



## Comprehensive Staff Report

To: Planning & Zoning Commission  
 Presenter: Steve O'Connor, City Planner  
 Request: Preliminary presentation for a request to **Amend** PUD # 219 & 264 to allow "Hotel" as a permitted use and to increase maximum building height to sixty feet (60') for property located at 2151 Fillmore Street.

Application: PZ18-0099

Applicant:  
 Geronimo, LLC  
 c/o EHM Engineers  
 208.734.4888

dthibault@ehminc.com

**Public Meeting: January 8th, 2019**

### Analysis

This is a preliminary presentation of a request for to amend the Canyon Park West PUDs #219 & 264.

City Code requires that the applicants make a preliminary presentation to the Commission and to the public. This presentation allows the Commission and the public to become familiar with the proposed planned development project prior to the actual public hearing. The Commission can also give suggestions to the applicants on the project outside of the hearing process. No action is taken at the presentation meeting.

A public hearing regarding this request will be heard at the regularly scheduled Planning and Zoning Commission public meeting on January 29<sup>th</sup>, 2019. Staff analysis will be provided at that time.

### Approval Process

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.

### Applicable Regulations or Codes

Per City Code 10-6-1 A preliminary presentation of the request is required before a public hearing in front of the Planning & Zoning Commission.

### Conclusion

Staff makes no recommendation at this time.

### Attachments

1. Vicinity Map
2. Narrative
3. Site Plan
4. Elevations
5. Photos

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