



Twin Falls Planning & Zoning Commission Agenda

Tuesday, April 26, 2022, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

Members -

City Limits: Craig Kelley, Chairperson; Carolyn Bolton, Vice-Chair; Shelley McEuen; Todd Rambur; Curtis Hansen; Marilu Perez

Area of Impact: David Detweiler

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) Approval of Minutes from the following meeting: April 12, 2022
- 3) Items of Consideration
 - a) **ACTION ITEM:** Request for the consideration of the preliminary plat for Eastern Sun Subdivision No. 2, approximately 56 acres consisting of 186 lots located at the 700-1000 block of Hankins Road c/o EHM Engineers, Inc. on behalf of Gary Wolverton. (PZ22-0061)
By: Lisa Strickland, City Planner
- 4) Public Hearings
 - a) **ACTION ITEM:** Request for a Special Use Permit to allow an indoor recreation facility (golf simulator) on property located at 161 2nd Avenue North c/o Colby Ricks on behalf of Orville Properties, LLC. (PZ22-0045)
By: Lisa Strickland, City Planner
 - b) **ACTION ITEM:** Request for a Special Use Permit to allow an RV and Camping Park on property located at 1788 Addison Avenue East c/o Shawn Allen on behalf of Terra Development, LLC. (PZ22-0049)
By: Ian Zollinger, City Planner
- 5) Upcoming Meeting(s)
 - a) **INFORMATIONAL:** Tuesday, May 10, 2022
Tuesday, May 24, 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, April 12, 2022, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS
AMENDED

Members -

City Limits: Craig Kelley, Chairperson; Carolyn Bolton, Vice-Chair; Shelley McEuen; Todd Rambur; Curtis Hansen; Marilu Perez

Area of Impact: David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Chairman Kelley called the meeting to order at 06:00 PM
A quorum was present.

Members Present: Kelley, Bolton, Hansen, Perez, Detweiler, Rambur

Staff Present: Spendlove, Strickland, Ebersole, Vitek

2) Consent Calendar

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

Motion approved by a vote of 5-0-1.

a) Approval of minutes from the following meetings: March 29, 2022 and April 6, 2022

3) Items of Consideration - None

4) Public Hearings

a) Request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at the intersection of Elizabeth Boulevard and Carriage Lane c/o Tilson Technology Management. (PZ22-0033)

Staff Presentation:

City Planner Strickland presented the request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at the intersection of Elizabeth Boulevard and Carriage Lane c/o Tilson Technology Management. (PZ22-0033)

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, in fact, constitute a special use as established by zoning requirements for the zone involved.
- 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.

This area is zoned R-2, Residential Single Household or Duplex District. The property is located within the right of way along Carriage Ln N.

This request is associated with a large project proposed to take place within the city's right of way in order for Tilson/TDS to provide fiberoptic services throughout the city. The installation of a utility cabinet to house the equipment necessary to provide this service is similar to other cabinets used by utility service companies. The special use permit allows the commission the opportunity to look at the location of the cabinet and address any visual impacts that may require mitigation. The staff has reviewed the request. There are other utility service cabinets located within the vicinity that have not generated public concern. Therefore, staff does not foresee any issues with the proposed location of the cabinet.

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.
2. Subject to installation of curb, gutter and sidewalk along the future west side of Carriage Lane North to Elizabeth Boulevard.

Applicant Presentation:

Jared Paul, TDS, applicant representative, gave his presentation for a request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at the intersection of Elizabeth Boulevard and Carriage Lane. He clarified the location of the utility box as not having any hindrance to other roadways/right of ways. He stated 2500 customers will be served with this utility cabinet. He stated this is the only box in the project located in the private Right of Way.

PZ/Questions & Comments:

- Commissioner Hansen asked for location clarification.
- City Planner Strickland stated it is located in the Right of Way and the sidewalk is asking to be built by the

city.

- Vice Chair Bolton asked what side of sidewalk the box will be located.
- City Planner Strickland stated the box will be on the west side of the sidewalk.
- Commissioner Perez asked if sidewalk built, is it open all the way through.
- Planning and Zoning Director Spendlove stated this section is half of an undeveloped road. The sidewalk to Elizabeth Blvd. will define the area and continues the pedestrian walkway. He explained how the potential road may be built in the future.
- Commissioner Perez asks who maintains the sidewalk.
- Planning & Zoning Director Spendlove stated it is on the city's list to maintain for weeds, as undeveloped.
- Mr. Paul clarified the sidewalk construction plan. He stated they will work with city to tie into Elizabeth Blvd.
- Planning & Zoning Director Spendlove clarified working with engineering department to terminate sidewalk at Elizabeth Blvd. He stated Elizabeth Blvd. is city's responsibility and work with workaround with existing utility cabinets and public utilities.

Public Hearing: Opened

- Joseph Witte, citizen, shared his concerns on the location of this cabinet and the protection and maintenance of the area and the house to the east. He expressed issues regarding maintenance and irrigation of the area. He stated there may have been a petition when subdivision built to not put a sidewalk at this location.
- Letisia Lopez, citizen, asked if there will be any impediment to her property and asked for clarification on sidewalk width and barricades being removed with the sidewalk. She would like reflectors on the barricades.
- Troy Vitek, Assistant City Engineer, stated the intent of sidewalk is so not to locate the cabinet where future sidewalk will go through. This sidewalk is on the long-term sidewalk plan identified by City Council. He stated he will work with public works regarding reflectors for the barricades, and the sidewalk width should be 5'-6'. He covered maintenance of the property.
- Planning and Zoning Director Spendlove addressed the mentioned petition and that it is not in the commission's purview with this decision tonight.
- Commissioner Perez asked if barricades will stay in place.
- Assistant City Engineer Vitek stated the barricades need to stay in place. He stated the city will work to make the sidewalk and barricades work together.
- Vice Chair Bolton asked if there will be any impact to the neighbor's property.
- Assistant City Engineer Vitek stated there will be no impact, but people can walk on the sidewalk behind the property, and may be utilized more with a sidewalk in place.
- Mr. Paul clarified the question of the two locations - up for discussion for closer detail. He stated they are pushing the cabinet to the NW of the surveyed row. He stated they will not be encroaching on private property. He stated there will be no additional protection around the cabinet. west of any sidewalk.
- Mr. Witte stated his maintenance concerns again.

Public Hearing: Closed

Discussions Followed:

- Commissioner Hansen restated what is in commission purview for a decision on the Special Use Permit. He stated other items to be taken to city staff. Looking at the site map and other utilities in the area, he believes it meets Title 10 conditions and is in favor of this request.
- Commissioner Bolton agreed with Commissioner Hansen. She appreciates the sidewalk is a condition of the Special Use Permit as a boundary, and that it meets other Special Use Permit standards. She stated she is in favor of this request.
- Commissioner Perez believes it is not significantly bigger than other utility boxes and the sidewalk is a perk of the Special Use Permit. She is in favor of the request. The concerns of the immediate neighbors seem to be addressed.
- Commissioner Detweiler stated it is not a visual obstruction and the sidewalk is a plus. He is in favor of the request.

- Commissioner Rambur has no problem with the request.

MOTION: Commissioner Hansen moved to approve the request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at the intersection of Elizabeth Boulevard and Carriage Lane c/o Tilson Technology Management. (PZ22-0033), as presented, with staff recommendations. Commissioner Perez seconded the motion.

Unanimously Approved by a vote of 6-0.

- b) Request for a Special Use Permit to operate an indoor recreation facility (gym) on property located at 643 Blue Lakes Boulevard North c/o Cody Christensen, Perrine Performance LLC. (PZ22-0037)

Staff Presentation:

City Planner Strickland presented the request for a Special Use Permit to operate an indoor recreation facility (gym) on property located at 643 Blue Lakes Boulevard North c/o Cody Christensen, Perrine Performance LLC. (PZ22-0037)

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.

The subject property is an existing building with multiple tenant spaces with a mix of commercial uses. The land use proposed will have very minimal impact on the subject property and will be adjacent to other commercial land uses. 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.

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:

Cody Christensen, applicant, presented the request for a Special Use Permit to operate an indoor recreation facility (gym) on property located at 643 Blue Lakes Boulevard North. He gave an overview of the business plan.

PZ/Questions & Comments:

- Commissioner Perez asked about noise issues.
- Mr. Christensen stated he will work with neighbors to find solutions to benefit both. He stated rubber matting and bumper plates will help mitigate noise.
- Commissioner Rambur asked about heavy dropping equipment on the floor and the noise issues it may create (ex. Sandballs).
- Applicant Christensen stated the hours of operation are outside of regular business hours, as to not impact the neighboring businesses. He stated they will be adding a wall to lessen noise impact. He does not believe balls will impact neighbors.
- Planning & Zoning Director Spendlove stated retail hours do not apply to this business by code.

Public Hearing: Opened and closed without input

Discussions Followed: without concerns

MOTION: Vice Chair Bolton made a motion to approve the request for a Special Use Permit to operate an indoor recreation facility (gym) on property located at 643 Blue Lakes Boulevard North c/o Cody Christensen, Perrine Performance LLC. (PZ22-0037), as presented, with staff recommendations. Commissioner Detweiler seconded the motion.

Unanimously Approved by a vote of 6-0.

5) Upcoming Meeting(s)

- a) Tuesday, April 26, 2022

6) Adjournment

The meeting adjourned at 06:45 PM



Date: Tuesday, April 26, 2022
To: Planning and Zoning Commission
From: Lisa Strickland

ACTION ITEM

Request:

Request for the consideration of the preliminary plat for Eastern Sun Subdivision No. 2, approximately 56 acres consisting of 186 lots located at the 700-1000 block of Hankins Road c/o EHM Engineers, Inc. on behalf of Gary Wolverton. (PZ22-0061)

Time Estimate:

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

Background:

The applicant is requesting approval for the Eastern Sun Subdivision No. 2 preliminary plat approximately 55 acres with 183 residential lots.

Approval Process:

Per City Code 10-12-2-3 Preliminary Plat the commission shall review the preliminary plat. The Commission's decision is final unless appealed to the City Council. The final plat is reviewed and approved by City Council. In determining the acceptance of a proposed subdivision, the Commission shall consider the objectives of this Title and at least the following:

- The conformance of the subdivision with a Comprehensive Plan.
- The availability of public services to accommodate the proposed development.
- The continuity of the proposed development with the capital improvement program.
- The public financial capability of supporting services for the proposed development; and
- The other health, safety or environmental problems that may be brought to the Commission's attention.

The Commission may approve, conditionally approve, disapprove, or table for additional information when acting on the preliminary plat. If tabled, approval or disapproval shall occur at the regular meeting following the meeting at which the plat is first considered by the Commission. The action, and the reasons for such action shall be stated in writing by the Administrator and forwarded to the applicant. The Administrator shall also forward a statement of the action taken and the reasons for such action together with a copy of the preliminary plat to the Council for its information and record. Upon granting or denying a preliminary plat the Commission shall specify:

- The regulations and standards used in evaluating the application.
- The reasons for approval or denial; and
- The actions, if any that the applicant could take to obtain plat approval.

Budget Impact:

n/a

Regulatory Impact:

This preliminary plat complies with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3 and all regulations regarding the R-2 Zoning District development standards. All general criteria for approval have been met, per State Statute 50 - Chapter 13 and it is compatible with the 2016 Comprehensive Plan "Grow With Us" which designates this area as "Town Neighborhood/Mixed Use". Approval of the preliminary plat will set many parameters for which the final plat must substantially conform to include total number of lots, street layout, sidewalk connections and other similar items.

History:

The property is zoned R-2 and is currently undeveloped. This zoning district allows for single-family households and duplexes. The minimum lot size for a single family household is 6000 sq. ft. and the minimum lot size for a duplex is 10,000 sq. ft. On December 21, 2020 the property was annexed with an R-2 zoning designation.

Analysis:

The proposed development will consist of 183 residential lots with access from Hankins Rd, and Elizabeth Blvd as well as 9th Ave East being extended through the development eastward. Located at the northeast corner of Hankins Rd and Elizabeth Blvd Block 1 Lot 1 will be park land. Staff has reviewed the preliminary plat for compliance. However, the property may be in a flood plain area that has not been officially identified on the FEMA maps. Upon final technical review, a determination will need to be made regarding the flood plain and amendments will be required to comply with flood plain regulations.

Conclusion:

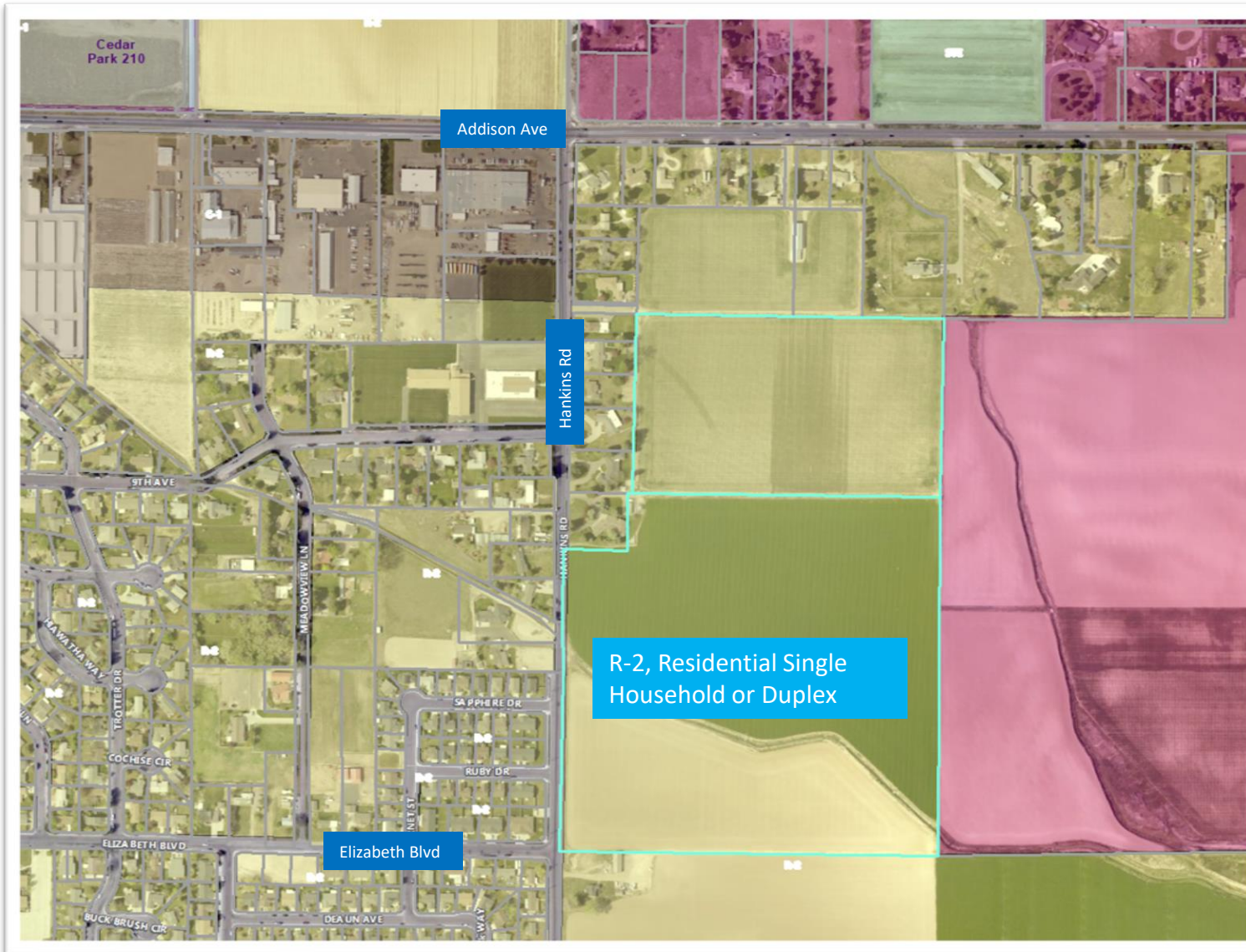
Upon conclusion, should the Commission approve this request as presented, staff recommends approval be subject to the following conditions:

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.
2. Subject to the applicant confirming the flood plain area, and mitigating any and all impacts of the subdivision being located within the identified area, if applicable.

Attachments:

1. PZ22-0061 SR-Exhibits
2. Eastern Sun Subdivision No. 2-Revised Preliminary Plat
3. Hankins and Elizabeth

Zoning/Vicinity Map



Subject Property

Current Zoning	R-2
Existing Land Use	Vacant
Proposed Land Use	Residential
Comprehensive Plan Designation	Town Neighborhood/Mixed Use

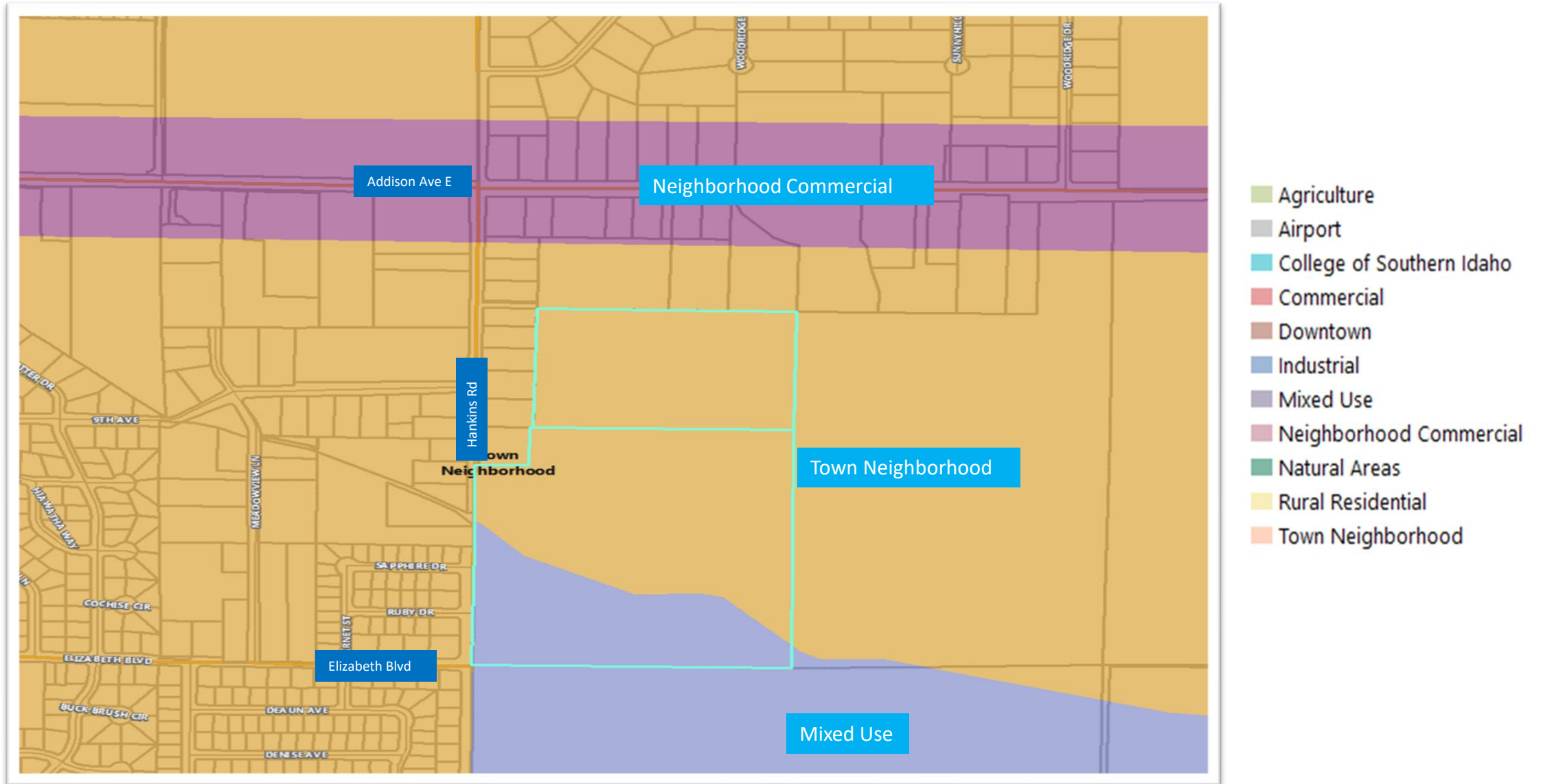
Surrounding Properties

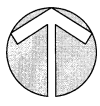
North	Residential
South	Vacant/Undeveloped
East	Vacant/Undeveloped
West	Hankins Rd

Applicable Regulations

Applicable Regulations	10-4-4, 10-12-2.3
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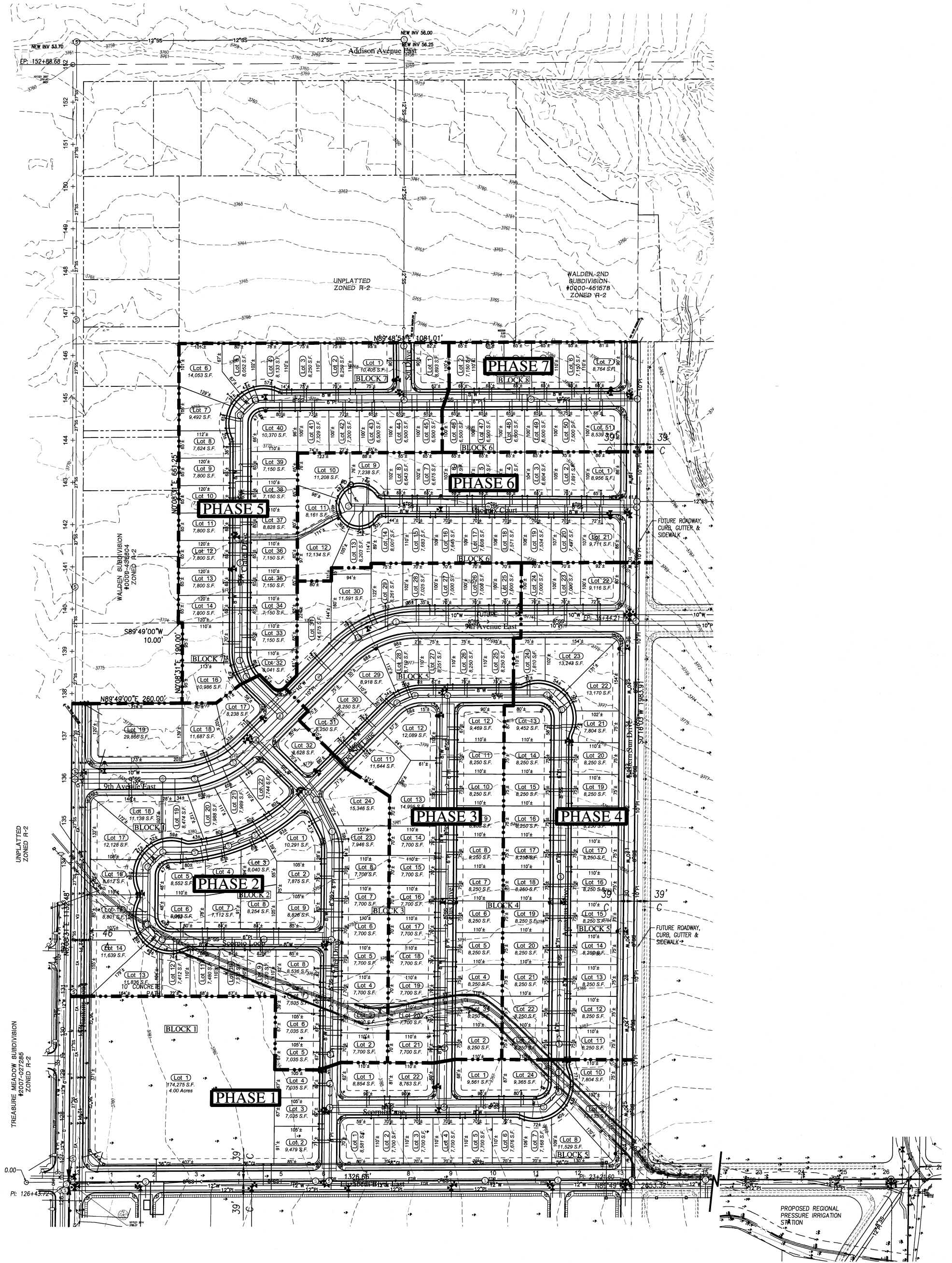
Future Land Use Designation





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SCALE IN FEET

Preliminary Plat for
Eastern Sun Subdivision No. 2
Located In a Portion of
NW ⁴, Section 13
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2022



PRELIMINARY PLAT for
EASTERN SUN SUBDIVISION NO. 2
TWIN FALLS, IDAHO

EHM Engineers, Inc.
BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE
Engineers / Surveyors / Planners
621 North College Road, Suite 100 Twin Falls, Idaho 83301
p (208)-734-4888 fax (208)-734-6049 web: ehminc.com

REVISIONS:
01-13-22 PER COTF
COMMENTS - DMS

STAMP

JOB NO.
209-21

APPROVED

DESIGN

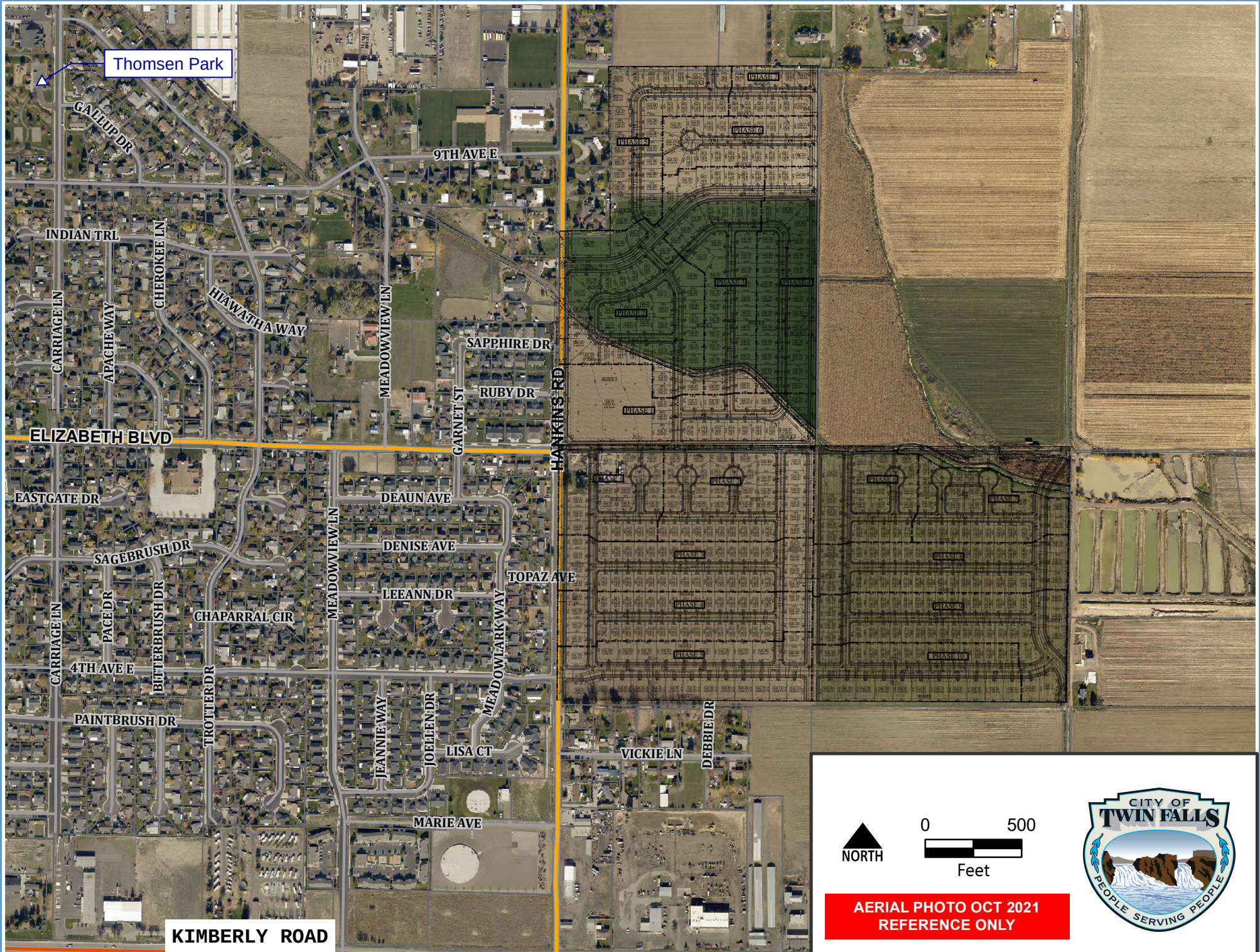
DRAWN

DATE

SCALE

As Shown

Sheet No.:
C 209-21 PP NO. 3



Thomsen Park

GALLUP DR

9TH AVE E

INDIAN TRL

CHEROKEE LN

HIAWATHA WAY

MEADOWVIEW LN

SAPPHIRE DR

RUBY DR

ELIZABETH BLVD

EASTGATE DR

SAGEBRUSH DR

DEAUN AVE

DENISE AVE

LEEANN DR

TOPAZ AVE

CARRIAGE LN

PACE DR

BITTERBRUSH DR

CHAPARRAL CIR

MEADOWVIEW LN

MEADOWLARK WAY

PAINTBRUSH DR

TROTTER DR

JEANNIE WAY

JOELLEN DR

LISA CT

MARIE AVE

VICKIE LN

DEBBIE DR

KIMBERLY ROAD



0 500
Feet

AERIAL PHOTO OCT 2021
REFERENCE ONLY





Date: Tuesday, April 26, 2022
To: Planning and Zoning Commission
From: Lisa Strickland

ACTION ITEM

Request:

Request for a Special Use Permit to allow an indoor recreation facility (golf simulator) on property located at 161 2nd Avenue North c/o Colby Ricks on behalf of Orville Properties, LLC. (PZ22-0045)

Time Estimate:

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

Background:

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, in fact, constitute a special use as established by zoning requirements for the zone involved.
- 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 10-4-7 states “a special use permit is required for “indoor recreation facility”

Per City Code 10-13-2-2: Conditions may be attached to a special use permit including, but not limited to those:

1. Minimizing adverse impact on other developments.
2. Controlling the sequence and timing of development.
3. Controlling the duration of development.
4. Assuring that development is maintained properly.
5. Designating the exact location and nature of development.
6. Requiring the provision for on-site or off-site public facilities or services.
7. Requiring more restrictive standards than those generally required in this Title.

The 2016 Comprehensive Plan; “Grow With Us” designates this area as appropriate for “Downtown/High Density Residential”. The central business district is a mix of retail, offices, entertainment, housing for the downtown area of town. Staff has determined this request is compatible with the comprehensive plan and the surrounding land uses.

History:

The property is zoned CB, Central Business, P-1 Parking Overlay and is a contributing historic building located in the Downtown Historic District. This district requires prior approval of a Certificate of Appropriateness for any exterior changes to the building, including but not limited to lighting, signage, and façade changes. The building is vacant and historically has been used for retail.

Analysis:

The property is located along a large avenue constructed to handle large amounts of traffic. There are several parking areas located nearby to accommodate the business during its hours of operation. The applicant anticipates 2-3 employees with 3-4 golf simulators; the applicant anticipates 32-48 customers per day. They will operate Sunday-Saturday from 9am-9pm. Based on the uses of the surrounding buildings and the location, staff does not anticipate any negative impacts to the surrounding area.

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. PZ22-0045 SR-Exhibits
2. Applicant Narrative

Zoning/Vicinity Map



Subject Property

Current Zoning	CB, P-1, Downtown Historic District
Existing Land Use	Vacant Tenant Space
Proposed Land Use	Indoor Recreation Facility (Golf Simulation)
Comprehensive Plan Designation	Downtown/High Residential District

Surrounding Properties

North	2nd Ave N
South	Alley
East	Gooding St
West	Professional Office

Applicable Regulations

Applicable Regulations	10-1, 10-4-8, 10-7, 10-10, 10-11, 10-13-2.2
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Future Land Use Designation

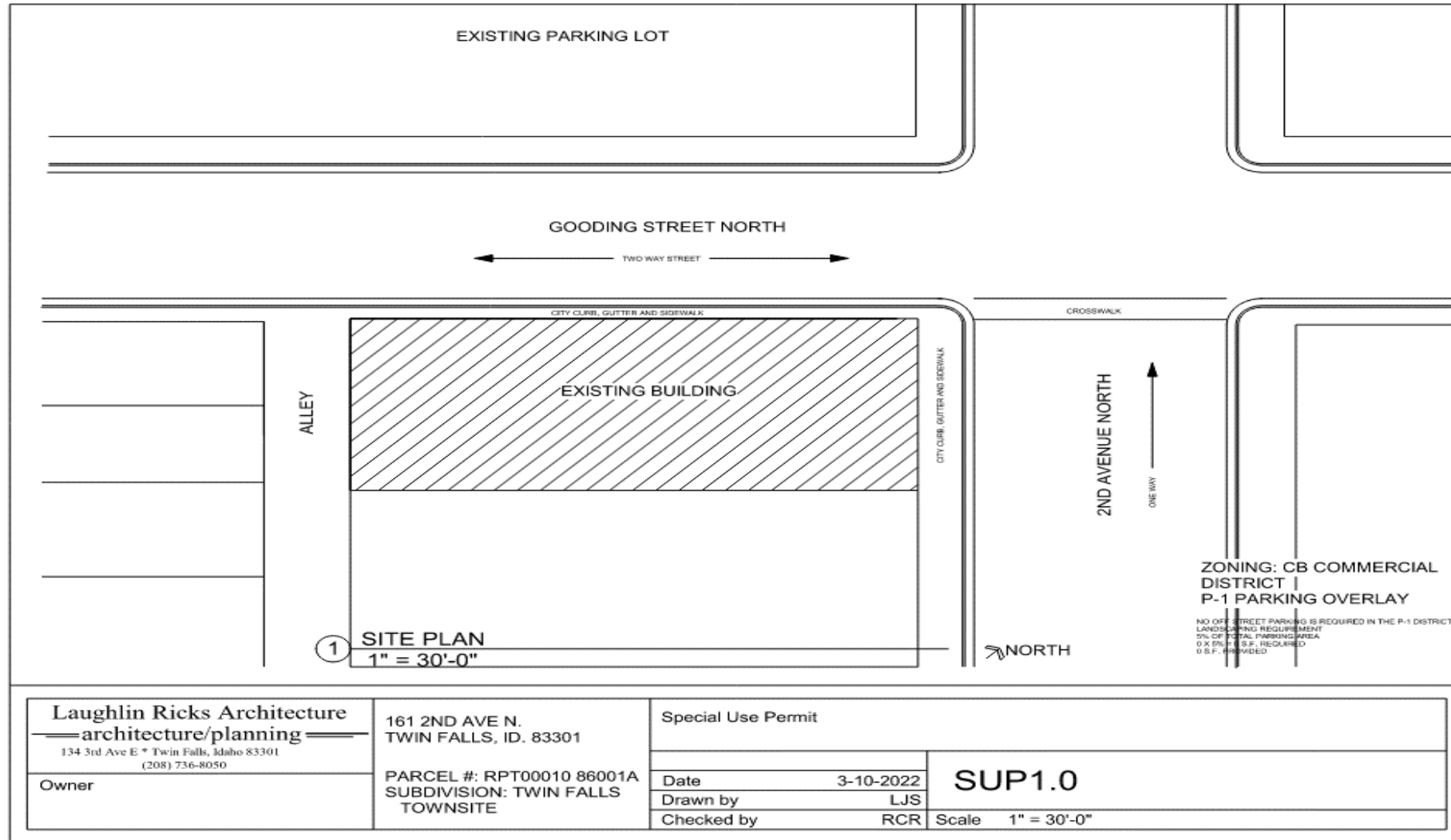


- Agriculture
- Airport
- College of Southern Idaho
- Commercial
- Downtown
- Industrial
- Mixed Use
- Neighborhood Commercial
- Natural Areas
- Rural Residential
- Town Neighborhood

Existing Property



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.

Orville Properties, LLC
Charles F. Wright
P.O. Box 5678
Twin Falls, ID 83303

Dear Sir/Madam,

I am requesting a special use permit for a proposed golf simulator space to be located in the existing facility located at 161 2nd Ave N in Twin Falls.

The hours of operation would be approximately 12 hours a day with most activity taking place from 9 am to 9 pm.

There will be 3 or 4 golf simulators in the facility. The golf simulators will be for practice and instruction. With the limited number of simulators, it is not anticipated that traffic will be increased from the previous use of the facility.

It is anticipated that there will be 2 to 3 employees working in the facility.

There are no anticipated changes to the exterior of the facility. Noise should not be an issue as the simulators will have netting around each simulator.

Glare will not be increased on the facility as no exterior improvements are planned.

No additional odor is anticipated. The typical odors expected are from vehicles.

There should not be any impact to the surrounding building. Fumes will be minimal and there may be some vibration on adjoining properties during construction.

We believe that a golf simulator will be compatible with the adjoining properties in the district.

Sincerely,

Charles F. Wright



Date: Tuesday, April 26, 2022
To: Planning and Zoning Commission
From: Ian Zollinger

ACTION ITEM

Request:

Request for a Special Use Permit to allow an RV and Camping Park on property located at 1788 Addison Avenue East c/o Shawn Allen on behalf of Terra Development, LLC. (PZ22-0049)

Time Estimate:

15 Minutes for presentation from staff and applicant.

Background:

The applicant is requesting to establish an RV and Camping Park at the property located at 1780 Addison Ave E. RV and Camping Parks are a Special Use of the C-1 Zoning District and require a Special Use Permit from the Planning and Zoning Commission.

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.

Budget Impact:

Regulatory Impact:

Per City Code 10-4-8.2 RV and Camping Parks are a Special Use of the C-1 Zoning District.

Per City Code 10-7-12 Special Landscaping Requirements for Gateway Arterials.

Per City Code 10-10-11 Minimum Standards for Parking Lot Design.

Per City Code 10-13-2.2 (D) Standards Applicable to Special Uses.

History:

In 2015, a permit was issued to demolish the single family home on the property. It has been vacant since.

Analysis:

Comprehensive Plan Compliance:

The property located at 1780 Addison Ave E has the designation of Neighborhood Commercial on the Future Land Use Map of the Comprehensive Plan. Defining characteristics of the Neighborhood Commercial Designation are that it provides supporting services and small- scale commercial for the surrounding neighborhoods and is designed to complement the neighborhood's character. A mix of uses

described within the comprehensive plan for Neighborhood Commercial are:
Neighborhood – servicing commercial, townhomes, condominiums, apartments, senior/ student housing, small- scale office and retail, civic and community facilities.

Analysis:

Recreational and Vehicle and Camping Park is a Special Use of the C-1 Zoning District. It is defined within City Code 10-2 Definitions as “Any tract of land that is divided into rental spaces under common ownership or management for the purpose of locating recreational vehicles, travel trailers or tents for dwelling purposes for a period not to exceed six (6) months.”

The applicant is proposing to develop the property located at 1780 Addison Ave E as an RV and Camping Park.

Hours of operation would be between 8am and 8pm seven days a week with most of the activity taking place between the hours of 11 am to 6 pm.

The number of RV spaces proposed would be 36. The number of RV spaces shown on the site plan is greater than 36 but the applicant is anticipating a loss of a couple of spaces to deal with storm water and other site layout issues, setbacks, landscaping etc.

Required parking for an RV Camping Park is not found within 10-10-6 Parking Requirements. Based on practical use of the property, a determination has been made that 1 off street parking space will be required per RV Parking Pad.

The number of employees on site would be 2 and it is anticipated by the applicant that they would be camp hosts and would reside in their own RV.

Other considerations made by the applicant within their narrative include a list of their own rules and regulations that they would impose:

- * No repairs or maintenance of RV at the campground site
- * Speed limit of 5 to 10 MPH inside the park.
- * No drying of clothes/laundry outside the RV
- * No open storage under the RV
- * Pets shouldn't be left unattended
- * No additional overnight guests allowed; and each guest should be registered with office.
- * Cannot change the RV parking slot once it is assigned. You should consult the staff if you want a change.
- * Use of generators and other loud appliances is not allowed.
- * Smoking should be done at designated locations only.
- * alcohol is not allowed.
- * Campfires are not allowed.

Potential Impacts:

A significant portion of the property is located within the 100-year flood plain. The applicant would need to develop the property in accordance with federal flood plain regulations as well as City Code 10-11-9 Flood Plain Regulations.

When considering an application for a Special Use Permit, the commission should consider the following from City Code 10-13-2-2.2(D) Standards Applicable to Special Uses:

Potential Impacts:

(D) **Standards Applicable To Special Uses:** The commission shall review the particular facts and circumstances of each proposed special use in terms of the following standards and shall find adequate evidence showing that such use at the proposed location:

1. Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
2. Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
3. 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.
4. Will not be hazardous or disturbing to existing or future neighboring uses.
5. 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.
6. 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.
7. 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.
8. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
9. Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Due to the amount of owner-driven self regulations, it may be prudent for the commission to consider issuing the Special Use Permit for this current owner specifically, with any change in ownership requiring a renewal of the Permit.

Conclusion:

Upon conclusion, if the Commission finds this proposal complies with the comprehensive plan, and the standards applicable to special uses, then staff would recommend the following conditions.

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Change in ownership shall require a renewal of the Special Use Permit.

Attachments:

1. Narrative
2. Site Plan
3. Vicinity Map
4. Future Land Use Map
5. PZ22-0049 Public Comment 1

David L Kemp President
Terra Development LLC
2521 Stadium Blvd
Twin Falls, ID 83301
March 14, 2022

Dear Sir/Madam,

I am requesting a special use permit for a proposed RV park to be located at 1780 Addison Ave. East. The hours of operation would be 8 AM to 8 PM seven days a week with most activity taking place from 11 am to 6 pm. The number of RV spaces proposed would be approximately 36 which may be adjusted slightly depending on water retention and required setbacks from Addison.

RV sizes would be limited to 40' on the center spaces and to 36' on the side spaces. RV's will be time limited to fewer than 180 consecutive days.

Acknowledging the additional challenges of this property in a flood-prone area Attached is a copy of Title 44 of the Code of Federal Regulations (60.3) which was given to us by Maureen O'Shea of the Idaho Dept. of Water Resources (State NFIP Coordinator) We would plan to strictly follow those rules and regulations for the development of an RV Park in a flood plain.

The approximate number of employees would be two and it is anticipated that they will be "camp hosts" and will be in their own RV.

The only impact on adjoining property anticipated would be an increase of traffic in and out of the RV park which will be accessed off Addison and should be disbursed through the days of the week and throughout the hours of operation and consequently should not impact the traffic flow on Addison adversely on any one day or time of day.

The property has two pre-existing entries on Addison. We would plan make those one-way entry and exit driveways and adhere to all ADA requirements for sidewalks and driveway entry/exit.

Exterior lighting will consist of LED lights at each camp site for safety and should not be overly intrusive to the adjacent properties.

Power outlets will be mounted above the level of any potential flood water.

Dump station lids will be installed (see attached product description) these are heavy coated ductile iron (lockable) and would not allow for contamination of the city sewer system with flood water.

Additional noise over the ambient commercial noise of Addison Ave. should be minimal. The parking area will be limited to each campsite and should be of minimal impact.

The following are rules and regulations for the proposed RV park:

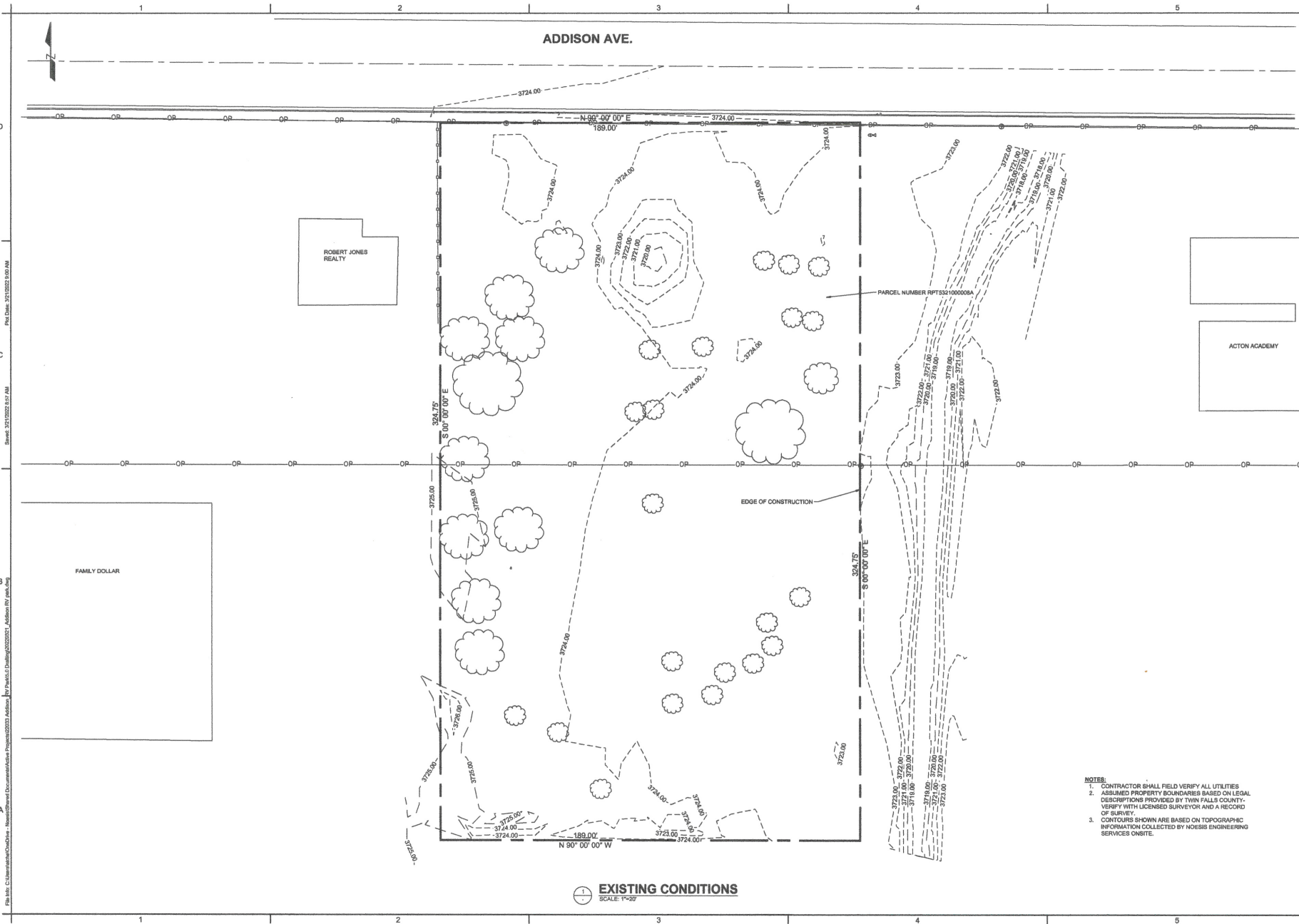
- No repairs or maintenance of RV at the campground site
- Speed limit of 5 to 10 MPH inside the park.
- No drying of cloths, laundry outside the RV
- No open storage under the RV
- Pets shouldn't be left unattended
- No overnight additional guests allowed and each guest should be registered with office.
- Cannot change the RV parking slot once it is assigned. You should consult the staff if you want a change.
- Use of generators and other loud appliances are not allowed.
- Smoking should be done at designated locations only.
- alcohol is not allowed.
- Campfires are not allowed.

The proposed RV park will be well maintained and free of trash and debris and will replace bare ground in a challenging location (due to flood plain restrictions) and consequently will add rather than detract from the adjacent property values. This is a good location for an RV park and we believe one of the few viable uses for this property which is not suited for permanent traditional structures due to the property's location in a flood plain.

We are hopeful this will be a great addition to Twin Falls and surrounding communities.

Sincerely,

David L Kemp

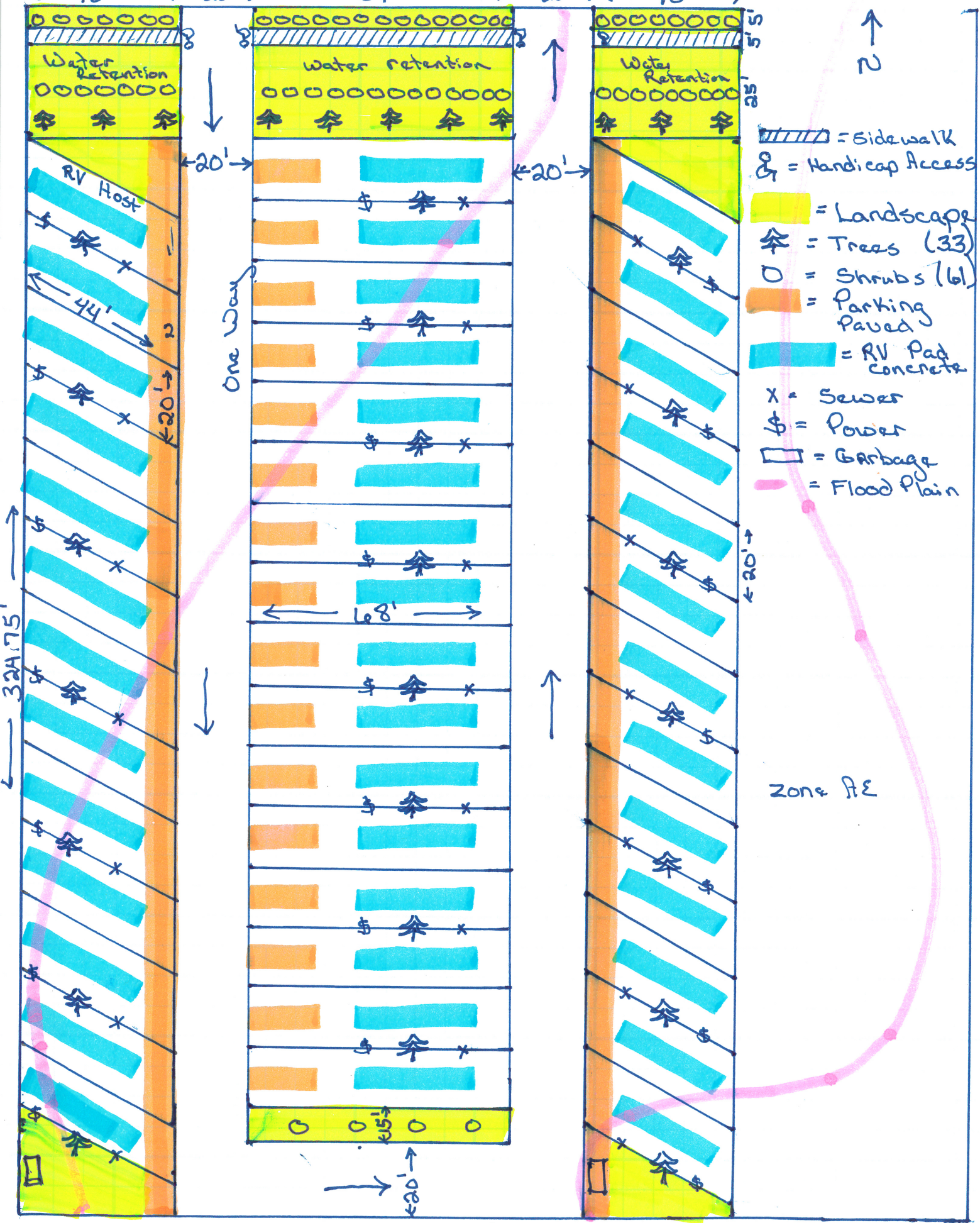


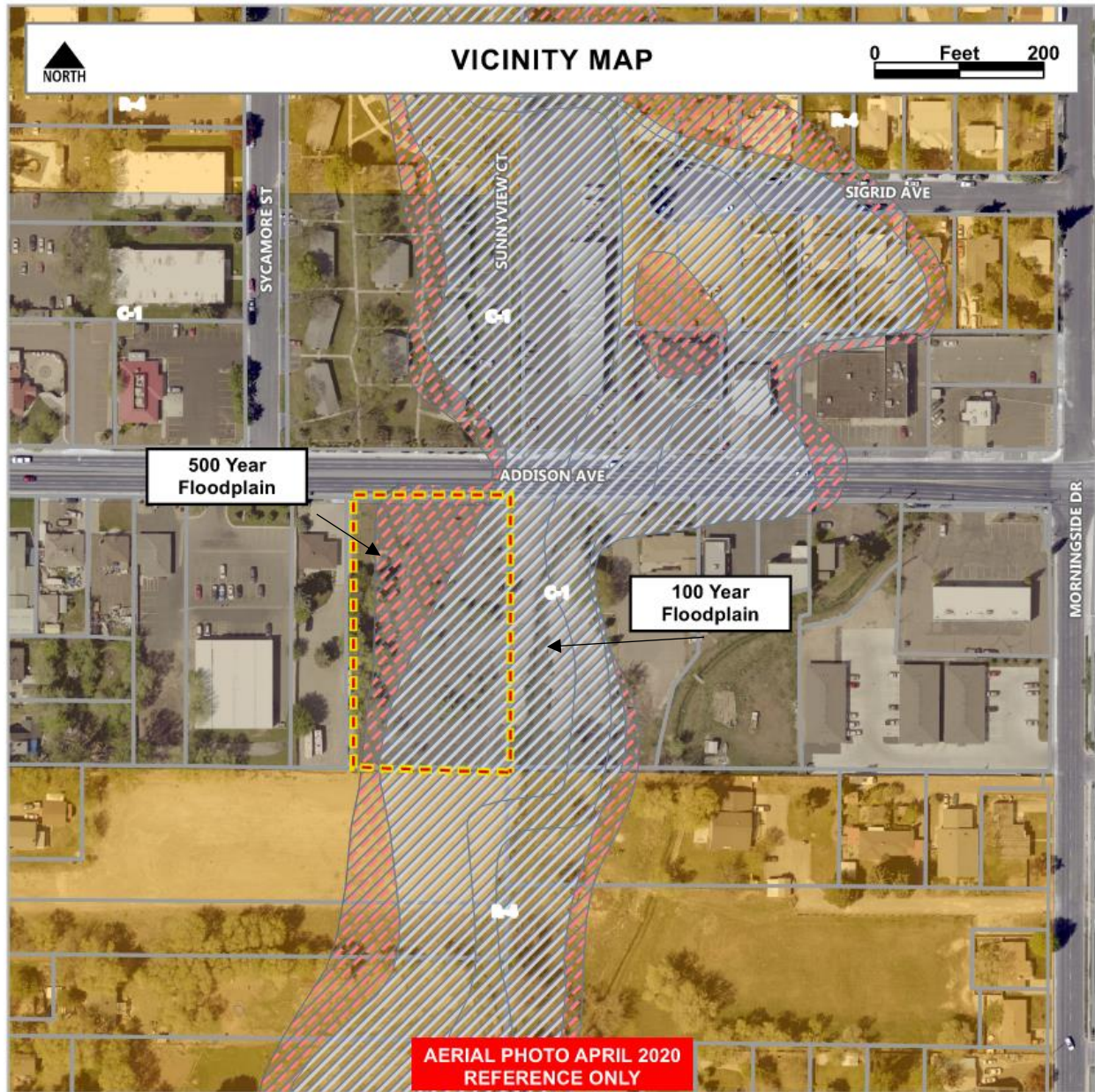
CLIENT	
SHAWN ALLEN	
	
NOESIS ENGINEERING 1722 CASSELLA DR. AMMON, IDAHO 83406 (208) 932-2720 (PHONE)	
ATC	3/21/2022
DRAWN BY	DWB
DATE	3/21/2022
REVIEWED BY	DWB
DATE	3/21/2022
TECHNICAL APPROVAL	
DATE	
ALWAYS THINK SAFETY	
ADDISON RV PARK	
1788 ADDISON AVE E. TWIN FALLS, IDAHO 22033	
THIS DOCUMENT WAS ELECTRONICALLY SIGNED. THE DIGITAL CERTIFICATE IS IDENTIFIED ON THE 1ST PAGE OF THE ORIGINAL FILE. THE ORIGINAL DOCUMENT IS LOCATED AT NOESIS ENGINEERING SERVICES, PC HOME OFFICE SERVER UNDER THE JOB NUMBER FOLDER'S ORIGINAL DOCUMENTS.	
NOT FOR CONSTRUCTION. FOR REVIEW ONLY.	
EXISTING CONDITIONS	
C-101	
SHEET 2 OF 7	

1788 Addison Ave East

← 40' → ← 20' → ← 69' → ← 20' → ← 40' →

↑
N





Current Zoning: C1 Commercial Highway

Existing Land Use: Vacant/ Undeveloped

Comprehensive Plan: Neighborhood Commercial

Proposed Land Use: RV Camping ground Park

Surrounding Zoning Designations & Land Use(s)

North: C-1: Commercial

East: C-1: Commercial

South: R-4: Residential

West: C-1: Commercial

Applicable Regulations

10-1-4, 10-4-8, 10-7-12, 10-10-11, 10-13-2.2



FUTURE LAND USE MAP

0 Feet 200

Neighborhood

SYCAMORE ST

SUNNYVIEW CT

SIGRID AVE

ADDISON AVE

MORNINGSIDE DR

Town
Neighborhood

AERIAL PHOTO APRIL 2020
REFERENCE ONLY

- Neighborhood Commercial
- Town Neighborhood

PETITION

Citizens and Property owners OPPOSING approval of Addison Camping and RV Park and believe the following evidence is correct.

Page 2

The definition of :

“RECREATIONAL VEHICLE AND CAMPING PARK: Any tract of land is divided into rental spaces under common ownership or management for the purpose of locating recreational vehicles, trail trailers or tent for dwelling purposes for a period not to exceed six (6). (Ord. 2550 6-2-1997)”

The by the City Code there is no regulation how large a rental space is or how may occupy a given tract of land, no guidance on how many people may occupy these undefined shelters or how the six Month period could be extended or who will in force this time period.

The City Code legal definition of “DWELLING” is the following: “DWELLING: a building portion therefore designed exclusively for residential occupancy, including manufactured homes, but not including hotels, boarding and lodging houses, trailers, camp cars or trailer houses.(Ord. 2110, 7-16-1984)”

As we can see a residential occupancy in the City of Twin Falls and impact areas is defined as a “DWELLING”.

THE APPLICANT IS SEEKING A SPECIAL USE PERMIT FOR 1788 Addison E which is Zoned C1 Commercial

This APPLICATION for a Special Use Permit must satisfy 5 “Standards” applicable to Special uses Code 10-13-2-2

Standard 1. “Will, in fact, constitute a special use as established by zoning requirements for zone involved.”

APPLICATION FAILS Standard 1: absolutely no provision is made or could be made for C-1 Zoning requirement regarding plot plans roads ,parking , construction plans for Dwelling structures, and compliance for electrical, plumbing , and fire codes . C-1 Zoning requires residential Dwellings to be Approved structures not trailers or tents.

Standard 2, Will be harmonious with and in accordance with general objective of a comprehensive plan and/ zoning regulations.”

APPLICATION FAILS Standard 2: an RV and camping park cannot satisfy underlining zoning regulations.

PETITION

Citizens and Property Owners OPPOSING the approval of the Addison Camping and RV Park believe the following evidence is correct:

Page 3

Standard 3 " 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."

APPLICATION FAILS Standard 3: High density trailers parks or RV , travel trailers, tents or camping shelters would be an "agglomeration" sizes and shapes and condition of indefinable shelters (many would consider an eye sore) definitely **NOT** "appropriate in appearance with existing or intended character of the general vicinity"

Standard 4: " Will not be hazardous or disturbing to existing or future neighboring uses."

APPLICATION FAILS Standard 4. Once Park accepts a guest with make shift shelter in tow owned by guest the City have little capacity and or possible authority to inspect these shelter for health, safety , plumbing or electrical or fire Codes. Law Enforcement would likely need the permission of the guest or a Court Order to ascertain suspicious contents or activities.

The Applicant may claim that the guest that is designated to register and accept new guests has the ability or the authority protect the quality or the density of the Park, to accomplish this is not plausible. It is highly questionable the registering guest can establish "DOMICILE" for anyone.

Standard 5: "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 proposal use shall be able to provide adequately any such service.

APPLICATION FAILS Standard 5, The Applicant does **NOT** provide for the following:
1. 30 foot Approaches, adequate ingress and egress for C-1 zoning, fire Codes and truck traffic as required by a busy gateway City highway for C-1 Zoning. Provides no engineering or plans for a for Approx 10 Ft frontage road next to Addison Ave E. to he City and Highway district specification to accommodate future expansion of Addison Ave. It is our under standing this a requirement.

2. Applicant offers **NO** mitigation for proper drainage and flood plain issues. Such as tapping on to the Pipe under Addison Ave E. and extending an sufficiently size underground pipe water through out the property for the Perrine Coulee water course and using the existing ravine as water retention and protecting Perrine Coulee for affluent from the property, naturally following engineering standard of City of Twin Falls, the Highway District, and the Canal Co.

PETITION

Citizens and property Owners OPPOSING approval of Addison Camping and RV Park believe the following evidence is correct:

Page 3 Addendum

Mr. David Kemp President of Terra Development LLC , asserts and contends in his Application for a Special Use Permit for 1788 Addison Ave. The following:

“This is a good location for an RV park and we believe one of few viable uses for this property which is not suited for permanent tradition structures due to the property’s location in flood plain.”

Mr. Kemp failed to mention that there many structures built next to and even over Perrine Coulee in flood plain both Commercial and Residential built by those who are willing to hire civil engineers and other Professional to mitigate flood threats and build permanent structures for anyone to see and observe all along its course through Twin Falls City.

The only difference between 1788 Addison Ave. E and other locations along Perrine Coulee is Terra Development LLC unwillingness to engineer and pay for flood plain Mitigation and to pay for a first class C-1 development.

Page 3 Addendum

PETITION

To the P&Z Commission of Twin Falls, Idaho

The undersigned property owner and concerned citizens of Addison Ave. E. and the City of Twin Falls at large are **OPPOSED** to the approval Terra Development LLC for a Special Use Permit to in develop a Camping and RV Park at 1788 Addison Ave. E. by the P& Z Commission or any other City Authority.

We disagree with the applicants attempt to circumvent flood plain mitigation , existing and underlining C-1 Zoning, Building, fire Codes, and Highway District requirements. A Special use Permit does not obviate the underlining C-1 Code requirements for either Commercial or Residential development. The Applicants plan to invite guests to furnish their own shelter systems to live in violate about every City Code which also details that tents and RV are not a "Dwelling" which are required for C-1 zoning for Residential use. In addition, anyone can see many developments a long Perrine Coulee have mitigated flood plain issues.

We believe Trailer parks and RV Camping Parks FAIL the 5 Standard the P&Z Commission uses to qualify Special Use Permits including Standard 3 which requires that developments "be harmonious and appropriate in appearance with existing or intended character of the general vicinity and such use will not change the essential character of the same area"

Robert James Realty Inc
1766 Addison Ave E. Twin Falls, ID 83301 Mark Edwards
2. Bishop LLC 1641 Addison Ave E, Bishop Manager

1. Boyer Jewelry 1838 Addison Ave E. Twin Falls Id By John Boyer
Mindy Petramala Acton Academy 1830 Addison Ave E Mindy Petramala
2. MARIANNA KRAACHUNOV MK
1878 Sigrid St. Twin Falls
3. LISA TAITAI 1316 Maple Ave. Twin Falls, ID. 83301 Lisa Taitai
MATT STOKES (STATE FARM/FNB PARTNERSHIP)
1821 ADDISON AVE E, TWIN FALLS, ID 83301

Palmer's Automotive
1811 Addison Ave E
Twin Falls, Idaho 83301
(208) 735-8810

PETITION

To the P&Z Commission of Twin Falls, Idaho

The undersigned property owners and concerned citizens of Addison Ave. East and the City of Twin Falls at large are **opposed** approval of the Addison Camping and RV Park at 1788 Addison Ave. East by the P&Z Commission or any other City Authority.

We believe this property use will devastate surrounding property values of C1 Commercial and Resident Zones alike and create a dangerous precedent by redefining a "DWELLING" as a tent or a vehicle or any shelter provided by a guest to the proposed Camping Park. This redefinition will have the effect of by passing Twin Falls City Zoning, Building, Health, and Highway district Codes and have a deleterious effect on health and safety of Twin Falls residents.

~~Please refer to Page two and three for additional corroborating evidence of the PETITION.~~

The following are Property owners and concerned Citizens **opposed** to the Camping and RV Park proposal at 1788 Addison Ave. East:

Magic Valley Printing LLC 1863 Addison Ave. E Wayne Henderson
J&J Enterprises 1704 Addison Ave E Jerry Jones
Linen Insurance 1637 Addison Ave East Denise Hien
Twin Falls Glass 1968 Addison Ave E- Ganda St
Today's Image 1904 Addison Logan Bailey
Today's Image 1904 Addison Ave W Luana Saxehey
Today's Image 1904 Addison Ave W Monique Salazar
SKCC Inc. 2013 Addison Ave E 