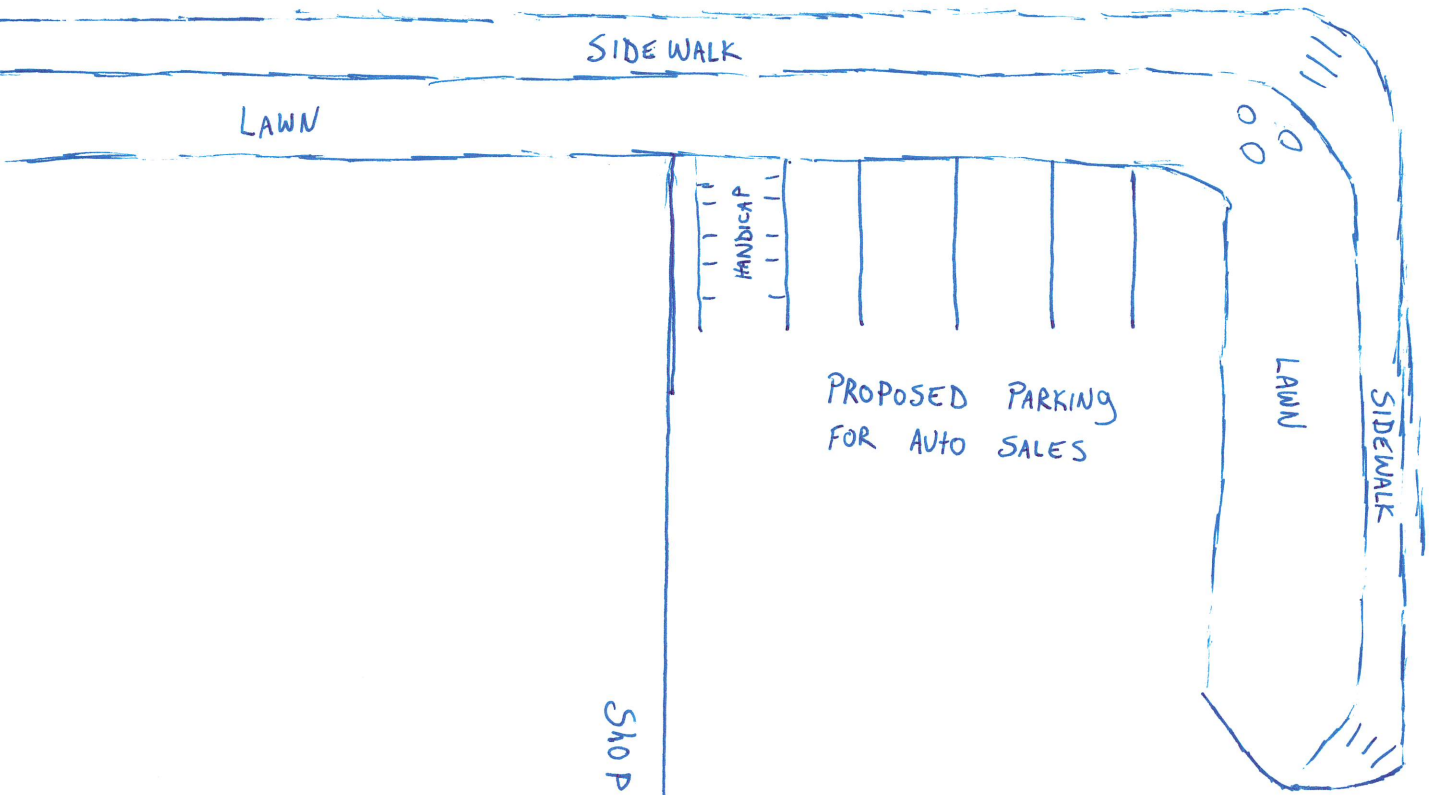
I believe that this business is compatible with other businesses in this district:

- Snake River Auto Body
- Wills Toyota

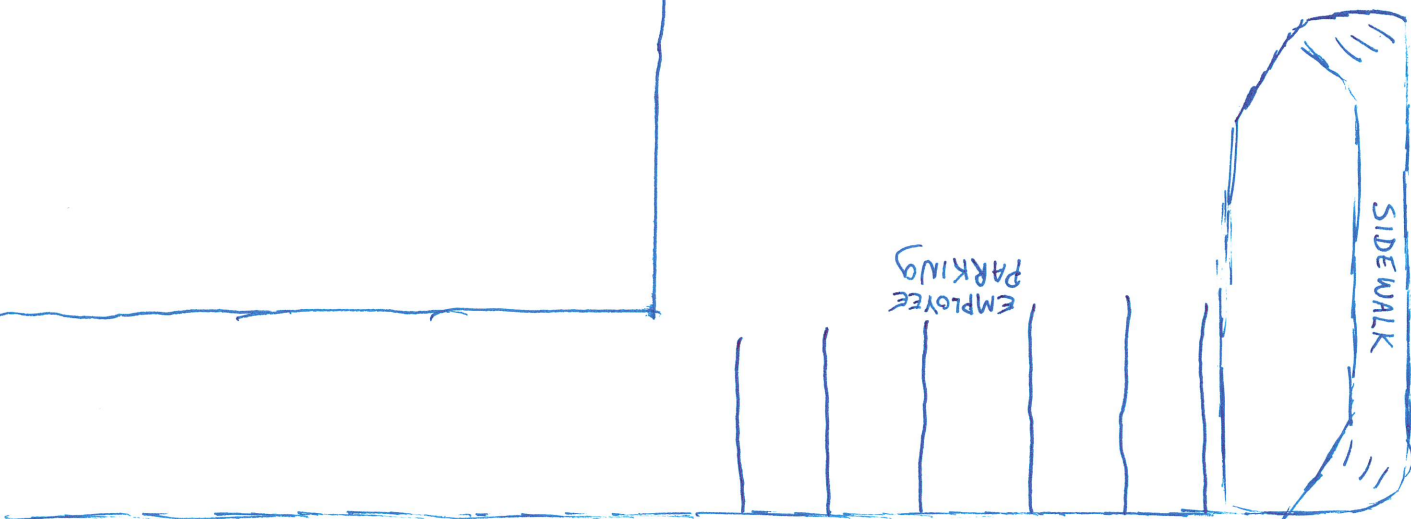
Sincerely:

Brett Thompson

H T A Y E W



F A I R F I E L D



EMPLOYEE
PARKING

ALLEY



SE Corner looking NW



SW Corner looking NE