



Twin Falls Planning & Zoning Commission Minutes

Tuesday, October 22, 2019, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301
Council Chambers

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 Chair Kelley called the meeting to order at 06:00 PM

A quorum was present.

Members Present: Kelley, Perez, Hawkins, Musser, Higley, Hansen

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

2) Consent Calendar

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

Commissioner Higley seconded the motion.

Consent Calendar approved by a vote of 3-0-3.

a) Approval of Minutes from the following meeting: October 8, 2019

3) Items of Consideration

a) One year review of the request for the revocation of Special Use Permit #1233 for the purpose of operating an indoor recreation facility with extended hours of operation on property located at 139 Shoshone Street North c/o City of Twin Falls.

Staff Presentation:

City Planner Steve O'Connor presented the one year review of the request for the revocation of Special Use Permit #1233 for the purpose of operating an indoor recreation facility with extended hours of operation on property located at 139 Shoshone Street North c/o City of Twin Falls.

He reported there have been no significant police actions since the last action by the commission.

City Staff recommends no changes to this permit at this time.

PZ/Questions & Comments:

- Commissioner Musser asked about neighbor response.
- City Planner O'Connor stated have not had one complaint since last year.
- Commissioner Hansen asked if this is an actionable item.
- City Planner O'Connor stated if the commission wanted to take further action, it would be scheduled at a different date.

- b) Preliminary Presentation for a Zoning District Change & Zoning Development Agreement from C-1 PUD to C-1 ZDA for the Westpark Subdivision No. 11 c/o EHM Engineers, Inc. on behalf of Bach Homes. (PZ19-0120)

Staff Presentation:

City Planner Steve O'Connor presented the Preliminary Presentation for a Zoning District Change & Zoning Development Agreement from C-1 PUD to C-1 ZDA for the Westpark Subdivision No. 11 c/o EHM Engineers, Inc. on behalf of Bach Homes. (PZ19-0120)

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 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 make no recommendation at this time.

Applicant Presentation:

Tim Vawser, EHM Engineers, representing applicant, presented the Preliminary Presentation for a Zoning District Change & Zoning Development Agreement from C-1 PUD to C-1 ZDA for the Westpark Subdivision No. 11 c/o EHM Engineers, Inc. on behalf of Bach Homes. (PZ19-0120). He stated this project is like an infill project, while also asking for increased height. He stated they are asking for up to 60' to build up to sewer out. This project is the sister project to the development to the west. He stated that sight triangles will not be affected due to distance from canyon.

PZ/Questions & Comments:

- Commissioner Higley asked the number of units in the development.
- Mr. Vawser stated he is not aware of the number of total units. The development will be made up of duplex, triplex, multi family, and multi-level buildings.
- Commissioner Hansen stated the River Crest Apartments have street overflow parking. He asked if there is a parking plan for this development.

- Mr. Vawser stated they can encourage no parking signs on street, as there is plenty of interior parking throughout the development.
- c) Consideration of a Planning and Zoning Resolution validating conformity of the Washington Street South Urban Renewal Plan with the City Comprehensive Plan c/o Urban Renewal Agency of the City of Twin Falls (PZ19-0130)

Staff Presentation:

PZ Director Jonathan Spendlove presented to the Commission a Consideration of a Planning and Zoning Resolution validating conformity of the Washington Street South Urban Renewal Plan with the City Comprehensive Plan c/o Urban Renewal Agency of the City of Twin Falls (PZ19-0130)

Per State Statute, the Planning and Zoning Commission is tasked with making a decision on the resolution (see attachments) validating the conformity of this URA Plan with the City Comprehensive Plan. A majority vote of the Commission will decide the outcome of this request.

The Planning and Zoning Commission is tasked with making a decision on this resolution request. This will go as a recommendation to City Council.

The following options are available: approve the request, deny the request, or table the request for additional information.

PZ/Questions & Comments:

- Commissioner Hawkins stated the resolution makes sense, as it does comply with the Comprehensive Plan. He asked if there is any concern from staff.
- PZ Director Spendlove stated after review, staff feels the request is in conformance with Comprehensive Plan.
- Commissioner Hansen stated it fits Comprehensive Plan and is in favor of request.
- Commissioner Higley agreed that the request does fit the Comprehensive Plan.

MOTION:

Commissioner Hansen made a motion to approve the request of Planning and Zoning Resolution No.2019-01 validating conformity of the Washington Street South Urban Renewal Plan with the City Comprehensive Plan c/o Urban Renewal Agency of the City of Twin Falls. (PZ19-01300.

Commissioner Musser seconded the motion.

Unanimously Approved

4) Public Hearings

- a) Request for a Special Use Permit to allow a Gasoline Service Station with extended hours on property located at 890 Washington St. South c/o Oasis Stop N Go, LLC (PZ19-0106)

Staff Presentation:

City Planner Steve O'Connor presented the request for a Special Use Permit to allow a Gasoline Service Station with extended hours on property located at 890 Washington St. South c/o Oasis Stop N Go, LLC (PZ19-0106)

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.

Property records indicate there was a neighborhood market on the R-4 property in 1961 it then burned down in 1975. Ord. 2012 likely rezoned the property to the equivalent of R-4 at that time. The property with the Oasis Stop 'N Go was redeveloped in 1978 to include the fuel station. On September 24th this body forwarded a positive recommendation to City Council on the rezone of the property to C-1. City Council approved that request October 14th.

This is a request for a Special Use Permit to operate a gasoline service station on property located at 890 Washington St. S. and the surrounding parcel, Parcel # RPT00107209040.

890 Washington St. S. currently has the Oasis Stop 'N Go located on the property. The proposed expansion is to the property that surrounds 890 Washington St. S. to the North and West. Since the property is a separate parcel and vacant the SUP is required to establish the gasoline service station.

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 publication and recordation of the Zoning District Change ordinance for Parcel #RPT00107209040.

Applicant Presentation:

Colby Ricks, representing applicant, presented the request for a Special Use Permit to allow a Gasoline Service Station with extended hours on property located at 890 Washington St. S c/o Oasis Stop N Go, LLC.

He stated the new store will be twice as large as the current location. There will be four (4) pump stations (8 car capacity). The approaches will be moved back from the intersection. He stated there will be added landscaping and sidewalk to help beautify the corner. He stated the lighting will meet the dark sky requirements and they will take into account the neighborhood, with the light not glaring to neighbor's property. The store will be open 24 hours/day, 7 days/week.

PZ/Questions & Comments:

- Commissioner Hansen asked to staff/applicant to show on map where buildings will lay on property.
- Mr. Ricks demonstrated on the map where the building and pumps will be located on property.
- Commissioner Perez asked where the residential area is and where the landscaping will be located. She asked if the landscaping obstruct view.
- City Planner O'Connor demonstrated where the residential area is in relation to the property and the landscaping requirements. He stated per code the lighting must be pointed downward and not shining on residential properties. He explained the sight triangle rules.
- PZ Director Spendlove stated the commission can add conditions to the Special Use Permit.

Public Hearing: Opened

- Citizen Debbie Wildman, stated her concern for the lighting and how it affects her residence. She stated she would like recessed lighting over the gas pumps. She would like to see lights that shine down and not out. She has a concern with landscaping at the far edge of property and that the overgrowth will block view. She also stated that the hedge on the south side of property is overgrown and causes a sight issue.
- Mr. Ricks addressed the citizen's issues. He stated they will work with lighting, with indirect lighting on canopies for pumps. He stated the Oasis is a community based business, and wants to be good community member. He stated they take the citizens comments and concerns seriously.
- Commissioner Higley asked about doing anything about the hedge on the neighboring property.
- City Planner O'Connor stated a sight triangle issue would be enforced by code

enforcement.

- PZ Director Spendlove stated if the overgrowth is in the ITD right of way, the city can ask to enforce code. He asked Assistant City Engineer to contact ITD.

Public Hearing: Closed

Discussions Followed:

- Commissioner Hawkins is in favor of request. He feels this new project will enhance the area.
- Commissioner Musser likes that they are complying with the Dark Sky regulations. He asked how to word the additional condition for lighting.
- PZ Director Spendlove read verbiage for added condition #3.
- Commissioner Hansen likes the elevations. He stated that with new construction, the lighting is down lit.
- PZ Director Spendlove stated the light from sign may show outward, but can work with sign company to reduce the strength of the light.
- Commissioner Hansen stated the new signs uses LED lights and lights the sign without a lot of ambient light to interfere with other properties.

MOTION:

Commissioner Hawkins made a motion to approve the Special Use Permit to allow a gasoline service station with extended hours on property located at 890 Washington St. South c/o Oasis Stop N Go, LLC, with staff recommendations and the addition of condition #3: Subject to all outdoor lighting to be shielded, so as to prevent the light source from being visible from neighboring properties.

Commissioner Higley seconded the motion.

Unanimously Approved

5) Upcoming Meeting(s)

- a) Worksession: Wednesday, October 30, 2019
Tuesday, November 19, 2019

6) Adjournment

The meeting adjourned at 6:50 pm.

Kelli Ebersole

Kelli Ebersole, Administrative Assistant