



Twin Falls Planning & Zoning Commission Agenda

Tuesday, March 15, 2022, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

Members -

City Limits: Craig Kelley, Carolyn Bolton; Curtis Hansen; Marilu Perez, Vacant, Vacant

Area of Impact: David Detweiler

- 1) Confirmation of Quorum/Call Meeting to Order
 - a) **PRESENTATION:** Introduction of New Commission members
 - b) **ACTION ITEM:** Election of Officers
- 2) Consent Calendar
 - a) **ACTION ITEM:** Approval of minutes from the following meeting: March 1, 2022
- 3) Items of Consideration
 - a) **PRESENTATION:** Preliminary Presentation for a request for a recommendation to City Council for an Amendment to the Federation Point ZDA to allow "Private" and "Public School" as an outright permitted use and amend the Conceptual Site Plan in the Zoning Development Agreement c/o Paul Bierlein-Bouma USA on behalf of Hepworth Family Landholdings, LLC. (PZ22-0026)
By: Ian Zollinger, City Planner
- 4) Public Hearings
 - a) **ACTION ITEM:** Request for a Special Use Permit to allow for an indoor recreation facility on property located at 2152 Village Park Avenue, Suite 200 c/o Kirsten Boehme. (PZ22-0011)
By: Lisa Strickland, City Planner
 - b) **ACTION ITEM:** Request for a Special Use Permit to allow for Storage Unit Rental facility on property located at 222 Dover Lane c/o Rex Harding, TD&H Engineering, Inc., on behalf of Dover Lane Storage LLC. (PZ22-0014)
By: Ian Zollinger, City Planner
 - c) **ACTION ITEM:** Request for a Special Use Permit to allow for an indoor recreation facility on property located at 2333 Addison Avenue East, Suite E., c/o Grayson Stone and Nick Brady on behalf of Felice England. (PZ22-0015)
By: Lisa Strickland, City Planner
- 5) Upcoming Meeting(s)
 - a) **INFORMATIONAL:** Tuesday, March 29, 2022.

a) **INFORMATIONAL:** Tuesday, March 29, 2022.

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, por favor llame a Josh Palmer al teléfono (208) 735-7312.

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, March 1, 2022, 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

Commissioner Bolton called the meeting to order at 06:02 PM

A quorum was present.

Members Present: Bolton, Perez, Hansen, Musser

Staff Present: Spendlove, Strickland, Zollinger, Ebersole, Vitek

2) Consent Calendar

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

Unanimously approved by a vote of 4 to 0.

a) Approval of minutes from the following meeting: February 8, 2022

3) Items of Consideration

None

4) Public Hearings

a) Request for a recommendation to City Council for a Zoning District Change and Zoning Map Amendment for 6.4 acres from R-4 to CSI PUD and to expand the CSI PUD boundaries to include property located in the 1100 block of Fillmore Street c/o Theo Schut on behalf of the College of Southern Idaho (app. PZ21-0195)

Staff Presentation:

City Planner Strickland presented the request for a recommendation to City Council for a Zoning District Change and Zoning Map Amendment for 6.4 acres from R-4 to CSI PUD and to expand the CSI PUD boundaries to include property located in the 1100 block of Fillmore Street c/o Theo Schut on behalf of the College of Southern Idaho (app. PZ21-0195)

Per City Code 10-6-1.7(E) Approval of a ZDA shall be based on the following standards:

- The proposed uses shall not be detrimental to any surrounding uses; nor shall they be detrimental to the health, safety and general welfare of the public.
- Any variation from the underlying zoning district development requirements must be warranted by the design and amenities incorporated in the conceptual development plan.
- The underlying zoning district and the conceptual development plan shall conform to the comprehensive plan.
- Existing and/or proposed streets and utility services must be suitable and adequate for the proposed development. (Ord. 3082, 12-8-2014)

Per City Code 10-4-5 (B)

- Zoning Map Amendment: The commission, prior to recommending a zoning map amendment that is in accordance with a comprehensive plan to the council, shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. Notice for public hearings shall be provided as set forth in section [10-7-20](#) of this title. (Ord. 3091, 3-2-2015)

In 2018, the college came and created the CSI PUD to allow for additional building height and amend land uses to allow for residential halls/rooming houses as permitted uses for a specific project on the original CSI Campus. At the time, these 6.4 acres were excluded from the PUD amendment. This property remained under the R-4 Zoning District regulations for a number of years.

This is a request to amend the boundaries for the CSI PUD and to rezone the subject property from R-4 to CSI PUD. The plan is to allow for the expansion of the campus to provide additional educational facilities.

Upon submittal of a building permit, a review for required improvements will occur and new construction will trigger improvements along the Lincoln Street and Fillmore Street frontages. These improvements could include curbs, gutters, sidewalks and right of way dedication/construction.

The comprehensive plan has designated this area as CSI PUD and Mixed Use. The proposed plan for the property should fit within the surrounding area and is compatible with the Comprehensive Plan.

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

Applicant Presentation:

Jeff Harmon, Vice President of Finance/CFO, representing applicant, presented the request for a Zoning District Change and Zoning Map Amendment for 6.4 acres from R-4 to CSI PUD and to expand the CSI PUD boundaries to include property located in the 1100 block of Fillmore Street. He shared how CSI came to own the building. He stated the proposed use for the property and reason for adding the property to the CSI PUD. He discussed the access from

Lincoln St. and Fillmore St., stating there is no plan for a road to connect the streets, as it would take away from useable acreage.

PZ/Questions & Comments:

- Commissioner Musser asked if the zone change would allow for the additional building height.
- City Planner Strickland stated the last amendment to the PUD was specific to the project.
- Planning and Zoning Director Spendlove stated the allowed building height in the C1 zone is 50 ft. with an increased setback.
- Commissioner Hansen stated his interpretation of the PUD language.
- Commissioner Bolton asked if there are current plans for curbs, gutters, sidewalks. Is stated infrastructure will be reviewed at bldg permits and what to be reviewed.

Public Hearing: Opened

- Lynn Fleming, resident, expressed the neighborhoods concerns for lighting, as bright lights can shine into homes from time to time. She wants CSI to be aware of location of parking, fencing, and access into neighborhood. She stated drainage issues are concern.
- Jim Fleming, resident, stated he expects development and welcomes a building consistent with other CSI buildings.
- Katrina Thutt-Taylor, resident, stated her back yard faces the lot in question. She stated her concerns lighting, building height, noise and drainage system.
- Dallas Taylor, resident, concurred with the public testimony. He stated he would like the building to face the Renaissance Center to mitigate # of people walking past his yard.
- Applicant Jeff Harmon responded to public testimony. He addressed low cut-off lighting in all parking lots on campus. He stated the college is committed to the quality of construction of its buildings. Regarding safety concerns, the college has 24/7 security patrols.
- Commissioner Perez asked if this recommendation to City Council would allow CSI to build residences there, as now permitted.
- PZ Director Spendlove stated the previous PUD amendment was specific to where the residences could be placed. This amendment would not make residences an approved permitted use on this lot.

Public Hearing: Closed

Discussions Followed:

- PZ Director Spendlove stated the relationship with CSI and the city both being state entities. He stated the City of Twin Falls reviews the site and how CSI will put in the infrastructure but does not review the building permits. Building permits are reviewed by the State of Idaho.
- Commissioner Hansen asked about adding a condition for a screening requirement.
- Commissioner Perez stated she feels this is a good fit for the area and believes CSI addressed the public concerns. She will send a positive recommendation.
- Commissioner Musser stated the neighborhood brought valid points. He stated his is supportive unless it will disturb neighborhood.

- Commissioner Hansen stated he is in favor. He stated the applicant addressed neighborhood concerns. He believes this is a good infill project and expansion for CSI.
- Commissioner Bolton stated CSI and their representatives are intent on the consideration of the neighborhood and have addressed their concerns addressed. in favor.
- PZ Director Spendlove stated the normal screening code requirement is based on trade/manufacturing and residential. CSI has commitment to screening of perimeter of the property. He stated the commission could add a condition for screening, if feel necessary.
- Commissioner Musser stated it would be beneficial for screening, but not sure it is the time to do it.
- Commissioner Hansen stated this would be time as the city will not see building permit.
- PZ Director Spendlove stated the Planning and Zoning Commission can make a recommendation to City Council, with conditions. He stated the city will only look at code with regards to the site permit. He stated if a condition is added, city staff would review the site plan for screening.
- Commissioner Perez stated she is not convinced need for a screening requirement.
- Mr. Harmon stated there is no way to know what we will be there as there are no plans at this time for construction. He stated the buildings on campus are well thought out, look nice, and are a community asset. There will be no difference with this building.
- Commissioner Bolton stated she does not believe there is a need for a condition at this time.

Public Hearing reopened specific to Screening

- Katrina Thutt-Taylor stated she would appreciate screening between residences and college.
- Lynn Fleming, stated she appreciates the campus security and wants to maintain the value of their homes.
- James Fleming stated he would like a condition for screening added to recommendation.

Public Hearing Closed

Discussion:

- Commissioner Hansen stated he would like a condition added for screening on southern portion of property.
- PZ Director Spendlove assisted with condition language.
- Discussion ensued regarding adding the condition.

MOTION: Commissioner Hansen moved to add a condition that the southern property line that borders residential contains screening upon construction of the buildings that is equal to greater than the screening on the eastern side of the CSI campus.
Commissioner Bolton seconded the motion.

Unanimously Approved by a vote of 4 to 0.

MOTION: Curtis Hansen moved to approve the recommendation to City Council for a Zoning

District Change and Zoning Map Amendment for 6.4 acres from R-4 to CSI PUD and to expand the CSI PUD boundaries to include property located in the 1100 block of Fillmore Street c/o Theo Schut on behalf of the College of Southern Idaho (app. PZ21-0195), as presented, with staff and recommendations and added condition.
Commissioner Bolton seconded the motion.

Unanimously Approved by a vote of 4 to 0.

5) Upcoming Meeting(s)

- a) Tuesday, March 15, 2022
Tuesday, March 29, 2022

PZ Director Spendlove recognized Chairperson Titus and Commissioner Musser for their 6 years of service on the commission and that this is their last meeting with the commission.

6) Adjournment

The meeting adjourned at 06:54 PM

Kelli Ebersole, Administrative Assistant



Date: Tuesday, March 15, 2022
To: Planning and Zoning Commission
From: Ian Zollinger

PRESENTATION

Request:

Preliminary Presentation for a request for a recommendation to City Council for an Amendment to the Federation Point ZDA to allow "Private" and "Public School" as an outright permitted use and amend the Conceptual Site Plan in the Zoning Development Agreement c/o Paul Bierlein-Bouma USA on behalf of Hepworth Family Landholdings, LLC. (PZ22-0026)

Time Estimate:

15 Minutes for presentation from staff and the applicant.

Background:

The applicant is requesting to amend the Federation Point ZDA to include the use of Schools Public and Private as a Permitted Use instead of a Special Use and to propose an additional option to the approved site plan for the development of the property.

Approval Process:

The applicant is required to present a preliminary review to the Planning and Zoning Commission in which the commission may give suggestions and ask questions of the applicant about the proposed ZDA amendment. A public hearing shall be held before the Commission for a recommendation to City Council to; amend the zoning district and the zoning map, amend with recommendations or deny the request.

Budget Impact:

Regulatory Impact:

As per Twin Falls City Code 10-6-1.4(E) Approval of a ZDA Sub-District: The applicant is required to do a presentation to the Planning and Zoning Commission and the Public a preliminary review. The Commission and Public are allowed to give suggestions and ask questions of the applicant about the proposed project. 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.

History:

Analysis:

Conclusion:

Staff makes no recommendation at this time. A staff analysis will be provided at the public hearing.

Attachments:

1. Applicant Narrative
2. Applicant Proposed Changes to ZDA

3. Applicant Proposed Concept Plan and Elevations
4. Vicinity Map



February 15, 2022

City of Twin Falls
Community Development Services
203 Main Avenue East
Twin Falls, ID 83303

Subject: Application for an Amendment to the Federation Point ZDA

Dear Members of the Zoning Board and City Council:

On behalf of GEM Prep schools and with the cooperation of the Hepworth Family Landholdings, LLC, Bouma USA is presenting an application for amendment of the Federation Point ZDA to provide for a school use by right and to provide an Optional Site Plan for a school use on the northern portion of the Federation Point site.

Federation Point ZDA – Proposed Amendment

The purpose of this proposed amendment is to allow an optional “Permitted Use” for a “School – Public”. In the current ZDA, the “School – Public” use is allowed only after obtaining a Special Use Permit.

The second purpose of the amendment is for the school use to increase the current square footage of development from 35,000 square feet to 49,000 square feet for the northern “commercial portion” of the Master Development Plan. The maximum building height would stay within the zoning regulation requirements. No changes to the number of residential units is proposed.

Changes to the Development and to the Surrounding Areas

The proposed amendment to allow the school use would be provided as an option to the commercial development. The school use would be complementary to the existing and proposed residential land uses to the west and south of the project site.

The school use would bring an educational element to the neighborhood and provide an attractive option to neighborhood students able to walk and bicycle to and from the school. The school use would result in less overall traffic to the neighborhood compared to a commercial use by reducing the number of days per year that traffic would be attracted to the project site to Monday – Friday nine months of the year. The commercial uses could attract vehicles 24-7, 365 days per year. In addition, the school’s primary traffic would occur two times per day at drop off and pick up compared to a commercial use which would attract people to and from throughout the day.

We are looking forward to reviewing this amendment with you and working with the staff of the Community Development Services team to achieve a successful amendment to the ZDA.

Sincerely,

Paul Bierlein

Paul Bierlein
Bouma USA

2022 Amendment to Federation Point, ZDA

A Residential Mixed Use and Limited Commercial

This Zoning Development Agreement (ZDA) is made and entered into this day _____ 2022, by and between the City of Twin Falls, State of Idaho a municipal corporation, hereinafter called "City" and Steve Hepworth (hereinafter called "Developer") for the purpose of developing Residential Mixed Uses and Limited Commercial Uses on property located West of Washington Street North and South of Federation Road, known as Federation Point Subdivision, a ZDA.

NOW THEREFORE:

1. All future development, improvements, and uses shall conform to the standards and regulations of the Twin Falls City Code Title 10 — Chapter 4 — Section 15; RM, Residential Mixed Use District or as amended, Title 10 — Chapter 4 — Section 19; CRO, Canyon Rim Overlay District or as amended, and all references to other sections therein including the following deviations:
2. RM and CRO, Residential Mixed Use District and Canyon Rim Overlay District modified to include the following;
 - A. Permitted uses;
 1. Governmental facilities:
 - a. Governmental office buildings.
 2. Medical facilities:
 - a. Doctor's offices.
 3. Residential:
 - a. Bed and breakfast facilities.
 - b. Household units in the same building as an allowed use by the owner or an employee of the allowed use.
 - c. Household units in the upper floors of commercial or professional buildings.
 4. Retail Trade:
 - a. Antique shop.
 - b. Apparel and accessories.
 - c. Art galleries and frame shops.
 - d. Bakery.
 - e. Bookstore.
 - f. Craft shop, in conjunction with retail business.
 - g. Eating places.
 - h. Florist shop.
 - i. Food, drugs, etc.
 - j. General merchandise.
 - k. Hardware store.
 - l. Hobby and toy store.
 - m. Home décor, excluding appliances

Federation Point, ZDA

A Residential Mixed Use and Limited Commercial Zoning Development Agreement

- n. Home furnishings and appliances.
- o. Ice cream store.
- p. Import store.
- q. Laundering and dry cleaning.
- r. Laundromats.
- s. Music store.
- t. Sporting goods store.

5. Services:

- a. Advertising.
- b. Apparel repair and alteration.
- c. Beauty and barber shops.
- d. Cottage businesses.
- e. Finance and investment offices.
- f. Insurance and related business.
- g. Photographic studios.
- h. Professional organizations.
- i. Professional services.
- j. Real estate and related business.

6. Public Assembly:

- a. Schools — private, single purpose.
- b. Schools - private, vocational and/or academic.
- c. Schools — public.

Notwithstanding the foregoing list of permitted uses, any such use which broadcasts amplified music or sound by speakers to the exterior of a building shall also require a special use permit.

- B. Special Uses: A special use permit may be granted for a permanent use that is not in conflict with the Comprehensive Plan and that is not permitted outright because it may conflict with other uses in the District unless special provisions are taken. Special use permits may be granted for the following uses:

1. Misc.:

- a. Any facility with drive-through service.

2. Parks:

- a. Public parks and playgrounds with crowd attracting facilities.

3. Public Assembly:

- a. Funeral chapels.
- b. ~~Schools — private, single purpose.~~
- c. ~~Schools - private, vocational and/or academic.~~
- d. ~~Schools — public.~~
- e. Theaters — indoor.
- f. Wedding chapels and/or reception halls.

Federation Point, ZDA

A Residential Mixed Use and Limited Commercial Zoning Development Agreement

4. Residential:

- a. Accessory buildings (more than 1,000 square feet) i.e., garages and other accessory buildings except those physically attached garages built at the same time the home is built.
- b. Motels or transient hotels
- c. Nursing homes, rest homes, and assisted living facilities.

5. Retail Trade:

- a. Alcoholic beverages, when consumed on premises where sold.
- b. Permitted retail/trade operating outside the hours of seven o'clock (7:00) A.M. to ten o'clock (10:00) P.M.
- c. Pet shop.

6. Services:

- a. Dog Grooming.

7. Sports Facilities.

- a. Athletic areas.
- b. Indoor recreation facility.

Federation Point, ZDA
A Residential Mixed Use and Limited Commercial
Zoning Development Agreement

Developer: Hepworth Family Landholdings, LLC
Steven F. Hepworth, Member

City: City of Twin Falls
P.O. Box 1907
Twin Falls, ID 83303-1907

"City"
City of Twin Falls

By: _____
Mayor

ATTEST

City Clerk

"DEVELOPER"
Hepworth Family Landholdings,
LLC

Steven F. Hepworth, Member

STATE OF IDAHO)
 ss.
County of Twin Falls)

On this _____ day of _____, 2022 before me, a Notary Public for said County and State, personally appeared _____ and _____, known or identified to me, to be the Mayor and City Clerk, respectively, of the CITY OF TWIN FALLS, IDAHO, that executed said instrument, and acknowledged to me that such City executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Federation Point, ZDA
A Residential Mixed Use and Limited Commercial
Zoning Development Agreement

Residing at _____

Commission Expires: _____

Federation Point, ZDA
A Residential Mixed Use and Limited Commercial
Zoning Development Agreement

STATE OF _____

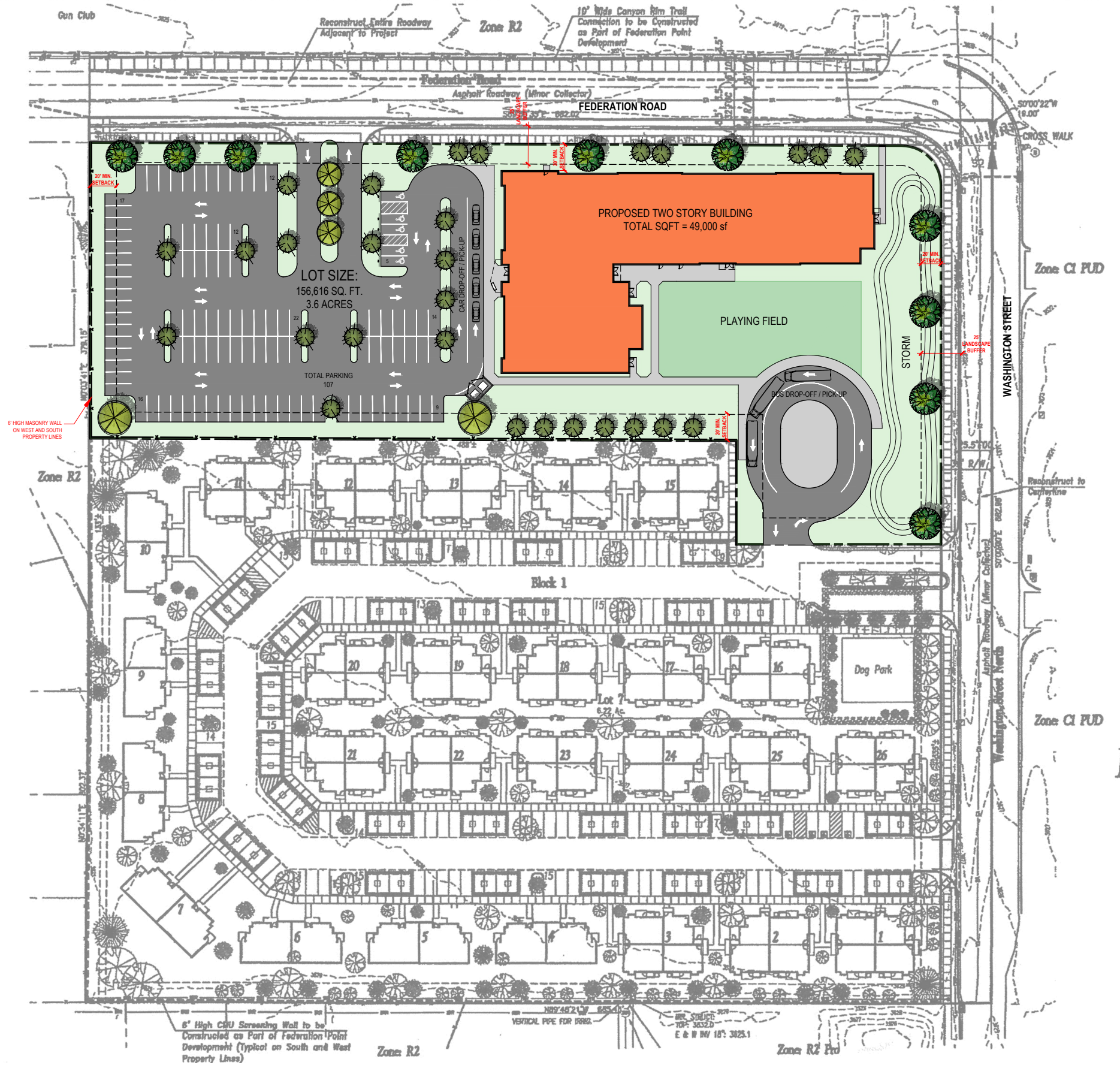
County of _____

On this _____ day of _____, 2022 before me, a Notary Public for said County and State, personally appeared Steven F. Hepworth, known or identified to me, to be the Member of the Limited Liability Company, that executed said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Residing at _____

Commission Expires: _____



EXTERIOR FINISHES		
1	LAP SIDING	LP SMARTSIDE LAP SIDING-CEDAR TEXTURE 6" EXPOSURE, PAINT: SW 7662 - EVENING SHADOW
2	LAP SIDING	LP SMARTSIDE LAP SIDING-CEDAR TEXTURE 8" EXPOSURE, PAINT: SW 2941 - BLUE GROTTO
3	METAL PANEL 2	McELROY METAL-EXPOSED FASTENER PANEL MINI-RIB PANEL, COLOR STANDARD - SLATE GRAY
4	TRIM	LP SMARTSIDE TRIM-440 SERIES, CEDAR TEXTURE WIDTH-3.50", PAINT: SW 7662 - EVENING SHADOW
5	TRIM	LP SMARTSIDE TRIM-540 SERIES, CEDAR TEXTURE WIDTH-5.50", PAINT: SW 7662 - EVENING SHADOW
6	TRIM	LP SMARTSIDE TRIM-540 SERIES, CEDAR TEXTURE WIDTH-5.50", PAINT: TO MATCH ADJACENT
7	TRIM	LP SMARTSIDE TRIM-540 SERIES, CEDAR TEXTURE WIDTH-7.21", PAINT: TO MATCH ADJACENT
8	TRIM	LP SMARTSIDE TRIM-540 SERIES, CEDAR TEXTURE WIDTH-11.21", PAINT: TO MATCH ADJACENT
9	TRIM	LP SMARTSIDE TRIM-440, 450 SERIES, CEDAR TEXTURE WIDTH-11.21", PAINT: SW 9162 - AFRICAN GRAY
10	WINDOW SYSTEM	MILGARD WINDOW COLOR: BRONZE
11	STOREFRONT SYSTEM	ALUMINUM STOREFRONT SYSTEM COLOR: BRONZE
12	DOOR & FRAME	PAINT: MATCH ADJACENT
13	COPING	TO MATCH KYNAR - COLOR: SLATE GRAY

*SEE TYPICAL SIDING TRANSITION DETAILS ON SHEET A???



1 WEST ELEVATION
A001,A002 1/8"=1'-0"



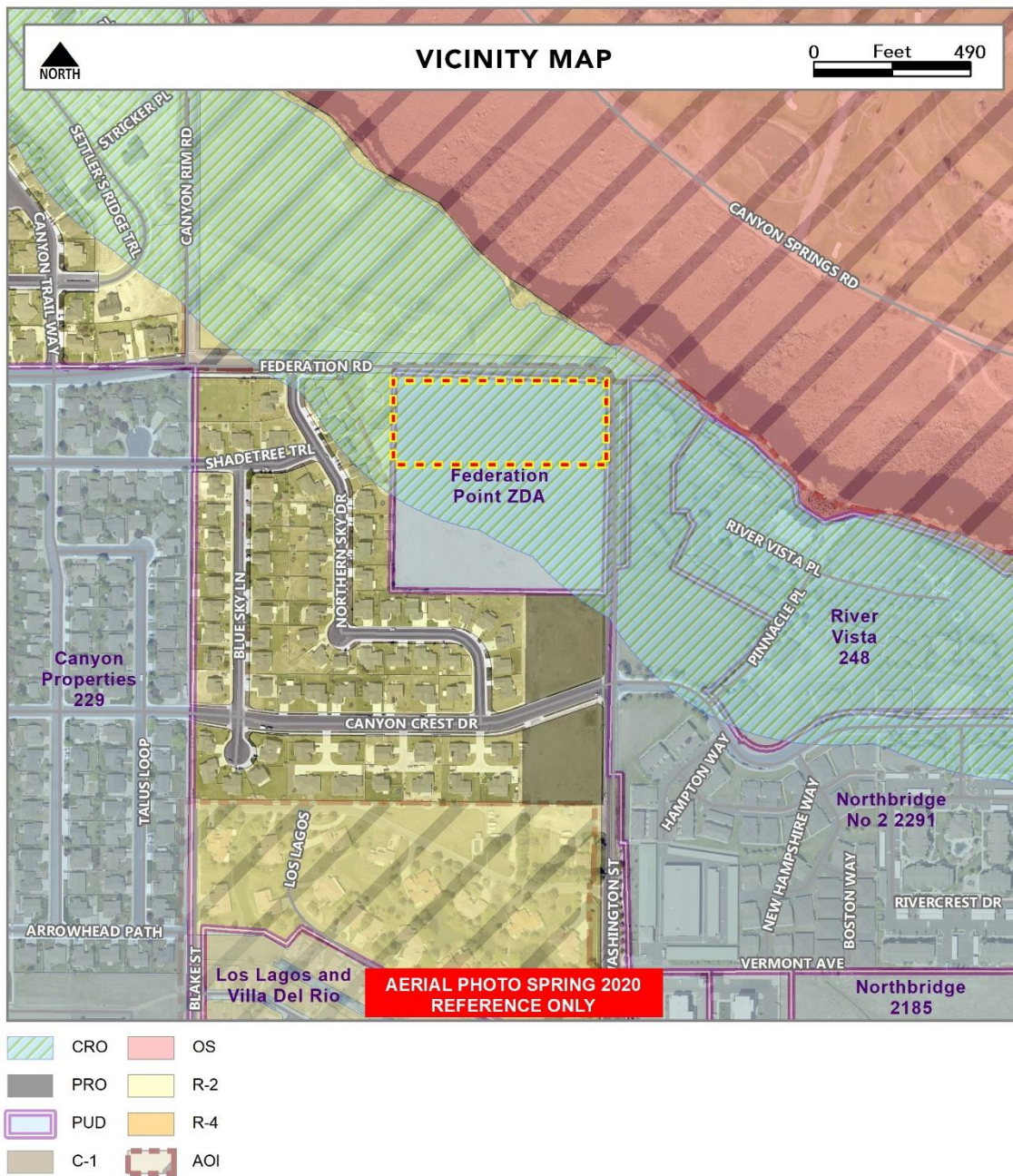
2 NORTH ELEVATION
A001,A002 3/32"=1'-0"



3 EAST ELEVATION
A001,A002 1/8"=1'-0"



4 SOUTH ELEVATION
A001,A002 3/32"=1'-0"



Current Zoning: RM/ZDA/CRO

Existing Land Use: Vacant/ Undeveloped

Comprehensive Plan: Town Neighborhood

Proposed Land Use: Mixed Use

Surrounding Zoning Designations & Land Use(s)

North: Gun Club / Federation Road

East: Mixed Use/ Washington Street

South: Residential

West: Residential

Applicable Regulations

10-1-4, 10-1-5, 10-4-15, 10-4-19



Date: Tuesday, March 15, 2022
To: Planning and Zoning Commission
From: Lisa Strickland

ACTION ITEM

Request:

Request for a Special Use Permit to allow for an indoor recreation facility on property located at 2152 Village Park Avenue, Suite 200 c/o Kirsten Boehme. (PZ22-0011)

Time Estimate:

Approximately 5-10 minutes with questions/comments to follow.

Background:

The applicant is proposing to establish an indoor recreation facility (Pilates Studio).

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 decide 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.

Standards Applicable to Special Uses:

- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Budget Impact:

n/a

Regulatory Impact:

Per City Code 10-4-8 states “a special use permit is required for indoor recreation facility”

The 2016 Comprehensive Plan; “Grow With Us” designates this area as appropriate for “Mixed Use.”

Mixed use allows high-intensity mixed use development in a compact, pedestrian-oriented environment. Staff had determined the proposed use is in compatible with the comprehensive plans.

History:

The property is zoned under the Canyon Village PUD. This property is located within the C-1 Master Plan area identified in the agreement.

Analysis:

This property is currently undergoing development and has a mix of professional and low impact commercial uses. Access to the development is near a major arterial (Pole Line and Eastland Dr) constructed to handle large amounts of traffic, and the parking area is ample size for the proposed special land use. Based on the standards for approval staff does not foresee any negative impacts related to the land use.

Conclusion:

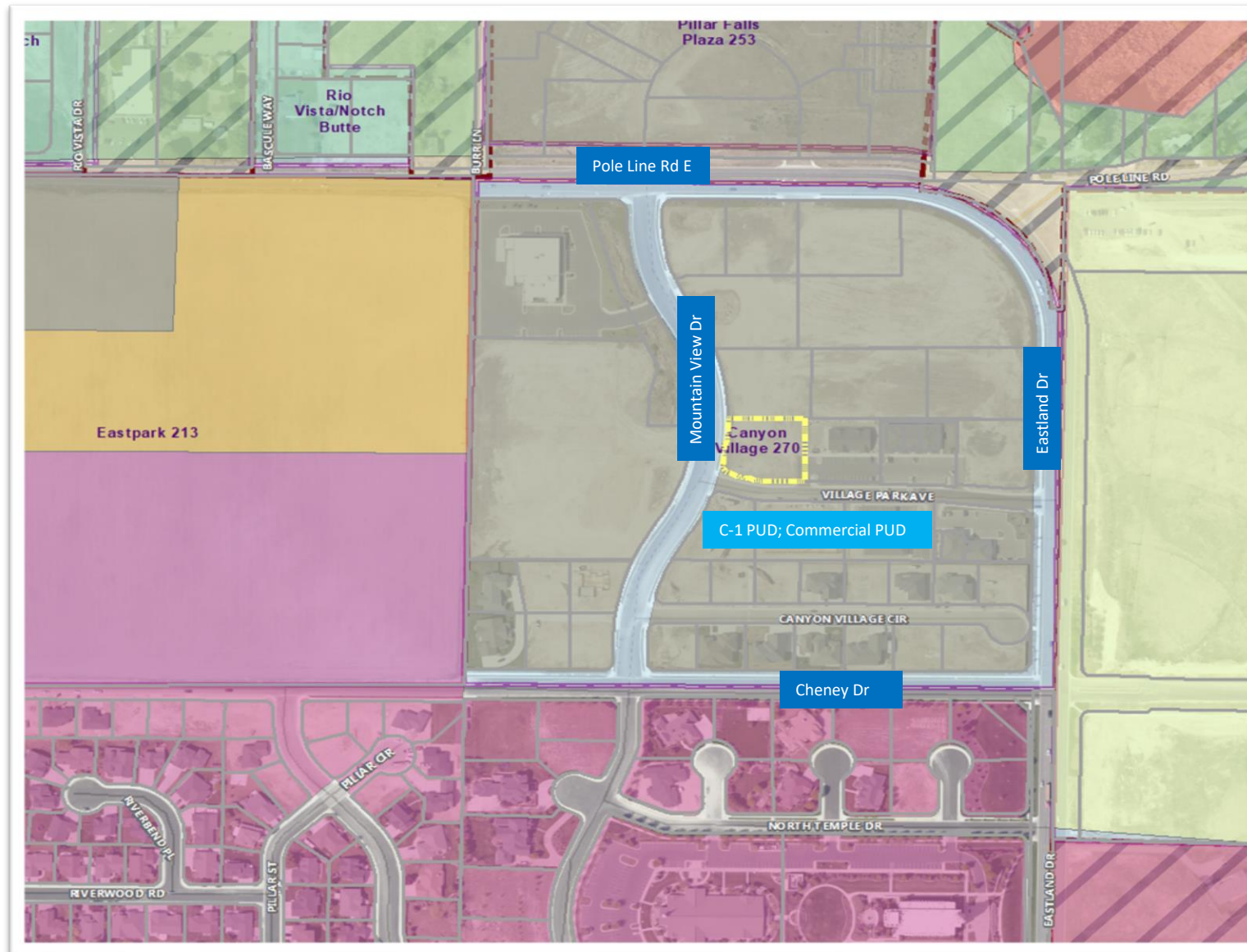
Upon conclusion should the Commission recommend approval of the request as presented, staff recommends the following:

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

Attachments:

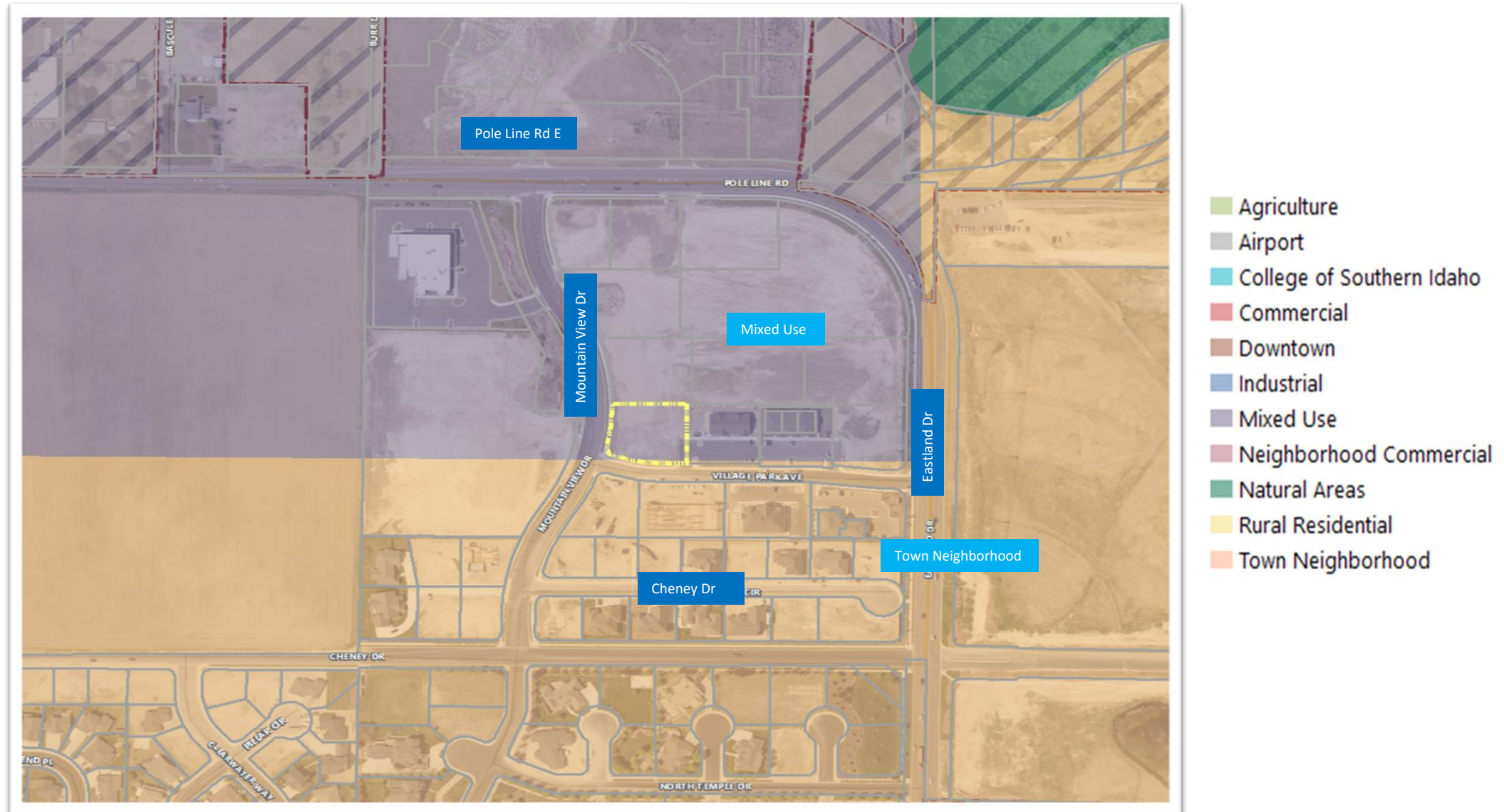
1. PZ22-0011 SR-Exhibits
2. Narrative

Zoning/Vicinity Map

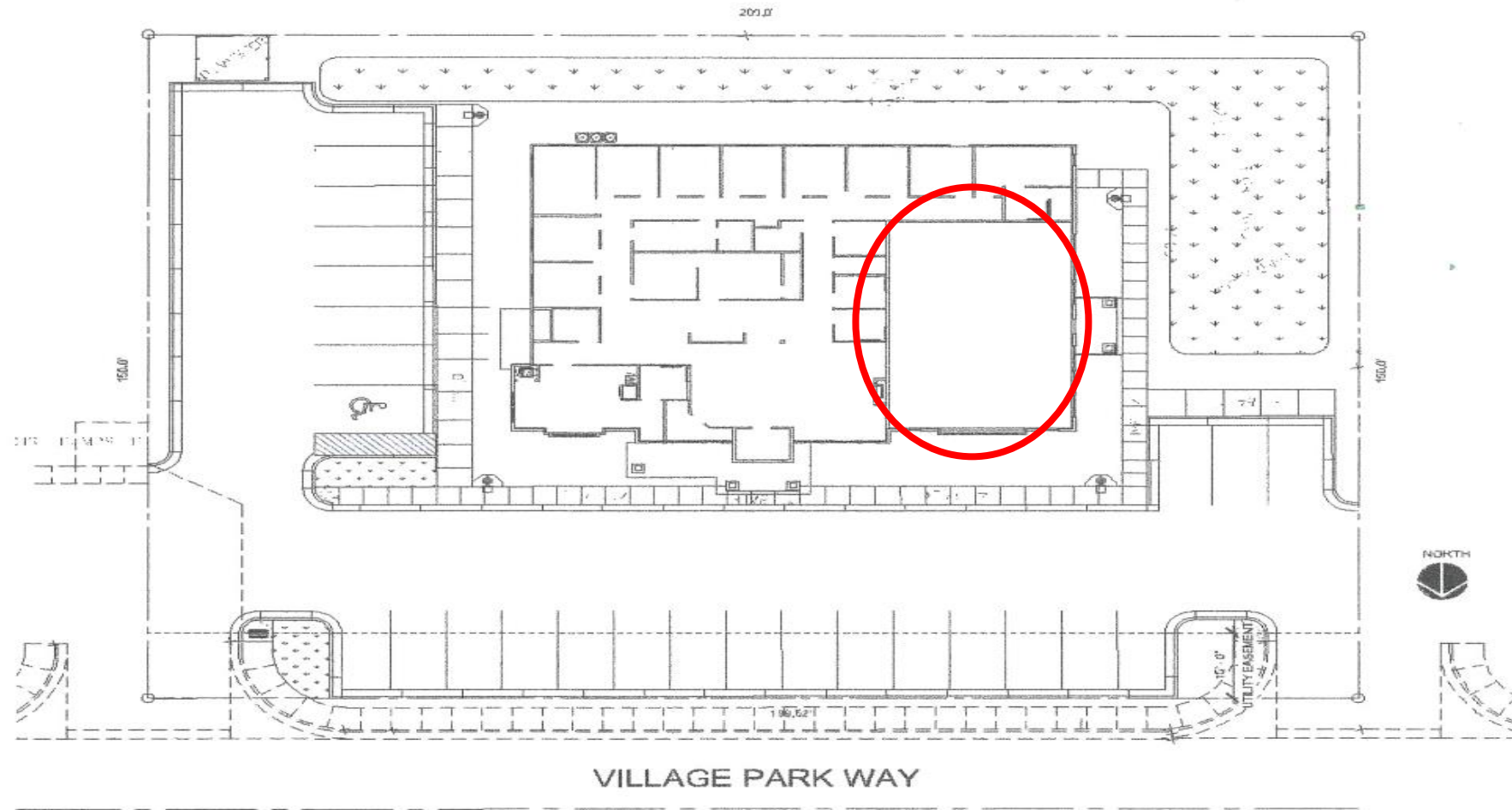


Subject Property	
Current Zoning	C-1 PUD, Canyon Village PUD #270
Existing Land Use	Vacant Tenant Space
Proposed Land Use	Indoor Recreation Facility
Comprehensive Plan Designation	Mixed Use
Surrounding Properties	
North	Pole Line Rd E, Undeveloped
South	Village Park Ave, Residential
East	Eastland Dr; Residential
West	Mountain View Dr; undeveloped
Applicable Regulations	
Applicable Regulations	10-1, 10-4-8, 10-7, 10-10, 10-11, 10-13-2.2 Canyon Village PUD #270

Future Land Use Designation

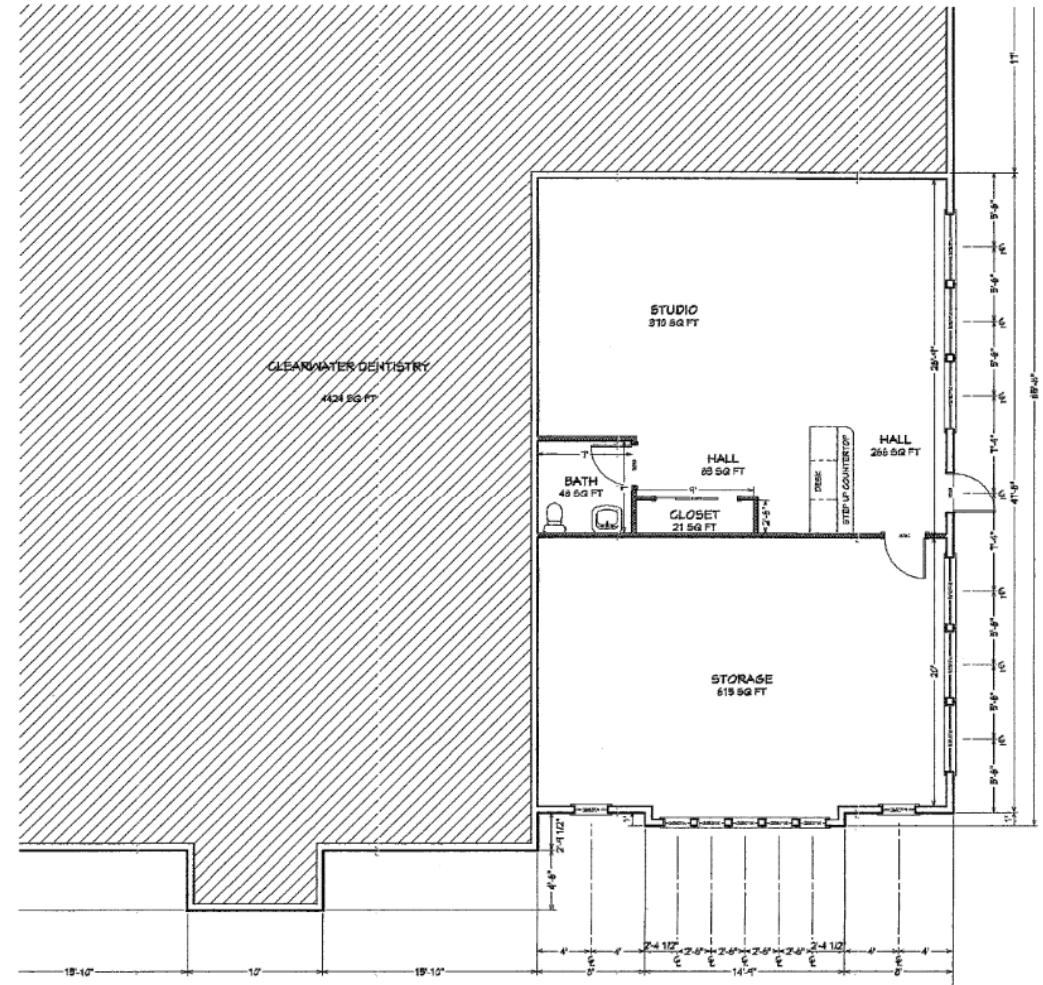


Site Plan



Site plan approval is subject to amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Elevations





The Cottage will be a studio for pilates, yoga, barre, and general wellness. Hours of operation are 8am-12pm and 5pm-8pm. 3-5 employees to teach classes but only 1-2 on site at a time. We expect 6-10 people per class. Clearwater Dentistry will be splitting parking with The Cottage and our instructors will be parking on the east side of the building with Clearwater employees leaving front parking open for patients and clients.

We effect the surrounding properties very little. To help with noise control we are adding sound proofing elements to the construction. Existing parking lot lights are already there. There will not be an odor, fumes, or vibration problem. As far as general compatibility with the other businesses in the complex, I believe we can be mutually beneficial to one another. We serve the same demographic that already comes to the neighboring businesses as well as the individuals that work in those businesses. We also have to ability to help draw new clients to the already existing businesses.



Date: Tuesday, March 15, 2022
To: Planning and Zoning Commission
From: Ian Zollinger

ACTION ITEM

Request:

Request for a Special Use Permit to allow for Storage Unit Rental facility on property located at 222 Dover Lane c/o Rex Harding, TD&H Engineering, Inc., on behalf of Dover Lane Stroage LLC. (PZ22-0014)

Time Estimate:

15 Minutes for presentation from staff and the applicant.

Background:

This is a request for a Special Use Permit to construct a storage unit rental facility on property located at 222 Dover Lane.

The property is zoned C-1 Highway Commercial.

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:

N/A

Regulatory Impact:

Per City Code 10-4-8, an SUP is required for "Storage Unit Rentals" in the C-1 Zoning District

History:

Analysis:

The application proposes 10 storage unit buildings of varying square footages combined for a total of 67,238 sf. The facility would contain 550-570 storage units.

The storage facility's office hours will be Monday – Friday from 10:00 AM to 5:30 PM, Saturdays from 9:00 AM to 3:00PM and closed on Sundays. The gate hours will be 7:00 AM to 9:00 PM seven days a week.

The facility would employ 2-4 employees.

A storage unit rental facility would be compatible with the surrounding area. Surrounding businesses include a tractor and equipment dealer, plumbing supply house, a contractors yard, auto and equipment repair shops and an existing storage unit rental facility which was approved in 2019.

The 100-year flood plain exists on a portion of the property due to its proximity to a canal. To develop the property, the applicant will need to meet all local, state, and federal requirements that deal with the flood plain.

Conclusion:

If the Commission approves the request as presented, staff recommends the following conditions.

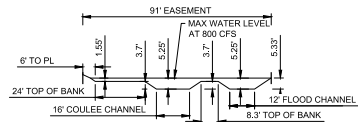
1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

Attachments:

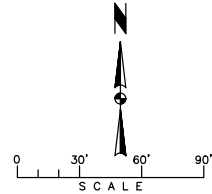
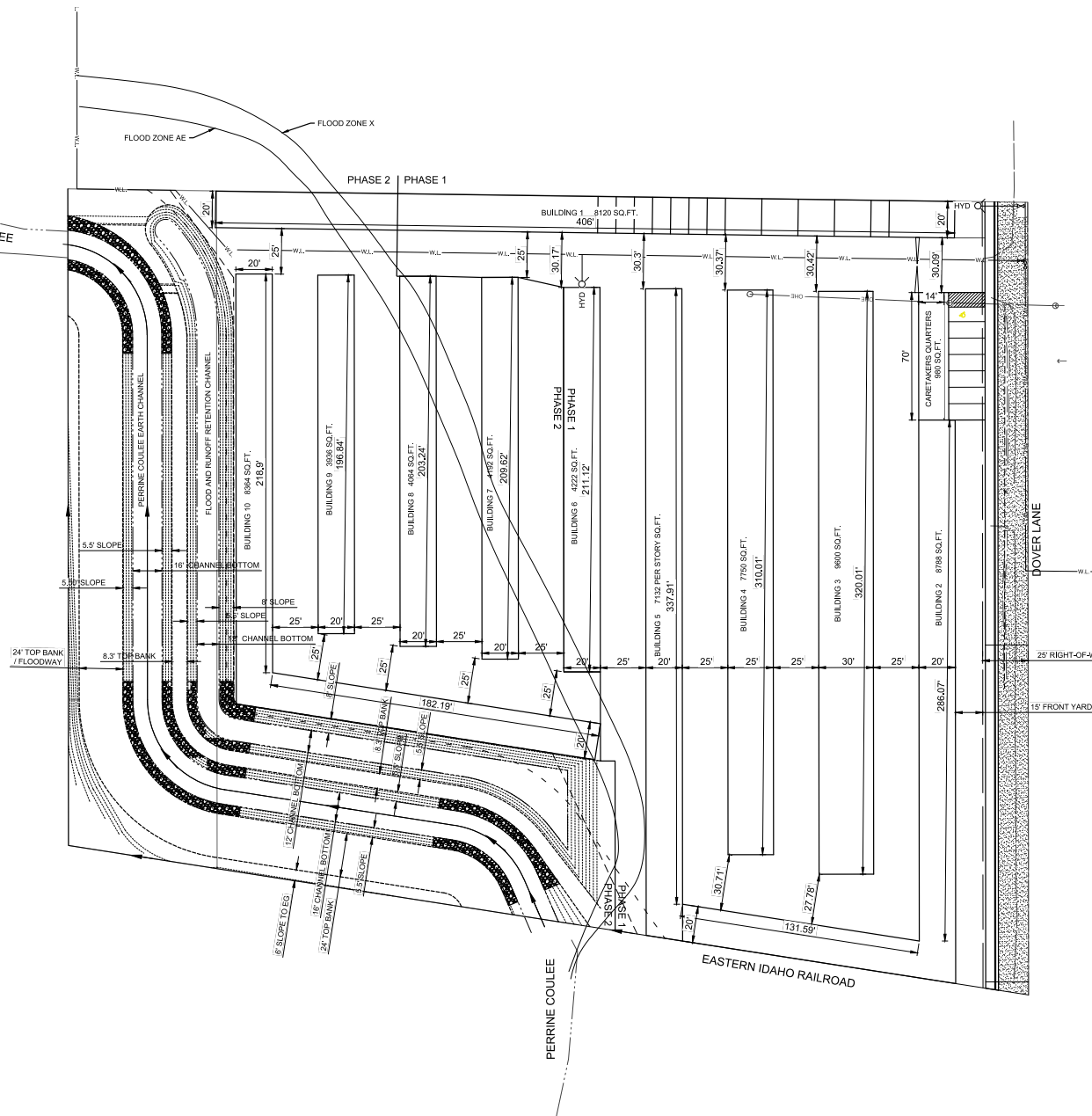
1. Applicant Narrative
2. Applicant Site Plan and Elevations
3. Vicinity Map
4. Future Landuse Map

Written Statement for Special Use Permit Application

- a. Taylor Smith is seeking a special use permit in order to build a self-storage facility.
- b. The intended storage facility would contain approximately 550-570 storage units.
 - i) The storage facility's intended office hours would be Monday-Friday from 10:00 AM to 5:30 PM, Saturdays from 9:00 AM to 3:00PM and closed Sundays. The gate hours will be from 7:00 AM until 9:00 PM seven days a week.
 - ii) The projected traffic for this project is low, with approximately 2 cars every hour during gate hours.
 - iii) This facility will employ 2-4 employees.
- c. Evaluation of the effects on adjoining property:
 - i) There is no substantial noise imposed by this self-storage facility.
 - ii) There should be no glare created by this project.
 - iii) There are no odors associated with this project.
 - iv) There will be no fumes or vibration created by this storage facility.
 - v) A self-storage facility would be compatible with this particular district because of the industrial and commercial nature of the surrounding properties. Nearby businesses include a tractor and equipment dealer, plumbing supply house, contractor yard, auto and equipment repair shops and Darling Delaware. Mini storage has a very low impact on surrounding areas.



EARTH CHANNEL CROSS SECTION



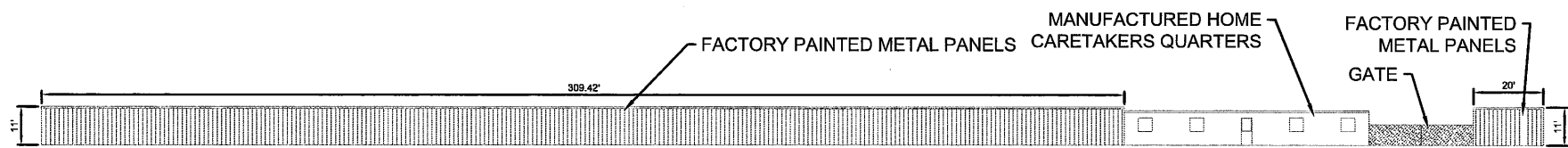
REV	DATE	REVISION
1	2/23/23	SPLIT PROJECT INTO 2 PHASES



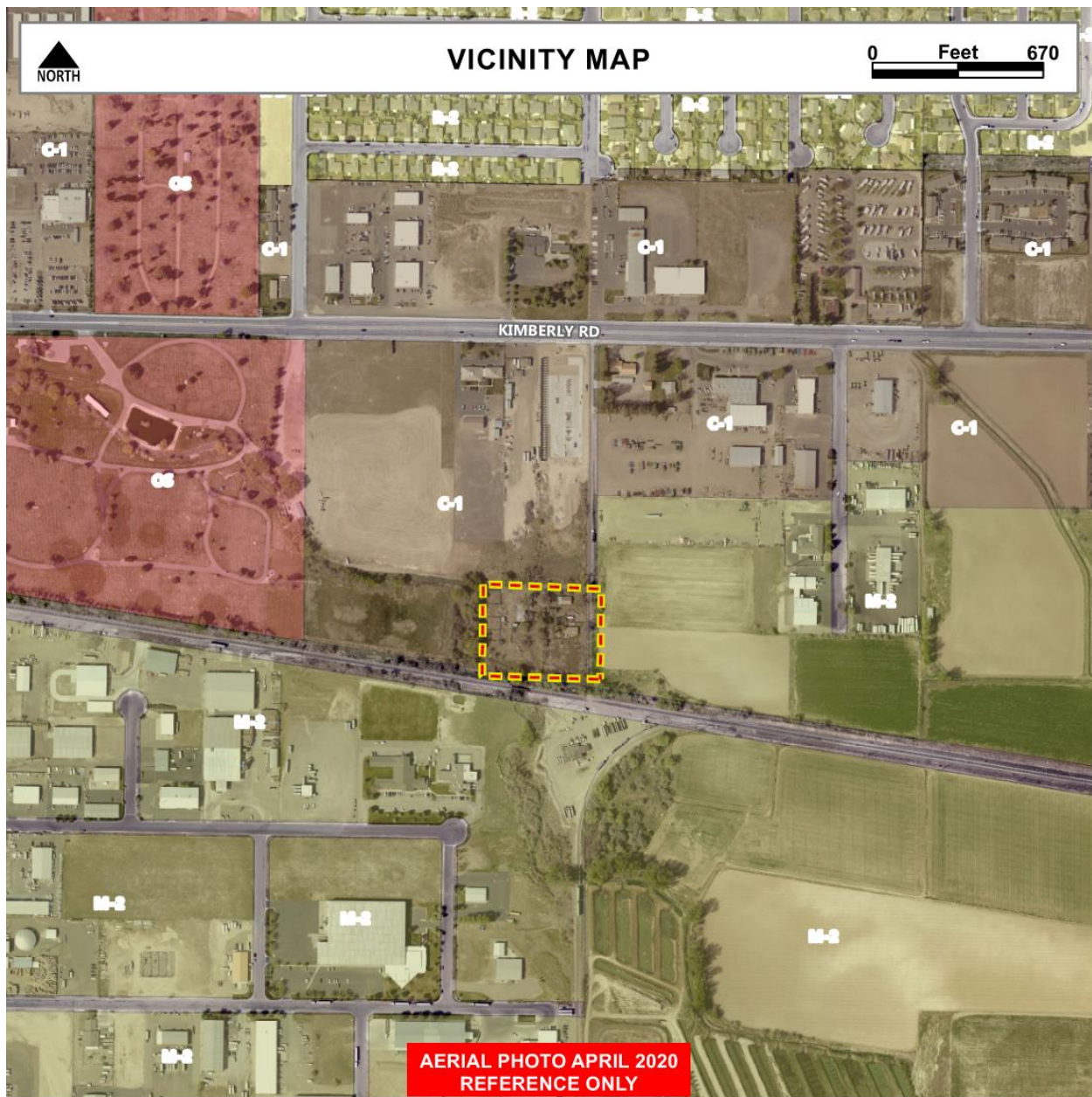
DRAWN BY: LD
DESIGNED BY: RLH
QUALITY CHECK:
DATE:
JOB NO. TF21-047
FIELDBOOK

DOVER LANE SELF STORAGE
CITY OF TWIN FALLS, IDAHO

SPECIAL USE PERMIT SITE PLAN



BUILDING ELEVATION ALONG DOVER LANE



Current Zoning: C-1

Existing Land Use: Residential

Comprehensive Plan: Industrial

Proposed Land Use: Retail

Surrounding Zoning Designations & Land Use(s)

North: C-1; Commercial

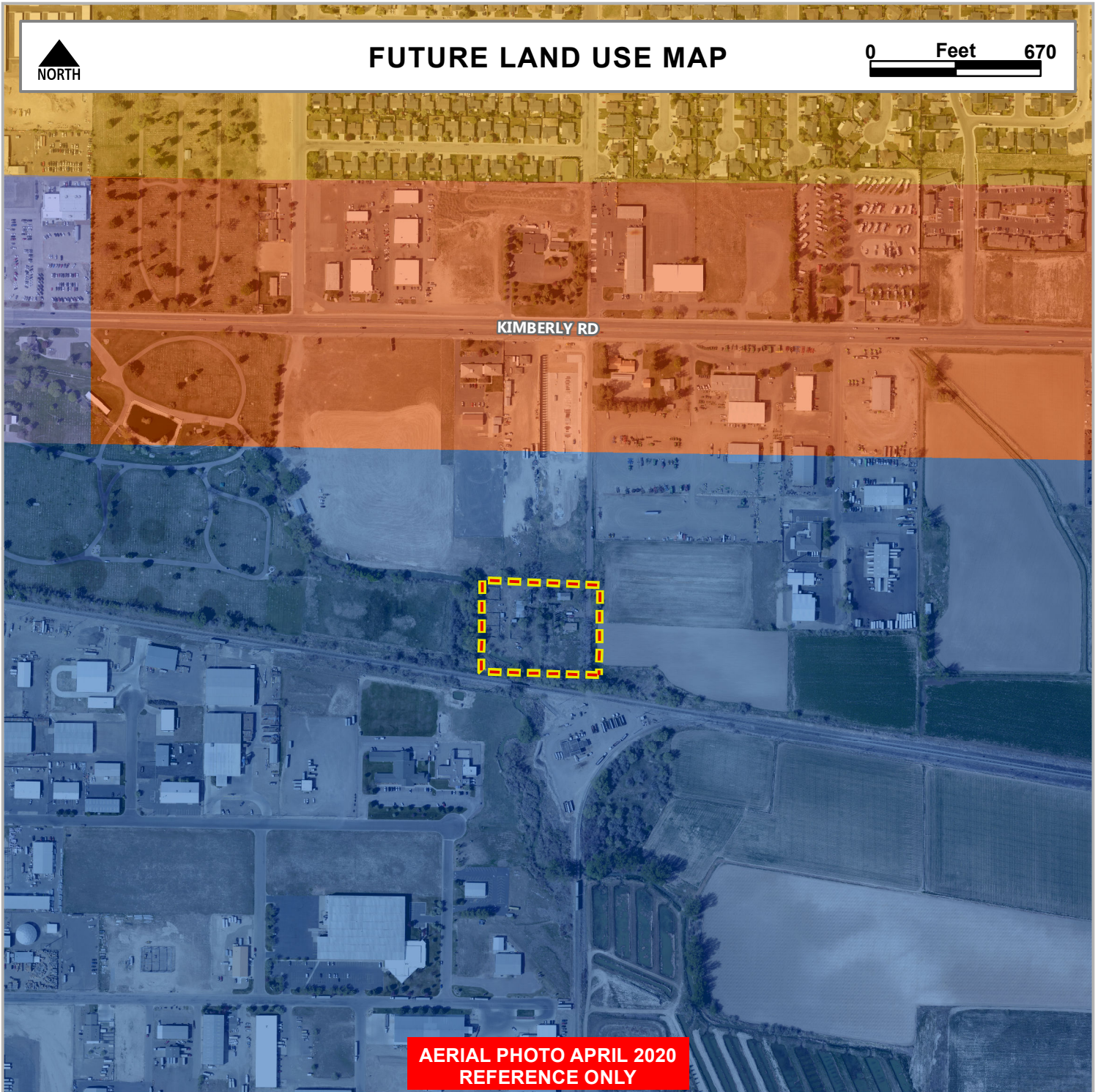
East: M-2, Industrial / Vacant / Undeveloped

South: C-1; Industrial

West: R-2; Commercial/ Vacant/ Undeveloped

Applicable Regulations

10-1-4, 10-12, 10-4-8, 10-4-8(B)



- Legend**
- Agriculture
 - Airport
 - College of Southern Idaho
 - Commercial
 - Downtown
 - Industrial
 - Mixed Use
 - Neighborhood Commercial
 - Open Space
 - Rural Residential
 - Town Neighborhood



Date: Tuesday, March 15, 2022
To: Planning and Zoning Commission
From: Lisa Strickland

ACTION ITEM

Request:

Request for a Special Use Permit to allow for an indoor recreation facility on property located at 2333 Addison Avenue East, Suite E., c/o Grayson Stone and Nick Brady on behalf of Felice England. (PZ22-0015)

Time Estimate:

Approximately 5-10 minutes with questions/comments to follow.

Background:

The applicant is proposing to establish an indoor recreation facility (gym).

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 decide 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.

Standards Applicable to Special Uses:

- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Budget Impact:

n/a

Regulatory Impact:

Per City Code 10-4-8 states “a special use permit is required for indoor recreation facility”

The 2016 Comprehensive Plan; “Grow With Us” designates this Area as appropriate for “Commercial.”

Commercial land use calls for a land use mix of retail, offices, restaurants, hotels, plazas and parks staff has determined the proposed land use is compatible with the comprehensive plan.

History:

The subject property is an existing building with multiple tenant spaces with a mix of similar uses.

Analysis:

The land use proposed is similar to the existing uses within the building. The impact should be very minimal on the surrounding property. The property is located on a major arterial that is constructed to handle a large amount of traffic, the parking area is ample size for the land use and based on the standards of approval, staff does not foresee any negative impacts related to the land use.

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:

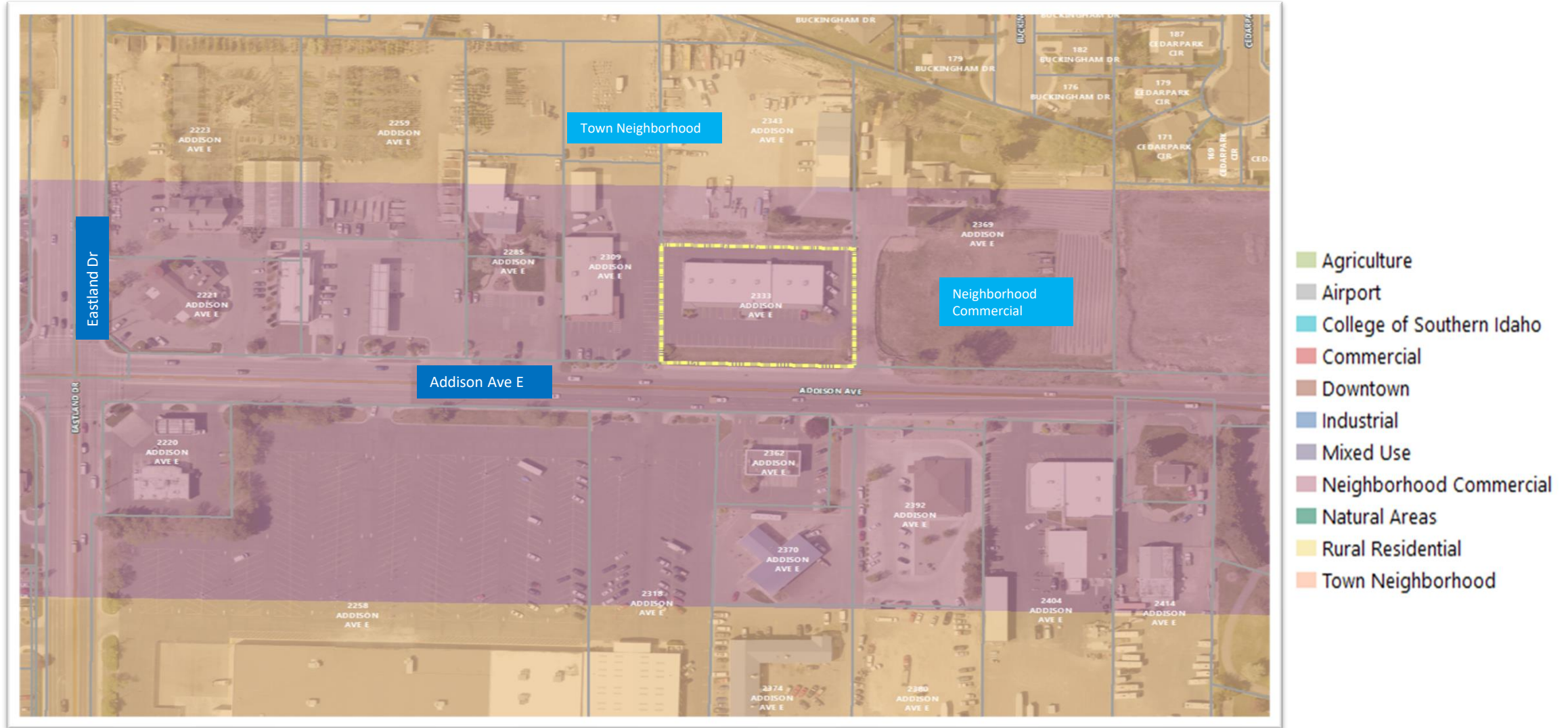
1. PZ22-0015 SR-Exhibits
2. Narrative

Zoning/Vicinity Map

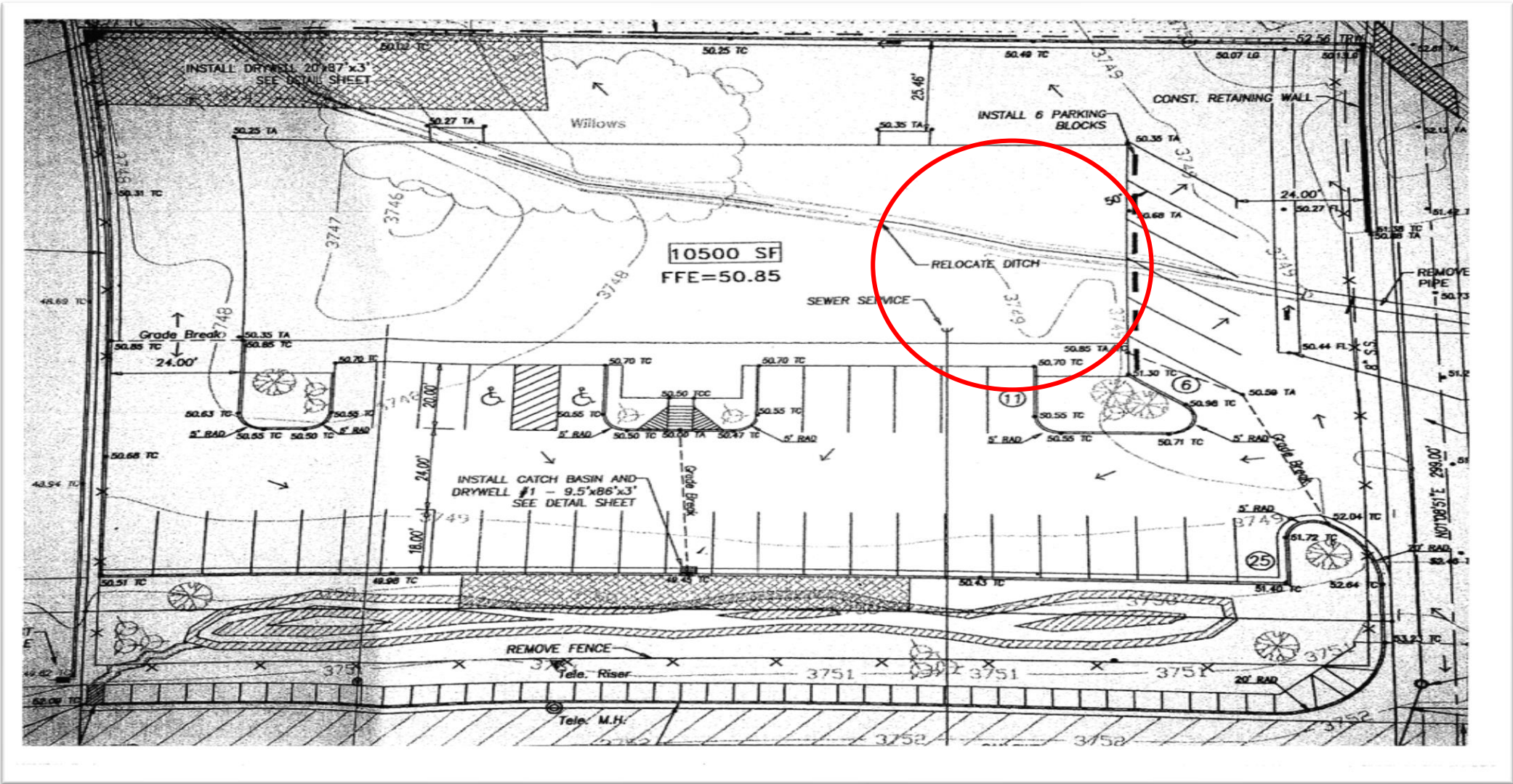


Subject Property	
Current Zoning	C-1; Commercial
Existing Land Use	Commercial
Proposed Land Use	Commercial/Indoor Recreation Facility
Comprehensive Plan Designation	Commercial
Surrounding Properties	
North	Commercial
South	Addison Ave E
East	Residential
West	Commercial
Applicable Regulations	
Applicable Regulations	10-1, 10-4-8, 10-7, 10-10, 10-11, 10-13-2.2

Future Land Use Designation



Site Plan



Site plan approval is subject to amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Existing Building



Explanation of the project, including:

I. Hours of Operation

- a. HCC will be staffed with an employee 8:00-5:00pm. Customers will have a key fob to enter the building as needed 24 hours a day 7 days a week.

II. Traffic Anticipated

- a. We anticipate traffic to be minimal. Busy times of the day would be early morning, which the surrounding businesses are not opened and later evening 5:00pm and after, which unless there is a dance class or Karate class going on the only customers are HCCs. In this case the traffic will be more.

III. Number of Employees

- a. We only anticipate having one employee

An evaluation of the effects on adjoining property including the effects of such elements as:

I. Noise

- a. The noise will be no more than the surrounding businesses. A dance studio and a Karate facility. This is a facility where a trainer will be assisting the clients in how to use the equipment correctly which will reduce the amount of dropping the equipment. Which not above normal noise.

II. Glare

- a. None

III. Odor

- a. The facility will be cleaned daily. No odor. No fumes.

IV. Fumes and vibrations on adjoining property; with

- a. No Fumes
- b. Some vibrations when clients are lifting weights but very minimal

V. A discussion of the general compatibility with adjacent and other properties in the district

- a. To the left of HCC is Julie's Jazz works Dance studio and Snake River Kajukenbo Karate Facility. The office space on the end is empty. HCC strength and conditioning will blend in very well with the other physical activity businesses that are surrounding it.