



Twin Falls Planning & Zoning Commission Minutes

Tuesday, August 13, 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

Vice Chairman Kelley called the meeting to order at 6:00 PM

A quorum was present.

Members Present: Kelley, Perez, Detweiler, Hawkins, Hansen

Staff Present: Spendlove, O'Connor, Cherry, Ebersole, Vitek

2) Consent Calendar

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

Consent Calendar approved by a vote of 4-0-1.

a) Approval of Minutes from the following meeting: July 23, 2019 & August 7, 2019

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

- Radio Rondevoos SUP

3) Items of Consideration

a) Request for approval of a preliminary plat for the Cedarpark Subdivision No. 12, PUD, located at the southwest corner of Whispering Pine Dr. and Meadow View Ln. North, c/o EHM Engineers, Inc. on behalf of Gary N. Nelson & Co. (PZ19-0103)

Staff Presentation:

City Planner O'Connor presented the request for approval of a preliminary plat for the Cedarpark Subdivision No. 12, PUD, located at the southwest corner of Whispering Pine Dr. and Meadow View Ln. North, c/o EHM Engineers, Inc. on behalf of Gary N. Nelson & Co. (PZ19-0103)

As per Twin Falls City Code 10-12-2.3: 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.

The Cedar Park PUD was recorded in 1997, and the development has been built out since. The 4.55 acres of this plat is the last of the residentially zoned area of the Cedar Park PUD.

This is a request for approval of the Preliminary Plat for Cedarpark No. 12, a 4.55-acre subdivision located at SW corner of Whispering Pine Dr. and Meadowview Ln. N.

This preliminary plat complies with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, all regulations regarding R-4 zoning development standards, and the 2016 comprehensive plan. All general criteria for approval have been met, per State Statute 50-13.

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:

Tim Vawser, EHM Engineers, representing applicant presented the request for approval of a preliminary plat for the Cedarpark Subdivision No. 12, PUD, located at the southwest corner of Whispering Pine Dr. and Meadow View Ln. North. This is part of a larger PUD, first recorded in 1997. This plat is the last residential piece for the neighborhood. The plan has changed a bit to include a lesser density of duplexes to conform better to the neighborhood.

PZ/Questions & Comments:

- Commissioner Hawkins asked if there is a park requirement with this Preliminary Plat.
- City Planner O'Connor stated the park requirement was satisfied by a Parks in Lieu contribution approved by City Council.
- Commissioner Hansen asked if there is a church on the left side of the subdivision.
- City Planner O'Connor confirmed it is a religious facility.

Discussion Followed: without concerns

Motion:

Commissioner Hansen made a motion to approve a preliminary plat for the Cedarpark Subdivision No. 12, PUD, located at the southwest corner of Whispering Pine Dr. and Meadow View Ln. North, c/o EHM Engineers, Inc. on behalf of Gary N. Nelson & Co. (PZ19-0103).
Commissioner Hawkins seconded the motion.

Unanimously approved 5-0

4) Public Hearings

- a) Request for a Special Use Permit to allow a drive-through facility with extended hours on property located at 161 Addison Avenue c/o EHM Engineers, Inc. on behalf of Shannon Troop/Estella Evans. (PZ19-0090)

Staff Presentation:

City Planner Cherry presented the request for a Special Use Permit to allow a drive-through facility with extended hours on property located at 161 Addison Avenue c/o EHM Engineers, Inc. on behalf of Shannon Troop/Estella Evans. (PZ19-0090)

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.

The subject property is currently vacant and has been utilized for temporary functions by the prior property owner, Swensen's Market. The current entrance off of Addison Ave. will be closed off with this facility.

This is a request for a Special Use Permit to allow a drive through facility and extended retail hours on property located at 161 Addison Avenue. The subject property is located with the C-B (Commercial Business) Zoning District.

City Planner Cherry stated that Chairperson Titus has a concern on the vehicle stacking being separated. He stated that the vehicle stacking on the plan meets city code.

The anticipated hours of operation will be between 4:00 AM and 12:00 AM seven (7) days a week. The business will also be open on Holidays. The business will employ approximately fifteen (15) to twenty (20) employees. Per the applicant traffic volumes are estimated at thirty-five (35) vehicles per hour or a maximum of six-hundred and sixty-five (665) vehicles per day.

The site plan provided by the applicant illustrates a drive through with an escape lane that is at least nine feet (9') wide and a stacking lane which will facilitate at least five (5) vehicles from the first stopping point.

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:

Dave Thibault, EHM Engineers, representing applicant, presented the request for a SUP to allow a drive-through facility with extended hours on property located at 161 Addison Avenue. He stated that this location is an underutilized lot and has been vacant for decades. He stated the roadway will be sufficient for traffic loading for this business. Access to business will be off of Adams St. and the alley way, conforming to city code with this layout. He stated they have meet city code with 5 parking stalls. He demonstrated the vehicle stacking layout for the commission. He stated they are also asking to operate with extended hours, 4:00 am – midnight, seven (7) days a week. He stated the owners plan to employ 15-20 employees. The final construction has not been decided, but will select materials that are appropriate to the area. He stated the pictures in the agenda packet are a representation of possible future construction. They are planning to build a 15' x 40' building with the required site improvements. He believes this location will serve an underserved area of the west side of town.

PZ/Questions & Comments:

- Commissioner Hansen asked if the parking stalls are for employee and/or guest parking.
- Mr. Thibault stated the number of parking stalls provided are required by city code and this will be a primarily drive up facility.
- Commissioner Perez asked if they plan to offer walk up service.
- Mr. Thibault stated they are anticipating some walk up service, and there will be pedestrian connectivity in the plans to accommodate it.
- Commissioner Perez asked what other uses for the alley and could traffic from business in alley cause issues for those other usage of alley. Will there be car stacking in the alley way?
- Mr. Thibault stated the alley is a dedicated right of way, open for vehicle access. The site utilities/sewer line runs back in alley and trash service will access through the alley way. The applicant plans to widen the alley way and there will be no vehicle stacking into the alley way.
- City Planner Cherry stated if there is stacking in the alley, it is in the public right of way, code enforcement would enforce the dedicated right of way.

Public Hearing: Opened

- Citizen Mitch Campbell stated he is concerned how this property would affect his properties on Madison Street.
- City Planner Cherry pulled up Google Maps to show the relationship of the proposed business to Mr. Campbell's properties.
- Applicant closing statement: Mr. Thibault stated he believes that they are anticipating traffic approach from Addison Ave., exiting back onto Adams St., although some may exit using the alley towards Jefferson St. He stated Addison Ave. is a divided highway, so they are not anticipating left turns onto Addison Ave.

Public Hearing: Closed**Discussion Followed:**

- Commissioner Detweiler is concerned about the exit and entrance crossing each other and the exit being blocked.
- Commissioner Hawkins is in favor. He feels this is a well thought out plan. He asked staff if alley way paved.
- PZ Director Spendlove stated he believes the applicant will pave their portion of the alleyway.
- Commissioner Kelley stated the applicant did state they will pave alleyway.
- Commissioner Hansen stated the applicant stated they plan to widen the alley way to accommodate vehicle stacking. He is in favor of the request.
- Commissioner Detweiler stated he believes this is a good fit for area. He stated they can use signage to help any traffic issues.

Motion:

Commissioner Hawkins made a motion to approve a Special Use Permit to allow a drive through facility with extended hours on property located at 161 Addison Avenue c/o EHM Engineers, Inc. on behalf of Shannon Troop/Estella Evans (PZ19-0090).

Commissioner Detweiler seconded the motion.

Unanimously approved 5-0

- b) Request for a Special Use Permit to allow sporting vehicles and motorcycle service, repair, sales, and/or rentals on property located at 727 2nd Avenue South c/o Nicholas Gursslin. (PZ19-0091)

Staff Presentation:

City Planner Cherry presented the request for a Special Use Permit to allow sporting vehicles and motorcycle service, repair, sales, and/or rentals on property located at 727 2nd Avenue South c/o Nicholas Gursslin. (PZ19-0091)

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.

The primary building on the subject property was built in 1940 and housed various uses. The most recent use was for a sign shop.

This is a request to allow “Sporting Vehicle and Motorcycle Service, Repair, Sales and/or Rentals” located at 727 2nd Avenue South. The subject property is zoned Commercial Business and P-2 Parking Overlay.

The applicant intends to engage in the repair and installation of accessories on motorcycles while also providing a small retail storefront for purchasing accessories and clothing. The applicant also wishes to have the option of selling a limited number of motorcycles.

Employees will consist of one full-time technician and two part-time employees. The applicant anticipates an average of ten (10) visitors a day depending on the riding season.

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:

Rob Teton, representing applicant, presented the request for a Special Use Permit to allow sporting vehicles and motorcycle service, repair, sales, and/or rentals.

PZ/Questions & Comments:

- Commissioner Perez asked where the parking will be located.
- Mr. Teton demonstrated where the parking will be located.
- Commissioner Detweiler asked if there will be street parking allowed.
- Mr. Teton stated street parking is not allowed in front of that location.

Public Hearing: Opened

- Citizen Dennis Pettigrove stated he has the adjacent building at 701 2nd Ave South. His only concern is adequate parking and signage. He is concerned customers will park in his lot and wrong way drivers on 2nd Ave. South. He would like to see an exit sign at the location with a directional arrow.
- Citizen Robert Thatcher owns property at 735 Minidoka Ave and 727 2nd Ave South. He stated he has allocated up to 30% parking at 735 Minidoka Ave. to allow additional tenant parking at 727 2nd Ave South. Signage will not be a problem, but signage in right of way will have to be run through City Engineering.

Public Hearing: Closed

Discussions Followed: without concerns

Motion:

Commissioner Detweiler made a motion to approve the Special Use Permit to allow sporting vehicles and motorcycle service, repair, sales, and/or rentals on property located at 727 2nd Avenue South c/o Nicholas Gursslin. (PZ19-0091)

Commissioner Hawkins seconded the motion.

Unanimously approved 5-0

5) Upcoming Meeting(s)

- a) Tuesday, August 27, 2019
No public Hearing items.

6) Adjournment

The meeting adjourned at 6:44 pm.

Kelli Ebersole, Administrative Assistant