NOTICE OF AGENDA
PUBLIC MEETING
Twin Falls City Planning & Zoning Commission
April 9, 2013-6:00 PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Nikki Boyd Jason Derricott Tom Frank **Chairman** Kevin Grey Terry Ihler Gerardo Munoz Chuck Sharp

AREA OF IMPACT:

Lee DeVore Steve Woods
Vice-Chairman

CITY COUNCIL LIAISONS:

Suzanne Hawkins
Rebecca Mills Sojka

I. CALL MEETING TO ORDER:

1. Confirmation of quorum
2. Introduction of staff

II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s): **March 7, 2013 Work Session Minutes**
2. Approval of Findings of Fact and Conclusions of Law: **NONE**

III. ITEMS OF CONSIDERATION:

1. A Preliminary Presentation for an Amendment to the PUD Agreement for the Grandview Mini-Storage Facility, 6.4 acres +/-, to allow for a u-haul rental business and outside boat, RV and automobile storage yard for the storage facility customers on undeveloped property within the PUD on property located at 485 Grandview Drive. c/o Gregg Olsen on behalf of MOJO, LLC. (app. 2564)

2. A preliminary presentation for a Zoning District Change and Zoning Map Amendment from R-2 to R-2 NCO PUD to develop a planned mixed-use development consisting of neighborhood commercial uses, including a financial institution facility, on 4.7 acres (+/-) located at the northwest corner of Eastland Drive North and Addison Avenue East. c/o Scott Allen, The Land Group on behalf of Thomas & Cheryl Arledge and TOMERYL, LLC (app. 2563)

IV. PUBLIC HEARINGS:

1. Request for a Special Use Permit to allow a dog grooming and kennel business in conjunction with a photography studio and a residential dwelling unit occupied by the business owner or an employee on property located at 520 Main Avenue South. c/o JoAnna & Emily Thompson (app. 2557)

2. Request for a Special Use Permit to allow bulk fuel (propane) sales in conjunction with an existing retail business on property located at 628 Main Avenue South c/o Lawry Wilde on behalf of Wildland, LLC (app. 2558)

3. Requests for the Vacation of Tract E, 25' x 109' (2725 sq. ft.), located between 555 Falling Leaf Lane and 583 Falling Leaf Lane within Canyon Trails Subdivision No. 9. c/o Gary N Nelson on behalf of Canyon Properties, LLC (app. 2559)

4. Requests for the Vacation of platted utility and vehicular access easement, 30' x 478' (14,340 sq. ft), located between Lot 1 and Lot 14, Block 14, of the Canyon Trails Subdivision No. 5. c/o Gary N Nelson on behalf of Canyon Properties, LLC (app. 2560)

IV. PUBLIC HEARINGS: cont.

5. Requests for a Special Use Permit to operate an indoor recreation facility -- which may include charity/fundraiser events, comedy club, theater, music events, art show and private events, and to allow alcohol consumption on site in conjunction with a restaurant—all with extended hours of operation until 1:30 a.m. seven (7) days a week, on property located at 516 Hansen Street South. c/o Edward Sabia (app. 2561)

6. Requests a Special Use Permit to allow an auto rental business in conjunction with an existing multi-tenant office building on property located at 1286 Addison Avenue East. c/o Spencer Wood on behalf of Hertz Local Edition (app. 2562)

IV. PUBLIC INPUT AND/OR ITEMS FROM THE ZONING DEVELOPMENT MANAGER AND/OR THE PLANNING & ZONING COMMISSION:

V. UPCOMING PUBLIC MEETINGS (held at the City Council Chambers unless otherwise posted):

a. Public Hearing – **Tuesday**, **April 23, 2013** 6:00 pm
b. Work Session – **Thursday**, **May 2, 2013** 12:00 pm – 1:00 pm

VI. ADJOURN MEETING:

Any person(s) needing special accommodations to participate in the above noticed meeting should contact Lisa A. Strickland at (208) 735-7267 at least two (2) working days before the meeting.

CITY OF TWIN FALLS
PLANNING & ZONING COMMISSION
Public Hearing Procedures for Zoning Requests

1. Prior to opening the public meeting, the Chairman shall review the public hearing procedures, confirm a quorum is present and introduce staff present.

2. Individuals wishing to testify or speak before the Commission shall wait to be recognized by the Chairman, approach the microphone/podium, state their name and address, then commence with their comments. Following their statements, they shall write their name and address on the Sign-In record sheet(s) located on a separate table near the entrance of the chambers. The administrative assistant shall make an audio recording of each public meeting.

3. **The Applicant, or the spokesperson for the Applicant, shall make a presentation** on the application/request. No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing – WHICH IS A MINIMUM OF 15 DAYS PRIOR TO PUBLIC HEARING. **The applicant's 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.**

   The Applicant is limited to 15 minutes, unless a written request for additional time is received and granted by the Chairman prior to commencement of the public meeting.

4. Upon completion of the applicant's presentation City Staff will present a staff report which shall summarize the application/request, history of the property, if any, staff analysis of the request and any recommendations.
   - **The Commission may ask questions of staff or the applicant pertaining to the request at this time.**

5. The public will then be given the opportunity to provide public testimony/input/comments regarding the request.
   - **The Chairman may limit public testimony to no more than two (2) minutes per person.**
   - **Five (5) or more individuals, having received personal public notice of the application under consideration, may select a spokesperson by written petition. The spokesperson shall be limited to 15 minutes.**
   - ***No written comments, including e-mail, received after 12:00 o'clock noon on the date of the hearing will be accepted for consideration by the hearing body. Written comments, including e-mail, received by 12:00 o'clock noon or before the date of the hearing* shall be either read into the record or displayed on the overhead projector either during or upon the completion of public comment.**
   - **Following the Public Testimony, the applicant is permitted a maximum five (5) minutes rebuttal to respond to Public Testimony.**

6. Following the Public Testimony and Applicant's response, the Public Input portion of the public hearing shall be closed- **No further public testimony is permitted**. Commission Members, as recognized by the Chairman, shall be allowed to request clarification of any public testimony received of the Applicant, Staff or any person who has testified. The Chairman may again establish time limits.

7. The Chairman shall then close the Public Hearing. The 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 Chairman.**