



Twin Falls Planning & Zoning Commission Agenda

Tuesday, July 13, 2021, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

Members -

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

Area of Impact: David Detweiler

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) **ACTION ITEM:** Approval of minutes from the following meeting: June 8, 2021
- 3) Items of Consideration - None
- 4) Public Hearings
 - a) **ACTION ITEM:** Request to amend Special Use Permit #1143 to remove a condition for hours of operation for the preschool at the Amazing Grace Fellowship on property located at 1061 Eastland Drive North c/o Amazing Grace Fellowship. (PZ21-0067)
By: Elizabeth Hart, Senior City Planner
 - b) **ACTION ITEM:** Request to allow for Additional Building Height for new silo on property located at 236 Washington Street South c/o Dick Vawser on behalf of Glanbia Nutritionals. (PZ21-0076)
By: Elizabeth Hart, Senior City Planner
 - c) **ACTION ITEM:** Request for a Special Use Permit to allow vehicle sales (utility trailers) and equipment rental on property located at 299 Addison Avenue West c/o Lawry Wilde on behalf of K Hardware Inc. (PZ21-0078)
By: Jonathan Spendlove, Planning and Zoning Director
- 5) Upcoming Meeting(s)
 - a) **INFORMATIONAL:** Tuesday, July 27, 2021 - Cancelled
Wednesday, August 4, 2021 - Worksession
Tuesday, August 10, 2021
- 6) 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 8, 2021, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

Members -

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

Area of Impact: David Detweiler

1) Call In Instructions

- a) To call in for Public Comment on the items on this agenda, please call 1-208-939-6718, Conference ID: 750 517 907#. Calls must be received between 6:00 pm - 6:10 pm and will be put into the queue to speak during the Public Hearing portion of the meeting.

2) Confirmation of Quorum/Call Meeting to Order

Chairperson Titus called the meeting to order at 06:01 PM
A quorum was present.

Members Present: Titus, Kelley, Bolton, Perez, Musser

Staff Present: Spendlove, Hart, Zollinger, Ebersole, Hafer, Vitek

3) Consent Calendar

MOTION: Commissioner Bolton moved to approve the Consent Calendar, as presented.
Commissioner Musser seconded the motion.

Unanimously Approved by a vote of 5 to 0.

- a) Approval of Minutes from the following meeting: May 11, 2021

4) Items of Consideration

- a) Request for a Preliminary Plat for the Vista Rim Townhomes Subdivision, a ZDA, consisting of twenty-four (24) lots and 1.79 acres (+/-) located on the north side of Canyon Crest Drive and adjacent to the west side of Canyon Crest Dining and Restaurant c/o EHM Engineers, Inc. on behalf of Federation Pointe, LLC. (PZ21-0062)

Staff Presentation:

City Planner Ian Zollinger presented the request for a Preliminary Plat for the Vista Rim Townhomes Subdivision, a ZDA, consisting of twenty-four (24) lots and 1.79 acres (+/-) located on the north side of Canyon Crest Drive and adjacent to the west side of Canyon Crest Dining and Restaurant c/o EHM Engineers, Inc. on behalf of Federation Pointe, LLC. (PZ21-0062)

The property is currently zoned C-1 CRO ZDA.

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.

Approval of the Preliminary Plat will set many parameters for which the Final Plat must substantially conform to. Including total number of lots, street layout, sidewalk connections, and other similar items.

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. 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.

Upon conclusion, 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 the request for a Preliminary Plat for the Vista Rim Townhomes Subdivision, a ZDA, consisting of twenty-four (24) lots and 1.79 acres (+/-) located on the north side of Canyon Crest Drive and adjacent to the west side of Canyon Crest Dining and Restaurant. He stated the lots will be split for twenty-four (24) single family homes, with the last lot used as a common area for landscaping, trash, parking, and utilities. He stated the east side drive aisle has been reviewed by engineering and fire departments for approval. They have worked with the adjacent property owners on the west side for speed control through their properties, adding speed bumps to slow traffic. He stated they will work with engineering on the storm water run off to not wash out the canyon trail. He explained there will be five two-story units on the canyon rim, with 2 car parking garages underneath, with the remaining being three-story units with a one car garage on first level and living quarter on the 2nd and 3rd floors.

PZ/Questions & Comments:

- Commissioner Bolton asked about the condition for access on the east side of property.
- City Planner Zollinger clarified where the east side drive aisle was addressed and placed, based on the Commission's condition.
- Commissioner Perez asked about parking for the individual units.
- Mr. Vawser clarified the units on the canyon rim will have two car garages, the others will have one car garages with driveways that will accommodate two more vehicles.
- Chairperson Titus asked the location of the access points.
- Mr. Vawser stated there will be three paved accesses when the construction is complete.
- Commissioner Bolton thanked the applicant for listening to the Commission's recommendation.

Public Hearing: Opened and closed without input

Discussions Followed:

- Commissioner Perez likes the project and believes it fits with the Comprehensive Plan and zoning.
- Commissioner Bolton agreed with it's conformance of the Comprehensive Plan and Title 10 requirements.

MOTION: Commissioner Kelley moved to approve the request of the Preliminary Plat for the Vista Rim Townhomes Subdivision, a ZDA, consisting of twenty-four (24) lots and 1.79 acres (+/-) located on the north side of Canyon Crest Drive and adjacent to the west side of Canyon Crest Dining and Restaurant c/o EHM Engineers, Inc. on behalf of Federation Pointe, LLC. (PZ21-0062), as presented, with staff recommendations.
Commissioner Musser seconded the motion.

Unanimously Approved by a vote of 5 to 0.

5) Public Hearings

6) Upcoming Meeting(s)

- a) Tuesday, June 22, 2021 – cancelled

7) Adjournment

The meeting adjourned at 06:13 PM

Kelli Ebersole, Administrative Assistant



Date: Tuesday, July 13, 2021
To: Planning and Zoning Commission
From: liz

ACTION ITEM

Request:

Request to amend Special Use Permit #1143 to remove a condition for hours of operation for the preschool at the Amazing Grace Fellowship on property located at 1061 Eastland Drive North c/o Amazing Grace Fellowship. (PZ21-0067)

Time Estimate:

5-10 minutes for presentation with questions to follow

Background:

This is a request for an amendment to Special Use Permit #1143 to remove condition #3 that limits the hours operation Monday through Friday 8 AM to 4 PM.

The property is currently zoned R2.

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:

NA

Regulatory Impact:

NA

History:

The property currently has 3 special use permits. #0324 allowed the applicant to establish a religious facility in 1992. #0885 allowed the applicant to expand the existing religious facility by more than 25% in 2004. #1143 allowed for a public preschool facility to operate within the religious facility in 2009.

Analysis:

This is a request to remove condition #3 from SUP #1143 which states the following “Preschool to operate Monday through Friday 8:00 am to 4:00 pm”. The purpose behind this request is so the preschool can operate during normal business hours for their customers.

Conclusion:

Staff does not anticipate any increase of negative impacts in this area from this request.

Attachments:

1. PZ21-0067 SUPAmend_Amazing Grace Preschool
2. PZ21-0067 Public Comment #1



Special Use Permit Staff Report

Agenda Item XXXX

To: Planning & Zoning Commission

Presenter: Liz Hart, Senior City Planner

Request: for an Amendment to **Special Use Permit #1143** to remove condition #3 referring to operation hours on property located at 1061 Eastland Dr. N.

Application: PZ21-0067

Applicant & Representative:

Amazing Grace Fellowship
1061 Eastland Drive N
c/o Vivian Flexser

Public Hearing: July 13, 2021

Background:

This is a request for an amendment to Special Use Permit #1143 to remove condition #3 that limits the hours operation Monday through Friday 8 AM to 4 PM.

The property is currently zoned R2.

History:

The property currently has 3 special use permits. #0324 allowed the applicant to establish a religious facility in 1992. #0885 allowed the applicant to expand the existing religious facility by more than 25% in 2004. #1143 allowed for a public preschool facility to operate within the religious facility in 2009.

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.

Applicable Zoning Regulations:

Per City Code 10-4-4 states "a special use permit is required for schools"

Comprehensive Plan Compliance:

The 2016 Comprehensive Plan; "Grow With Us" designates this Area as appropriate for "Town Neighborhood." As this is a request to delete a condition from an established Special Use Permit there is no change in primary use of the land. Staff has determined this request is compliant with the 2016 comprehensive plan.

Analysis and Potential Impacts:

This is a request to remove condition #3 from SUP #1143 which states the following "Preschool to operate Monday through Friday 8:00 am to 4:00 pm". The purpose behind this request is so the preschool can operate during normal business hours for their customers.

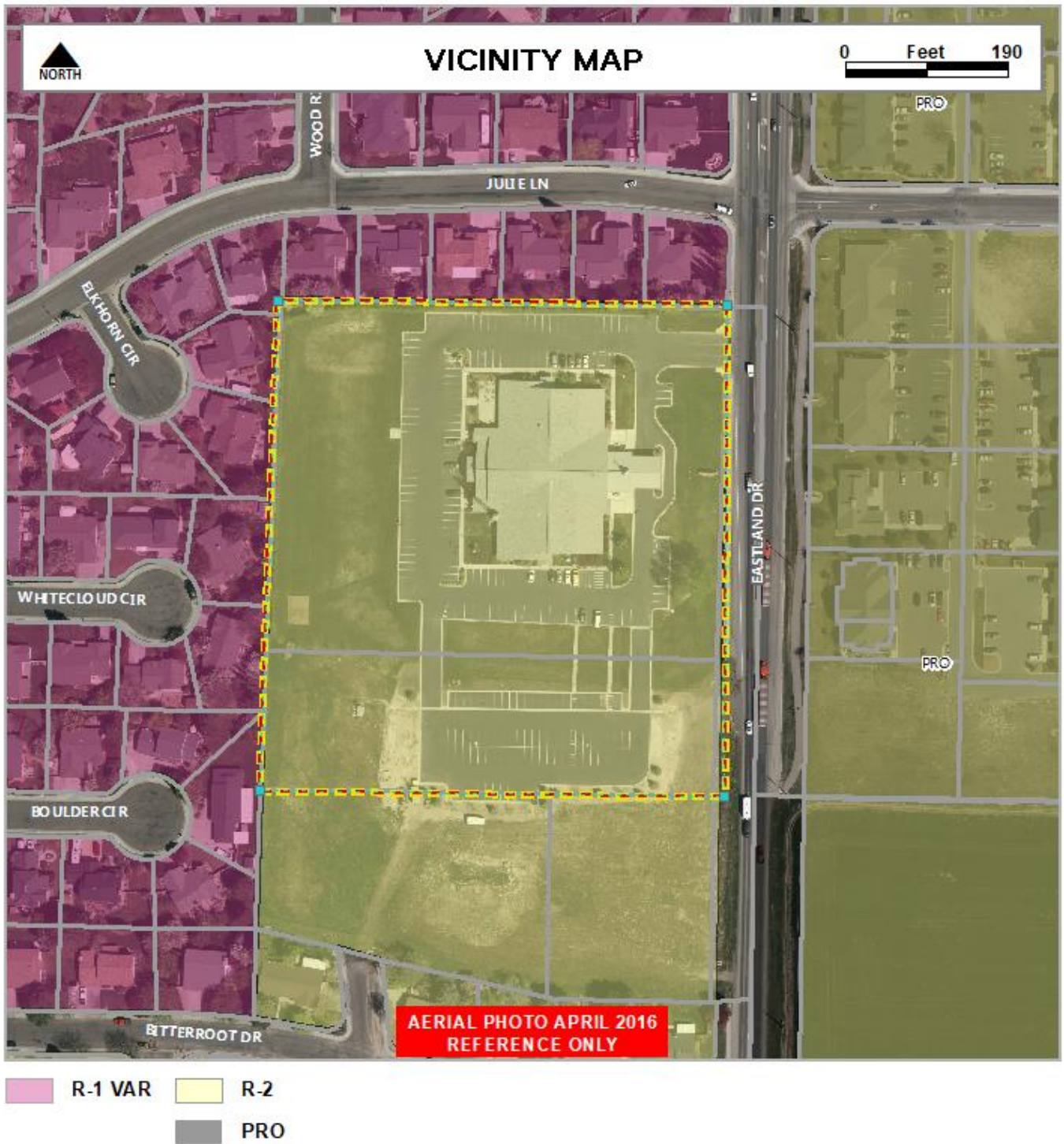
Staff does not anticipate any increase of negative impacts in this area from this request.

Conclusions:

Staff concurs with this request.

Attachments:

1. Vicinity Map
2. Narrative



Current Zoning: R2

Comprehensive Plan: Town Neighborhood

Existing Land Use: Religious Facility

Proposed Land Use: NA

Surrounding Zoning Designations & Land Use(s)

North: R1 VAR, Residential

South: R2, Residential

East: R2 with PRO, Office and Residential

West: R1 VAR, Residential

Applicable Regulations

10-13-2-2, 10-4-4

July 2, 2021

2134 Julie Lane

Twin Falls, Idaho

Dear Planning & Zoning Commissioners,

We are in support of amending Special Use Permit #1143 to remove a condition for hours of operation for the preschool at the Amazing Grace Fellowship on property located at 1061 Eastland Drive North.

Our home backs Amazing Grace Fellowship property on the north side with our fence and their thick row of trees separating us. AGF is a great neighbor and they are very mindful of how their activities affect their neighbors. For example, when we moved into our house several years ago the AGF teens came to our door to tell us that they were planning an outdoor concert to be held that summer for one evening only. For those "bordering" neighbors who might be concerned about the noise factor we were offered the option of going out to dinner that evening as a treat from AGF. As it happened, the concert did not take place but we were impressed as to the concern shown us.

We are aware that there is a preschool on the premises of AGF but we rarely hear any sounds at all that remind us of its existence. However, we would be delighted to hear the voices of children from the preschool as they would remind us of their mission: to educate our community's future citizens and provide loving care to their charges. We trust that AGF will continue to be a good neighbor to all of us who live next door even with extended hours.

Bring 'em on!!

Sonnie & Ray Strolberg



Date: Tuesday, July 13, 2021
To: Planning and Zoning Commission
From: Elizabeth Hart, City Planner

ACTION ITEM

Request:

Request to allow for Additional Building Height for new silo on property located at 236 Washington Street South c/o Dick Vawser on behalf of Glanbia Nutritionals. (PZ21-0076)

Time Estimate:

5-10 minutes for the presentation with discussion and questions to follow

Background:

The applicant is requesting a recommendation to allow additional building height for a new silo. The property is currently zoned M2. The existing land use is an industrial use for Cheese and Whey production.

Approval Process:

The addition height process requires a public hearing to be held in which interested persons have the opportunity to be heard with regards to the application. After the public hearing, the Commission shall make a recommendation to the City Council in the form of approval, conditional approval, or disapproval of the application as presented during the hearing. After receiving the recommendation from the Commission, the City Council shall hold a public hearing. After the public hearing, the Council may approve, conditionally approve, or disapprove the application as presented.

Budget Impact:

NA

Regulatory Impact:

Per City Code 10-4-10(C) states "No building shall exceed fifty feet (50') in height except as provided by Section 10-7-3"

Per City Code 10-7-3 The council may allow greater than standard building heights with or without extra setback requirements, in the CB, C1, OT, M1 and M2 zoning districts and subdistricts. A request for additional height shall follow the public hearing process for zoning map amendments as described in subsection 10-4-5(B) and 10-14-7 of this title.

History:

In February 2011, a non-conforming expansion permit was issued to Glanbia Foods for an expansion of their operations at this location.

In December 2014, the city council approved additional building height for two other silos on the subject property.

Analysis:

The applicant wants to replace an existing silo with a height of 42 feet with a new silo of 74 feet to better serve their needs at the facility on the subject property.
Staff does not foresee a significant negative impact on adjoining property owners for this requested item. The location of the silo is considerably set back from the current roadway, and from any nearby residential properties.

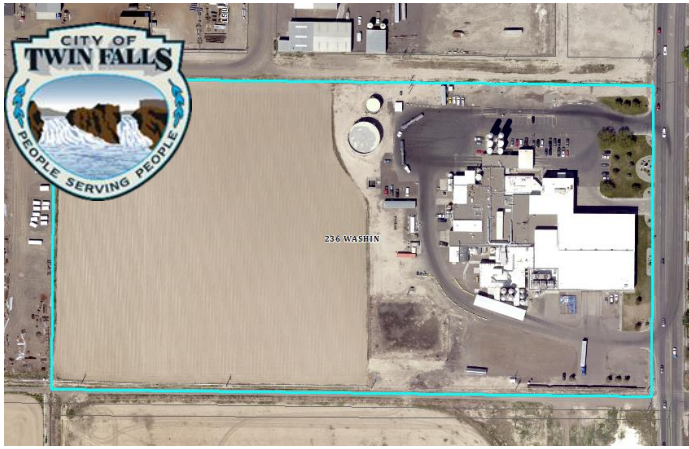
Conclusion:

Upon conclusion should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Attachments:

1. PZ21-0076 SUP Glanbia Extra Height
2. Silo Drawing-East Existing
3. Silo Drawing-East New



Special Use Permit Staff Report

Agenda Item XXXX

To: Planning & Zoning Commission

Presenter: Liz Hart, Senior City Planner

Request: for a recommendation for a **Special Use Permit** to allow Additional Building Height for new silos on property located at 236 Washington Street South.

Application: PZ21-0067

Applicant & Representative:

Glanbia Nutritional's
c/o Dick Vawser
236 Washington St. South

Public Hearing: July 13, 2021

Background:

The applicant is requesting a recommendation to allow additional building height for a new silo.

The property is currently zoned M2. The existing land use is an industrial use for Cheese and Whey production.

History:

In February 2011, a non-conforming expansion permit was issued to Glanbia Foods for an expansion of their operations at this location.

In December 2014, the city council approved additional building height for two other silos on the subject property.

Approval Process:

The addition height process requires a public hearing to be held in which interested persons have the opportunity to be heard with regards to the application. After the public hearing, the Commission shall make a recommendation to the City Council in the form of approval, conditional approval, or disapproval of the application as presented during the hearing. After receiving the recommendation from the

Commission, the City Council shall hold a public hearing. After the public hearing, the Council may approve, conditionally approve, or disapprove the application as presented.

Applicable Zoning Regulations:

Per City Code 10-4-10(C) states "No building shall exceed fifty feet (50') in height except as provided by Section 10-7-3"

Per City Code 10-7-3 The council may allow greater than standard building heights with or without extra setback requirements, in the CB, C1, OT, M1 and M2 zoning districts and subdistricts. A request for additional height shall follow the public hearing process for zoning map amendments as described in subsection 10-4-5(B) and 10-14-7 of this title.

Analysis and Potential Impacts:

The applicant wants to replace an existing silo with a height of 42 feet with a new silo of 74 feet to better serve their needs at the facility on the subject property.

Staff does not foresee a significant negative impact on adjoining property owners for this requested

item. The location of the silo is considerably set back from the current roadway, and from any nearby residential properties.

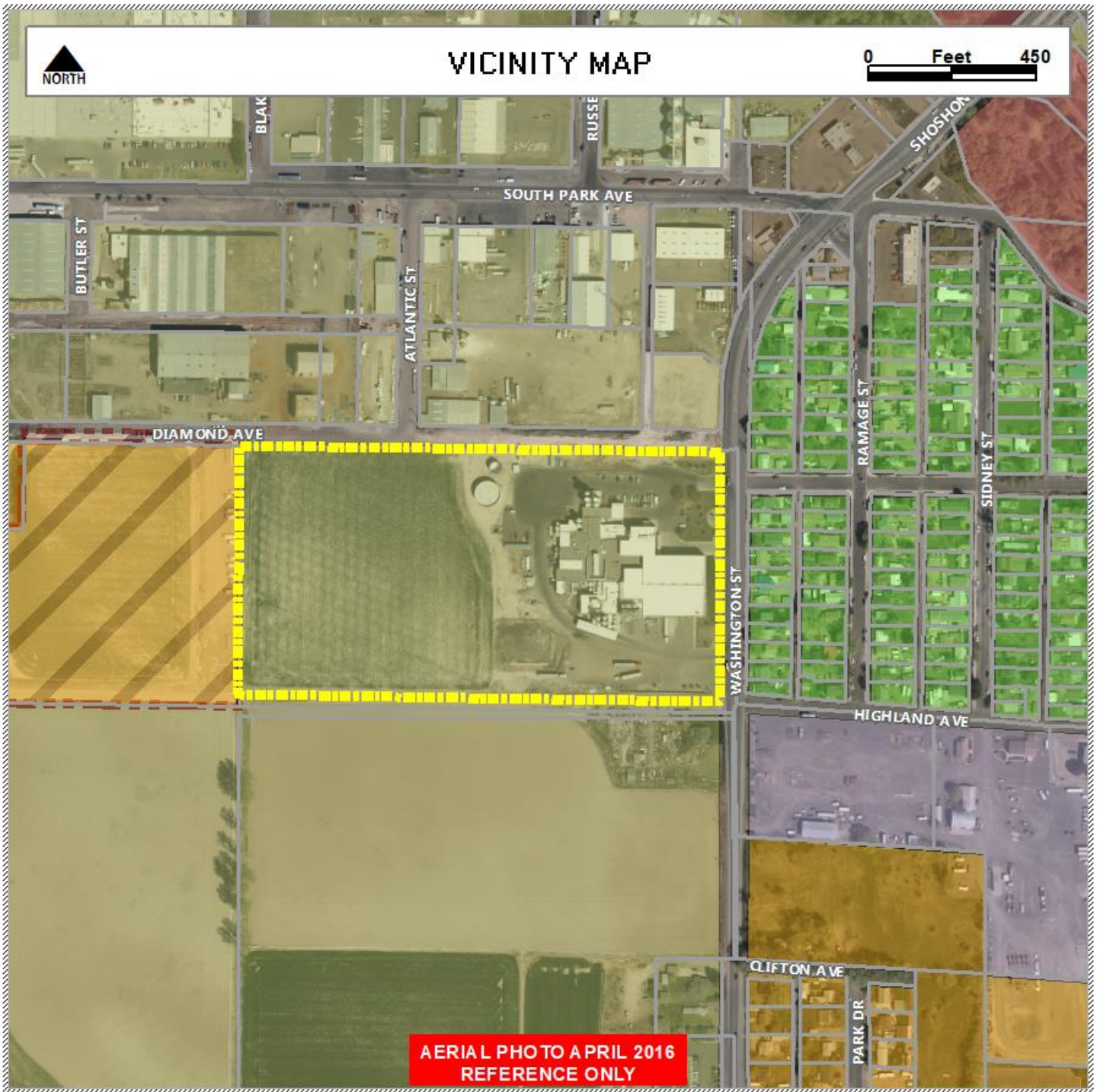
Conclusions:

Upon conclusion should the Commission recommend approval of the request as presented, staff recommends the following:

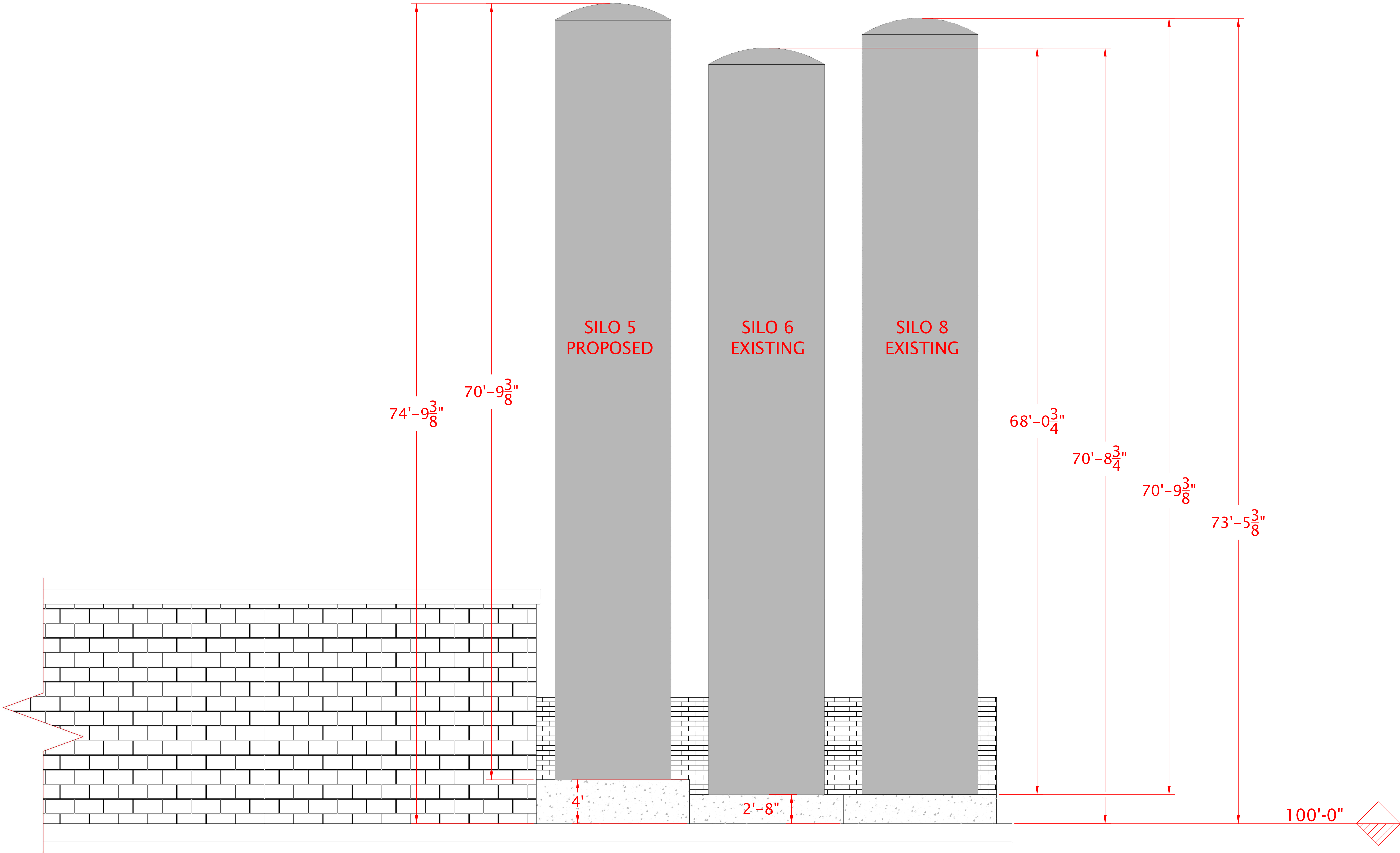
1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Attachments:

1. Vicinity Map
2. Narrative
3. Exhibits



- | | |
|-----|-----------|
| C-1 | OS |
| M-1 | R-4 |
| M-2 | R-6-MHO-1 |
| AOI | |



EAST PROPOSED ELEVATION

SCALE: 1/4" = 1'-0"

NOTE:

PRELIMINARY:
NOT FOR
CONSTRUCTION

121 4th AVE N.
TWIN FALLS, ID 83301
www.glanbiafoodsinc.com

Bus: (208) 733-7555

DATE: 05/12/2021

JOB NO.: YR-#

SCALE: NTS

glanbia
nutrionals

DRN. BY.: RWS

DSN. BY.: XX

APPD. BY.: XX

DATE: 05/12/2021

JOB NO.: YR-#

SCALE: NTS

CLIENT: GLANBIA NUTRITIONALS
TWIN FALLS, ID

PROJECT: SILO 5 REPLACEMENT

SILO 5
PROPOSED

REVISIONS

△	DATE	DESCRIPTION
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SHEET #:
S-03

3 OF 3



Date: Tuesday, July 13, 2021
To: Planning and Zoning Commission
From: Jonathan Spendlove

ACTION ITEM

Request:

Request for a Special Use Permit to allow vehicle sales (utility trailers) and equipment rental on property located at 299 Addison Avenue West c/o Lawry Wilde on behalf of K Hardware Inc. (PZ21-0078)

Time Estimate:

Ten (10) Minutes for staff presentation and questions.

Background:

K Hardware Inc recently purchased the property outlined in red on the above map insert. Part of their business plan is to sell trailers, and rent equipment (small consumer grade equipment).

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 has the authority to make a final decision after a public hearing process has taken place. Appeals must be filed within fifteen (15) days of the final decision.

Budget Impact:

NA

Regulatory Impact:

Approval of the Special Use Permit will allow the applicant to proceed with their business plans as presented. Any conditions placed upon the permit shall be installed within six (6) months per City Code 10-13-2-2-(K).

History:

The property in question has historically been a sales and maintenance location for various businesses. The earliest record we have is Century Auto Machines in 1983. Thereafter, Century Boatland and J&C Customs operated a boat/recreational vehicle sales and service location from the 1990's through 2018.

Analysis:

The visible portion of the Equipment Rental portion of the business will act in very much the same way as ATV/Boat/Trailer Sales. Items will be displayed along the property. In this staff does not foresee a detrimental impact to surrounding properties.

The maintenance side of the equipment rental will cause some impacts to surrounding properties. These typically include the running of equipment, and some basic services like washing and changing oil. Similar types of activities took place on these properties previously with the ATV/Boat sales and service. The applicant has indicated the Rental maintenance will take place inside, or next to, the main building. As such, staff believes the impacts will be a negligible change to what has historically taken place on the

property. The required improvements found in City Code should mitigate the vast majority of increased impacts to surrounding properties.

Conclusion:

Upon conclusion should the Commission approve the request as presented, staff recommends the following:

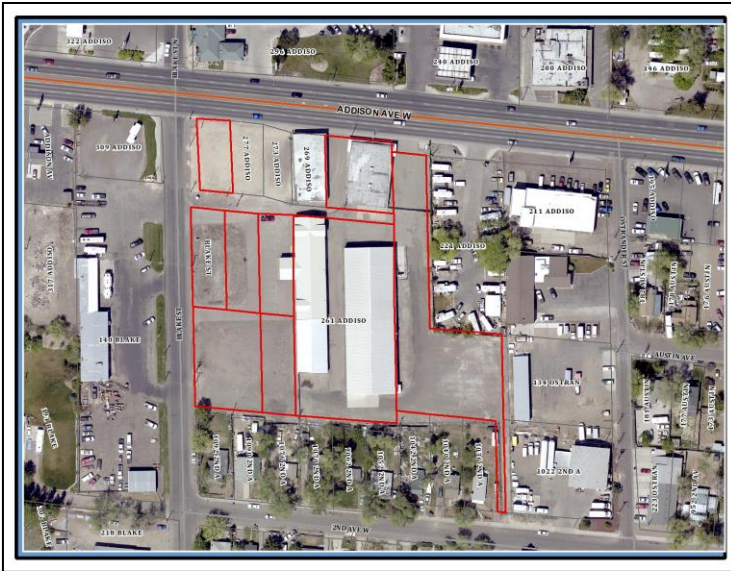
1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to the property at the corner of Addison Ave W and Blake St being developed with curb, gutter, sidewalk, and landscaping; within six (6) months of this approval.
3. Subject to the southern property boundary being screened per City Code standards, within six (6) months of this approval.

Attachments:

1. Staff Report PZ21-0078 KHardware
2. Vicinity Map PZ21-0078
3. Dealership narrative for Addison (7.8.21)
4. Commercial Site Plan for Twin (7.8.21)
5. PictometryExport
6. PictometryExport
7. Historic Imagery

Special Use Permit Staff Report

Agenda Item 4.c



To: Planning & Zoning Commission

Presenter: P&Z Director

Request: for a **Special Use Permit** to allow vehicle sales (utility trailers), and equipment rental on property located at 299 Addison Ave W.

Application: PZ21-0078

Applicant & Representative: K Hardware, Inc
c/o Lawry Wilde

Public Hearing:

Background:

K Hardware Inc recently purchased the property outlined in red on the above map insert. Part of their business plan is to sell trailers, and rent equipment (small consumer grade equipment).

This application was brought before us as part of a Code Enforcement education campaign. The new owners had begun renting equipment at the location. Upon education of our local code, the owners did comply with code by ceasing those operations until this Special Use Permit process has concluded.

History:

The property in question has historically been a sales and maintenance location for various businesses. The earliest record we have is Century Auto Machines in 1983. Thereafter, Century Boatland and J&C Customs operated a boat/recreational vehicle sales and service location from the 1990's through 2018.

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.

Applicable Zoning Regulations:

Per City Code 10-4-8 states a special use permit is required for "Vehicle Sales" and "Equipment Rental"

Comprehensive Plan Compliance:

The 2016 Comprehensive Plan; "Grow With Us" designates this Area as appropriate for "Downtown." Given the previous history of the

property this Special Use Permit is not a drastic change in the primary use of the land. Staff has determined this request is compliant with the 2016 comprehensive plan.

Analysis and Potential Impacts:

This property has been utilized for some sort of vehicle (cars, boats, ATV's, etc.) sales and storage for the past 40 years. That portion of the proposed business is technically considered legal non-conforming.

The advent of a new type of activity on this property, "Equipment Rental", is a different land use and therefore requires an evaluation by the Commission for compliance with the 9 criteria found in City Code 10-13-2-2-(D).

The visible portion of the Equipment Rental portion of the business will act in very much the same way as ATV/Boat/Trailer Sales. Items will be displayed along the property. In this staff does not foresee a detrimental impact to surrounding properties.

The maintenance side of the equipment rental will cause some impacts to surrounding properties. These typically include the running

of equipment, and some basic services like washing and changing oil. Similar types of activities took place on these properties previously with the ATV/Boat sales and service. The applicant has indicated the Rental maintenance will take place inside, or next to, the main building. As such, staff believes the impacts will be a negligible change to what has historically taken place on the property.

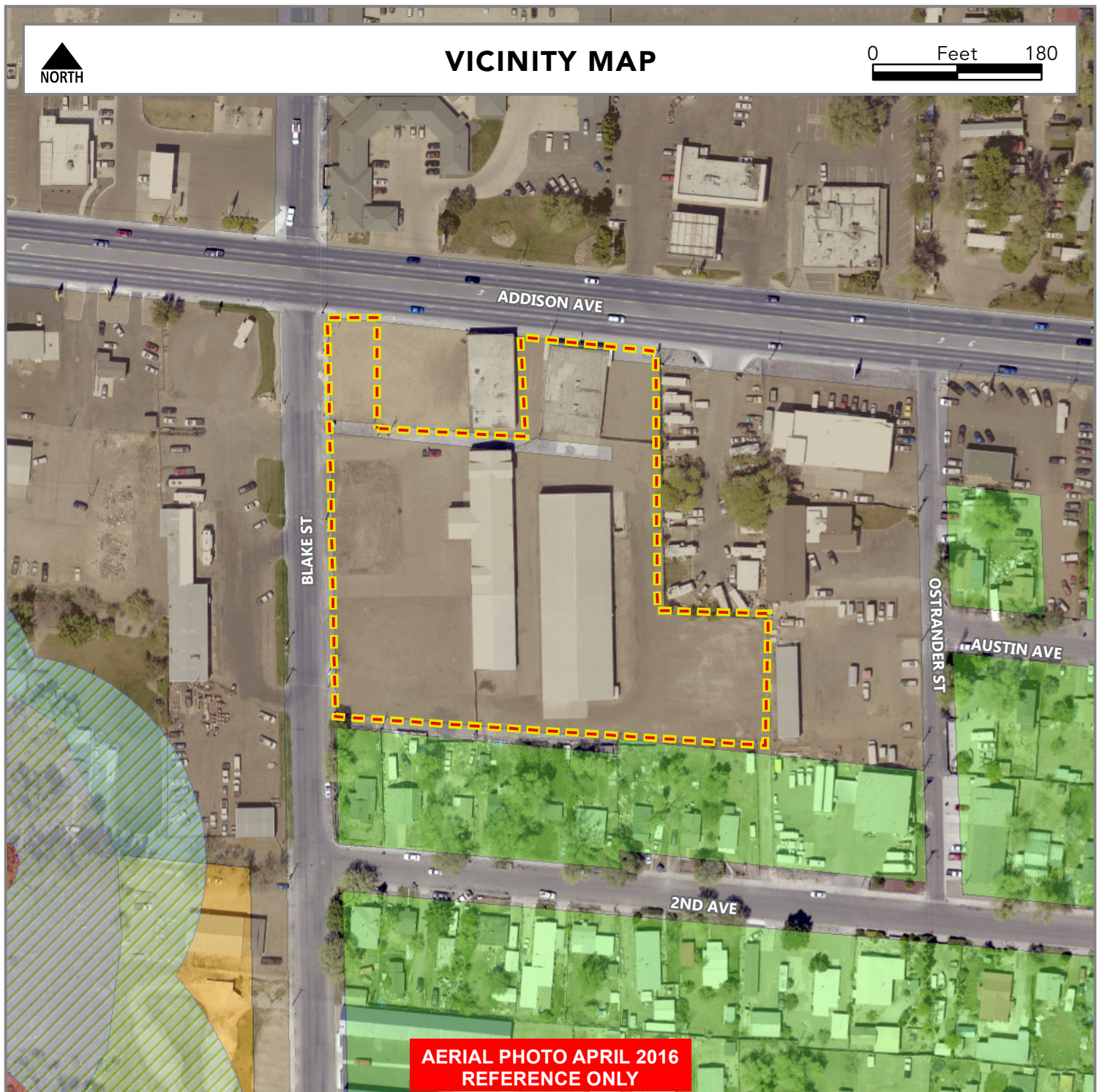
Conclusions:

Upon conclusion should the Commission approve the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to the property at the corner of Addison Ave W and Blake St being developed with curb, gutter, sidewalk, and landscaping; within six (6) months of this approval.
3. Subject to the southern property boundary being screened per City Code standards, within six (6) months of this approval.

Attachments:

1. Vicinity Map
2. Narrative
3. Exhibits
4. Photos



	CRO		R-4
	C-1		R-6-MHO-1
	OS		

Current Zoning: C1

Comprehensive Plan: Downtown

Existing Land Use: Vacant - Sporting
Vehicle Sales/Service

Proposed Land Use: Vehicle Sales (Trailers)
& Equipment Rental

Surrounding Zoning Designations & Land Use(s)

North: C1, Commercial; Addison Ave W

East: C1, Commercial and Trailer Park

South: R6 MHO-1, Residences

West: Blake St; C1, Commercial Businesses

Applicable Regulations

10-1-4, 10-1-5, 10-4-8, 10-11-1 thru 9, 10-13

We are applying for a special use permit to become a utility trailer dealer and rent trailers and equipment.

We would be stocking 1-4 trailers and various pieces of equipment, the largest generally would be an excavator or skidsteer.

The hours of operation will be 8am to 7pm. We have adequate parking onsite and anticipate very little traffic consequences.

We do not anticipate any negative impact on our environment or adjoining properties. We pride ourselves on being a good neighbor and endeavor to do all within our power to remain so.

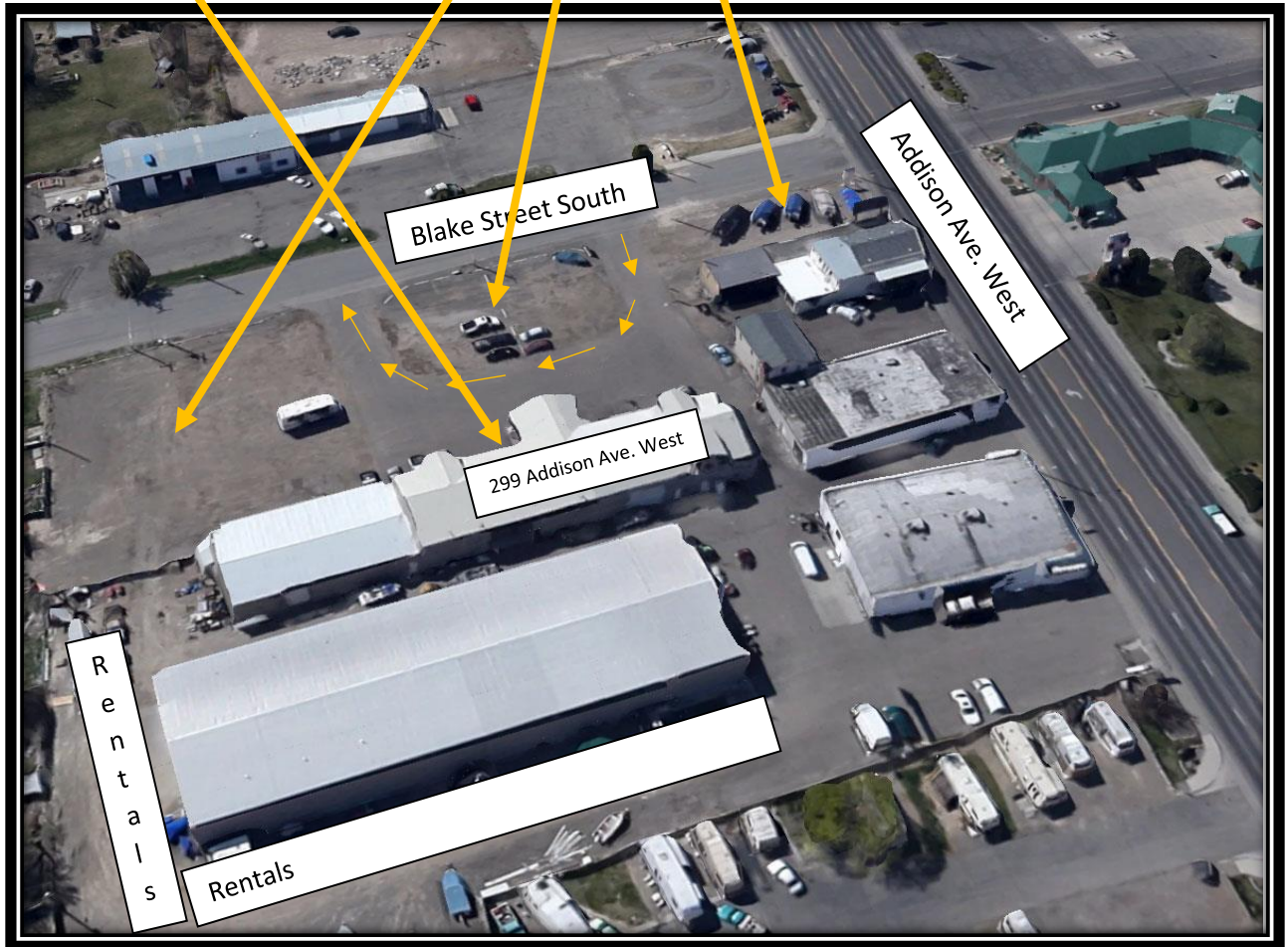
We are eager for the opportunity to contribute to the Twin Falls community.

Commercial Site Plan

Rental Maintenance

Trailer Sales & Rentals

North
→



Lots 1, except N 15 ft and 7,8 & 9 of Block 1, Woods Addition and Lots 1,2 &3 in block 2. Also Lots 5,6,10,11 & 12 in Block 1, Lots 4,5,6 in Block 2, Woods Addition

K2 Investments
1335 Enterprise
Idaho Falls, ID
208-589-3465
Lawry Wilde

1. Blake and Addison Ave W



05/01/2020

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2. Blake and Addison Ave W





10/24/2018

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