Twin Falls Planning & Zoning Commission
Agenda

Tuesday, January 9, 2024, 6:00 PM

203 Main Ave East

COUNCIL CHAMBERS

Members -
City Limits: Craig Kelley, Chairperson; Marilu Perez ,Vice-Chair; Todd Rambur; Cortney Campbell; Robyn Weatherford
Area of Impact: David Detweiler

1) Confirmation of Quorum/Call Meeting to Order
2) Conflict of Interest Declaration
3) Consent Calendar
   a) Approval of minutes from the following meeting: November 28, 2023.
4) Items of Consideration
   a) **PRESENTATION:** Preliminary presentation to amend Addison Springs Zoning Development Agreement and Master Plan for property located at NE corner of Carriage Lane N and Addison Avenue E c/o Jeff Hatch on behalf of Spring Creek Storage LLC. (PZ23-0094)
      By: William Klaver, Senior City Planner
5) Public Hearings
   a) **ACTION ITEM:** Request for a special use permit to allow an in-home daycare service on property located at 458 Falls Ave W c/o Jeanne Ceusi (PZ23-0085)
      By: William Klaver, Senior City Planner
   b) **ACTION ITEM:** Request for a Special Use Permit to allow an automobile and truck service and/or repair (oil change services) on property located at 1350 Blue Lakes Blvd. N c/o Jeff Likes (PZ23-0086)
      By: Kelli Ebersole, City Planner
   c) **ACTION ITEM:** Request for a Special Use Permit to allow a detached garage (more than 1,000 square feet) on property located at 871 Drayton Ave c/o Jeff Couch on behalf of Michael Pittman (PZ23-0091)
      By: Kelli Ebersole, City Planner
   d) **ACTION ITEM:** Rescheduled - Request for a Special Use Permit to allow professional services (IT services) on property located at 1301 11th Ave E c/o Activity3, LLC (PZ23-0092)
      By: Lisa Strickland, City Planner
   e) **ACTION ITEM:** Request for recommendation to consider an expansion of the City of Twin Falls Area of Impact Boundary for 3 properties near the intersection of Champlin Way and Kimberly RD. c/o Gerald Martens (PZ23-0098)
      By: Jonathan Spendlove, Planning and Zoning Director

6) Upcoming Meeting(s)

   a) Tuesday, January 23, 2023.

   b) Discussion for new concept for worksessions.

7) 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, November 28, 2023, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

Members -
City Limits: Craig Kelley, Chairperson; Marilu Perez ,Vice-Chair; Todd Rambur; Cortney Campbell; Grayson Stone; Robyn Weatherford
Area of Impact: David Detweiler

1) Confirmation of Quorum/Call Meeting to Order
Chairman Kelley called the meeting to order at 06:02 PM
Members Attending: Kelley, Rambur, Campbell, Weatherford, Stone
Staff Attending: Jonathan Spendlove, Will Klaver, Kelli Ebersole, Lisa Strickland, Jody Green, Linda Wells

2) Conflict of Interest Declaration
Commissioner Stone stated that he has given an evaluation on one of the properties on the agenda at one point but has no financial gain or outside knowledge and feels this will not be conflict of interest.

3) Consent Calendar

a) Approval of minutes from the following meeting: November 14, 2023

MOTION: Commissioner Stone made a motion to approve the Consent Calendar, as presented. Commissioner Weatherford seconded the motion.

Roll call vote showed all members present voted. Approved 5-0.

4) Items of Consideration

a) Request for the consideration of the preliminary plat Ellis Subdivision approximately 1 +/- acre(s) consisting of four (4) lots located at 1288 Eastland Dr N, c/o TD&H Engineering on behalf of Mark Ellis. (PZ23-0088)

Staff Presentation:
City Planner Strickland presented the request for the consideration of the preliminary plat Ellis Subdivision approximately 1 +/- acre(s) consisting of four (4) lots located at 1288 Eastland Dr N, c/o TD&H Engineering on behalf of Mark Ellis. (PZ23-0088)
Per City Code 10-12-2-3
The Commission shall review the preliminary plat. The Commission's decision is final unless appealed to the City Council. The final plat is reviewed by the City Council.

DRAFT

Commission's Findings: In determining the acceptance of a proposed subdivision, the Commission shall consider the objectives of this Title and at least the following:
a. The conformance of the subdivision with a Comprehensive Plan.
b. The availability of public services to accommodate the proposed development.
c. The continuity of the proposed development with the capital improvement program.
d. The public financial capability of supporting services for the proposed development; and
e. The other health, safety or environmental problems that may be brought to the Commission's attention.
Action On Preliminary Plat: The Commission may approve, conditionally approve, disapprove, or table for additional information when acting on the preliminary plat.
The property was annexed in October 2022 with a zoning designation of R-2; Residential Single Household or Duplex.
The property is approximately one (1) acre and is proposed to be subdivided into four (4) residential lots. The current home will be on Lot 1 with the remainder of the property being developed into three (3) additional residential lots. The R-2 zone allows for single family dwellings with a minimum lot size of 6,000 sq. ft and duplex dwellings with a minimum lot size of 10,000 sq. ft. The proposed preliminary plat meets the minimum lot size requirements for two (2) duplex buildings and one (1) single family dwelling. The subdivision will be serviced by city utilities and will be accessed from Eastland Drive North, a major arterial roadway. The future land use map designates this area as Town Neighborhood, making the plat compatible with the 2016 Comprehensive Plan. Staff has determined the preliminary plat complies with the standards as outlined in the City's General Subdivision Provisions of Title 10, Chapter 12, Section 3 and State Statute 50-Chapter 13.
Upon conclusion, should the Commission approve this request as presented, staff recommends approval be subject to the
following conditions:

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.

Applicant Presentation:

Rex Harding, TD&H Engineering, on behalf of Mark Ellis stated that this plat meets the requirements. The plan is to have a single driveway entrance coming into the property coming off Eastland. Curb, gutter and an ADA ramp on SE corner will be installed. One retention area in the NE corner and one in the SW corner.

Follow-up
Rex addressed the traffic issues concerns. The number of duplexes isn’t decided yet. The access further south isn't possible because of the power pole. The existing driveway will be moved a little south to be part of the entrance for all units. The parking for each lot will come out in the building permit stage and will meet city requirements. There will be no parking on Bowlin lane as it isn’t part of the plat.

DRAFT

PZ/Questions & Comments:

- Commissioner Campbell asked how many square feet are required for single family residential.
- Planner Strickland answered that in the R-2 zone for single family is 6000 square feet and minimum lot size for duplex is 10.
- Commissioner Campbell then asked how many acres and what that converts to in feet.
- Director Spendlove answered it is close to 43,560 feet.
- Commissioner Weatherford asked for clarity of the roadway for the other lots.
- Rex explained that there will be one entrance and each lot will have their own driveway.
- Commissioner Campbell asked about turning left off Eastland and can they make the angle?
- Rex replied that they can.
- Chairman Kelley asked about the ADA access on north side and will it have curb, gutter and ramp on the Eastland side and entrance.
- Rex stated there is an existing sidewalk, curb and gutter.
- Chairman Kelley asked about landscaping along eastland.
- Rex replied that there is 18' of right-of-way that the retention pond isn't in, and it can be landscaped.
- Chairman Kelley asked if the applicant felt they would need a wider cul-de-sac.
- Rex stated that it meets the requirements for turn-around.

Public Hearing: Opened

- Kyle Nay has concerns with people developing on 1 acre lots. 10a – concerns that the driveway isn't big enough to turn around. 10b – concerns on how far can city buildings come in without compromising wells. He fears that he will be forcefully annexed into the city and doesn't feel this development fits the comp plan. 10-1-5e – concern that putting duplex's in next to million dollar homes isn't a good idea as far as protecting value of homes. 10g – concerns for the traffic on the main road.
- Mark Butcher has concerns about the density he feels that there are no multiple family homes in area. He stated South bound is a double yellow line. He feels this is not consistent with the rest of the area.
- Carl Nelson asked the commission if they have visited the lot. And what did they think of the double basketball court. He asked if they needed a permit. He has concerns of the safety of the street. He stated he has witnessed the applicants using Candleridge illegally.
- Ben Swensen felt the plat wasn't clearly explained. He asked if they can reject the plat. He doesn’t feel there is room for parking on the north of the existing home. There will be a lot of vehicles and where are they going to go? Feels more work needs to be done along with a traffic study. He has a personal distaste that they wanted to be annexed because of bad septic and well. He feels the change of zoning shouldn't have been made. Public hearing needs to be done for this item.
- Brett Bingham stated he agrees with previous statements. He feels Planning and

DRAFT

Zoning was misleading about the requirements concerning the zoning changing without future plans being presented at the time. He has traffic concerns how people will turn on to property and exiting.

- Amy Nay stated the acreage was incorrect. She thinks the number of parking spots is a concern and there will not be enough. She feels that extra vehicles will be parked on her road. Policy for City 10-1-4 developing in a way to provide for open spaces – she thinks with the current lay out that the density will be too high.
- Kersten Baker has concerns that her lot is under an acre and this kind of density and multi-family residential units would make her lot feel congested. She stated the current owner is using the wrong access. She has setback concerns. The traffic on the road turning onto this lot is a concern. She would like a traffic study done.
- Ann Bingham stated her concern is the safety of the traffic flow.

- Chairman Kelley asked the applicant if he would like to address the traffic study questions.
- Rex responded that with 4 lots it's never come up before. He gave a few examples of left turn lanes in the area. It's a double yellow line and that's on the city police to enforce that. Turning in would require a right turn heading north.
- Commissioner Stone asked if there was any reason this is broken into 4 lots instead of 3.
- Rex said that's just what the applicant wanted, and the area has room to do it.
- Commissioner Campbell asked about the acreage.
- Rex explained that with the right-of-way it's under an acre. It's .84 acres.
- Commissioner Stone asked to look at the preliminary plat and bypass the road and combine lots.
- Rex stated that the applicant wants to do what is being presented.
- Commissioner Campbell asked about the road and if it connected to any other roads.
- Rex stated they do not.
- Commissioner Stone asked Director Spendlove if there was a cut-in where the proposed driveway is going to be.
- Director Spendlove stated yes, that's where the current driveway access is. He stated the commission could place conditions for right in and right out. Gave example of a condition that could be used.
- Commissioner Stone asked if the restriction would apply to the people on Bowlin Lane.
- Director Spendlove stated it would not. The city engineer feels a median could go to the end of the plat area and would not affect anyone else.
- Commissioner Rambur asked about the lot size to the west. Thinks they look similar.
- Director Spendlove stated the number of lots are similar. Gave lot sizes.
- Chairman Kelley asked Director Spendlove to clarify the annexation of this lot and explain why the city does this.
- Director Spendlove explained that the city does not do a "forced" annexation and will do this in cases of failed wells under the direction of South-Central District Health. South Central can force someone to close their own well if it becomes unsafe to use. The city has not "forced" anyone in over 2 decades.
- Commissioner Stone asked for clarification about the residents' access point.
- Director Spendlove stated where exactly they use, he is not sure, but they do have

DRAFT

private driveway access off Eastland.

- Chairman Kelley answered the question from earlier about if any of the commissioners have driven by the property and stated that no they haven't and they try to stay as neutral as possible. They rely on the information presented by the staff and applicant.

- Director Spendlove gave information that on "average" a single-family home has 10 trips per day.

Public Hearing: Closed

Discussions Followed:

- Commissioner Campbell had questions about people turning left. She wants to support the property owners' right to develop land.
- Commissioner Stone stated he would like to see this as 2 lots.
- Chairman Kelley asked why he wanted that.
- Commissioner Stone said the public comment about traffic and the integrity of the neighborhood.
- Commissioner Rambur said it looks similar to the layout to the west but is doing duplexes instead of single family. He stated that people break traffic laws all the time and so the left turning is not a concern. It's not right that people do that.
- Chairman Kelley posed a question to look at the Zoning District Map and the surrounding areas are R-1 and R-2. How does it fit with the surrounding neighborhoods? We can't change the zoning but considering what's around it is there any concerns about the zoning? He explained what a "hammerhead" driveway is.
- Commissioner Stone feels that dividing it into 2 lots makes it more congruent to the neighbors. Stated that the commission is bound by the Comprehensive Plan.
- Chairman Kelley said there are many facets of the plan but also some criteria they have to follow. He questioned if it's cohesive with the surrounding area.
- Commissioner Campbell is concerned about the traffic.
- Chairman Kelley suggested to put a condition to put a median there to prevent left turning.
- Commissioner Campbell feels if this is approved, they should have as many warnings as they can.
- Commissioner Stone stated that people will break the law.
- Commissioner Rambur feels that a curb will just create issues. He feels that duplexes in the area are not harmonious.
- Commissioner Weatherford likes the condition but doesn't want it to impact the neighbors.
- Commissioner Campbell asked if there is an automatic entitlement with the zoning.
- Director Spendlove explained that the zoning allows duplexes.
- Commissioner Campbell asked Director Spendlove to clarify what they are voting for.
- Director Spendlove explained that they are looking to see if the plat meets the zoning code. He explained the difference between the comp plan and future land use map vs. the law of what people are following on the property. Comp plan is the desired outcomes, and the law is how we get the desired outcome. The comprehensive plan

DRAFT

has multiple elements. When they are looking at it to be in conformance does it violate the basic tenants of what that vision of the community was. You are looking at broad policies. When you get to the zoning of the property what is a person by right allowed to do per the law. This zone has a right to have a duplex on it. What you're looking for is does it conform with the general guidelines of the comprehensive plan, also does it conform with the law or zoning of the property that it is. You are looking for sewer, water, can police get in, can fire get here and around it. The surrounding lots could also put duplexes in they just chose to do single-family homes.

- Commissioner Campbell asked if these were part of the presentation and found to have met all those criteria, then what are we specifically looking at.
- Director Spendlove stated that the commission is looking at the plat and seeing if they can make it less burdensome for people that are there. Gave examples of things they could require like a substantial median that people can't drive over, a wider sidewalk for children to walk to school or a landscaping buffer around the perimeter.
- Commissioner Campbell asked if the city pays or the developer.
- Director Spendlove stated that the developer would because it wouldn't be required if it wasn't being developed.
- Commissioner Stone talked to the Chair. He talked about placing conditions on the use.
- Chairman Kelley responded that related to what we know and what they are voting on there are concerns. Wants to address it now.
- Commissioner Campbell would like the developer to install a right turn only in 1st phase and a median.
- Chairman Kelley clarified a "significant" median.
- Commissioner Stone feels this would keep it compliant also.
- Commissioner Weatherford agrees with a significant median.
- Commissioner Stone asked if they can table this and ask the developer for a site plan showing improvements.
- Director Spendlove explained that it should be the developer working with the city engineer so it's the city's design.
- Commissioner Stone questioned if a substantial median would affect the left turning drivers.
- Director Spendlove explained it would go on the left-hand side of the left-turn lane.
- Commissioner Campbell asked about the fact that the mailbox is on the other street. And how will the residents receive their mail.
- Director Spendlove stated the post office decides where mailboxes should go.
- Commissioner Campbell asked if they could condition a fence around the land.
- Director Spendlove stated it's in their privy.
- Commissioner Campbell asked about the height of a fence.
- Director Spendlove explained that anything over 7' needs to be engineered. Ost site obscuring fences in the city are 6'. You can dictate the material or exclude certain material.
- Commissioner Campbell would like to condition a fence to protect the integrity of surrounding homes.
- Chairman Kelley stated he would like to finish the median conversation.

Condition #2

DRAFT

Commissioner Campbell made a motion to include condition of the developer installing, at their cost, a right turn only sign leaving the property during phase 1 and construction of a significant median at the developers cost before phase 1 begins with the design acceptable to the city engineer. Commissioner Weatherford seconded the motion.

Roll call vote showed all members present voted. Approved by a vote of 4-1.

Discussion for fencing:

- Commissioner Campbell would like to see a 6' site obscuring fencing.
- Commissioner Rambur stated he thinks that's standard for any new neighborhood and agrees.
- Director Spendlove gave examples of fencing in the area and explained that they can dictate with they want.
- Chairman Kelley asked what they are looking for.
- Commissioner Campbell feels doing this would go a long way for the neighbors in mitigating issues.
- Commissioner Campbell asked if they can have the developer work the neighbors on a fence of their choice.
- Director Spendlove explained that would be delegating. They can have the developer bring the idea to a new meeting to be agreed on.
- Commission Campbell feels if it matched the existing fence it would tie in better. It would make it more congruent.

Condition #3
Commissioner Campbell made a motion to include condition that all 3 lot lines North/East/South have a 6ft privacy fence matching or similar to the property to the North/East surrounding the perimeter of the subdivision. Commissioner Weatherford seconded the motion.

Roll call vote showed all members present voted. Approved 5-0.

Commissioner Campbell made a motion to recommend approval of the request for the consideration of the preliminary plat Ellis Subdivision approximately 1 +/- acre(s) consisting of four (4) lots located at 1288 Eastland Dr N, c/o TD&H Engineering on behalf of Mark Ellis. (PZ23-0088) as presented, with staff recommendations and added conditions. Commissioner Weatherford seconded the motion.

Roll call vote showed all members present voted. Approved 5-0.

5) Public Hearings

a) Request for a Special Use Permit for Motels and hotels on property located at 211 River Vista PL (Lots 6&7 Pinnacle Subdivision). (PZ23-0065)

Staff Presentation

DRAFT

Senior City Planner Klaver presented the request for a Special Use Permit for Motels and hotels on property located at 211 River Vista PL (Lots 6&7 Pinnacle Subdivision).(PZ23-0065)

Per City Code 10-13-2-2 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.

In August 1994, the subject property, along with others, had a Planned Unit Development (PUD) agreement, titled "Northbridge No. 2". In January 2008, the Northbridge No. 2 PUD was amended to create a new PUD titled "River Vista" PUD. The previous Northbridge No. 2 PUD limited the height to twenty-five (25') feet and the desired land use was mixed-use and is the reason for the amendment and creation of the River Vista PUD. The subject parcel has never been developed up until this point.
The comprehensive plan designates this area as Mixed Use. The Mixed Use designation denotes uses such as, but not limited to, retail, office, restaurants, townhomes, hotels, and plazas/parks. The surrounding uses align with this mix of development by constituting primarily professional offices such as lawyers and doctors, with the intertwining of food/drink establishments with spurts of residential ranging from duplexes to the River Crest apartment

DRAFT

community. Also, not far away is the Canyon Crest Event Center. The comprehensive plan states in the Community Character Goal 2: Preserve the Canyon Rim that we should "continue to protect the Canyon Rim through enforcement of current City Code and ordinances that balance private property rights and the desire for public access to the Canyon Rim Trail System.

This project proposes to follow the Comprehensive Plan by following the Canyon Rim Overlay standards and continuing to allow public access to the Canyon Rim Trail System. Furthermore, the comprehensive plan designation's desire list of mixed uses specifically calls for hotels, if it is compatible with the other uses in the area.
Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project.

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

1. Subject to obtaining the required permits and/or licenses needed, along with the site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Applicant Presentation:

Scott Ebbott from Salt Lake City in charge of development for Field and Stream Hotels. Will be doing 30 of these over the next couple of years. Their focus is on leisure travelers.
Kevin Curren DLR Group. Gave details about the different building and floors.

PZ/Questions & Comments:

- Commissioner Campbell asked about the Canyon rim overlay and if they will compliant.
- Planner Klaver explained that they will and the reason for the Special Use Permit request is because of wording.
- Commissioner Stone asked how the height compares to the surrounding buildings.
- Planner Klaver responded that it will be below the height of other buildings.
- Commissioner Rambur asked if this will block the view of the bridge for the building to the west.
- Planner Klaver explained that it will depend on where you are.
- Chairman Kelley asked if this has leased parking.
- Planner Klaver stated that parking is handled during the building process.

- Commissioner Campbell asked if they have any affiliation with the magazine.
- Scott Ebbott said yes, we bought it and are bringing it back.
- Commissioner Stone asked if they were going to have a restaurant.
- Scott Ebbott said not a sit-down restaurant but would have a few snacks in the lobby.

Public Hearing: Opened

- Mike McBride said they are excited for this. Original developer of River Vista. He thinks

DRAFT

this is a good fit for the original plan.

- David Thibault EHM stated he worked with city staff to comply with the setback of the canyon rim. They have reduced the heights and kept the similar use.
- Commissioner Campbell asked for a definition for transient.
- David Thibault explained that the wording in code for transient fit this project better.
- Dan Willy and his family own other businesses in the area and they are in favor of this.

Public Hearing: Closed

Discussions Followed:

- Director Spendlove clarified that transient is less than 30 days.
- Commissioner Campbell asked if this was a hotel and they stayed more than 30 days they wouldn't need a permit.
- Director Spendlove explained that from a building code perspective it makes a difference.
- Commissioner Rambur loves the design and is in favor.
- Commissioner Campbell likes the brand recognition and thinks it is huge for the canyon.
- Chairman Kelley asked if anyone has concerns for the overlay.

MOTION: Commissioner Stone moved to Approve the request for a Special Use Permit for Motels and hotels on property located at 211 River Vista PL (Lots 6&7 Pinnacle Subdivision). (PZ23-0065). Commissioner Rambur seconded the motion.

Roll call vote showed all members present voted. Approved 5 to 0.

b) Request for a Special Use Permit for an Indoor recreation facility (family fun center) with extended hours of operation on property located at 1727 & 1809 Park View Drive. c/o EHM on behalf of Runamuck KA-TET Investments (PZ23-0077)

Staff Presentation:
City Planner Strickland presented the request for a Special Use Permit for an Indoor recreation facility (family fun center) with extended hours of operation on property located at 1727 & 1809 Park View Drive. c/o EHM on behalf of Runamuck KA-TET Investments (PZ23-0077)
Per City Code 10-13-2-2 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:

DRAFT

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.

Currently the property is undeveloped and is zoned C-1 PUD within the Canyon Properties PUD recorded in 2003.
The applicant is proposing to construct and operate an indoor recreation facility, a "family fun center". The facility will include bowling, laser tag, virtual reality, an arcade, party rooms and a kitchen and eating area with all events contained inside the building. They plan to operate Monday - Thursday 11:00am-9:00pm, Friday & Saturday 11:00am-11:00pm and Sunday 11:00am-7:00pm. This application also includes a request for extended hours because within the C-1 zone and the PUD businesses operating prior to 7am and after 10pm require a special use permit. They will employ approximately 16 people and provide 195 parking spaces on-site.

The Canyon Properties PUD was recorded in 2003. The lots proposed for the family fun center are identified within the Master Development Plan as C-1. The comprehensive plan designates this area as Neighborhood Commercial. The characteristics associated with this designation include land uses that provide support services and small-scale commercial uses for the surrounding neighborhood. The development is proposed for an area that is growing and has access to a major arterial gateway constructed to handle large volumes of traffic. This business will provide family-oriented entertainment for Twin Falls and will be classified as a small-scale commercial use. The traffic generated to and from the site should have minimal impact as the main access to this location is Park View Dr, a collector, which is connected to Pole Line Rd W, a major arterial, both of which can support the traffic. As this area has a master development plan for commercial development in this area and the land use is compatible both with the zone, the PUD and the comprehensive plan, Staff does not foresee any negative impacts related to the land use, based on the standards for approval.
Approval of this zoning request does not preclude the applicant from obtaining the required

DRAFT

permits and/or licenses needed to complete the project.
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:

Dave Thibault EHM Engineers discussed hours of operation and number of employees. He explained that access around this lot is good. The number of parking spots are in compliance with requirements. This will be a service indoor and year-round.

PZ/Questions & Comments:

- Commissioner Campbell asked if this is a chain.
- Dave Thibault replied that he thinks it is but is not sure.

Public Hearing: Opened and closed with no public input

Discussions Followed:

- Commissioner Rambur had no concerns.
- Planner Strickland clarified that if alcohol is served, they will come back for an additional permit.

MOTION: Commissioner Stone moved to approve the request for a Special Use Permit for an Indoor recreation facility (family fun center) with extended hours of operation on property located at 1727 & 1809 Park View Drive. c/o EHM on behalf of Runamuck KA-TET Investments (PZ23-0077) Commissioner Campbell seconded the motion.

Roll call vote showed all members present voted. Approved 5 to 0.

c) Request for a Special Use Permit for a motel and/or transient hotel on property located at 1201 Kimberly Road c/o Wagon Wheel Motel LLC. (PZ23-0083)

Staff Presentation:
City Planner Ebersole presented the request for a Special Use Permit for a motel and/or transient hotel on property located at 1201 Kimberly Road c/o Wagon Wheel Motel LLC. (PZ23-0083)
Per City Code 10-13-2-2 The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

DRAFT

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.

The property is zoned C-1, Commercial Highway District. According to County records, the property was built in 1940 as a motel. The property has changed ownership over the years, with the applicant purchasing the property in 2020.

Per City Code 10-3-4 (A), when a nonconforming use involving a building is discontinued from use for a period of one (1) year, the property must follow all current zoning code procedures. This property has been vacant for more than ten (10) years, prompting the Special Use Permit process, as a Motel or Transient Hotel needs a Special Use Permit in the C-1 zone. The applicant has plans to remodel the motel, bringing it up to current standards, following the building, zoning and fire codes. The plan is to have eleven (11) rooms and an office for the motel. Per the applicant, there will be no employees on staff at the motel.

Per City Code 10-10-6, the parking requirements for the motel are one space per sleeping room, and one additional space for each 200 square feet of commercial floor area contained therein. The applicant has shown the parking layout on the site plan.

DRAFT

Per City Code 10-7-12, a property on a Gateway Arterial (Kimberly Road) requires a landscape strip at least ten feet (10') in width immediately behind the sidewalk or future sidewalk when an existing building is being remodeled. The numbers of trees and shrubs required will be calculated during the building permit process.

The 2016 Comprehensive Plan; "Grow With Us" designates this area as appropriate for "Commercial", which is designed for Highway-oriented, large-format retail, hotels, restaurants and other retail. Staff had determined the proposed use is compatible with the comprehensive plans.

Based on the standards for approval staff does not foresee any negative impacts related to the proposed land use.
Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project.

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:

- Kyle Miller explained that engineering took too long and now they have to go through the process again. The building will be renovated.

PZ/Questions & Comments:

- Commissioner Stone asked if they were getting a permit because it was vacant.
- Planner Ebersole said yes.
- Commissioner Campbell stated she noticed it's vacant and asked if it can be rebuilt.
- Planner Ebersole said yes.

Public Hearing: Opened and closed with no public input

Discussions Followed:

- Commissioner Campbell questioned that because that area has been in disrepair are there any conditions they should look at for this property.
- Commissioner Stone wants to condition that they have to follow all the code requirements for a building permit. They use has always been for a motel/hotel and he likes the use.
- Commissioner Rambur stated he likes it.

MOTION: Commissioner Stone moved to approve the request for a Special Use Permit for a motel and/or transient hotel on property located at 1201 Kimberly Road c/o Wagon Wheel Motel LLC. (PZ23-0083). Commissioner Rambur seconded the motion.

DRAFT

Roll call vote showed all members present voted. Approved 5 to 0.

6) Upcoming Meeting(s)

a) Wednesday, December 6, 2023 Work session Cancelled
Tuesday, December 12, 2023 - Meeting cancelled
Tuesday, January 9, 2024

7) Adjournment
The meeting adjourned at 08:13 PM

_____
Jody Green, Planning Technician

DRAFT

Date: Tuesday, January 9, 2024

To: Planning and Zoning Commission

From: William Klaver, Senior City Planner

PRESENTATION

Request:

Preliminary presentation to amend Addison Springs Zoning Development Agreement and Master Plan for property located at NE corner of Carriage Lane N and Addison Avenue E c/o Jeff Hatch on behalf of Spring Creek Storage LLC. (PZ23-0094)

Time Estimate:

15 minutes for staff and applicant presentation.

Background:

The applicant is proposing to amend a Zoning Development Agreement (ZDA), "Addison Springs", to amend the master plan by increasing square footage allotment for the use of storage and decrease square footage allotment for the use of retail. Furthermore, this ZDA amendment request to have retail hours of operation be increased and and allow, by right, retail with a driveway.

Approval Process:

Per City Code 10-6-1.7 (B) The applicant is required to present a preliminary review prior to a public hearing to the Planning and Zoning Commission in which the Commission may give suggestions and ask questions of the applicant about the proposed ZDA.

Per City Code 10-6-1.7(E) Approval of a ZDA shall be based on the following standards: the proposed uses are not detrimental to surrounding properties; deviations from Title 10 shall be warranted by the design of the conceptual plan; conformance to the Comprehensive Plan, and existing and/or proposed infrastructure must be adequate for the project.

Per City Code 10-14-1 thru 8 Any application for a zoning district change shall follow the procedures outlined in these sections.

Budget Impact:

Regulatory Impact:

Per City Code 10-6-1.4 (B) The ZDA shall conform to all sections of this title unless specifically addressed in the written commitment document. All applications to the city shall list all requested variations from the standard requirements.

History:

Addison Springs Zone Development Agreement (ZDA) was adopted in 2018. SInce then, the northern portion has been developed with Addison Spring Apartments, and the southeastern portion has been developed with Spring Creek Storage.

Analysis:

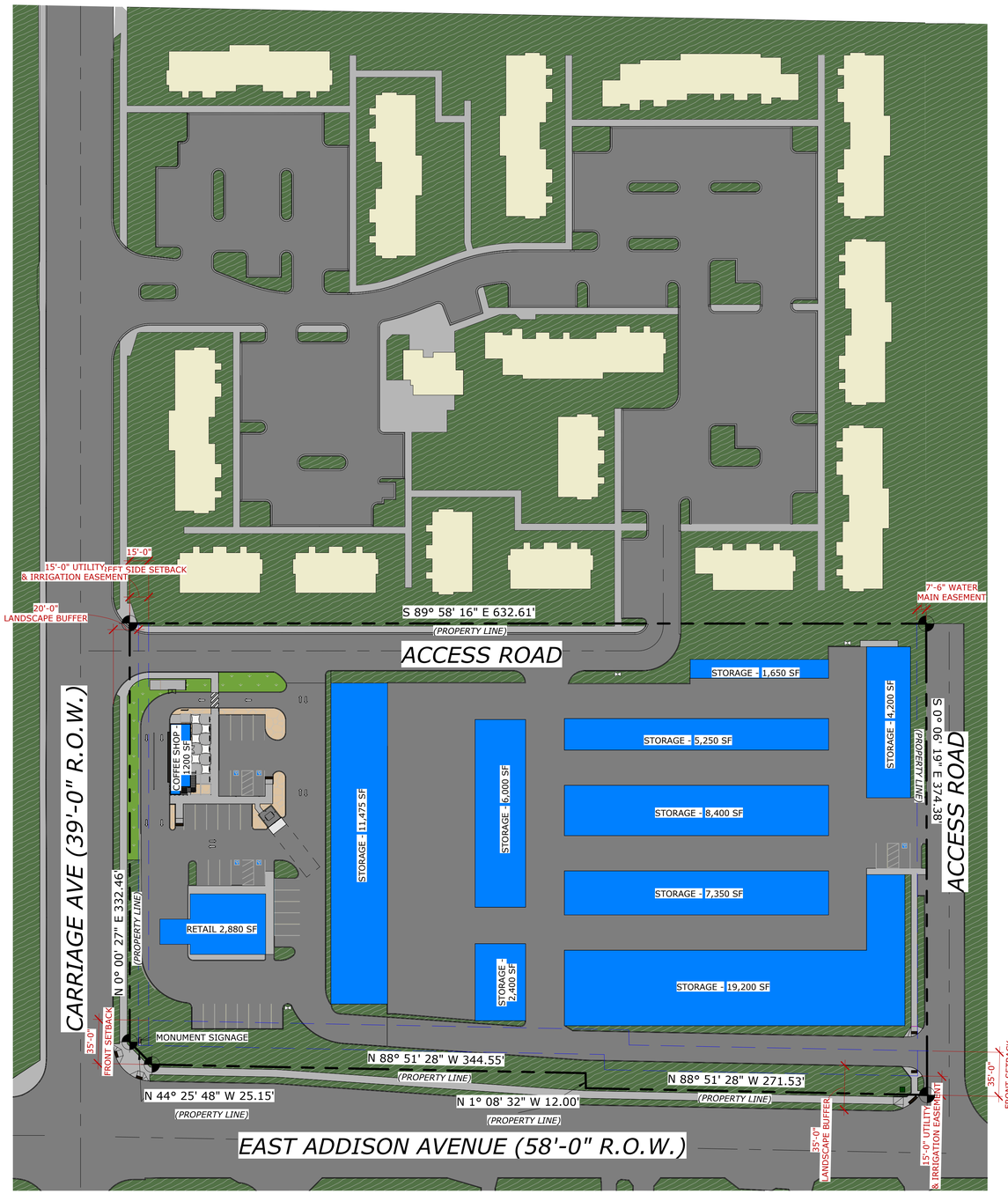
A full analysis of this application will be provided during the public hearing.

Conclusion:

Staff makes no recommendations at this time. Staff will present a full analysis of the request at the public hearing scheduled for Tuesday, January 23, 2024.

Attachments:

1. A-1.4_MASTER DEVELOPMENT PLAN_FULL STEAM ESPRESSO_23-12-28 (1)
2. PZ23-0094 PZAPP- Allowed Use Amendment - Draft
3. Addison Springs ZDA recorded
4. Map Exhibits
5. VicinityMap



MASTER DEVELOPMENT PLAN
SCALE: 1" = 50'-0"

MASTER PLAN AREA CAP

PROPOSED	
COFFEE SHOP	1,200 SF
EXISTING	
RETAIL	2,880 SF
EXISTING	
STORAGE	46,050 SF
PROPOSED	
STORAGE	19,875 SF
TOTAL	70,005 SF

SITE RECAP

ZONING: C-1

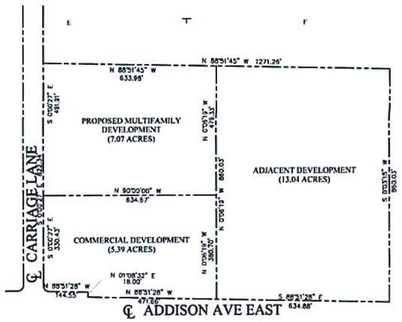
TOTAL PROJECT SITE: 5.25 ACRES OR 228,573 SF

SETBACKS:
FRONT: 35'-0"
REAR: 0'-0"
SIDE: 15'-0"

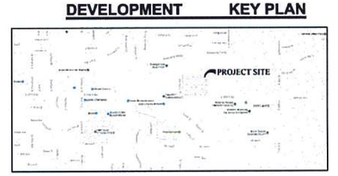
PARKING:
COFFEE SHOP:
REQUIRED: 1 SPACE/100 S.F. = 13 SPACES
PROVIDED: HC ACCESSIBLE 2 SPACES
STANDARD 11 SPACES
TOTAL 13 SPACES
STORAGE: NO PARKING PROPOSED

SYMBOL LEGEND

- LANDSCAPING SURFACE, SEE LANDSCAPE DRAWINGS
- PROPERTY BOUNDARY LINE
- PROPERTY SETBACK LINE
- ROAD/ACCESS LINE
- AREA NOT IN SCOPE



DEVELOPMENT KEY PLAN



VICINITY MAP

PROJECT DETAILS

UNIT COUNT & PARKING REQUIREMENTS - R6 ZONE

(66) 2-BED UNITS	= 66 UNITS / 2	132 SPACES
(30) 3-BED UNITS	= 30 UNITS / 2.5	75 SPACES
	96 TOTAL UNITS	
(1) CLUBHOUSE	1,500 SF / 200	8 SPACES
		215 SPACES REQUIRED
		216 SPACES PROVIDED (64 COVERED)

PARKING - C1 ZONE

RETAIL SPACE:	17,760 SQ. FT. @ 1 SPACE PER 250 SQ. FT. =	72 SPACES
STORAGE SPACE	45,700 SQ. FT. @ 1 SPACE PER 1000 SQ. FT. =	46 SPACES
REQUIRED PARKING:		= 118 SPACES
PROVIDED PARKING:		= 127 SPACES

PARCEL SIZE & INFORMATION
ZONE: C-1 P.U.D.

MULTIFAMILY DEVELOPMENT	7.07 ACRES
COMMERCIAL DEVELOPMENT	5.39 ACRES

PROPOSED ZONE
R-8 & C-1 ZDA

HATCH DESIGN ARCHITECTURE
200 WEST 36TH ST.
BOISE, IDAHO 83714
OFFICE:(208) 475-3204
FAX:(208) 475 475-3205

COPYRIGHT 2023
HATCH DESIGN ARCHITECTURE

THIS PLAN AND/OR DESIGN ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT WRITTEN CONSENT FROM HATCH DESIGN ARCHITECTURE, AND WILL REMAIN THE PROPERTY OF THE ARCHITECTURE.

THE USE OF THE PLANS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY THE DESIGNER AND THE DESIGNER'S CONSULTANTS ARE DESIGNER AND THE DESIGNER'S CONSULTANTS SHALL BE DEEMED THE AUTHOR OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

NOT FOR CONSTRUCTION

NEW CONSTRUCTION FOR:
FULL STEAM ESPRESSO
134 CARRIAGE LN, TWIN FALLS, ID 83301

DELTA	DATE	DESCRIPTION - COMMENTS

DATE: NOVEMBER 2023
DRAWN BY: WE,RH
CHECKED BY: JLH
JOB NUMBER: MKT 23

SHEET TITLE:
MASTER DEVELOPMENT PLAN

SHEET NUMBER:
A-1.4

12/28/2023 1:32:34 PM

ORDINANCE NO._____'

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, AMENDING THE TWIN FALLS CITY CODE BY REPEALING AND REPLACING §10-6-1 WITH A NEW SECTION PROVIDING FOR ZONING DEVELOPMENT AGREEMENTS; AND BY REPLACING ALL REFERENCES INTHE CITY CODE TO "PUD" OR "PLANNED UNIT DEVELOPMENT" WITH "ZDA" OR "ZONING DEVELOPMENT AGREEMENT."

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

Section 1: That Twin Falls City Code Section 10-6-1, providing for PUD, Planned Unit Development Subdistricts is repealed and replaced by a New Section 10-6-1, providing for ZDA, Zoning Development Agreements, asfollows:

"10-6-1: ZDA, ZONING DEVELOPMENT AGREEMENT:

10-6-1.1: PURPOSE:
A Zoning Development Agreement (ZDA) is designed to accommodate appropriate combinations of uses that may be planned, developed, and operated as integral land use units either by asingle owner or acombination of owners. A ZDA is intended to accomplish some, or all of the following:

(A)Foster and promote avariety of appropriate land-use combinations inapreplanned development pattern;
(B) Encourage developers to use a creative approach in land development;
(C) Retain and conserve natural land and topographic features;
(D) Promote greater use of streetscape and pedestrian oriented aesthetics;
(E) Promote the creation and efficient use of open spaces;
(F) Create flexibility and variety in the location of improvements onlots;
(G) Provide flexibility in development standards to facilitate creative land development concepts.

10-6-1.2: UNDERLYING ZONING DISTRICT:
Each ZDA shall accompany a request to rezone a subject property to one or more underlying zoning districts that shall comply with the Comprehensive Plan.

10-6-1.3: USE REGULATIONS:
Land uses ina ZDA shall conform to the standards and regulations of the underlying zoning district(s), unless otherwise approved and included within the ZDA.

10-6-1.4: ZDA STANDARDS:
The following property development standards shall apply to all land and buildings in a ZDA:

(A)Development requirements for each ZDA shall be set forth in the written commitment document and shall include, but not be limited to: uses, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, multiuse transportation access and pathways, screening, landscaping, architectural standards, project phasing or scheduling, management associations, and other requirements as the Planning & Zoning Commission and/or the City Council may deem appropriate.

(B) The ZDA shall conform to all sections of City Code Title 10 unless specifically addressed in the written commitment document. All applications to the City shall list all requested variations from the standard requirements. Applications without this list shall be considered incomplete.

(C) A ZDA subject parcel shall be a minimum of two (2) acres unless the Planning & Zoning Commission recommends and the City Council finds that property of less than two (2) acres is suitable as a ZDA by virtue of:

1. Unique character; or
2. In-fill development; or
3. Topography or landscaping features; or
4. Qualifying as an isolated problem area.

10-6-1.5: ZDA CONCEPTUAL DEVELOPMENT PLAN:

A ZDA shall include a Conceptual Development Plan that illustrates the standards contained therein. This plan shall be submitted by the applicant at the time of the zoning and ZDA request is submitted. The plan shall show the applicant's intent for the use(s) of the land within the proposed ZDA in a visual manner and be supported by written documentation of proposals and standards for development. Dependent on the nature of the ZDA request, this plan may be submitted as a residential plan, non-residential plan, or a mixed-use combination plan. For a mixed-use development, the plan shall comply with requirements for both the residential and non-residential plans.

(A) Residential Conceptual Development Plan - A Conceptual Development Plan for residential land use shall set forth the land use proposals in a manner to adequately illustrate the type and nature of the proposed development. The plan shall include, but is not limited to, the proposed general land use, streets, thoroughfares, storm drainage, and preliminary lot arrangements. The applicant shall submit text material to further explain the characteristics of the plan, which may include, but shall be not limited to, multiuse transportation access and pathways, density, building height, screening, landscaped areas, project scheduling, parks and open space, and other pertinent development data. The applicant shall also submit color renderings or elevations to illustrate proposed architectural standards or requirements.

(B) Non-Residential Conceptual Development Plan - A Conceptual Development Plan for non-residential uses shall set forth the land use proposals in a manner to adequately illustrate the type and nature of the proposed development. The applicant shall also submit text material to further explain the characteristics of the plan. The plan and text material shall include, but is not limited to, the types of use(s), topography and boundary of ZDA subject parcel, the size, type and location of buildings and building sites,

proposed ingress and egress, physical features of the site, existing streets, storm water management, alleys and easements, location of future public facilities, multiuse transportation access and pathways, building height and location, parking, landscaping, screening, project scheduling and other information to adequately describe the proposed development and to provide data for approval that is to be used in preparing the final development plan(s). The applicant shall also submit color renderings or elevations to illustrate proposed architectural standards or requirements.

10-6-1.6: CONFORMANCE TO THE CONCEPTUAL DEVELOPMENT PLAN:
Final development plans, including plats, construction plans, and/or site plans, submitted for the development of the ZDA subject parcel shall conform to the approved Conceptual Development Plan. Details on the final development plan(s) with minor variations from the Conceptual Development Plan may be approved by the Administrator, or designated City official without public hearing. If it is determined that a proposed change(s) constitutes a departure from the Conceptual Development Plan and/or the development standards, the ZDA written commitment document shall be adequately amended using the initial approval process contained herein. Changes to any of the following items constitute a departure from the Conceptual Development Plan and/or development standards, thus changing the basic relationship of the proposed development to the adjacent property:

(A) the permitted uses,
(B) increase in density,
(C) increase in building height,
(D) increase in building coverage of the site,
(E) reduction in the off-street parking ratio,
(F) reducing the building setbacks provided at the boundary of the site,
(G) reduction of any open space plans, or
(H) alteration of the overall design theme, primary architectural elements, or building materials.

10-6-1.7: PROCEDURE:

(A) Any applicant requesting approval of a ZDA shall schedule a pre-submittal meeting with the Administrator, or his/her designee.
(B) The procedure for establishing a ZDA shall follow the procedure for zoning map amendments as set forth in City Code 10-14 with the following addition. The Planning & Zoning Commission shall complete a preliminary review of the proposed Conceptual Development Plan at a meeting prior to the public hearing for a zoning district and zoning map amendment.
(C) Each ZDA written commitment document shall besigned and notarized by the property owner(s) and shall include the following:
    1. A legal description of the ZDA subject parcel boundary, including legal descriptions of each underlying zoning district, if multiple underlying districts are included.
    2. A statement as to the purpose and intent of the ZDA.
    3. A list of the ZDA development requirements that vary from the standard development requirements of the underlying zoning district.

4. A color Conceptual Development Plan.
5. An expected development schedule. If no development has occurred on the ZDA subject parcel within the time identified, the Planning & Zoning Commission and City Council may review the original ZDA development requirements and Conceptual Development Plan to ensure their continued validity. If the City determines the concept is no longer valid, then:
    a. The City may initiate a process to change the zoning classification, or
    b. New ZDA development requirements and/or a new Conceptual Development Plan may be required to be approved prior to the City issuing a building permit for any portion of the ZDA subject parcel.
6. A statement, signed by the property owner(s) and notarized, indicating a commitment to develop the subject parcel in conformance with the ZDA.

(D) The City Council shall not adopt an ordinance rezoning the subject parcel until the property owner/developer has submitted a complete and signed ZDA written commitment document. The signed ZDA written commitment document shall be attached as an exhibit to the rezoning ordinance and recorded in the office of the County Recorder.

(E) Approval of a ZDA shall be based on the following standards:
1. 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.
2. Any variation from the underlying zoning district development requirements must be warranted by the design and amenities incorporated in the conceptual development plan.
3. The underlying zoning district and the Conceptual Development Plan shall conform to the Comprehensive Plan.
4. Existing and/or proposed streets and utility services must be suitable and adequate for the proposed development."

Section 2: That Twin Falls City Code §7-8-3(F) is amended as follows:

"7-8-3: USE OF PUBLIC OR PRIVATE WATER SUPPLY REQUIRED: ...

(F) Notwithstanding the foregoing, the use of the City's potable water supply as the primary source of irrigation water in all new developments shall be prohibited. For purposes of this subsection, the term "new development" means any new subdivision or ZDA P-UD, or any development of any parcel of land of two (2) acres or larger that is not part of a subdivision or ZDA PDD."

Section 3: That Twin Falls City Code §7-8-4(E) is amended as follows:

"7-8-4: CONNECTION TO PUBLIC WATER LINE, PROCEDURE: . ..

(E) Notwithstanding the foregoing, the use of the City's potable water supply as the primary source of irrigation water in all new developments shall be prohibited. For purposes of this subsection, the term "new development" means any new subdivision or ZDA P--UB, or any

development of any parcel of land of two (2) acres or larger that is not part of a subdivision or ZDA P—GB."

Section 4: That definitions contained in Twin Falls City Code §10-2-1 are amended as follows:

"10-2-1: DEFINITIONS: ...

BUSINESS PARK: A development approved through the ZDA P-HB process that contains a number of separate manufacturing, commercial, office and supporting uses and open space.

OFF PREMISES SIGN: A sign mounted on property other than that occupied by the use being advertised by said sign. This definition shall exclude signs located within an approved ZDA P—GBadvertising a nonresidential use or nonresidential uses located withinthat ZDA P—GBand approved as part of a master sign plan through the ZDA P-ID process.

ZONING DEVELOPMENT AGREEMENT: A written commitment by a property owner or developer concerning the use or development of a subject parcel. A Zoning Development Agreement may be required as a condition of rezoning and/or development of a subject parcel when a property is located adjacent to maior arterial or collector streets and/or where a varietv of uses mav be desired in a preplanned environment with more flexible standards than normallv apply to the use of land in a standard zoning district."

Section 5: That Twin Falls City Code §10-4-2.2(B)(6)(d) is amended as follows:

"10-4-2.2: USE REGULATIONS: ...

(B) Special Uses: A special use 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: ...

6. Residential: . .

d. Residential ZDA P-HB, not to exceed SUI density."

Section 6: That Twin Falls City Code §10-4-8.2(A)(4)(a) is amended as follows:

"10-4-8.2: USE REGULATIONS:
(A) Permitted Uses: Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses: .. .

4. Manufacturing: …

a. Business park ZDA P—HB only."

6. Miscellaneous: …

a. Any facility with drive-through service.

10. Retail trade: …

a. Permitted retail/trade uses operating outside the hours of seven o'clock (7:00) A.M. to ten o'clock (10:00) P.M.

Section 7: That Twin Falls City Code §10-4-11.2(B)(6)(c) is amended as follows:

"10-4-11.2: USE REGULATIONS: ...

(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 unless special provisions are taken. Special use permits may be granted for the following uses: ...

6. Residential: .

c. Residential ZDA P—HB (not to exceed SUI density)."

Section 8: That Twin Falls City Code §10-4-14.1 is amended as follows:

"10-4-14.1: PURPOSE:
This District is intended to provide for a mixture of commercial, professional and residential uses in a unified environment planned and approved through the ZDA P-HB process."

Section 9: That Twin Falls City Code §§10-4-14.3(A)(2), (D)(2) and (F)(1) are amended as follows:

"10-4-14.3: PROPERTY DEVELOPMENT STANDARDS:
(A) Lot Area:

2. Residential Uses: Residential uses less than five (5) units and not attached to a commercial use shall provide the minimum lot area of the R6 District or as determined by the ZDA P—HB process.

(D) Yards:
2. Residential Uses: Residential uses less than five (5) units and not attached to a commercial use shall conform to the yard standards of the R6 District or as determined through the ZDA PDD

process.

(F) Landscaping:
1. Commercial uses shall provide landscaping equal to ten percent (10%) of the total required parking area or three percent (3%) of the total land area, whichever is greater or as determined by the ZDA P—GB process."

Section 10: That Twin Falls City Code §10-15-1 is amended as follows:

“10-4-15.1: PURPOSE:
This District is intended to provide for a mixture of residential housing types in a unified environment planned and approved through the ZDA P-GB process.”

Section 11: That Twin Falls City Code §10-4-16.1 is amended as follows:

“10-4-16.1: PURPOSE:
This district is intended to promote development which will serve or complement the College Of Southern Idaho while allowing for a mixture of land uses in a unified environment planned and approved through the ZDA PCB process.

Section 12: That Twin Falls City Code §10-4-16.3(A) is amended as follows:

“10-4-16.3 : PROPERTY DEVELOPMENT STANDARDS:
(A) Use Of Lots: As provided for in the ZDA P—GB development plan.”

Section 13: That Twin Falls City Code §10-4-19.4(C)(4) is amended as follows:

“10-4-19.4: PROPERTY DEVELOPMENT STANDARDS:

(C) Building Height: No building shall exceed thirty five feet (35') in height or the maximum building height limitation set forth below, whichever is less. All heights are to be measured from the existing canyon rim elevation or the existing ground level elevation at the building site, whichever is greater.

4. Building height exception: Notwithstanding theforegoing:
a. Additional building height beyond one hundred feet (100') from the canyon rim may be allowed for hotel/convention centers, through the ZDA P—HB process, in the canyon rim overlay zone within one thousand feet (1,000') of state administered highways serving as gateway arterials, as defined in section 10-7-12 of this title. For purposes of this section, the term "hotel/convention center" shall be defined as a full service hotel with a convention center designed to accommodate a minimum of five hundred (500) convention attendees. A citizens' design review committee, appointed by the mayor, shall make recommendations to the planning and zoning commission for any building higher than thirty five feet (35').
b. Additional building height beyond fifty feet (50') from the canyon rim may be allowed in that portion of the canyon rim overlay district located between Washington Street North and Blue Lakes Boulevard North through the ZDA P-ID process, in a ZDA P--HB that consists of more than ten (10) acres and that constitutes a private/public mixed use development. The term "private/public mixed use development" is defined as a development which promotes a mixture of cultural and commercial activities in the ZDA PUB through:
(1) A combination of multiple buildings and public access across open space to the canyonrim trail system; and

(2) Promotion of community interaction among members of the public, through a combination of required ZDA P-UD property uses; open spaces and canyon rim trail system access. Permitted uses in such ZDA PCB shall include commercial, professional, residential and cultural activities. A citizens' design review committee, appointed by the mayor, shall make recommendations to the planning and zoning commission for any building higher than twenty five feet (25').”

Section 14: That Twin Falls City Code §10-4-19.5 is amended as follows:

“10-4-19.5: ZDA PCB REQUIREMENT:
All development except existing residential lots in the Canyon Rims Overlay District shall be part of an approved Zoning Development Agreement .”

Section 15: That Twin Falls City Code §10-4-21.1 is amended as follows:

“10-4-21.1: PURPOSE:
This Overlay District is intended to provide for limited commercial and service activities within residential zoning districts and serving the local neighborhood, and which are integrated into a residential setting. Development of this overlay is allowed only through the ZDA P-UD process.”

Section 16: That Twin Falls City Code §10-4-21.3(K)(1)(f) is amended as follows:

10-4-21.3: PROPERTY DEVELOPMENT STANDARDS:

(K) Additional Requirements:

1. Nonresidential uses: The following additional requirements shall also be met:

f. Additional requirements as may be determined by the city council through the ZDA PCB process.”

Section 17: That Twin Falls City Code §10-5-1 is amended as follows:

“10-5-1: DESIGNATION OF ZONING SUBDISTRICTS:
There are hereby established the following zoning subdistricts for the City: ZONING SUBDISTRICTSHORT TITLE Zoning Development Agreement ZDA
Mobile Home Park MHP Mobile Home Subdivision MHS
In designating a zoning subdistrict a prefix is added which corresponds to one of the basic zoning district regulations.”

Section 18: That Twin Falls City Code §10-6-2.4 is amended as follows:

10-6-2.4: PROPERTY DEVELOPMENT STANDARDS:

(E) Approval Of A MHP Subdistrict:

4. Findings Required: The planning commission shall recommend to the council approval, approval with modifications, or disapproval of the final development plan. Upon approval, the plan shall constitute the zoning requirements and subdivision plat for the land in the zoning development agreement subdistricts.
5. Approval: Approval of a zoning development agreement subdistrict shall be based on the following standards:

b. The density of the zoning development agreement shall be in substantial conformity with the density of surrounding zoning districts."

Section 19: That Twin Falls City Code §10-6-3 is amended as follows:

10-6-3: BUSINESS PARK ZDA PUD:
A "business park", as defined herein, may be established through the ZDA PUD process, with the following development requirements:

(D) Landscaping equal to ten percent (10%) of the site shall be provided with a master landscape plan approved through the ZDA P--FIB process. Parking lots of more than twenty five (25) vehicles shall have landscaped islands within the parking lot breaking up large asphalt areas. A thirty five foot (35') wide landscaped buffer with berming at least four feet (4') high shall be required on any street fronting any residential property.
(E) A master sign plan shall be approved as part of the ZDA P—HB.
(F) Architectural standards shall be approved through the ZDA P—GB process for buildings within the business park."

Section 20: That Twin Falls City Code §10-11-2(B) is amended as follows:

"10-11-2: LANDSCAPING:

(B) Approval And Completion:
1. A landscaping plan conforming to the minimum requirements of this section shall be submitted for approval as part of the development map whenever a ZDA P-GB or MHP zoning subdistrict is submitted for approval. A landscaping plan conforming to the minimum requirements of this section shall be submitted for approval as part of the application for a building permit to construct any building.

4. Within required landscaped areas, display of vehicles, trailers, pickup shells, tires or any other items for sale is prohibited except upon city approved display pads provided through zoning development agreement (ZDA P-ID) agreements or approval through the special use permit process. No such display pads shall be approved within fifteen feet (15') of the sidewalk or future sidewalk."

Section 21: That Twin Falls City Code §10-11-3(A)(2) is amended as follows:

10-11-3: SCREENING:
(A) Screening Required:

2. Screening shall be required between an MHP zoning subdistrict and any other zoning district or subdistrict except another MHP or MHS subdistrict and screening may be required between a ZDA P—HB or MHS zoning subdistrict and any other zoning district or subdistrict. The zoning subdistrict shall provide any required screening.

Section 22: That Twin Falls City Code §10-12-2.3(C)(3) is amended as follows:

"10-12-2-3: PRELIMINARY PLAT:

(C) Content Of Preliminary Plat: The contents of the preliminary plat and related information shall be in such form as stipulated by the Commission; however, additional maps or data as deemed necessary by the Administrator may also be required.

3. Appropriate information that sufficiently details the proposed development within any special development area, such as hillside, zoning development agreement , flood plain, cemetery, mobile home, large scale development, hazardous and unique areas of development."

Section 23: That Twin Falls City Code §10-12-4.2(L)(4) and (P)(1) are amended as follows:

10-12-4-2: REQUIRED IMPROVEMENTS:

(L) Mailboxes: Mailbox locations shall conform to the following standards:

4. In ZDA PUB and MHP overlays with private streets and in commercial and industrial zones, mailbox locations shall be reviewed and approved by the U.S. postal service.

(P) Pressure Irrigation System:
1. Pursuant to section 7-8-3 of this code, the use of the city's potable water supply as the primary source of irrigation water in all new developments shall be prohibited. For purposes of this subsection, the term "new development" means any new subdivision or ZDA P-UD, or any development of any parcel of land of three-fourths (3/4) of an acre or larger that is not part of a subdivision or ZDA PDD."

Section 24: That Twin Falls City Code §10-12-5.3(B)(7) is amended as follows:

"10-12-5-3: CONDOMINIUM SUBDIVISIONS:
Condominium developments shall be subject to requirements set forth in this Title and also subject to all provisions herein contained.

TWIN FALLS COUNTY
Recorded for:
TWIN FALLS. CITY OF
1:34:05 PM 06-11-2018
2018-008902
No. Pages:22 Fee: $
KRISTINA GLASCOCK
County Clerk
Deputy: BHUNTER

ORDINANCE NO. 2018-016

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, **REZONING** CERTAIN REAL PROPERTY BELOW DESCRIBED, PROVIDING THE ZONING CLASSIFICATION THEREFORE, AND ORDERING THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT

WHEREAS, Thad Farnham has made application for rezoning of property located at 2695 Addison Avenue East; City of Twin Falls, and an amendment of the revised Area of Impact and Comprehensive Plan Land Use Map; and

WHEREAS, the City Planning & Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 13th day of February, 2018, to consider the Zoning Designation and necessary Zoning & Planning Map amendment upon a rezone of the real property below described, and an amendment to the revised area of Impact and Comprehensive Plan Land Use Map; and,

WHEREAS, the City Planning & Zoning Commission has made recommendations known to the City Council for Twin Falls, Idaho; and,

WHEREAS, the City Council for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 12th day of March, 2018.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

SECTION 1. The following described real property located at 2695 Addison Avenue East is the subject of a Zoning District Change and Zoning Map amendment from C-1 PUD to R-6 and C-1 ZDA.

See "Exhibit A-Legal Description"

See "Exhibit B-Zoning Development Agreement"

SECTION 2. That the Area of Impact and Zoning Districts Map for the City of Twin Falls, Idaho, be and the same area herby amended to reflect the rezoning designation of the real property above described.

SECTION 3. Public services may not be available at the time of development of this property, depending upon the speed of development of this and other developments, and the ability of the City to obtain additional water and/or sewer capacity. The annexation of this property shall not constitute a commitment by the City to provide water and/or wastewater services.

PASSED BY THE CITY COUNCIL June 4, 2018

SIGNED BY THE MAYOR June 4, 2018

Mayor VICE MAYOR

ATTEST:

Deputy City Clerk

PUBLISH: Thursday, _____, 20_____

Exhibit A

Entire Parcel Legal Description

for

Thad Farnham – Zoning District Change & Zoning Map Amendment

As An R-6 & C-1 Zoning Development Agreement

for

Property Located at 2695 Addison Avenue East

A parcel of land lying within a portion of Section 11, Township 10 South, Range 17 East, Boise Meridian, City of Twin Falls, Twin Falls County, Idaho; being more particularly described as follows:

Commencing at the South ¼ Corner of Section 11, being a Brass Cap, proceed South 88°51'28" East, 672.53 Feet, along the southerly boundary of said Section 11, Thence North 0°06'19" West, 40.01 Feet, to the northerly right-of-way of 3900 North Road (Addison Avenue), marked by a 5/8" rebar by E.H.M., being the TRUE POINT OF BEGINNING;

THENCE North 88°51 '28" West, 471 .66 Feet, along the Northerly Right-of-Way of 3900 North Road to a 5/8" Rebar by PLS 7048;

THENCE North 01°08'32" East, 18.00 Feet, along the Northerly Right-of-Way of 3900 North Road to a 5/8" Rebar by PLS 7048;

THENCE North 88°51 '28" West, 144.55 Feet, along the Northerly Right-of-Way of 3900 N Road to a 5/8" Rebar by PLS 7048:

THENCE 31.01 Feet, along a Curve to the Right, with a Radius of 20.00 Feet, a Delta of 88°51'01", a Tangent of 19.60 Feet, and a Chord of Length 28.00 Feet that Bears North 44°25'57" West to a 5/8" Rebar by PLS 7048;

THENCE North 00°00'27" West, 822.34 Feet, along the Easterly Right-of-Way of Carriage Lane, to a 5/8" Rebar with an Illegible Cap:

THENCE South 88°51 '45" East, 633.98 Feet, along the Northerly Boundary of the Farnham/Grabowski Parcel to a 5/8" Rebar with No Cap;

THENCE South 00°06' 19" East, 860.03 Feet, to the TRUE POINT OF BEGINNING, containing 12.46 acres more or less.

Basis of Bearings is South 88°51'28" East between the South ¼ Corner of Section 11 and the Southeast Corner of said Section 11, being the same Basis of Bearings as Cedar Park Subdivision No. 1.

Exhibit A

Entire Parcel Legal Description

for

Thad Farnham – Zoning District Change & Zoning Map Amendment

As An R-6 & C-1 Zoning Development Agreement

for

Property Located at 2695 Addison Avenue East

A parcel of land lying within a portion of Section 11, Township 10 South, Range 17 East, Boise Meridian, City of Twin Falls, Twin Falls County, Idaho; being more particularly described as follows:

Commencing at the South ¼ Corner of Section 11, being a Brass Cap, proceed South 88°51'28" East, 672.53 Feet, along the southerly boundary of said Section 11, Thence North 0°06'19" West, 40.01 Feet, to the northerly right-of-way of 3900 North Road (Addison Avenue), marked by a 5/8" rebar by E.H.M., being the TRUE POINT OF BEGINNING;

THENCE North 88°51 '28" West, 471 .66 Feet, along the Northerly Right-of-Way of 3900 North Road to a 5/8" Rebar by PLS 7048;

THENCE North 01°08'32" East, 18.00 Feet, along the Northerly Right-of-Way of 3900 North Road to a 5/8" Rebar by PLS 7048;

THENCE North 88°51 '28" West, 144.55 Feet, along the Northerly Right-of-Way of 3900 N Road to a 5/8" Rebar by PLS 7048:

THENCE 31.01 Feet, along a Curve to the Right, with a Radius of 20.00 Feet, a Delta of 88°51'01", a Tangent of 19.60 Feet, and a Chord of Length 28.00 Feet that Bears North 44°25'57" West to a 5/8" Rebar by PLS 7048;

THENCE North 00°00'27" West, 822.34 Feet, along the Easterly Right-of-Way of Carriage Lane, to a 5/8" Rebar with an Illegible Cap:

THENCE South 88°51 '45" East, 633.98 Feet, along the Northerly Boundary of the Farnham/Grabowski Parcel to a 5/8" Rebar with No Cap;

THENCE South 00°06' 19" East, 860.03 Feet, to the TRUE POINT OF BEGINNING, containing 12.46 acres more or less.

Basis of Bearings is South 88°51'28" East between the South ¼ Corner of Section 11 and the Southeast Corner of said Section 11, being the same Basis of Bearings as Cedar Park Subdivision No. 1.

ADDISON SPRINGS MULTI-USE DEVELOPMENT

ZDA Development Commitment Agreement

Pursuant to All Parts of the Planning Exhibit

This ZDA Development Commitment Agreement is made and entered into this _____ day of _____, 2018, by and between the City of Twin Falls, State of Idaho, a municipal corporation, hereinafter called "City" and Thad Farnham, hereinafter called "Developer", for developing a mixed-use townhome and commercial development as a Zoned Development Agreement (ZDA).

The legal description of the approximate 12.46 acre ZDA property is: A parcel of land lying within a portion of the South half of Section 11, Township 10 South, Range 17 East, Boise Meridian, City of Twin Falls, Twin Falls County, Idaho; being more particularly described in attached Exhibit "A".

WHEREAS, the City Council held a public hearing on March 12, 2018 and approved the request as presented with the following conditions:

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 a recorded final plat prior to development.
3. Subject to all outside lighting being downward facing and which shall not encroach onto surrounding properties.
4. Subject to no "temporary" or off-site rental units (commonly referred to as PODS) being utilized or stored on this property.
5. Subject to no outside storage allowed within the storage unit development site.
6. Subject to City Engineer consideration of reduction in the deeded water shares required in City Code 10-12-4-2(P)5 only through a separate agreement between City and Developer with accompanying documents detailing how the reduction is to occur, adherence requirements by subsequent owners, and any other technical or administrative items relevant to successful performance of a reduced-water-demand irrigation system.

Development and Improvements shall conform to the standards and regulations of the Twin Falls City Code Title 10 - Chapter 4 – Section 6 (R6 zone), Chapter 4 – Section 8 (C1 zone) and Chapter 6 – Section 1 (ZDA), and all references to other sections therein, as amended, except for the conditions of approval, and following:

(1) Land Use Regulations:
   a. R6 ZDA Zone:
      i. A clubhouse is a permitted use.
   b. C1 ZDA Zone:
      i. Storage rental units are a permitted use.

(2) Property Development Standards:
   a. R6 ZDA Zone:
      i. Multiple 4-plex townhome buildings, 8-plex townhome buildings and a singular clubhouse are permitted to be constructed on a single lot.
      ii. A six (6) foot high sight-obscuring fence is required along the entire length of the north property line.
      iii. A twenty (20) foot wide landscape buffer, as measured from back of curb and inclusive of a six (6) foot wide detached sidewalk, is required along the Carriage Lane frontage.

b. C1 ZDA Zone:

i. A shared driveway approach onto Addison Avenue, and centered on the common southeast property corner, is permitted.

ii. A twenty (20) foot wide landscape buffer, as measured from back of curb and inclusive of a six (6) foot wide detached sidewalk, is required along the Carriage Lane frontage.

iii. A property line setback of fifteen feet (15') shall be maintained on the side yard and rear yard for buildings adjacent to existing residential uses with four (4) or fewer units per building, vacant property that is zoned for residential development or vacant property that is designated on the future land use plan for residential development.

(3) Project Phasing:

a. The development shall be constructed in multiple phases. The development schedule is to initiate the residential townhome construction phase prior to, or during, calendar year 2019, and complete subsequent commercial phases as dictated by market needs.

If no development has occurred on the ZDA subject parcel within the time identified, the planning and zoning commission and city council may review the original ZDA development requirements and conceptual development plan to ensure original ZDA development requirements and conceptual development plan to ensure their continued validity. If the City determines the concept is no longer valid, then:

(A) The City may initiate a process to change the zoning classification, or;

(B) New ZDA development requirements and/or a new conceptual development plan may be required to be approved prior to the City issuing a building permit for any portion of the subject ZDA parcel.

TANYA C. LUTZ
Notary Public
State of Idaho

Owner:
Thad Farnham

By: Thad Farnham

STATE OF IDAHO)
)ss.
County of Twin Falls)

On this 22nd day of March, 2018, before me, the undersigned, a Notary Public for Idaho, personally appeared Thad Farnham, know to me to be the person whose name is subscribed to the within instrument on behalf of said Owner, and he acknowledged to me that said Owner executed the same.

Notary Public for Idaho

Residing at Filer, Idaho

My commission expires 9/1/2022

EXHIBIT A

Legal Description

A parcel of land lying within a portion of Section 11, Township 10 South, Range 17 East, Boise Meridian, City of Twin Falls, Twin Falls County, Idaho; being more particularly described as follows:

Commencing at the South ¼ Corner of Section 11, being a Brass Cap, proceed South 88°51'28" East, 672.53 Feet, along the southerly boundary of said Section 11, Thence North 0°06'19" West, 40.01 Feet, to the northerly right-of-way of 3900 North Road (Addison Avenue), marked by a 5/8" rebar by E.H.M., being the TRUE POINT OF BEGINNING;

THENCE North 88°51 '28" West, 471 .66 Feet, along the Northerly Right-of-Way of 3900 North Road to a 5/8" Rebar by PLS 7048;

THENCE North 01°08'32" East, 18.00 Feet, along the Northerly Right-of-Way of 3900 North Road to a 5/8" Rebar by PLS 7048;

THENCE North 88°51 '28" West, 144.55 Feet, along the Northerly Right-of-Way of 3900 N Road to a 5/8" Rebar by PLS 7048:

THENCE 31.01 Feet, along a Curve to the Right, with a Radius of 20.00 Feet, a Delta of 88°51'01", a Tangent of 19.60 Feet, and a Chord of Length 28.00 Feet that Bears North 44°25'57" West to a 5/8" Rebar by PLS 7048;

THENCE North 00°00'27" West, 822.34 Feet, along the Easterly Right-of-Way of Carriage Lane, to a 5/8" Rebar with an Illegible Cap:

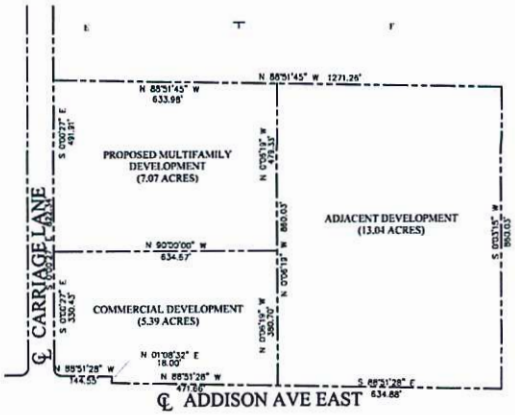
THENCE South 88°51 '45" East, 633.98 Feet, along the Northerly Boundary of the Farnham/Grabowski Parcel to a 5/8" Rebar with No Cap;

THENCE South 00°06' 19" East, 860.03 Feet, to the TRUE POINT OF BEGINNING, containing 12.46 acres more or less.

Basis of Bearings is South 88°51'28" East between the South ¼ Corner of Section 11 and the Southeast Corner of said Section 11, being the same Basis of Bearings as Cedar Park Subdivision No. 1.



SITE PLAN
SCALE 1" = 50'-0"



DEVELOPMENT KEY PLAN



VICINITY MAP

PROJECT DETAILS

UNIT COUNT & PARKING REQUIREMENTS - R6 ZONE

(66) 2-BED UNITS	= 66 UNITS / 2	132 SPACES	
(30) 3-BED UNITS	= 30 UNITS / 2.5	75 SPACES	
	96 TOTAL UNITS		
(1) CLUBHOUSE	1,500 SF / 200	8 SPACES	
		215 SPACES REQUIRED	
		216 SPACES PROVIDED (64 COVERED)	

PARKING - C1 ZONE

RETAIL SPACE:	17,760 SQ. FT. @ 1 SPACE PER 250 SQ. FT. =	72 SPACES
STORAGE SPACE	45,700 SQ. FT. @ 1 SPACE PER 1000 SQ. FT. =	46 SPACES
REQUIRED PARKING:		= 118 SPACES
PROVIDED PARKING:		= 127 SPACES

PARCEL SIZE & INFORMATION
ZONE: C-1 P.U.D.

MULTIFAMILY DEVELOPMENT	7.07 ACRES
COMMERCIAL DEVELOPMENT	5.39 ACRES

PROPOSED ZONE
R-6 & C-1 ZDA

SYMBOL LEGEND

- OUTDOOR LIGHTING
- GATE
- FENCE
- PROPERTY LINE
- EASEMENT

(6) SITE NOTES
1 MONUMENT SIGN
2 PROJECT SIGN
3 WAYFINDING/ DIRECTIONAL SIGN

WC

REVISIONS	
DESCRIPTION	DATE
1 AGENCY/CITY MEETING	9/14/17
2 REVISIONS PER CITY COMMENTS	11/9/17
3 MISC. CHANGES	12/8/17

VISSER BUILDING COMPANY
NE CORNER ADDISON ROAD & CARRIAGE LANE
TWIN FALLS, ID 83301

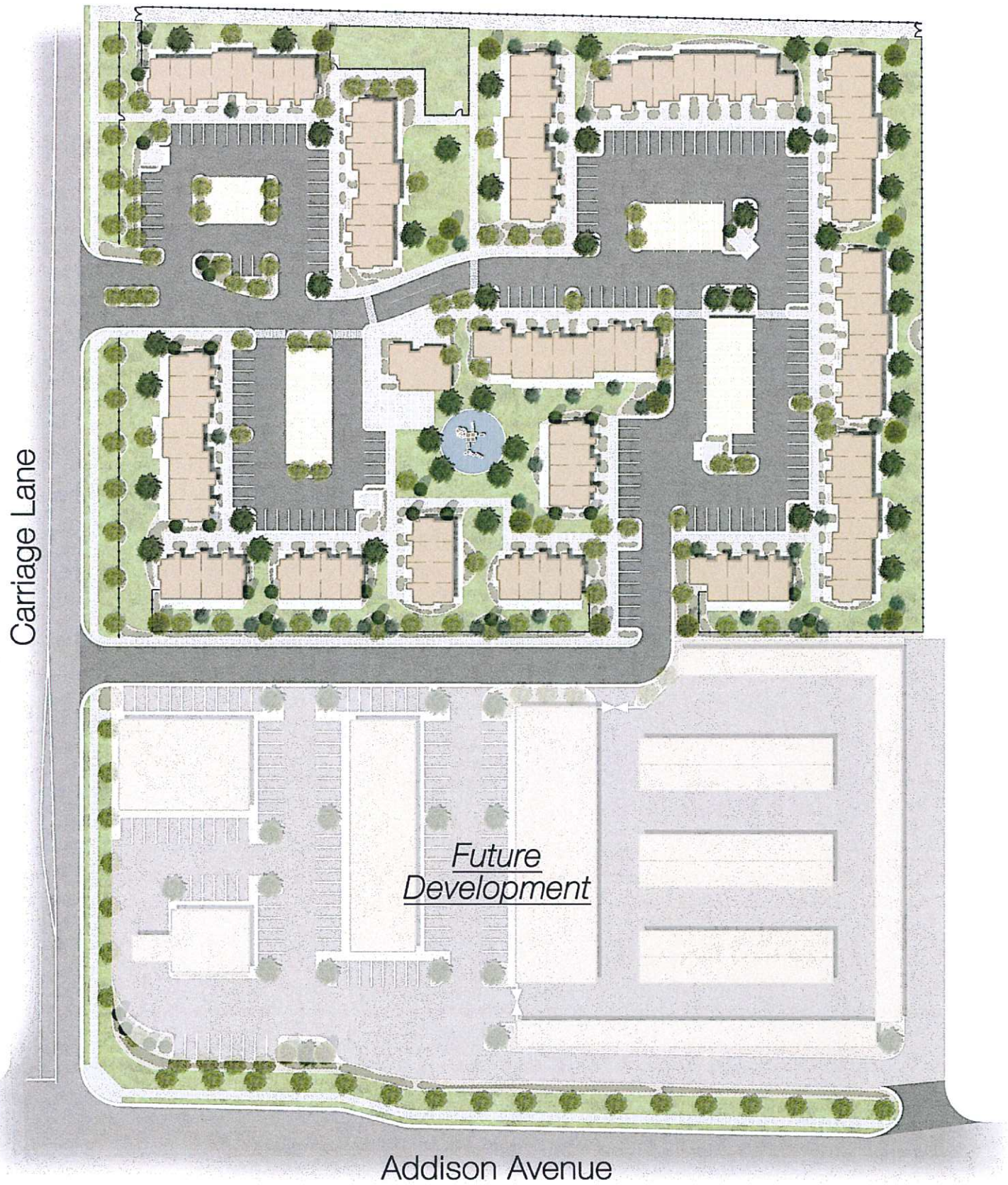
COPYRIGHT 2017

Glancey◆ Rockwell & Associates
Architecture• Planning
1257 West River Street, Suite 110 Boise, Idaho 83702
(208) 345-0566 (208) 345-1718 Fax (208) 387-0889
office@rwboise.com

SHEET DATA

DRAWN BY:	DG
CHECKED BY:	JG
SCALE:	
DATE:	11/8/2017
PROJECT #:	17036

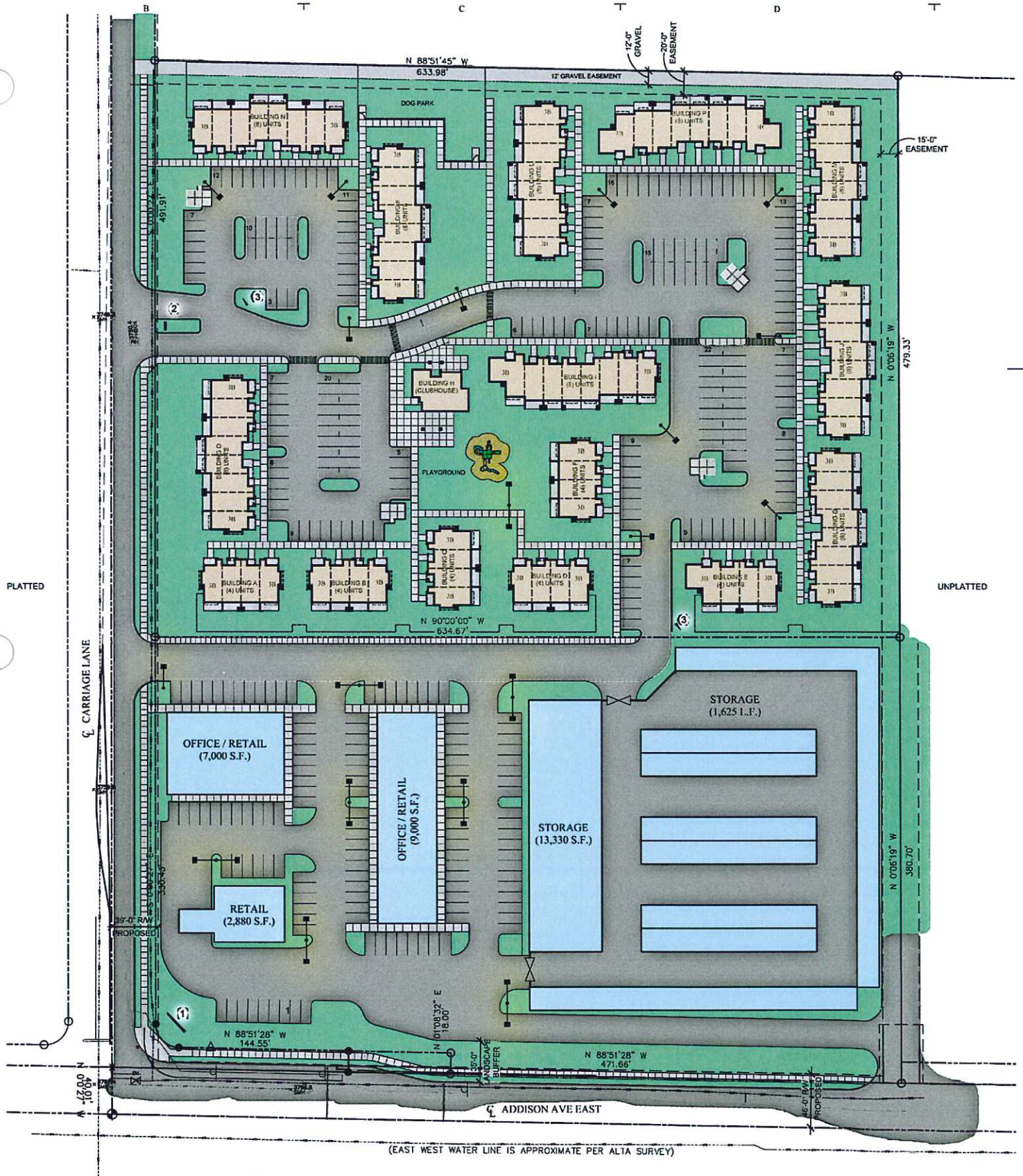
SHEET NUMBER
A-0.1



Addison Springs

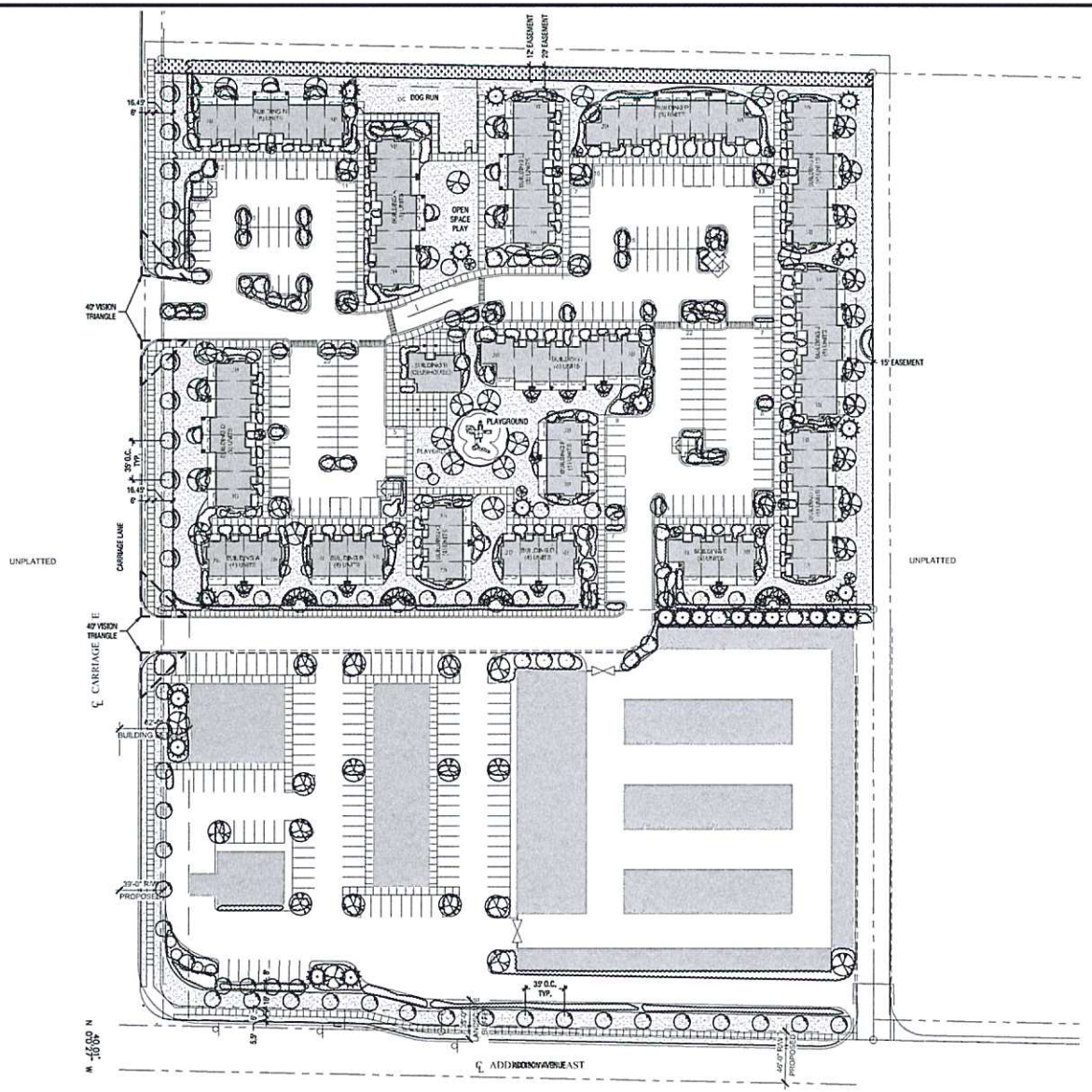
Schematic Landscape Color Plan

Twin Falls, Idaho



SITE PLAN

SCALE 1" = 50'-0"



Landscape Plan

HORIZONTAL SCALE: 1" = 50'

0 50' 100'

Landscape Plan Notes:

A. CONTRACTOR TO COMPLY WITH GENERAL NOTES.

B. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE CONTRACTOR'S RESPONSIBILITY.

C. ALL PLANT MATERIAL SHALL CONFORM TO THE CURRENT AMERICAN ASSOCIATION OF NURSERYMAN'S NATIONAL STANDARD SPECIFICATIONS.

D. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS AND CONTRACT SPECIFICATIONS.

E. CONTRACTOR SHALL COORDINATE PLANTING WITH IRRIGATION CONTRACTOR.

F. ALL NON-TURF PLANTERS SHALL RECEIVE 3" LAYER OF DECORATIVE BARK OR ROCK MULCH. COORDINATE WITH OWNER'S REPRESENTATIVE.

G. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

H. IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

Materials Legend

- CONCRETE FLATWORK
- TURF / SOD
- GRAVEL
- SHRUB BEDS
- TREES
- PRIVACY FENCE, STYLE AND COLOR PER OWNER
- 4' WROUGHT IRON FENCE

Revisions

Project Name: Addison Springs

Twin Falls

Sheet Title: Schematic Landscape Plan
City of Twin Falls
ZDA Re-Submittal

THE LAND GROUP
INCORPORATED
402 East Shore Drive, Suite 100
Eagle, Idaho 83616
Ph. 208.938.4912 Fax 208.939.4448
www.thelandgroupinc.com

STATE OF IDAHO
ROBERT SCHAFER
LA-16795
LICENSED LANDSCAPE ARCHITECT

Project No.:	17122
Date of Issuance:	01.04.18
Designed by:	BRS
Checked by:	PH
Sheet No.:	L1.00

EXAMPLE OF INTERIOR WAY-FINDING SIGN





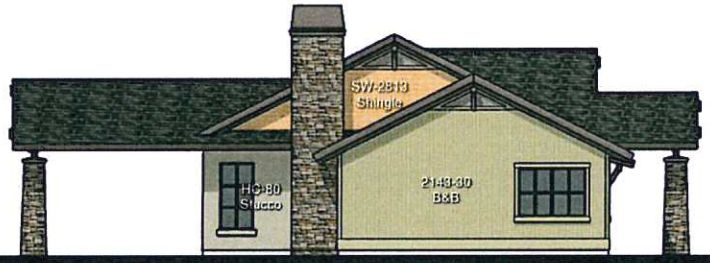
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

TYPICAL FINISHES & COLORS

(ALL EXTERIOR PAINT COLORS ARE BENJAMIN MOORE, U.N.O.)

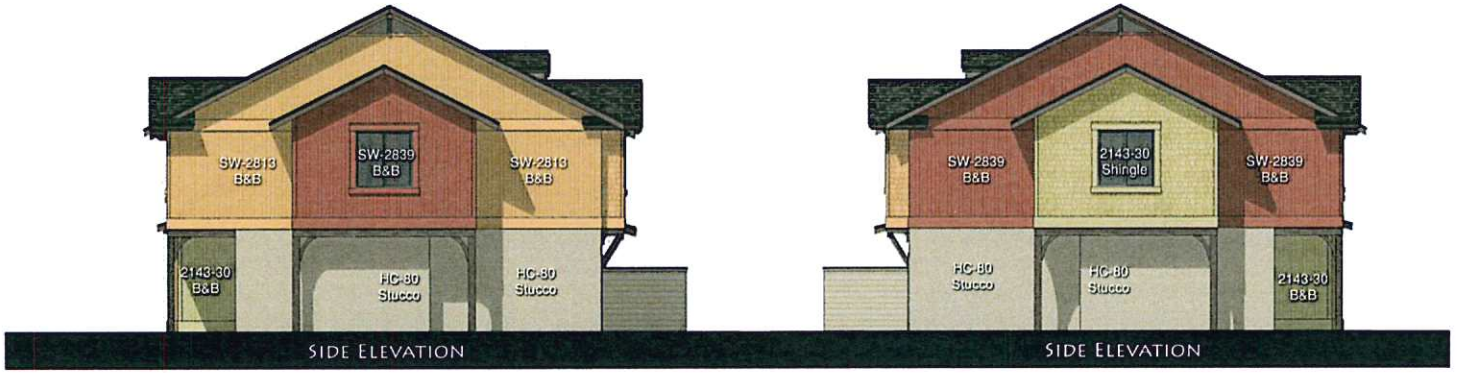
- FASCIA: HC-70
- METAL ROOF: HICKORY (T.V.S.)
- TIMBERS: SEMI-SOLID 013B (CABOT STAINS)
- ENTRY DOORS: 1001

SW- DENOTES SHERWIN WILLIAMS

ADDISON SPRINGS - CLUBHOUSE



FRONT ELEVATION



SIDE ELEVATION

SIDE ELEVATION

TYPICAL FINISHES & COLORS

(ALL EXTERIOR PAINT COLORS ARE BENJAMIN MOORE, U.N.O.)

- ~ FASCIA: HC-70
- ~ METAL ROOF: HICKORY (T.V.S.)
- ~ TIMBERS: SEMI-SOLID 0138 (CABOT STAINS)
- ~ ENTRY DOORS: 1001

SW- DENOTES SHERWIN WILLIAMS

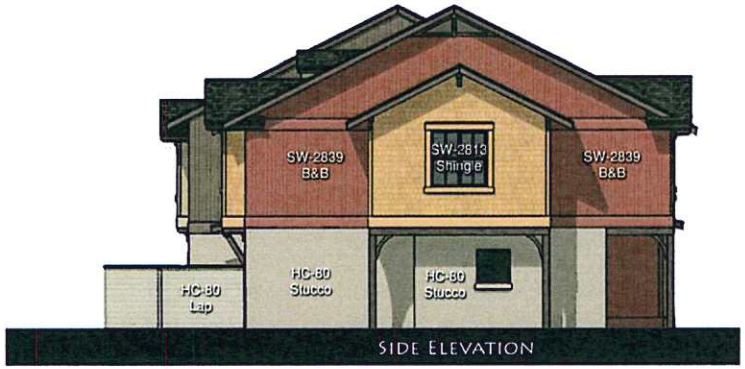


REAR ELEVATION

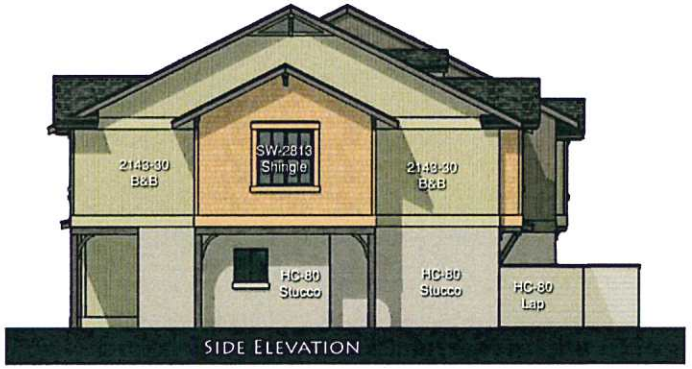
ADDISON SPRINGS - TOWNHOME (4 PLEX)



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION

TYPICAL FINISHES & COLORS

(ALL EXTERIOR PAINT COLORS ARE BENJAMIN MOORE, U.N.O.)

- ~ FASCIA: HC-70
- ~ METAL ROOF: HICKORY (T.V.S.)
- ~ TIMBERS: SEMI-SOLID 0138 (CABOT STAINS)
- ~ ENTRY DOORS: 1001

SW- DENOTES SHERWIN WILLIAMS



REAR ELEVATION

ADDISON SPRINGS - TOWNHOME (8 PLEX)

Signage Area:
= 27.5 sq. ft.

Color Pallete:



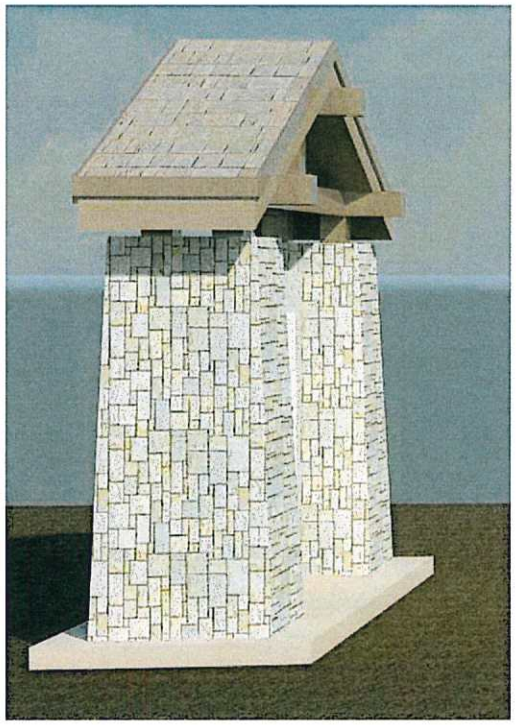
Cabot
Solid Stain 0138
(Bark)



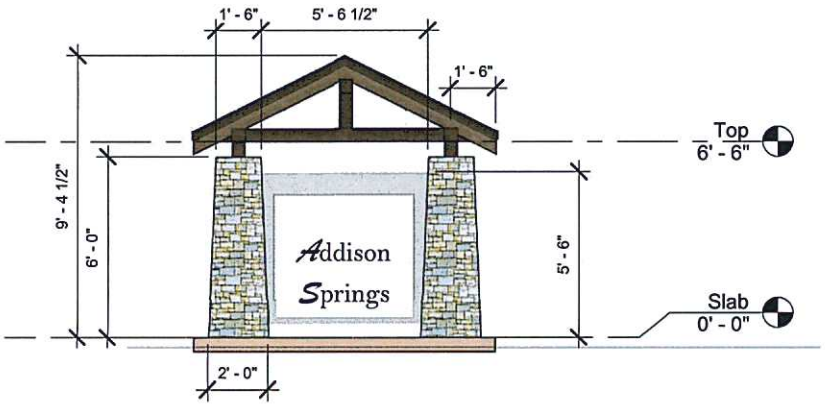
Sherwin Williams
HC-80



Bucks Country
Country Ledgestone



3 Sign - Angled View
12" = 1'-0"



2 Front Elevation
1/4" = 1'-0"

Signage Construction:

Roof:
- 2x8 rafters, Plywood sheathing with Wood shakes [Dark Brown in color]
- 2x8 Fascia w/ 1x4 accent trim [Dark Brown in color] Stain - Cabot - Semi Solid 0138

Posts, Beams, king posts, and outriggers:
- 6x6 wood [Dark Brown in color] Stain - Cabot - Semi Solid 0138

Columns;
- 3" Tappered plywood column
- Stone veneer [Champagne/Light Brown in color] with full stone cap/watertable
- Stone Veneer - Bucks County Country Ledgestone

Sign Backpanel:
- Stucco over OSB panel with 2x4 studs - 6" off slab and 6" below stone column cap.
- Stucco - Sherwin Williams HC-80.

Base Slab:
- 4" Concrete slab [Sandstone/Khaki in color]



1 Sign - Front View
12" = 1'-0"

RESIDENTIAL
ENTRYWAY SIGN

THAD FARNHAM ZDA APPLICATION

EXAMPLES OF COMMERCIAL BUILDINGS (PHOTOGRAPHS)





THAD FARNHAM ZDA APPLICATION

EXAMPLES OF COMMERCIAL BUILDINGS (PHOTOGRAPHS)





THAD FARNHAM ZDA APPLICATION

EXAMPLES OF COMMERCIAL BUILDINGS (PHOTOGRAPHS)

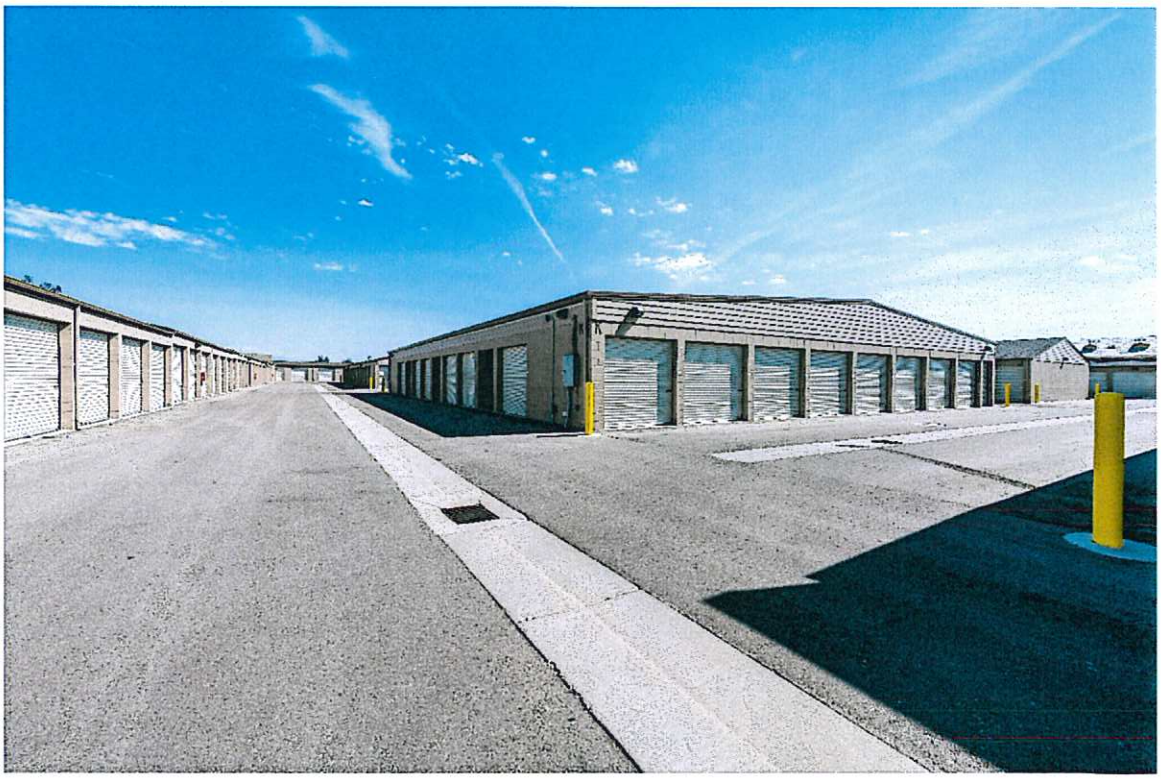




THAD FARNHAM ZDA APPLICATION

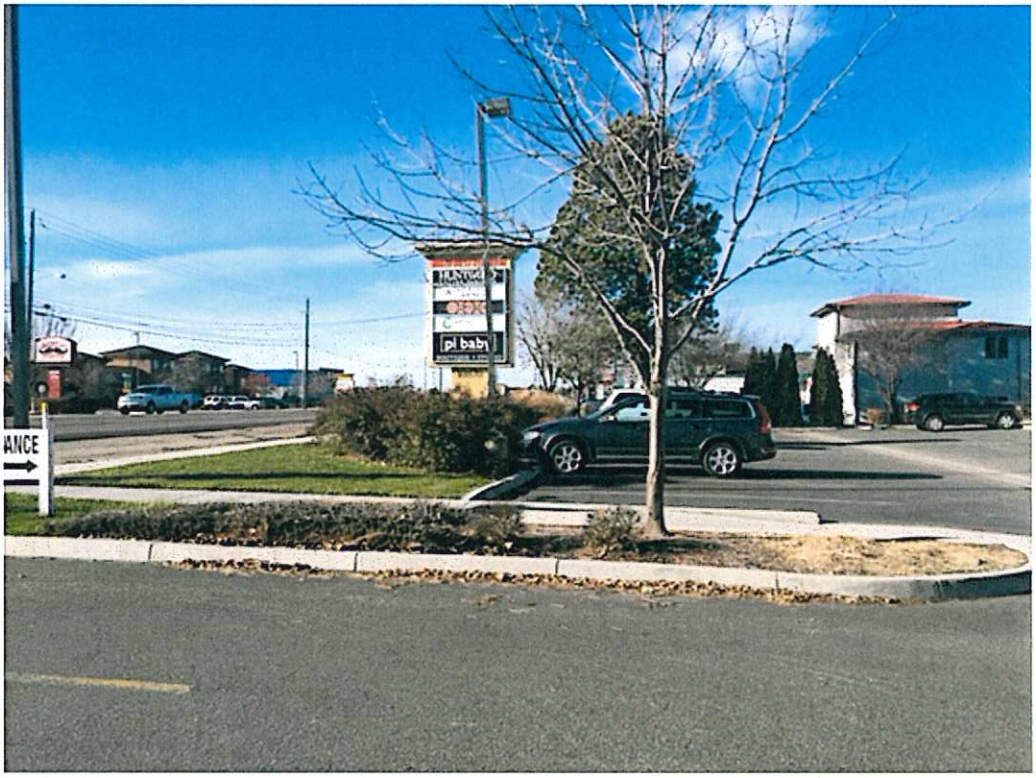
EXAMPLES OF COMMERCIAL BUILDINGS (PHOTOGRAPHS)





THAD FARNHAM ZDA APPLICATION

EXAMPLES OF COMMERCIAL SIGNS (PHOTOGRAPHS)



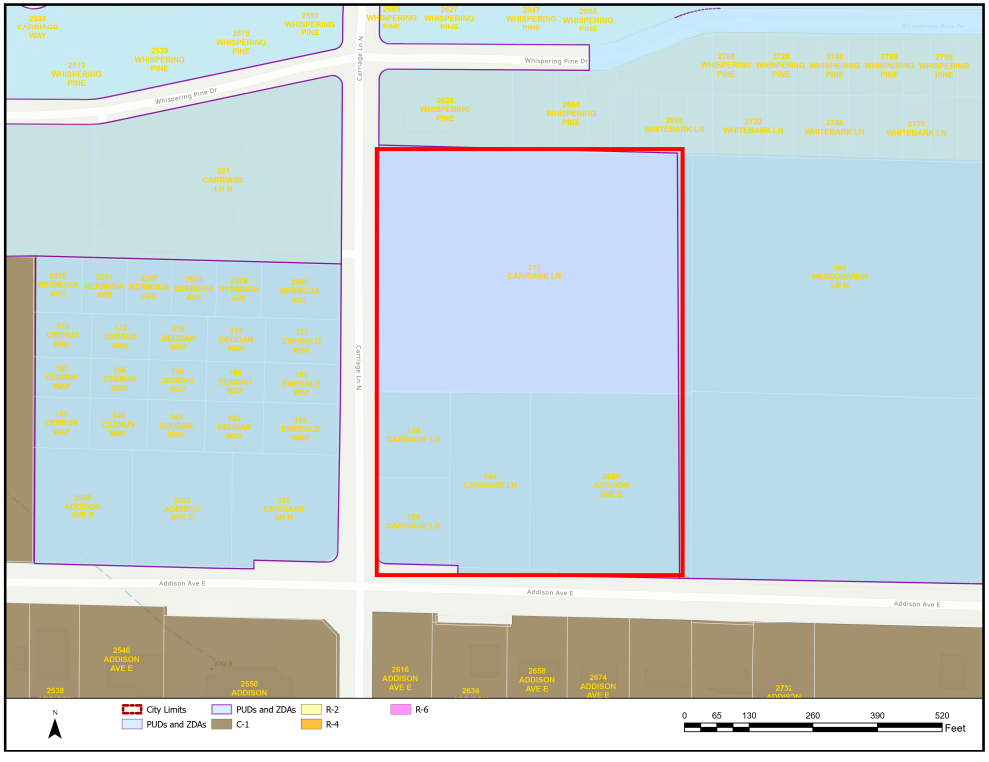


THAD FARNHAM ZDA APPLICATION

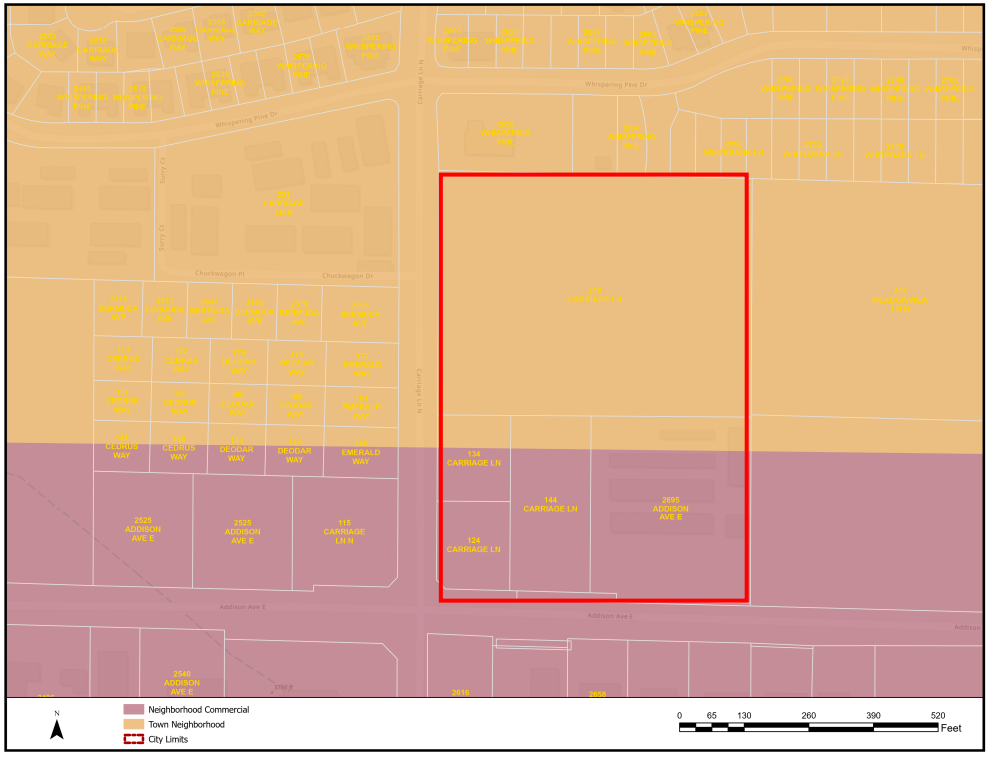
EXAMPLES OF COMMERCIAL SIGNS (PHOTOGRAPHS)



ZONING MAP



FUTURE LAND USE MAP



Zoning

Current Zoning:	R-6 ZDA & C-1 ZDA
Current Land Use:	Residential / Commercial
Proposed Zoning:	R-6 ZDA & C-1 ZDA
Proposed Land Use:	Residential / Commercial

Surrounding Area

North:	Residential - R-4 ZDA
South:	Commercial - C-1
East:	Undeveloped - C-1 ZDA
West:	Undeveloped - C-1 ZDA

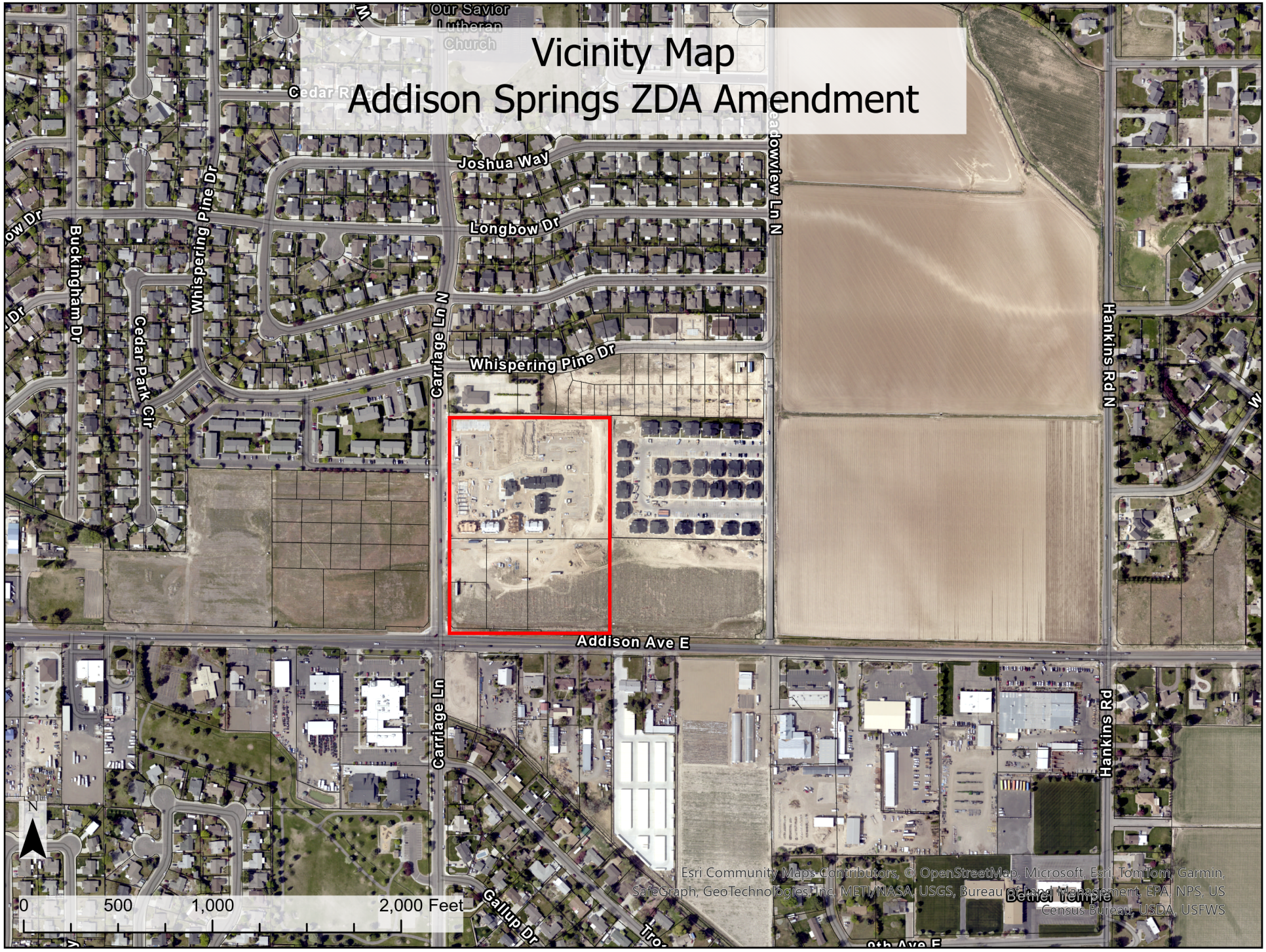
Regulations

2018 Addison Springs ZDA

Future Land Use Category

Town Neighborhood: "primarily residential in character" that is "contiguous and clustered development to maximize open space and community gathering areas".

Neighborhood Commercial: "Provides supporting services and small-scall commercial for the surrounding neighborhood" that is "designed to complement the neighborhoods character".


Vicinity Map
Addison Springs ZDA Amendment
Our Savior Lutheran Church
Joshua Way
Longbow Dr
Whispering Pine Dr
Buckingham Dr
Cedar Park Cir
Carriage Ln N
Meadowview Ln N
Hankins Rd N
Addison Ave E
Carriage Ln
Hankins Rd
Gallup Dr
Bethel Temple
N
0
500
1,000
2,000 Feet
Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

Date: Tuesday, January 9, 2024

To: Planning and Zoning Commission

From: William Klaver, Senior City Planner

ACTION ITEM

Request:

Request for a special use permit to allow an in-home daycare service on property located at 458 Falls Ave W c/o Jeanne Ceusi (PZ23-0085)

Time Estimate:

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

Background:

The applicant, Jeanne Ceusi, represented by Prince Aganze, has submitted a Special Use Permit application to allow for a Home Occupation of an in-home daycare at the property generally located 458 Falls Avenue West. The subject property includes one (1) parcel (RPT5021000015A) encompassing 0.321 acres (more or less).

Approval Process:

Per City Code 10-13-2-2 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:

Approval of the requested Special Use Permit would allow for an in-home daycare of 6 - 12 children on a parcel with a zoning district of R-2.

History:

The subject property is located within the Smallwood Subdivision #2, which was recorded in 1955. The subject property has a current zoning district of Residential Single Householdor Duplex (R-2). There are no records of this property being rezoned.

The 2016 Comprehensive Plan has designated this property as "Town Neighborhood".

Analysis:

Town Neighborhood, as defined in the 2016 Comprehensive Plan: Grow With Us, is a district that is "primarily residential in character" that is "contiguous and clustered development to maximize open space and community gathering areas". Furthermore, the comprehensive calls for a mix of land uses such as single-family attached and detatched, duplexes, triplexes, and townhomes, parks and recreation facilities, schools, and civic facilities.

The Comprehensive Plan states that we should "create great neighborhoods with a wider range of housing types, mix of uses, and amenities".

Falls Avenue West is classified as an arterial street. Per City code 10-10-5 B, vehicles shall not back onto collector and arterial streets. Arterial streets are typically designed for the express movement of traffic. Backing onto an arterial can cause safety issues for the homeowner and vehicles driving down Falls Ave West. Since this neighborhood is well established, Falls Avenue West is lined with houses and their associated driveways which already adds to traffic congestion and safety concerns. Engineering has noted the increased number of vehicle trips would not be substantial enough to cause a decrease in traffic flow. However, backing onto Falls Avenue West, an arterial roadway, may pose some issues as stated previously. With this potential conflict point, staff recommends a condition of approval that requires the addition of a hammer head turnaround that shall be constructed within three (3) years of approval or shall be constructed if vehicle crash frequency increases in this area and may be attributed to backing onto Falls Avenue West, whichever comes first.

Conclusion:

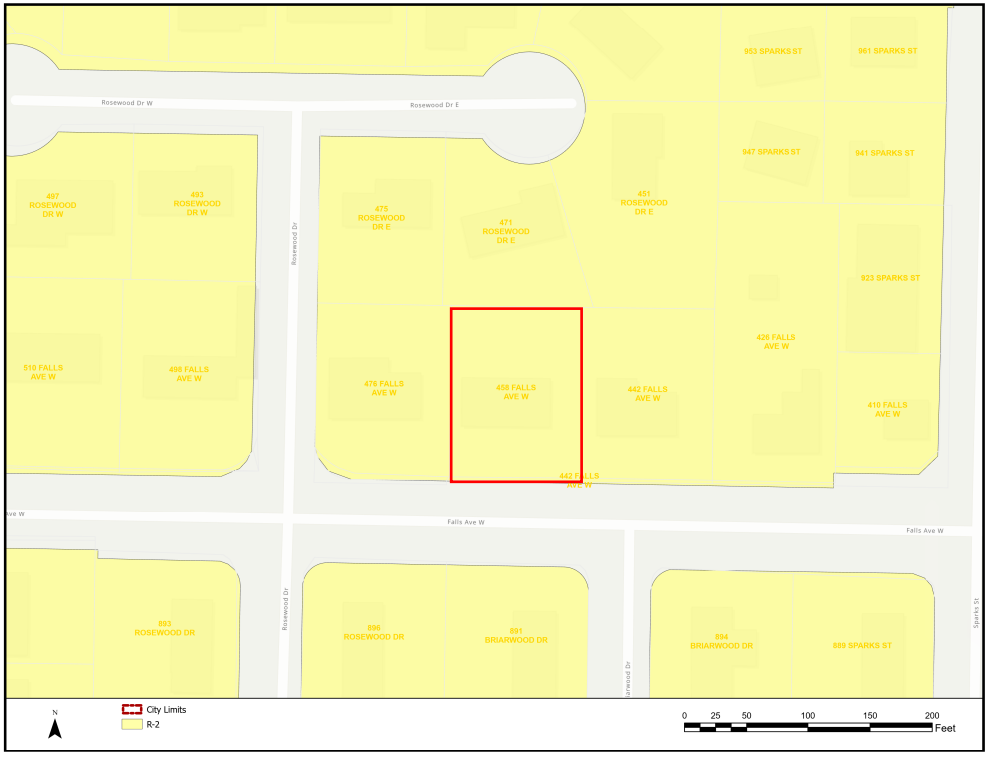
Upon conclusion, should the commission approve the request as presented, staff recommends the approval be subject to:

1. A hammer head turnaround that shall be constructed within three (3) years of approval or shall be constructed if vehicle crash frequency increases in this area and may be attributed to backing onto Falls Avenue West, whichever comes first; and
2. Site plan amendments as required by Building, Fire, Engineering and Zoning to comply with applicable City Codes and standards.

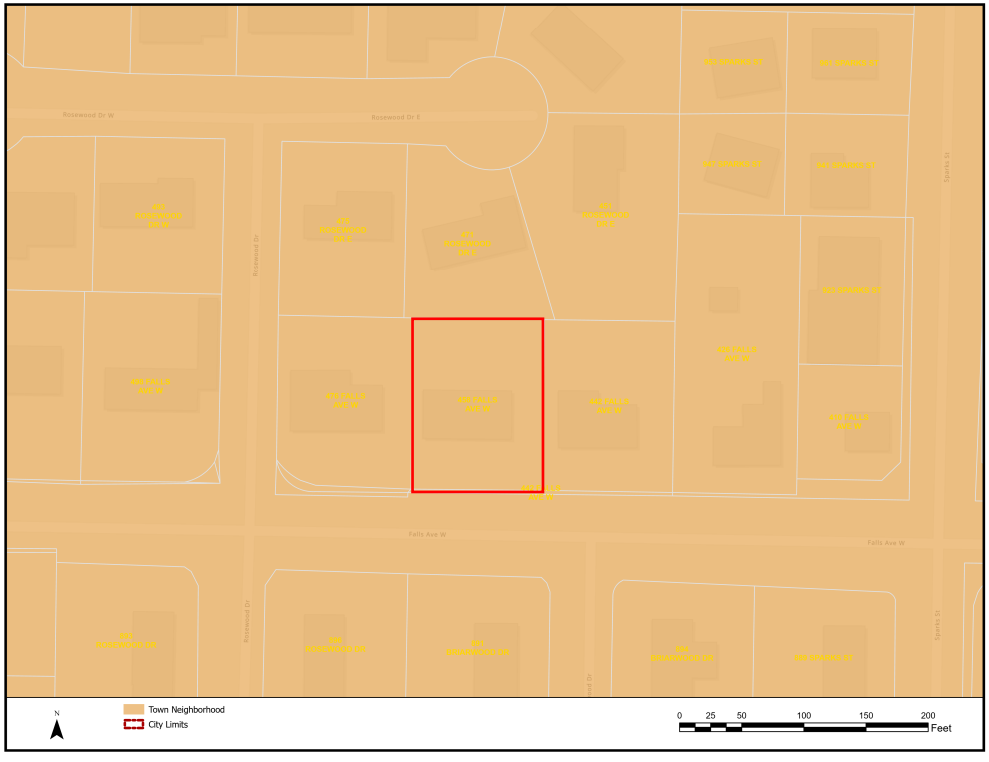
Attachments:

1. Map Exhibits
2. Vicinity Map
3. PZ23-0085 Applicant Narrative
4. Public Input Letter
5. Neighborhood Petition

ZONING MAP



FUTURE LAND USE MAP



Zoning

Current Zoning:	R-2
Current Land Use:	Residential
Proposed Zoning:	R-2
Proposed Land Use:	Residential with Home Occupation of Daycare

Surrounding Area

North:	Residential - R-2
South:	Residential - R-2
East:	Residential - R-2
West:	Residential - R-2

Regulations

10-4-4: R-2 Zoning District

Future Land Use Category

Town Neighborhood: "primarily residential in character" that is "contiguous and clustered development to maximize open space and community gathering areas".

Land Use Mix:
- Single-family attached and detached;
- Duplexes, triplexes, and townhomes;
- Parks and recreation facilities;
- Schools; and/or
- Civic facilities.

Vicinity Map
458 Falls Avenue West



I. 8AM to 530 PM

II.

III. ~~[illegible]~~ 1

a. The Childcare 6 Kids

b. I. 8AM to 530PM

II. I will pick them up and drop off

III. One

The noise during in summer playing outside in the back yard.

The Neighbor wood. Resident

To whom it may concern,

I, Wreny Blick, am writing this letter to the members of Twin Falls City Council, the Twin Falls Zoning Commission, the Idaho Department of Health and Welfare, and all other applicable parties involved in the consideration of the pending applications which are described as follows: Idaho Child Care Program (ICCP) license and the rezoning applications associated with the property located at 458 Falls Ave. W., Twin Falls, ID 83301. The pending applications would allow the residents of the property to convert the household into an in-home daycare facility. I am writing this letter to voice my strong opposition to these applications and to express my specific concerns.

First and foremost, I have significant concern with the property's affiliation with Emmanuel Mutokambali. According to publicly accessible documents, Emmanuel Mutokambali was the primary owner of this property. It is also publicly known that Mr. Mutokambali is a convicted criminal. Following my discussion with Twin Falls City Planner, Willam Klaver, it is my understanding that Mr. Mutokambali has been removed from the property deed and a protection order has been issued prohibiting Mr. Mutokambali from being on the premises, making the property technically compliant with Idaho State law (referring specifically to Title 39: Health and Safety. Chapter 11: Basic Day Care License. Section 39-1105: Criminal History Checks).

Though technically compliant now that Mr. Mutokambali is no longer recognized as an owner of the property, I would like the record to show the property was not sold, the deed was simply changed/transferred to hide this affiliation. Furthermore, I would like the record to show that Emmanual Mutokambali was prosecuted for the following offenses: Stalking in the Second Degree, Sexual Battery, and **Violation of a Protection Order**. These offenses indicate that Mr.

Mutokambali has little respect for the issuance of a protection order and raises reasonable doubt that the new protection order will be followed.

As a fulltime resident and sole owner of a property sharing a property boundary of the proposed daycare location, I have personal opposition to this location becoming a daycare. I am also a former childcare professional with experience as a Program Coordinator at the Boys and Girls Club of Magic Valley and a Staff member of the City of Moscow (Idaho) Parks and Recreation Day Care Program. Due to this experience, I also have some professional opposition to a daycare facility being established at the proposed location; aside from the aforementioned concerns regarding Mr. Mutokambali.

As a neighbor, I am concerned because I work primarily from home and feel that sharing a property line with a daycare will be distracting from my professional life. Having resided at my current location for nearly 3 years, I am familiar with how noticeable the noise pollution from the proposed daycare location is. This neighbor regularly hosts social gatherings throughout the summer, during which I can noticeably hear music and comradery while inside my personal residence. I have never felt compelled to escalate this to a noise complaint because I too host social gatherings from time to time and they have always been outside of my standard business hours. With that said, I feel having a daycare at this location will be a distraction from my work responsibilities due to frequent organized activities and children playing in the back yard, ultimately creating a noticeable commotion while I am working from home during my regular hours (08:00-16:00 MST).

During these social gatherings at the proposed daycare location, there have also been instances where participants of the gathering have thrown beer bottles over the fence into my yard. This statement is not to tarnish the reputation of the residents of the proposed daycare

location, as I too consume alcohol socially, but rather to support my statement that I believe beyond a reasonable doubt alcohol is regularly stocked on the premises. According to Idaho State law (Title 39 Chapter 11 Section 39-1110: Heath Standards), “Smoking or alcohol consumption is prohibited on the premises of a daycare facility during the daycare facility’s hours of operation” and “Medicines, cleaning supplies and other hazardous substances must be stored out of reach of children”.

I am not accusing, nor do I suspect the primary caregivers will consume alcohol during daycare hours, however, this is not a 1 resident household. Therefore, I do have concerns that friends, family members, or other residents may consume alcohol during daycare hours which would still violate state law due to alcohol being consumed on the premises. Furthermore, I have doubts that all cleaning supplies, medications, and other potentially hazardous materials will be kept in childproof, locked, or inaccessible locations. Having worked in daycare facilities, I recognize how these types of materials are handled and stored and it is vastly different than I store these materials in my home or how I have seen friends and family members store like materials in their homes.

Title 39 Chapter 11 Section 39-1109 also provides various safety requirements such as maintaining adequate fire and smoke alarms, a functional telephone, adequate exits, etc. The houses in this general area are not new builds and I have a reasonable suspicion that upon inspection this facility will have multiple building code violations, such as no egress windows/adequate exits, no fire extinguishers, inadequate fire and smoke alarms, etc. These violations may be grandfathered in or not applicable for residential buildings but should be serious considerations for a daycare facility as legal requirements. Therefore, I question who will verify compliancy of the proposed location regarding the Health and Safety requirements for a

daycare facility prior to granting the license. I also question at what frequency and by whom audits will be conducted to verify continued compliancy.

After my conversation with Mr. Klaver, I understand that the city has a contingency in place that a turnaround location must be added to the property should these applications be approved due to it being located on a busy road. Regardless of this contingency, Falls Ave. W. tends to become congested while schools are in session. I would like to note that this facility is right in the heart of an area impacted by increased traffic from parents and students commuting during pick up and drop off periods for I.B. Perrine Elementary, Rock Creek Elementary, CSI, CSI Head Start/Early Head Start, Robert Stuart Middle School, Xavior Charter School, and Canyon Ridge High School. This congested flow of vehicles in part from crossing guards directing the heavy traffic at the Falls and Sparks intersection, just a few hundred feet from the proposed daycare location.

This leads me to believe that parties picking up children from the proposed daycare location will use Rosewood Drive as a parking area or alternative turnaround to avoid the traffic or bypass a blocked turnaround. As a resident of Rosewood Drive E., I am concerned traffic will increase on our street, which was one of the main appeals of buying a house on a double ended cul-de-sac. As a pet owner and a soon-to-be newlywed with plans of starting a family, I strongly oppose the increased traffic that I genuinely believe this daycare will cause.

Regarding the general location, there are multiple options for daycare within approximately a mile radius. This includes low-income government options from Head Start, CSI, and Boys and Girls Club of Magic Valley as well as private sector options such as Jazzy's Early Learning Center. Thus, I urge the zoning committee to consider if it is appropriate to allow rezoning for yet another daycare facility in this area. I would like to emphasize that my

opposition is not in the establishment of daycare facilities but rather due to my belief that the proposed facility is a non-compliant and inappropriate daycare environment in a questionable location. In my humble opinion, if the community is truly in need of more daycare accommodations, considerations should be made for zoning options in other areas to provide access throughout the community; not just Falls Ave. and the immediate vicinity.

In closing I would like to thank all parties for taking my concerns into consideration. Attached to my electronic delivery of this letter I have included a signed petition with multiple signatures from neighbors residing on Falls Ave. W, Rosewood Dr. E, or Rosewood Dr. W. I would like to clarify that this letter expresses my personal opposition. The concerns of the petition signers may vary, however, every person who signed the petition opposes all applications which would allow a daycare to be established at 458 Falls Ave. W., Twin Falls, ID 83301.

Best Regards,

Wreny G. Blick

We, the neighbors residing on Rosewood Dr. E, Rosewood Dr. W., and Falls Ave. W. Twin Falls, ID 83301 have concerns regarding the pending re-zoning and Idaho Child Care Program (ICCP) license applications to allow the residents of 458 Falls Ave. W., Twin Falls, ID 83301 to convert their property into an in-home daycare facility. All individuals listed below are representatives who reside in the immediate vicinity surrounding the proposed daycare location. Those listed oppose the approval of the pending re-zoning and ICCP applications and request that the City of Twin Falls Zoning Commission and Idaho Department of Health and Welfare deny these applications.

Name	Signature
Wreny Blick	
Josette Minaglia	Josette Minaglia
David Minaglia	David Minaglia
Bobbi Pyle	Bobbi Pyle
Greg A. Pyle	Greg A. Pyle
Stephanie Cantor	Stephanie Cantor
Sara Baddecke	Sara Baddecke

Date: Tuesday, January 9, 2024

To: Planning and Zoning Commission

From: Kelli Ebersole, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow an automobile and truck service and/or repair (oil change services) on property located at 1350 Blue Lakes Blvd. N c/o Jeff Likes (PZ23-0086)

Time Estimate:

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

Background:

The applicant is proposing to build an oil change facility called "Take 5". The building will be located in the parking lot of Lowe's Home Improvement.

Approval Process:

Per City Code 10-13-2-2 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 10-4-8.2 (B) 11.C states a special use permit is required for "automobile and truck service and/or repair", and is listed as a Special Use in the Blackhawk-Lowe's PUD.

Per City Code 10-10-10, automobile oil change and similar establishments shall provide 3 stacking spaces per bay.

Per City Code 10-13-2-2: Upon Granting a Special Use Permit, 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.

History:

The property is zoned C-1 PUD, located within the Blackhawk-Lowes PUD.

The proposed lot is paved and has been used for overflow parking.

Analysis:

The 2016 Comprehensive Plan; "Grow With Us" designates this area as appropriate for "Mixed Use", which serves local and regional commercial and allows high intensity mixed use development in a compact, pedestrian oriented environment.

Staff has determined the proposed use is compatible with the comprehensive plan, and is similar to uses of neighboring properties.

The applicant is proposing to develop the property located between the Oasis Gas Station and Banner Bank along Blue Lakes Boulevard North.

Per the narrative, the facility will consist of three (3) service bays, generating twenty-five (25) vehicle trips per day. According to the ITE Trip Generator Manual, a Quick Lubrication Vehicle Shop generates an average of forty (40) trips per weekday, per servicing position. The applicant's trip assessment may be low, but still within the ITE Manual's average trips per day.

The property is located on Blue Lakes Boulevard North, a major arterial roadway, which can handle any additional traffic generated by this proposed use. This use is compatible with the pattern of development along Blue Lakes Boulevard North.

The stated hours of operation are Monday – Friday, 7am – 7pm, Saturday, 8am – 6pm, and Sundays, 9am – 5pm. The hours of operation fit within the allowed retail hours of operation.

Based on the standards for approval, staff does not foresee any negative impacts related to the land use.

Conclusion:

Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project.

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

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

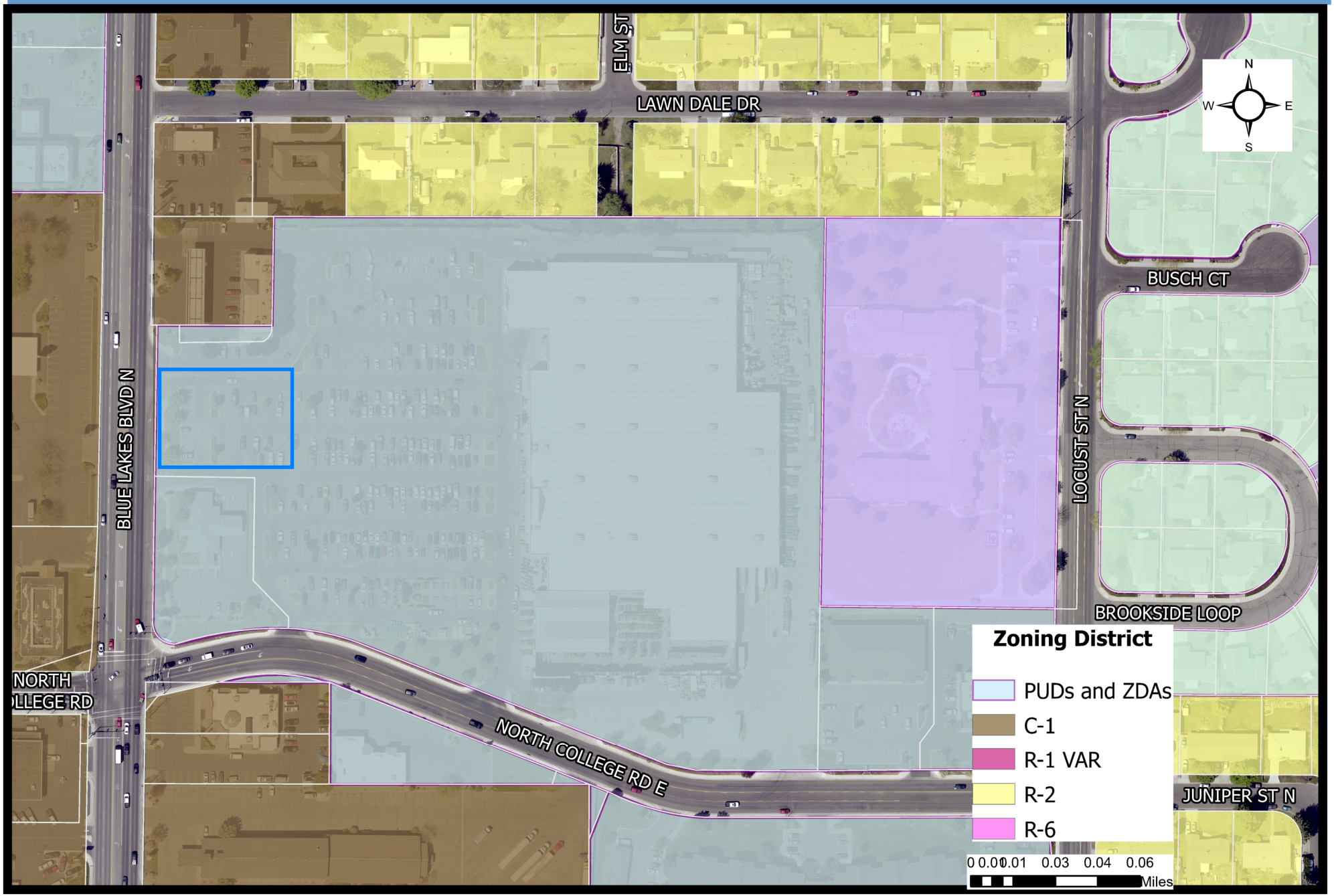
Attachments:

1. Vicinity Layout
2. Zoning Layout
3. FLU Layout
4. Narrative
5. Site Plan
6. Elevations
7. Landscape Plans

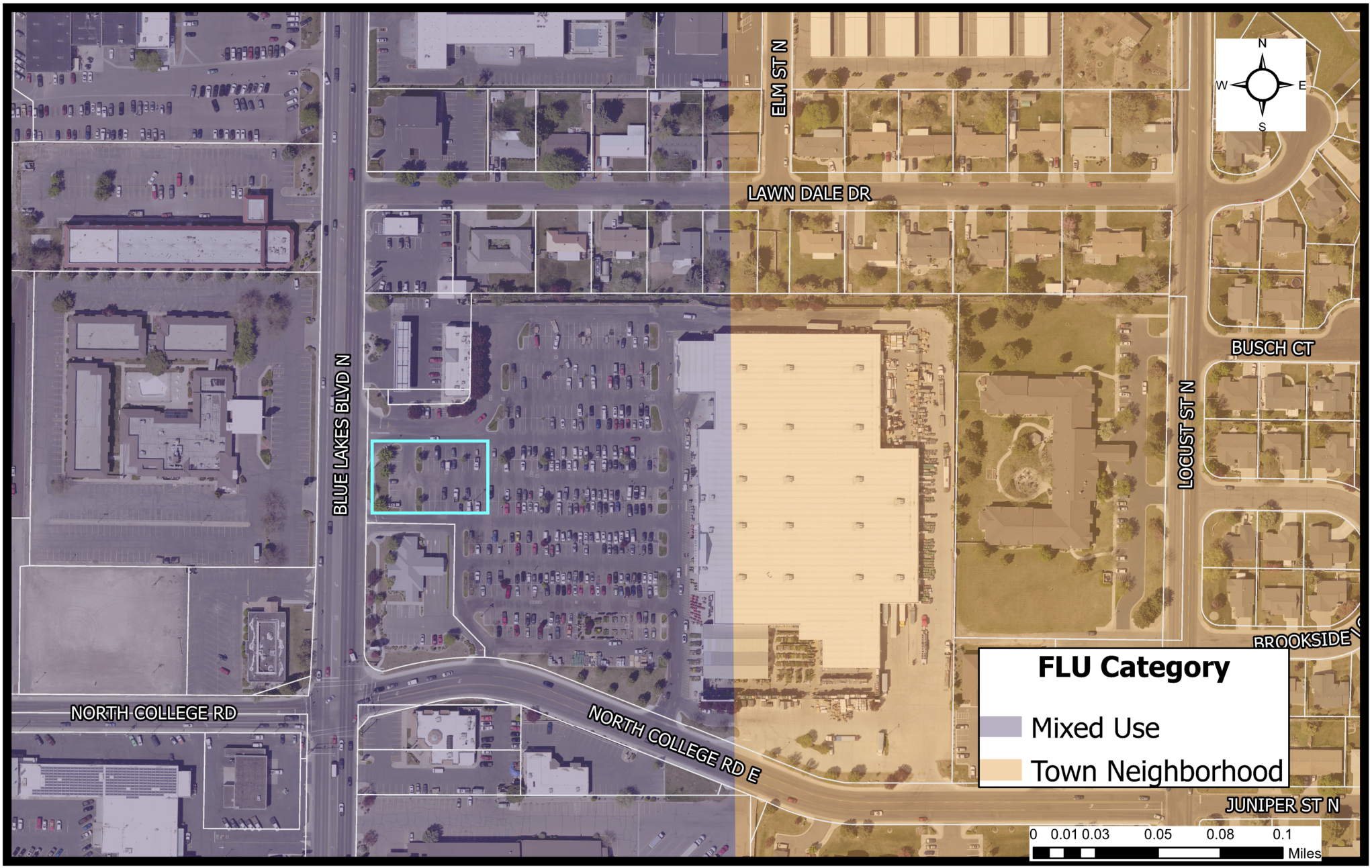
Request for a Special Use Permit to allow an Automobile and truck service and/or repair (oil change facility) on property located at 1350 Blue Lakes Blvd. North.



Zoning Map


ELM ST
LAWN DALE DR
BLUE LAKES BLVD N
LOCUST ST N
BUSCH CT
BROOKSIDE LOOP
NORTH COLLEGE RD E
JUNIPER ST N
N
W
E
S
Zoning District
PUDs and ZDAs
C-1
R-1 VAR
R-2
R-6
0 0.01 0.03 0.04 0.06
Miles

FLU Map


ELM ST N
LAWN DALE DR
BLUE LAKES BLVD N
BUSCH CT
LOCUST ST N
BROOKSIDE
NORTH COLLEGE RD
NORTH COLLEGE RD E
JUNIPER ST N
N
W
E
S
FLU Category
Mixed Use
Town Neighborhood
0 0.01 0.03 0.05 0.08 0.1
Miles

ALC collaborative
architecture
1119 E. State St., Suite 120 - Eagle, ID 83616
208.514.2713

City of Twin Falls, ID.
SPECIAL USE NARRATIVE

TAKE-5 Oil Change

1350 BLUE LAKES BLVD. N.
TWIN FALLS, ID
Parcel No. RPT02710010020

NARRATIVE OVERVIEW

3a. The purpose of this narrative is to provide an overview of the proposed TAKE 5 project, its consistency with the visions and policies of the current Twin Falls Comprehensive Plan.

3b. The TAKE 5 project encompasses the removal of parking spaces in an existing parking lot and construction of a new oil change facility and site work with a future planned drive-thru on the northern side of the lot. This project is located within the Commercial Highway (C-1) zone. The 1,700 square foot Take 5 facility will consist of 3 service bays, a manager's office, two storage rooms, and an ADA restroom.

i. Hours of operation:

   a. Monday – Friday: 7am - 7pm

   b. Saturday: 8am – 6pm

   c. Subday: 9am – 5pm

ii. Traffic Anticipated:

   a. The 3-bay quick lube shop will generate approximately 25 vehicle trips per day, 50% entering and 50% exiting. Traffic is expected to be spread equally along Blue Lakes Boulevard.

iii. Number of employees:

   a. 6

3c. Currently, the site is in the western side of the Lowe's Home Improvement store parking lot. A Chevron gas station, Greyhound Bus Station, and Subway Sandwich shop are to the north of the proposed Take 5 Oil. Banner Bank is located to the south and a Red Lion Hotel is located to the west across Blue Lakes Boulevard. Henceforth, there is quite a variety of uses surrounding the property.

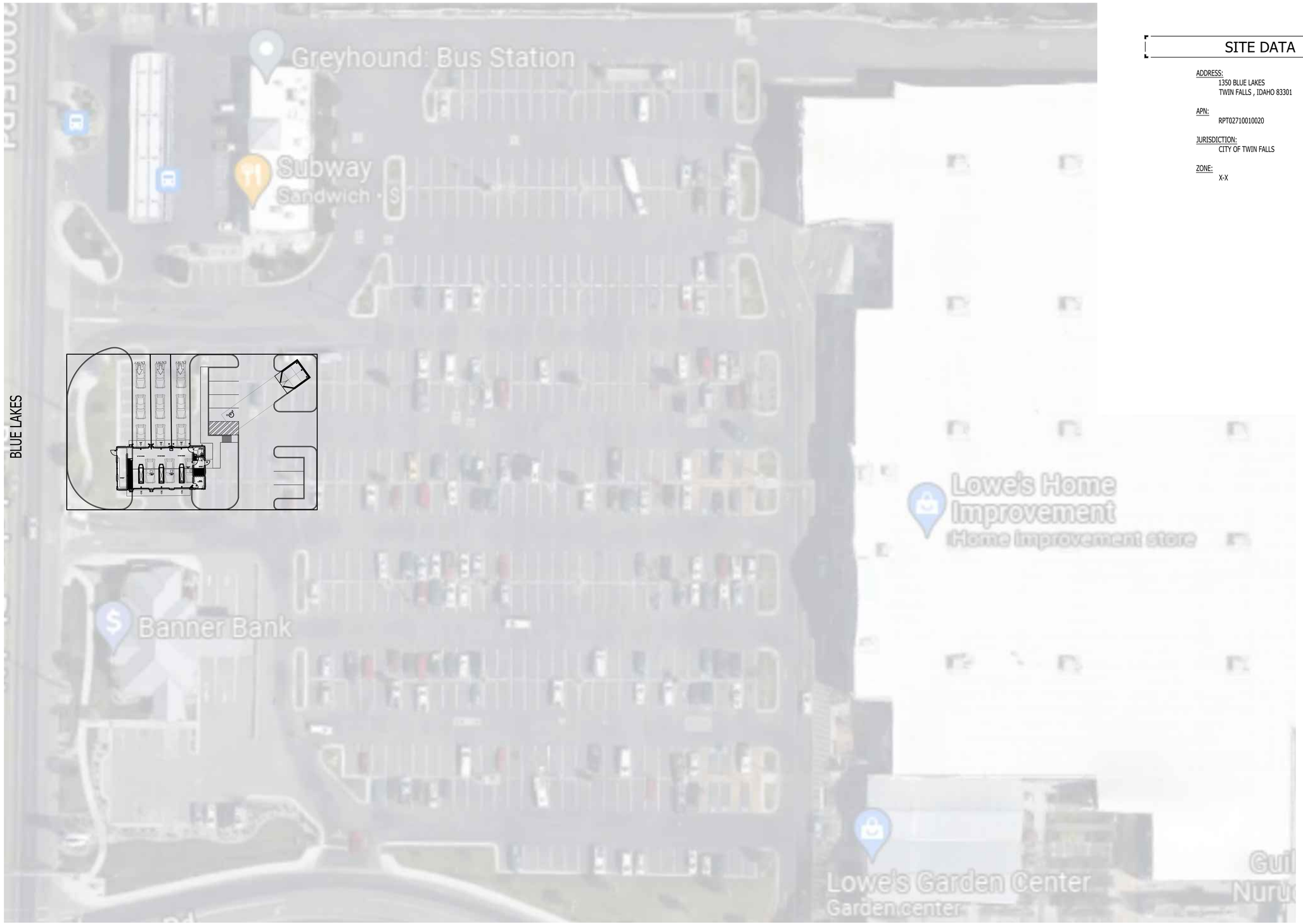
i. The busy site currently has traffic noise from the 5 lane Blue Lakes Boulevard Highway. Anticipated noise from the proposed lube shop includes commercial maintenance equipment such as lawn mowers, leaf blowers, power trimmers, and snow blowers during daylight hours.

ii. Glare is to be expected to occur as it would from any other shopping center as all exterior materials are non-reflective.

iii. Typical emissions of automobile odors and dust will be present on site.

iv. No fumes or vibrations will take place on site or impact the surrounding area.

v. This project will revitalize an existing underutilized parcel with a new use which will provide services to existing businesses and residents while also providing additional opportunities for employment within the community. This project meets policy 10-4-8.1 by contributing to Twin Falls as a commercial activity on a major street that enhances the vitality of the existing commercial areas within the city.



SITE DATA

ADDRESS:
1350 BLUE LAKES
TWIN FALLS , IDAHO 83301

APN:
RPT02710010020

JURISDICTION:
CITY OF TWIN FALLS

ZONE:
X-X

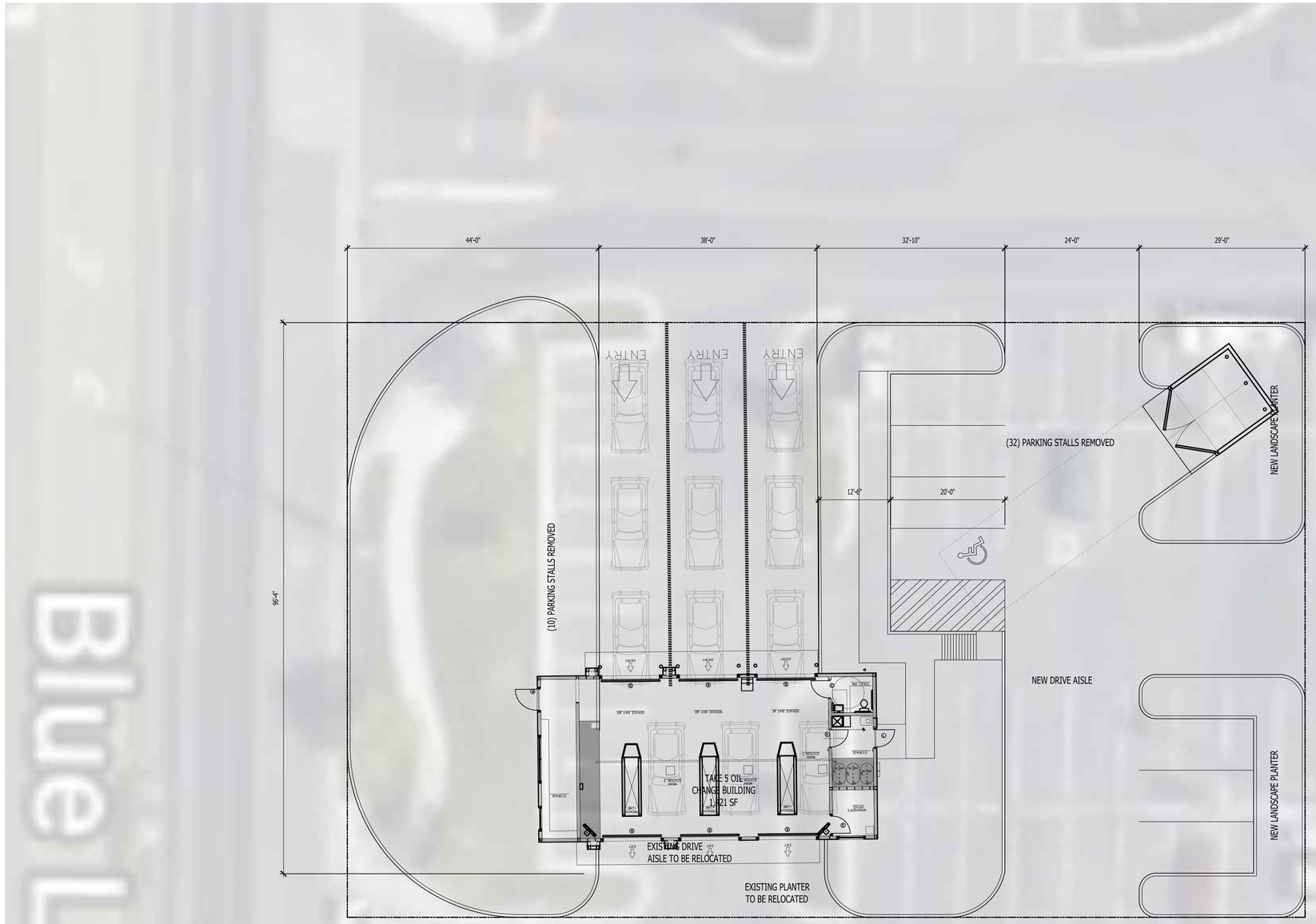
SITE PLAN
SCALE: 1"=30'-0"

N

ALC architecture Collaborative
1119 E. State Street, Suite 120 - Eagle, Idaho 83616
p. 208.514.2713 www.alcarchitecture.com

THIS DRAWING CONTAINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF ALC ARCHITECTURE. NO UNAUTHORIZED REUSE OR DUPLICATION OF THESE PLANS OR ANY INFORMATION CONTAINED HEREIN, WITHOUT THE EXPRESS WRITTEN CONSENT OF ALC **COPYRIGHT © ALC ARCHITECTURE**

TAKE 5 OIL
1350 BLUE LAKES TWIN FALLS
SITE PLAN
25 OCTOBER 2023
alc - 22030



SITE DATA

ADDRESS:
1350 BLUE LAKES
TWIN FALLS , IDAHO 83301

APN:
RPT02710010020

JURISDICTION:
CITY OF TWIN FALLS

ZONE:
X-X

PARCEL SIZE: 15,964 S.F.

PARKING PROVIDED: (18'x9')
(6) STANDARD SPACES
(1) ADA SPACES
(7) TOTAL SPACES

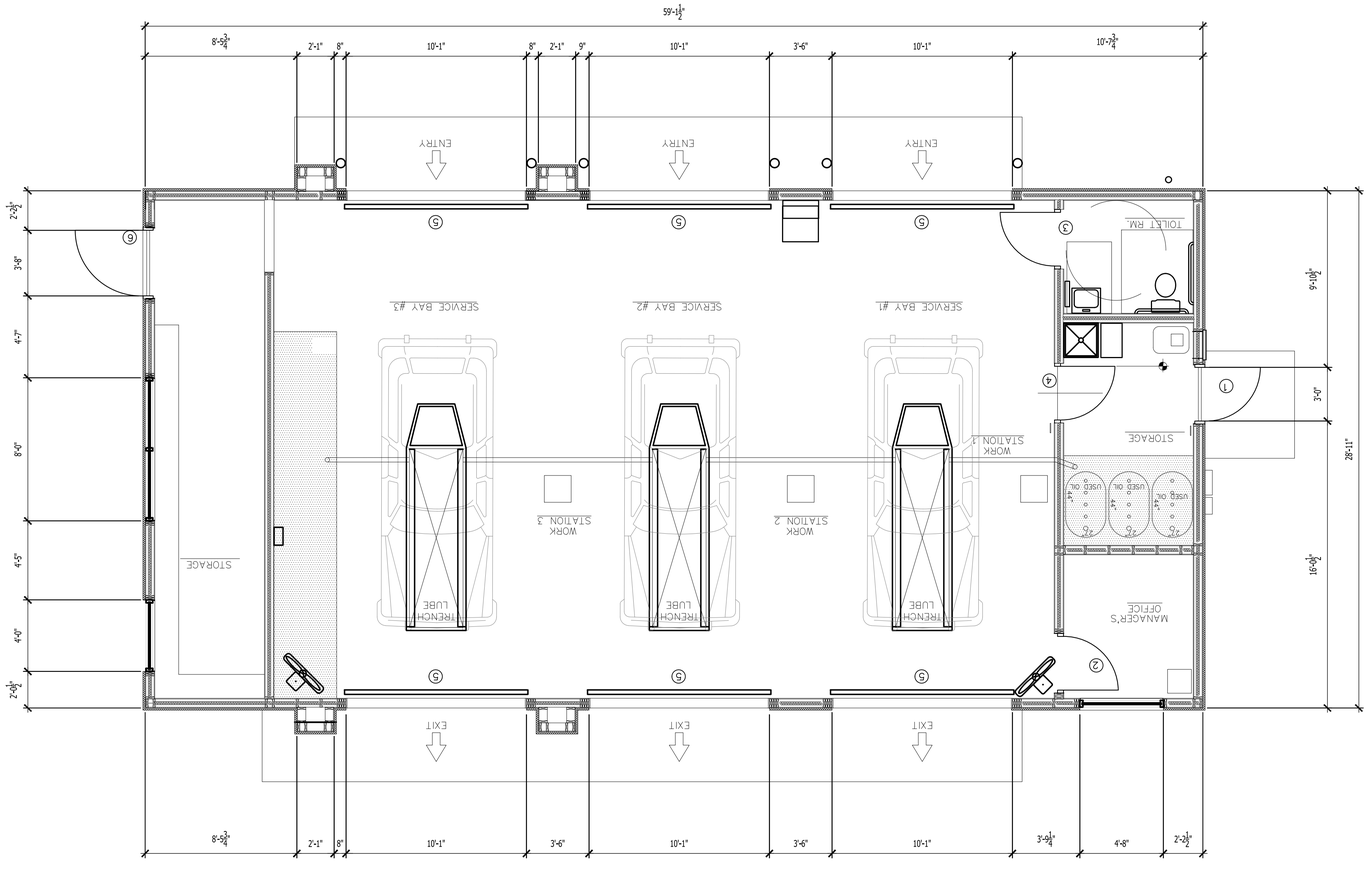
NOTE:
64' QUEUING PER LANE
192' TOTAL QUEUING LANE

ENLARGED SITE PLAN
SCALE: 1"=10'-0"

ALC Collaborative architecture
1119 E. State Street, Suite 120 - Eagle, Idaho 83616
p. 208.514.2713 www.alcarchitecture.com

THIS DRAWING CONTAINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF ALC ARCHITECTURE. NO UNAUTHORIZED REUSE OR DUPLICATION OF THESE PLANS OR ANY INFORMATION CONTAINED HEREIN, WITHOUT THE EXPRESS WRITTEN CONSENT OF ALC **COPYRIGHT © ALC ARCHITECTURE**

TAKE 5 OIL
1350 BLUE LAKES TWIN FALLS
ENLARGED SITE PLAN
25 OCTOBER 2023
alc - 22030



FLOOR PLAN

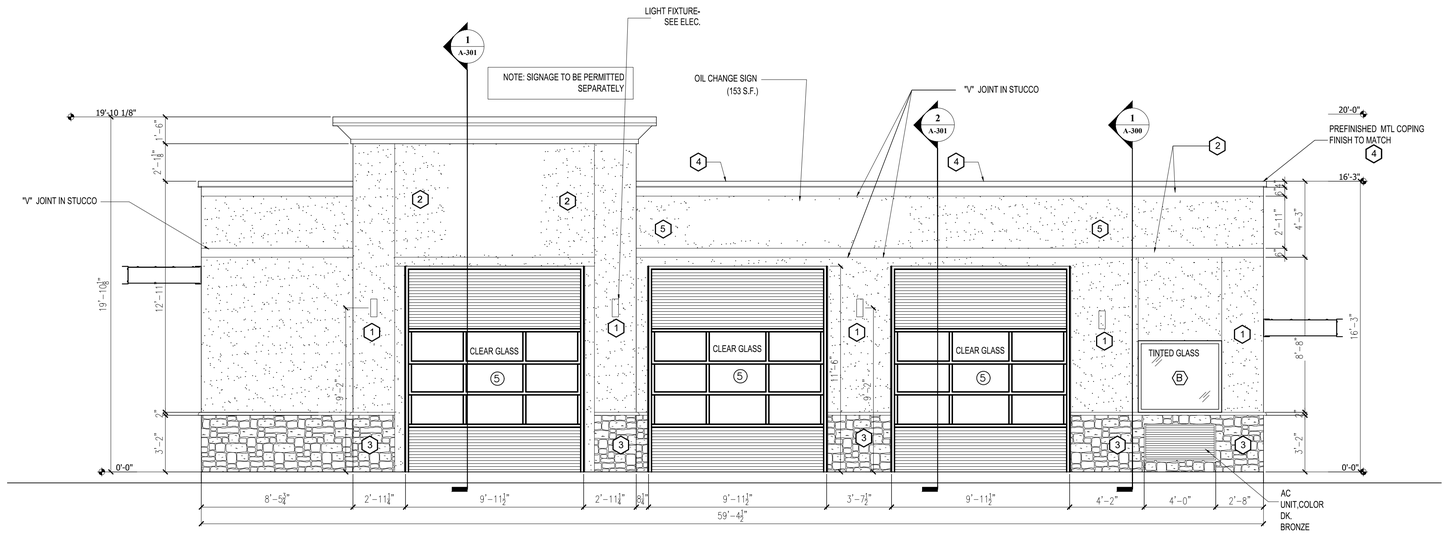
SCALE: 1/4"=1'-0"

ALC Collaborative architecture
1119 E. State Street, Suite 120 - Eagle, Idaho 83616
p. 208.514.2713 www.alcarchitecture.com

THIS DRAWING CONTAINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF ALC ARCHITECTURE. NO UNAUTHORIZED REUSE OR DUPLICATION OF THESE PLANS OR ANY INFORMATION CONTAINED HEREIN, WITHOUT THE EXPRESS WRITTEN CONSENT OF ALC **COPYRIGHT © ALC ARCHITECTURE**

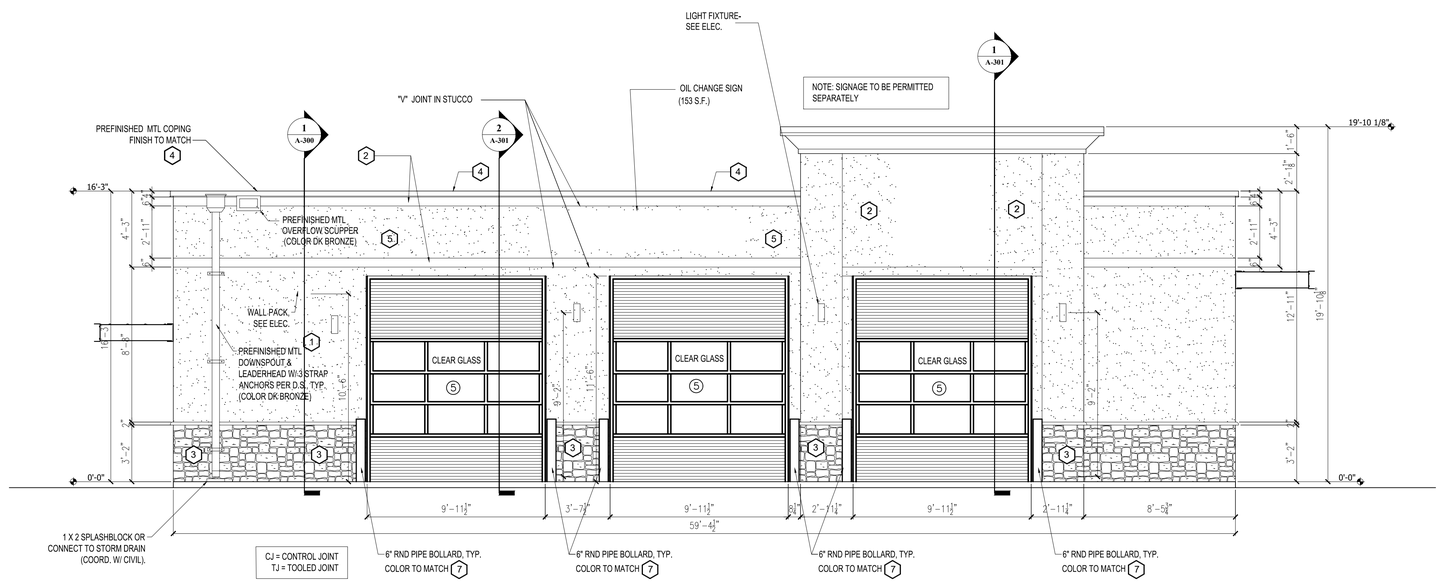
TAKE 5 OIL

1350 BLUE LAKES TWIN FALLS
FLOOR PLAN
25 OCTOBER 2023
alc - 22030



SOUTH ELEVATION

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



NORTH ELEVATION

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

EXTERIOR FINISH SCHEDULE

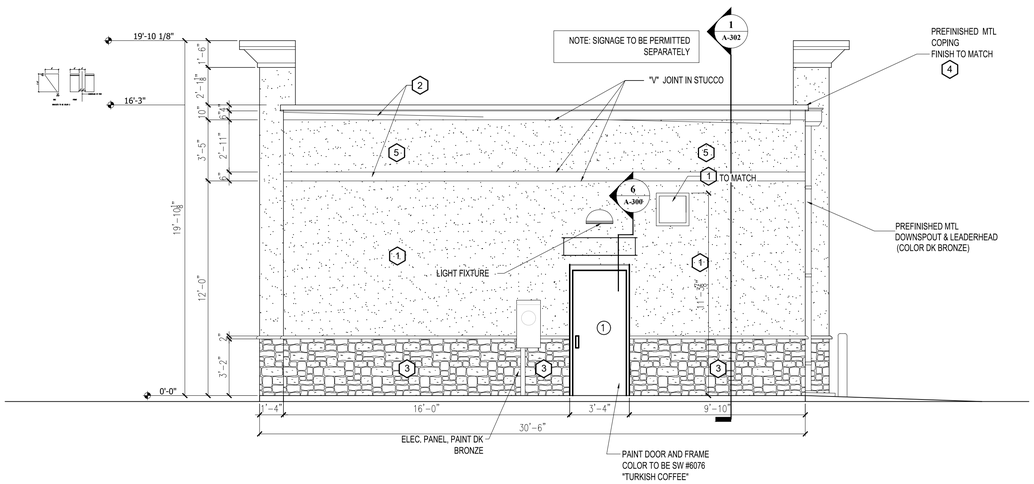
NO.	AREA	COATS	COLOR	FINISH
1	STUCCO MAIN COLOR	SEE SPECIFICATION AND MANUFACTURER'S REQ'MENTS	MATCH SW COLOR #7693, STONEBRIAR	_____
2	STUCCO ACCENT BAND AND FACE STUCCO CORNICE	SEE SPECIFICATION AND MANUFACTURER'S REQ'MENTS	MATCH SW COLOR #7678, COTTAGE CREAM	_____
3	STONE WAINSCOT	SEE SPECIFICATION AND MANUFACTURER'S REQ'MENTS	MATCH SW COLOR #6097, STURDY BROWN	_____
4	COPING	SEE SPECIFICATION AND MANUFACTURER'S REQ'MENTS	MATCH SW COLOR #6871, POSITIVE RED	FINISH TO BE KYNAR 500 PREFINISHED
5	STUCCO SECONDARY COLOR	SEE SPECIFICATION AND MANUFACTURER'S REQ'MENTS	MATCH SW COLOR #6871, POSITIVE RED	_____
7	BOLLARDS	SEE SPECIFICATION AND MANUFACTURER'S REQ'MENTS	MATCH SW COLOR #6871, POSITIVE RED	_____

ALC architecture Collaborative
1119 E. State Street, Suite 120 - Eagle, Idaho 83616
p. 208.514.2713 www.alcarchitecture.com

THIS DRAWING CONTAINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF ALC ARCHITECTURE. NO UNAUTHORIZED REUSE OR DUPLICATION OF THESE PLANS OR ANY INFORMATION CONTAINED HEREIN, WITHOUT THE EXPRESS WRITTEN CONSENT OF ALC **COPYRIGHT © ALC ARCHITECTURE**

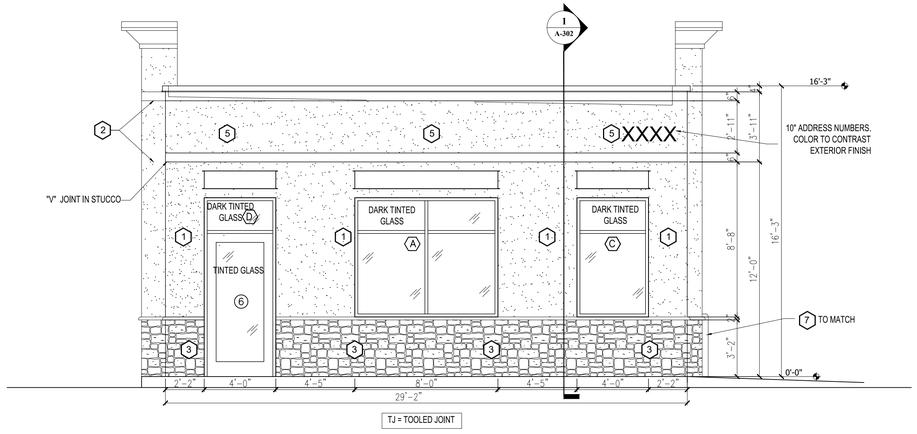
TAKE 5 OIL

1350 BLUE LAKES TWIN FALLS
ELEVATIONS
25 OCTOBER 2023
alc - 22030



EAST ELEVATION

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



WEST ELEVATION

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

EXTERIOR FINISH SCHEDULE

NO.	AREA	COATS	COLOR	FINISH
1	STUCCO MAIN COLOR	SEE SPECIFICATION AND MANUFACTURER'S REQ'MENTS	MATCH SW COLOR #7693, STONEBRIAR	_____
2	STUCCO ACCENT BAND AND FACE STUCCO CORNICE	SEE SPECIFICATION AND MANUFACTURER'S REQ'MENTS	MATCH SW COLOR #7678, COTTAGE CREAM	_____
3	STONE WAINSCOT	SEE SPECIFICATION AND MANUFACTURER'S REQ'MENTS	MATCH SW COLOR #6097, STURDY BROWN	_____
4	COPING	SEE SPECIFICATION AND MANUFACTURER'S REQ'MENTS	MATCH SW COLOR #6871, POSITIVE RED	FINISH TO BE KYNAR 500 PREFINISHED
5	STUCCO SECONDARY COLOR	SEE SPECIFICATION AND MANUFACTURER'S REQ'MENTS	MATCH SW COLOR #6871, POSITIVE RED	_____
7	BOLLARDS	SEE SPECIFICATION AND MANUFACTURER'S REQ'MENTS	MATCH SW COLOR #6871, POSITIVE RED	_____

ALC architecture Collaborative
1119 E. State Street, Suite 120 - Eagle, Idaho 83616
p. 208.514.2713 www.alcarchitecture.com

THIS DRAWING CONTAINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF ALC ARCHITECTURE. NO UNAUTHORIZED REUSE OR DUPLICATION OF THESE PLANS OR ANY INFORMATION CONTAINED HEREIN, WITHOUT THE EXPRESS WRITTEN CONSENT OF ALC **COPYRIGHT © ALC ARCHITECTURE**

TAKE 5 OIL

1350 BLUE LAKES TWIN FALLS
ELEVATIONS
25 OCTOBER 2023
alc - 22030

GENERAL LANDSCAPE NOTES - AGENCY SUBMITTAL

1. CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1885. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.

2. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.

3. ALL TOPSOIL TO BE AMENDED AT A RATIO OF 3 CU. YDS. OF ORGANIC MATTER PER 1000 SQ. FT. ROTO-TILL ORGANIC MATER INTO THE TOP 6 INCHES OF TOPSOIL.

4. ALL SHRUB BEDS SHALL HAVE A MIN 12 INCHES OF TOPSOIL, ALL PLANTER ISLANDS SHALL HAVE MIN 12" TOPSOIL AND ALL LAWN AREAS SHALL HAVE MIN 6" TOPSOIL. SPREAD, COMPACT AND FINE GRADE SMOOTHLY TO 3 INCHES BELOW THE SURFACE OF WALKWAYS AND CURBS.

5. FINISH GRADES ARE TO BE SMOOTH WITH POSITIVE DRAINAGE IN ACCORDANCE WITH THE GRADING PLAN.

6. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF ROCKS (LARGER THAN 2 INCHES), WEEDS, ROOTS, GRASS, OR OTHER FOREIGN MATERIAL THAT IS HARMFUL TO PLANT GROWTH. TOPSOIL SHALL HAVE A PH OF 5.5 TO 7.0.

7. WHERE POSSIBLE, RE-USE EXISTING SURFACE TOPSOIL FROM SITE. VERIFY TOPSOIL WILL MEET THE REQUIREMENTS AND AMEND AS NECESSARY. IMPORT WHEN EXISTING TOPSOIL QUANTITIES ARE INSUFFICIENT.

8. IF IMPORTING TOPSOIL FROM OFFSITE, OBTAIN FROM LOCAL SOURCES THAT HAVE SIMILAR SOIL CHARACTERISTICS TO THE PROJECT SITE. NEW TOPSOIL MUST BE FERTILE, FRIABLE, NATURAL LOAM, REASONABLY FREE OF SUBSOIL, CLAY CLUMPS, WEEDS, ROOTS, STONES LARGER THAN 1 INCH. REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE. COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT.

9. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH OF 3/4" MINUS PERMA BARK MULCH. INSTALL A PERMEABLE FABRIC WEED BARRIER UNDER ROCK MULCH. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED. STAPLE ALL EDGES 10' MAX.

10. TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.

11. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT CONSENT FROM THE LANDSCAPE ARCHITECT.

12. CONTRACTOR SHALL STAKE ALL TREES NECESSARY TO PREVENT THEM FROM BEING BLOWN OVER.

13. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER THE DATE OF ACCEPTANCE BY OWNER. CONTRACTOR SHALL REPLACE ALL PLANT MATERIAL FOUND DEAD OR UNHEALTHY IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.

14. FERTILIZE ALL TREES WITH 'AGRIFORM' PLANTING TABLETS. FOLLOW MANUFACTURER'S RECOMMENDATIONS.

15. CONTRACTOR IS RESPONSIBLE FOR THE IMMEDIATE CLEAN UP OF ANY TOPSOIL OR OTHER DEBRIS ON SITE CREATED FROM LANDSCAPE CONSTRUCTION OPERATIONS.

GENERAL IRRIGATION NOTES - AGENCY SUBMITTAL

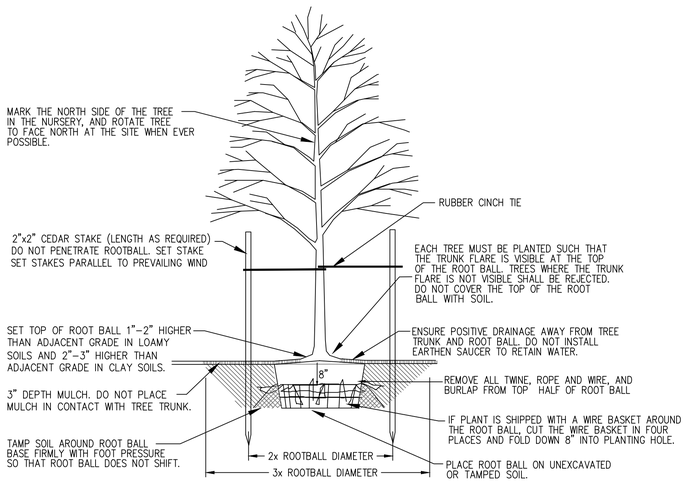
1. ALL PLANT MATERIALS TO BE WATERED BY UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.

2. COVERAGE; THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.

3. MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.

4. IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.

5. OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.

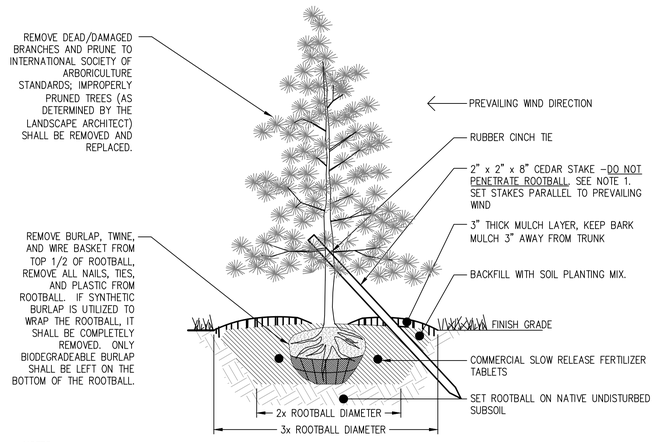


NOTES:
1. DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN AND DEAD BRANCHES. DO NOT PRUNE TERMINAL BUDS OF BRANCHES EXTENDING TO THE CROWN.

2. WRAP TREE TRUNKS ONLY UPON APPROVAL OF THE LANDSCAPE ARCHITECT.

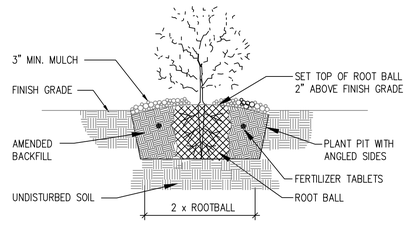
3. STAKE TREES AS NECESSARY. STAKES MUST BE REMOVED WITHIN 12 MONTHS OF PLANTING.

1 TREE PLANTING DETAIL
NTS

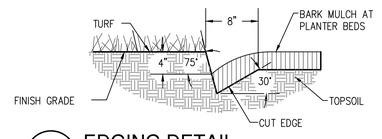


NOTES:
1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.
2. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
3. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.

2 CONIFER TREE DETAIL
NTS



3 SHRUB PLANTING DETAIL
NTS



4 EDGING DETAIL
NTS

ALC Collaborative
1119 E. State Street, Suite 120 - Eagle, Idaho 83616
p. 208.514.2713 www.alcarchitecture.com

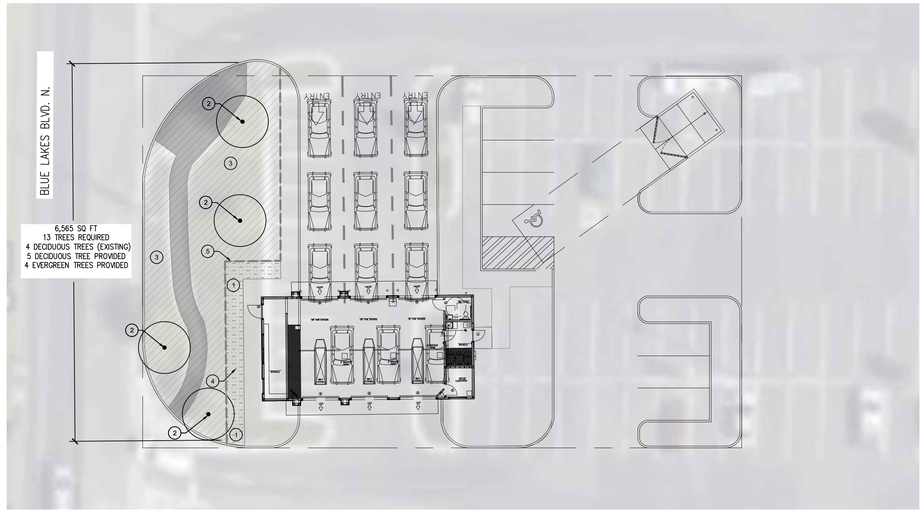
MAGGIE L. CLARK
LICENSED LANDSCAPE ARCHITECT
STATE OF IDAHO
LA - 16794
11.22.23

BAER DESIGN GROUP, LLC
greg@baerdg.com
Ph. 208.859.1980

L2.0

TAKE 5 OIL
1350 BLUE LAKES TWIN FALLS

22 NOVEMBER 2023
alc - 22030.



LANDSCAPE DEMOLITION/PRESERVATION PLAN

0 20 40

Scale 1" = 20'-0"

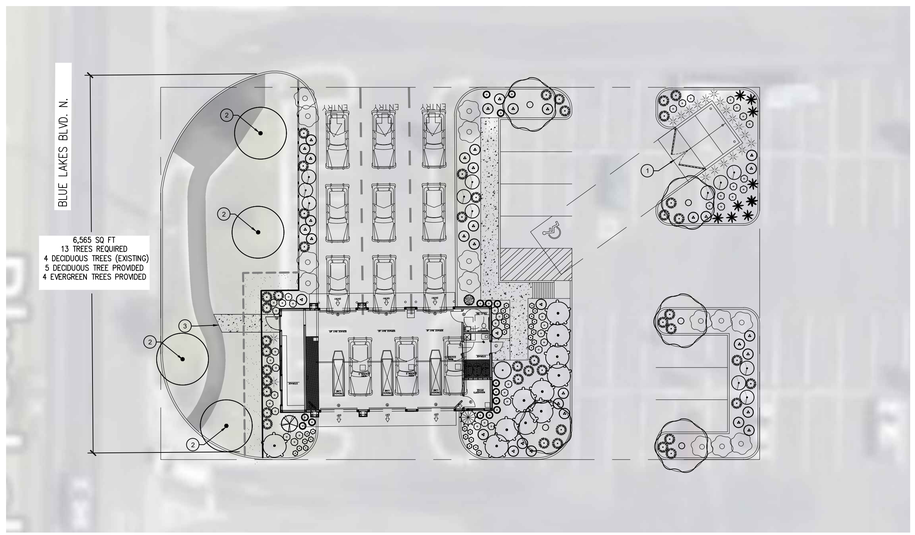
DEMO KEYNOTES

1. EXISTING TURF TO BE REMOVED.
2. EXISTING TREE TO REMAIN, PRESERVE AND PROTECT. SEE TREE PROTECTION NOTES.
3. CONTRACTOR REQUIRED TO KEEP EXISTING IRRIGATION SYSTEM OPERATIONAL THROUGH THE DURATION OF CONSTRUCTION CONDITION.
4. CONTRACTOR REQUIRED TO PATCH BACK LANDSCAPE AND IRRIGATION PRE CONSTRUCTION CONDITIONS. ADJUST IRRIGATION TO NEW TURF EDGE.
5. LIMITS OF DISTRUBANCE

DEMO LEGEND

REMOVE AND PATCH BACK TURF

EXISTING TURF – PRESERVE AND PROTECT



LANDSCAPE PLAN

0 20 40

Scale 1" = 20'-0"

KEYNOTES

1. TRASH ENCLOSURE – SEE ARCHITECTURE.
2. EXISTING TREE TO REMAIN, PRESERVE AND PROTECT.
3. TIE INTO EXISTING SIDEWALK.

TREE PROTECTION NOTES:

1. PROTECT THE CRITICAL ROOT ZONE OF THE TREES TO BE RETAINED ON SITE:
   – CONSTRUCT PROTECTIVE FENCING OF CHAIN–LINK AROUND THE CRITICAL ROOT ZONE PRIOR TO DEMOLITION OR CONSTRUCTION.
   – DO NOT ALLOW COMPACTION BY EQUIPMENT TRAFFIC DURING CONSTRUCTION OR DURING DEMOLITION.
   – DO NOT ALLOW CEMENT TRUCKS TO RINSE WITHIN THE PROTECTION AREA, ANYWHERE THAT ROOTS EXIST OR IN PLANNED PLANTING BEDS.
   – DO NOT STOCKPILE MATERIALS, DEBRIS, OR DIRT WITHIN THE TREE PROTECTION AREA.
   – MAINTAIN WATERING WITHIN THE CRITICAL ROOT ZONE FROM MID–APRIL TO MID–OCTOBER AT THE RATE OF NOT LESS THAN THE EQUIVALENT OF 1–1/2" OF WATER OVER THE ENTIRE AREA PER WEEK.
   – DO NOT TRENCH, EXCAVATE, FILL, OR OTHERWISE DISTURB THE SOIL WITHIN THE CRITICAL ROOT ZONE.
2. PROTECT THE CROWN AND TRUNK OF TREES TO BE RETAINED ON SITE:
   – OPERATE EQUIPMENT IN SUCH A WAY AS TO AVOID CONTACT WITH TREE TRUNKS OR BRANCHES.
   – PRUNING OF PUBLIC PROPERTY TREES MUST BE DONE BY A LICENSED ARBORIST.

NOTE: CRITICAL ROOT ZONE WILL BE DEFINED AS DIRECTLY BELOW THE DRIPLINE EXTENT OF THE TREE.

LANDSCAPE REQUIREMENTS:

PER TWIN FALLS CITY CODE

10–11–2: LANDSCAPING:

A) Minimum Standards: The required minimum size landscaped area shall, as a minimum, have the following plant life:

1. One tree per five hundred (500) square feet of landscaped area. At least fifty percent (50%) of the required trees shall be evergreens. All trees shall have a height of at least four feet (4') when planted.
2. One bush per one hundred (100) square feet of landscaped area. At least fifty percent (50%) of the required bushes shall be evergreens.

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE HXW	CLASS	QTY
DECIDUOUS TREES						
	Acer ginnala	Amur Maple	9'–10' B&B	25'X18'	Class I	5
EVERGREEN TREES						
	Cedrus deodara 'Karl Fuchs'	Karl Fuchs Deodar Cedar	10'–12' B&B	15'X4'		1
	Picea pungens 'Glauca Pendula'	Blue Weeping Colorado Spruce	5'–6' B&B	10'X5'		1
	Sequoiadendron giganteum 'Pendulum'	Weeping Giant Sequoia	6'–8' B&B	25'x3'		1
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE HXW		QTY
SHRUBS						
	Berberis thunbergii 'Orange Rocket'	Orange Rocket Japanese Barberry	2 GAL.	4'X2'		42
	Cotoneaster dammeri 'Streibs Findling'	Streibs Findling Cotoneaster	5 GAL.	0.5'X8'		11
	Juniperus Scopulorum 'Blue Arrow'	Blue Arrow Juniper	6'–8' B&B	12'X3'		19
	Perovskia abrotanoides	Russian Sage	1 GAL.	4'X4'		12
	Pinus mugo 'Mops'	Mugo Pine	5 GAL.	3'X3'		36
	Rhus aromatica 'Gro–Low'	Gro–Low Fragrant Sumac	2 GAL.	3'X6'		14
GRASSES						
	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 GAL.	4'X2'		15
	Helictotrichon sempervirens 'Blue Oats'	Blue Oat Grass	1 GAL.	3'X3'		10
	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	1 GAL.	2'X2'		43
ANNUALS/PERENNIALS						
	Coreopsis verticillata 'Zagreb'	Zagreb Thread Leaf Coreopsis	1 GAL.	1'X1'		29
SYMBOL	BOTANICAL NAME	COMMON NAME				QTY
GROUND COVERS						
	Turf Sod Rhizomatous	Rhizomatous Tall Fescue				318 sf

STATE OF IDAHO · MAGGIE L. CLARK · LA - 16794 · 11.22.23 · LICENSED LANDSCAPE ARCHITECT

BAER DESIGN GROUP, LLC
greg@baerdg.com
Ph. 208.859.1980

ALC Collaborative
1119 E. State Street, Suite 120 – Eagle, Idaho 83616
p. 208.514.2713 www.alcarchitecture.com

THIS DRAWING CONTAINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF ALC ARCHITECTURE. NO UNAUTHORIZED REUSE OR DUPLICATION OF THESE PLANS OR ANY INFORMATION CONTAINED HEREIN, WITHOUT THE EXPRESS WRITTEN CONSENT OF ALC COPYRIGHT © ALC ARCHITECTURE

Date: Tuesday, January 9, 2024

To: Planning and Zoning Commission

From: Kelli Ebersole, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow a detached garage (more than 1,000 square feet) on property located at 871 Drayton Ave c/o Jeff Couch on behalf of Michael Pittman (PZ23-0091)

Time Estimate:

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

Background:

The applicant is proposing a detached garage over 1,000 square feet for personal use.

Approval Process:

Per City Code 10-13-2-2 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 10-4-4.2 (B) states "a special use permit is required for "detached accessory buildings (more than 1,000 square feet) i.e., garages and other accessory buildings."

10-13-2-2: Upon Granting a Special Use Permit, 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.

History:

The property is zoned R-2, Residential Single Household or Duplex, located in the Broadmoor Subdivision. The surrounding properties are all residential uses.

Analysis:

The 2016 Comprehensive Plan; "Grow With Us" designates this area as appropriate for "Town Neighborhood", which is primarily residential in nature.

The applicant's narrative states the accessory building will be for personal use only, to store a camper and side by side vehicles. There are other properties in the same neighborhood that have similar buildings on their property.

Twin Falls City Code Title 10-11-4 states residential driveway approaches shall not exceed thirty-six (36) feet and at least two (2) feet between the end of a driveway and a side property line. Staff has determined, as the current driveway approach measures thirty-six feet, the applicant will not be allowed to increase the approach width.

Based on the zoning and the surrounding properties, staff has determined the proposed use is compatible with the comprehensive plan.

Based on the standards for approval, staff does not foresee any negative impacts related to the land use.

Conclusion:

Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project.

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 the driveway approach for the property not to exceed 36 feet per Twin Falls Municipal Code Title 10-11-4.

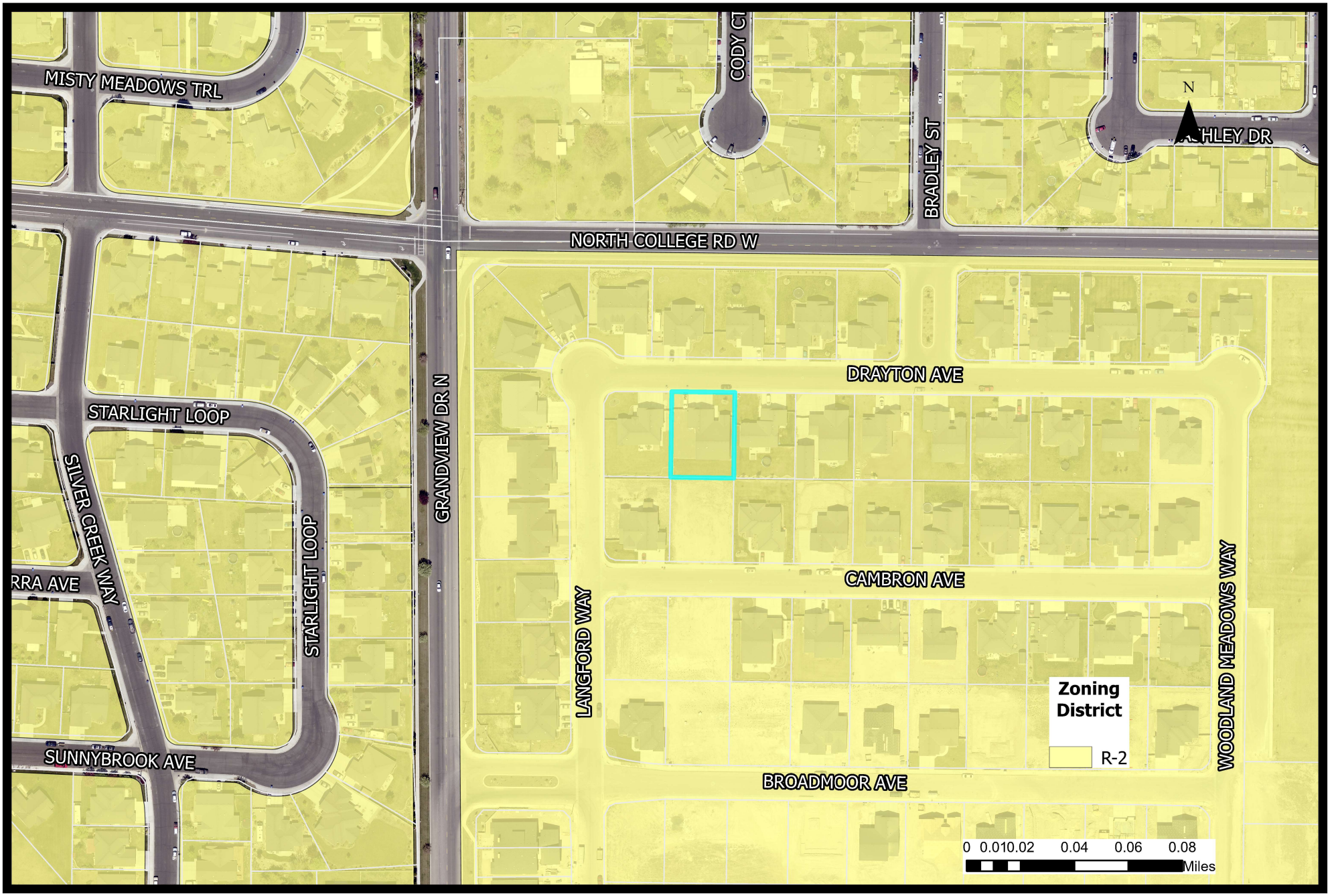
Attachments:

1. Vicinity Layout
2. Zoning Layout
3. FLU Layout
4. Narrative
5. Site plans

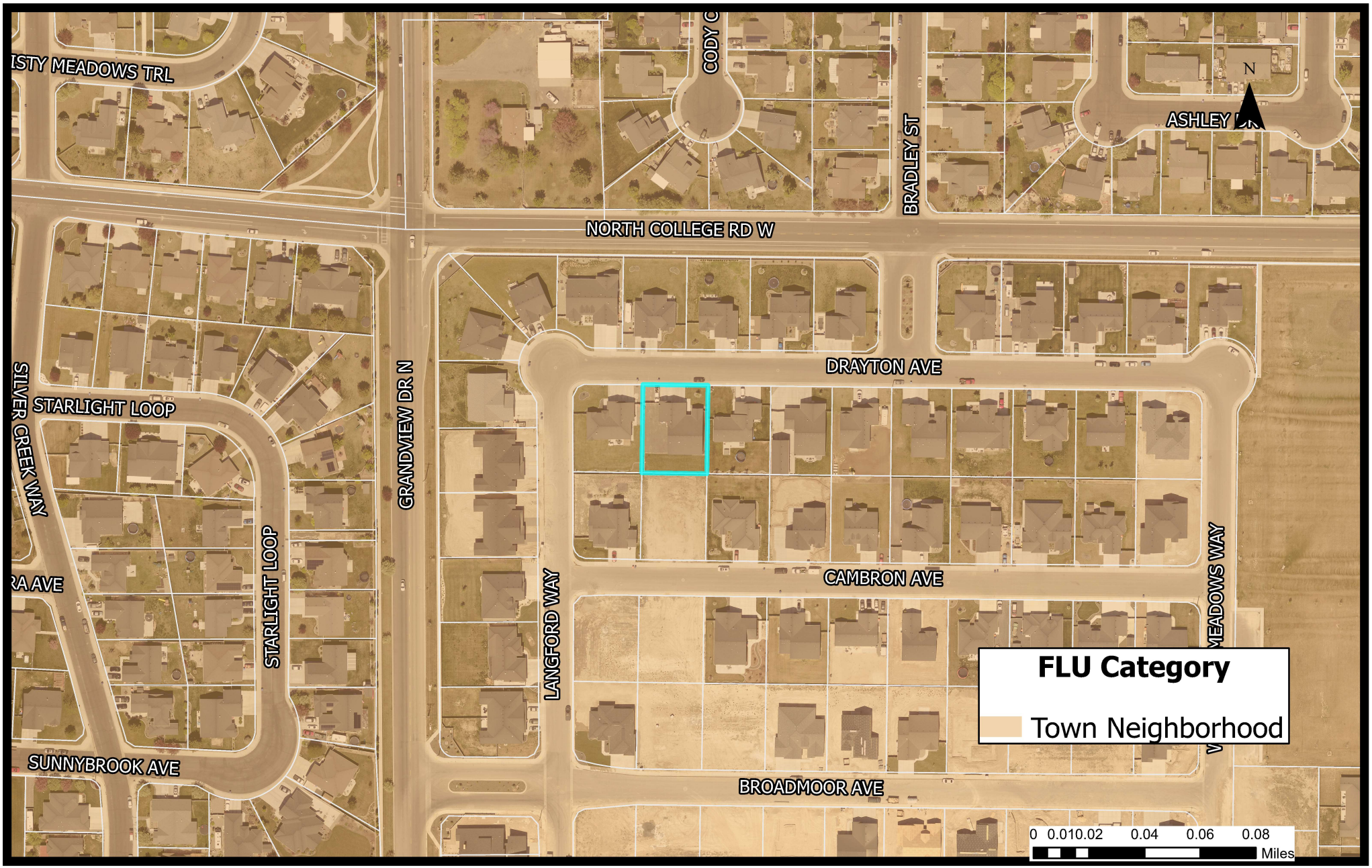
Request for a Special Use Permit to allow an oversized accessory building (greater than 1,000 square feet) on property located at 871 Drayton Avenue.



Zoning Map


MISTY MEADOWS TRL
CODY CT
BRADLEY ST
NORTH COLLEGE RD W
N
DRAYTON AVE
STARLIGHT LOOP
SILVER CREEK WAY
GRANDVIEW DR N
STARLIGHT LOOP
CAMBRON AVE
LANGFORD WAY
WOODLAND MEADOWS WAY
SUNNYBROOK AVE
BROADMOOR AVE
Zoning District
R-2
0 0.010.02 0.04 0.06 0.08
Miles

FLU Map


ISTY MEADOWS TRL
CODY C
BRADLEY ST
N
ASHLEY
NORTH COLLEGE RD W
DRAYTON AVE
SILVER CREEK WAY
STARLIGHT LOOP
GRANDVIEW DR N
RA AVE
STARLIGHT LOOP
LANGFORD WAY
CAMBRON AVE
MEADOWS WAY
SUNNYBROOK AVE
BROADMOOR AVE
FLU Category
Town Neighborhood
0 0.010.02 0.04 0.06 0.08
Miles

Pittman Shop.

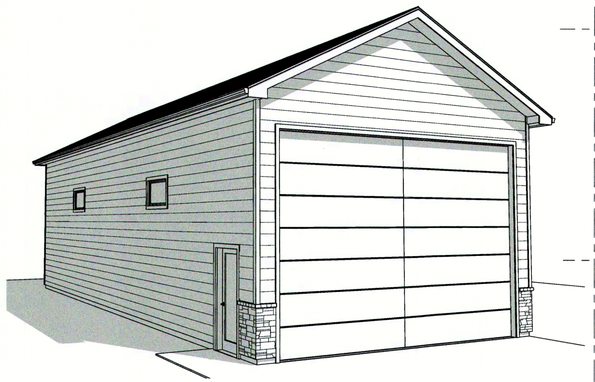
For more storage. Storage for camper and 5x5's. Clean out garage on house to have room for vehicles in garage.

Personal use only

BULL MOOSE CONSTRUCTION

LOT 2 BLOCK 2
BROADMOOR SUBDIVISION
871 DRAYTON AVE.
TWIN FALLS, IDAHO

LOT SIZE 11,193 S.F.
ZONE R-2
CODE COMPLIANCE 2018 IRC
NEW CONSTRUCTION
SHOP
ROOF SURFACE AREA 1655 S.F.
EXTERIOR WALL PERIMETER 156 L.F.
EAVE PERIMETER 173 L.F. @ 16" EAVE



GENERAL SITE / LOT NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND CURRENT ADOPTED LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

GRADING NOTES:

VERIFY ALL UTILITIES BEFORE DIGGING. HOOK UP WATER AND SEWER SERVICES TO EXISTING TAP UNLESS SEPTIC SYSTEM AND WELL ARE TO BE INSTALLED.

GRADE LOT IN SUCH A MANNER THAT RUN-OFF FROM HOUSE DRAINS AWAY FROM FOUNDATION AND RETAINED ON THE PROPERTY PER CODE REQUIREMENTS.

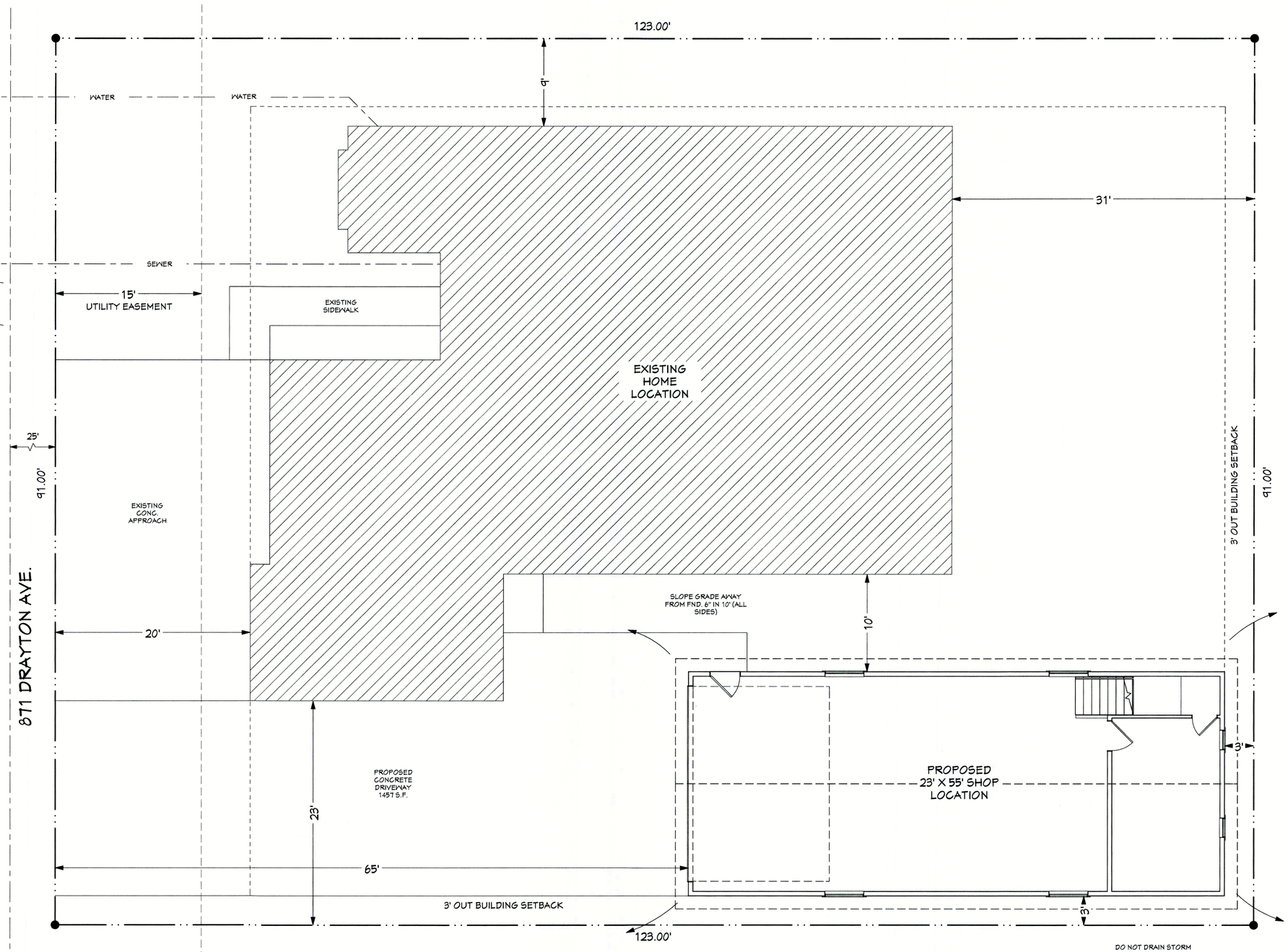
FINISHED FLOOR LEVEL TO BE 15" ABOVE CURB IF APPLICABLE.

SHOP:

MAIN FLOOR	1265 SF
STORAGE LOFT	242 SF
TOTAL	1507 SF

TABLE OF CONTENTS

SITE PLAN	1
FOUNDATION / ROOF PLAN	2
FLOOR / BRACING PLAN	3
ELEVATIONS	4



SITE PLAN

SCALE: 3/16" = 1' - 0"

DESIGNER ASSUMES NO LIABILITY FOR STRUCTURAL COMPONENTS. IT IS THE RESPONSIBILITY OF ALL STRUCTURAL SUBCONTRACTORS AND MANUFACTURER TO SUBMIT SHOP DRAWINGS TO THE ENGINEER OF RECORD FOR REVIEW.

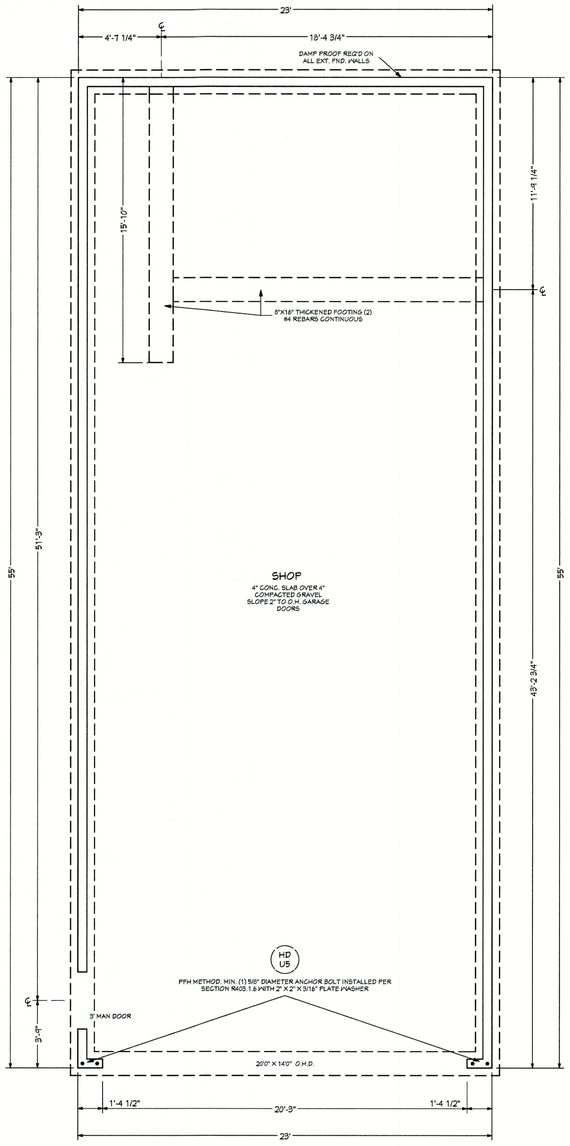
CASEY JENSEN Drafting
208-539-0284

DATE: NOV 2023
DRAWN BY: C.J.
JOB # 23-166JG.PL

PITTMAN SHOP
871 DRAYTON AVE
TWIN FALLS, IDAHO

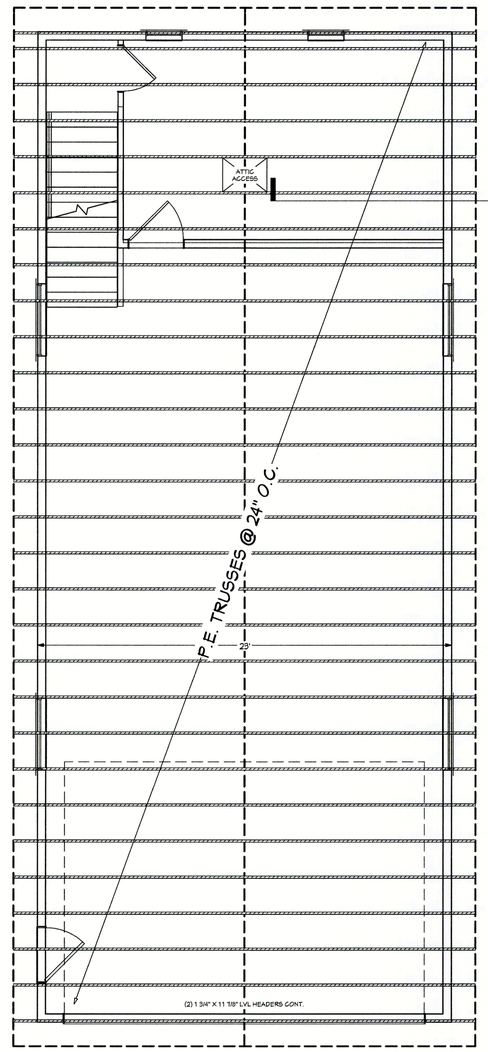
SITE PLAN

SHEET NUMBER 1



FOUNDATION PLAN

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

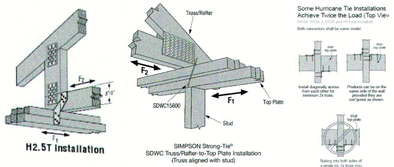


ROOF FRAMING PLAN

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

LOFT FLOOR FRAMING PLAN

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



ROOF FRAMING / TRUSS NOTES:

TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES TO BE DESIGNED BY ENGINEER OR TRUSS VENDOR.

INSTALL TRUSSES PER MANUFACTURERS RECOMMENDATIONS INCLUDING ALL BRIDGING & BRACING TO DRAWINGS & SPECIFICATIONS.

ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.

ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. OR TRUSS VENDOR APPROVAL.

ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.

ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.

ALL ROOF FRAMING 24" O.C. UNLESS OTHERWISE NOTED.

RAFTERS FOR OVERBUILDS PER IRC TABLE 802.4.1(3). RIDGE BOARDS & SLEEPERS TO BE MIN 2" TALLER THAN RAFTERS.

2X6 STUDS UNDER ALL GIRDER TRUSSES BEARING POINTS, NAILED TOGETHER.

ALL STUDS, POSTS & HEADERS TO BE DOUGLAS FIR LARCH #2 OR BETTER.

ALL OVERHANGS 16" UNLESS OTHERWISE NOTED.

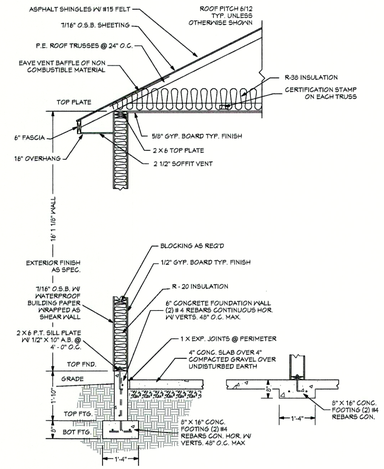
VERIFY ALL BEAM SIZING WITH TRUSS MANUFACTURER OR ENGINEER TO SUPPORT ROOF STRUCTURE.

PROVIDE MEANS TO RESIST UPLIFT AT EACH LOCATION SHOWN ON TRUSS DESIGN DETAIL.

USE HURRICANE TIES AS REQ'D AND H-CLIPS BETWEEN ALL ROOF SHEETING. PROVIDE COLLAR TIES FOR HAND FRAMED ROOF RAFTERS.

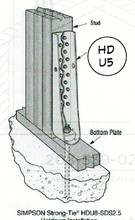
COORDINATE EXACT LOCATION OF ATTIC ACCESS WITH MIN. 30" HEAD ROOM ABOVE HATCH PER 2018 IRC.

ATTIC VENTILATION: REQUIRED ABOVE HOUSE.



TYP. SHOP DETAIL

SCALE: 3/8" = 1' - 0"



FOUNDATION NOTES:

VERIFY ALL WINDOW AND DOOR ROUGH OPENING SIZES BEFORE FORMING BLOCK OUTS AS NECESSARY.

PROVIDE EXPANSION JOINTS AS NECESSARY IN ALL FLATWORK.

COORDINATE ALL SIDEWALK LOCATIONS WITH HOMEOWNER.

ALL FOUNDATION WALLS SHALL BE MIN. 3000 # / SQ. IN. COMPRESSIVE STRENGTH @ 28 DAYS. ANY PORCHES, PARKING SLABS, STEPS AND GARAGE FLOOR SHALL BE MIN. 3500 # / SQ. IN. COMPRESSIVE STRENGTH @ 28 DAYS.

1/2" X 10 " ANCHOR BOLTS @ 4' O.C. MAX. EACH SECTION OF SILL PLATE MUST HAVE MIN. (2) ANCHOR BOLTS MAX. DISTANCE FROM END OF ANY SILL PLATE SECTION TO ANCHOR BOLT SHALL BE MIN. 12".

INSTALL BCI'S PER MANUFACTURERS RECOMMENDATIONS INCLUDING ALL BRIDGING AND BRACING.

ANY NAILS THAT PENETRATE CONCRETE OR PRESSURE TREATED LUMBER TO BE HOT DIPPED GALVANIZED OR EQUAL.

SEE BRACING WALL PANEL FOR HOLD DOWN LOCATIONS AND DESCRIPTIONS.

GRADE SLOPE: 6" DROP WITHIN FIRST 10' FROM FOUNDATION.

DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL INTEGRITY OF ANY TRUSSES. ALL STRUCTURAL RESPONSIBILITY MANUFACTURER, INSTALLER AND/OR ENGINEER.

CASEY JENSEN Drafting
208-539-0284
casejensendrafting.com

DATE: NOV 2023

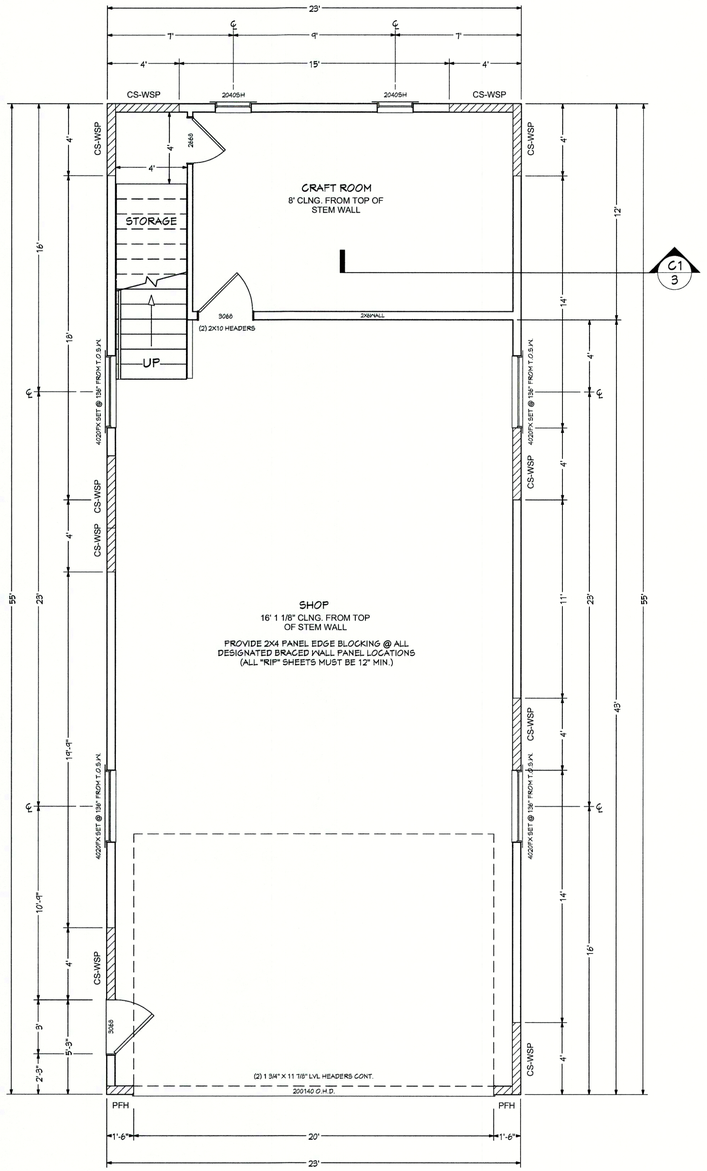
DRAWN BY: C.J.

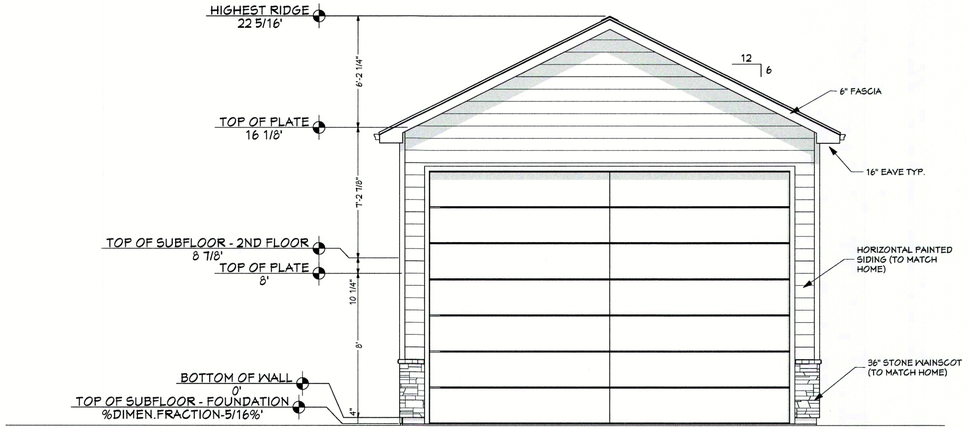
JOB # 23-166JC.PL

PITTMAN SHOP
571 DRAYTON AVE
TWIN FALLS, IDAHO

FOUNDATION/ ROOF PLAN

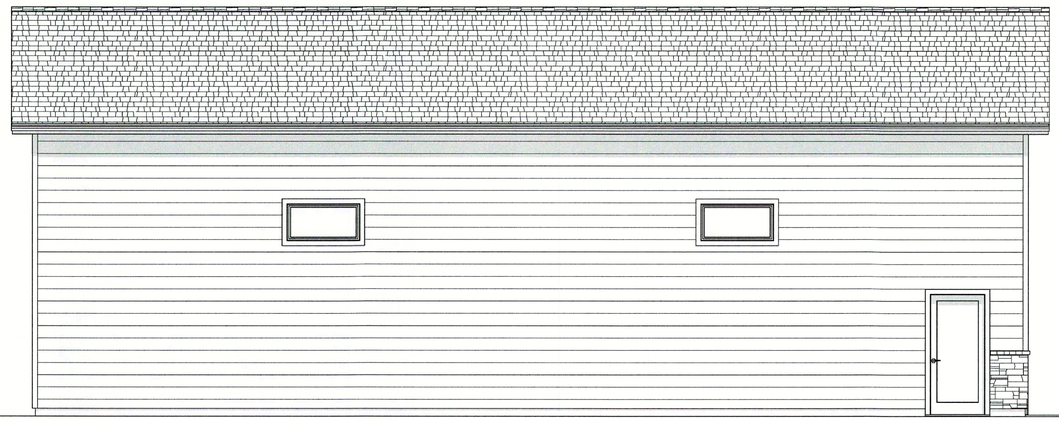
SHEET NUMBER 2


23'
7'
9'
7'
4'
15'
4'
CS-WSP
20405H
20405H
CS-WSP
CRAFT ROOM
8' CLNG. FROM TOP OF STEM WALL
STORAGE
UP
2868
3068
(2) 2X10 HEADERS
2X8WALL
C1
3
12'
14'
16'
18'
4'
4'
4



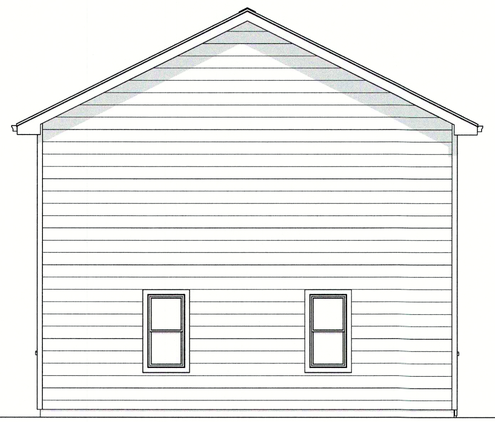
FRONT ELEVATION

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



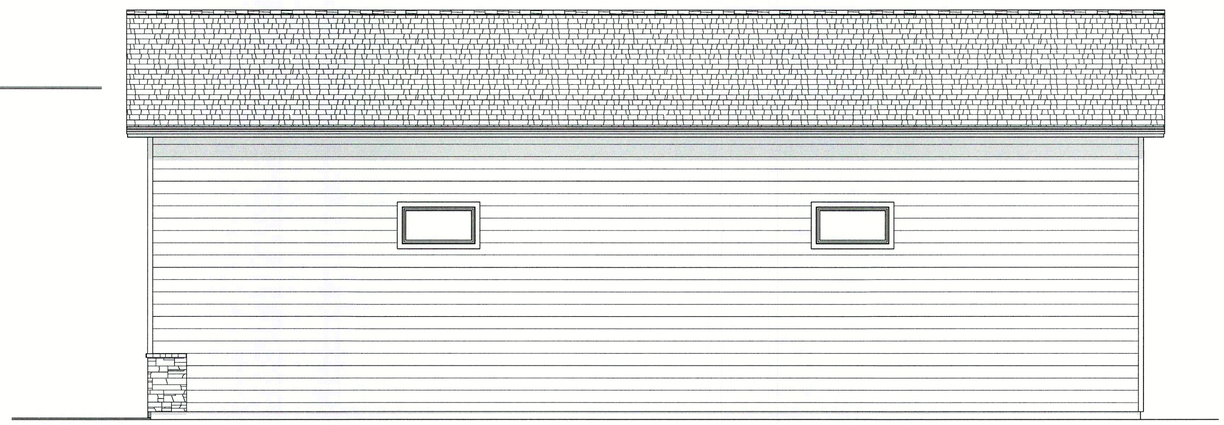
LEFT ELEVATION

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



REAR ELEVATION

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



RIGHT ELEVATION

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

CASEY JENSEN
208-539-0284
DRAFTING

DESIGNER ASSUMES NO LIABILITY FOR CONSTRUCTION INTEGRITY. VERIFY ALL DIMENSIONS & SPECIFICATIONS W/ LOCAL CODES. MUST BE SEALED BY TRUSS VENDOR OR ENGINEER.

CASEY JENSEN
Drafting
208-539-0284

DATE: NOV 2023

DRAWN BY: C.J.

JOB # 23-166JC.PL

PITTMAN SHOP

871 DRAYTON AVE
TWIN FALLS, IDAHO

ELEVATIONS

SHEET NUMBER 4

Date: Tuesday, January 9, 2024

To: Planning and Zoning Commission

From: Jonathan Spendlove, Planning and Zoning Director

ACTION ITEM

Request:

Request for recommendation to consider an expansion of the City of Twin Falls Area of Impact Boundary for 3 properties near the intersection of Champlin Way and Kimberly RD. c/o Gerald Martens (PZ23-0098)

Time Estimate:

Approximately ten (10) minutes for presentation and questions.

Background:

On December 4, 2023 we received a request from property owners (through a common representative) to modify the City of Twin Falls Area of Impact boundary. The request is to expand our boundary eastward to encompass approximately 227 acres (see exhibit in attachments).

On December 18, 2023 the City Council heard the initial request to modify the Area of Impact Boundary. During that meeting, the City Council voted to submit the question to the Planning and Zoning Commission for a recommendation with a deadline of February 5, 2024.

Approval Process:

The process roughly outlined in Idaho Statute 67-6526 and 67-6509 as follows:

1. The City Council shall submit the questions to the Planning and Zoning Commission for a recommendation. The direction from City Council should include a reasonable deadline for the commission to make this recommendation.
2. The Planning and Zoning Commission makes a recommendation to the City Council.
3. The City Council notifies the County of the requested change to the Area of Impact.
4. The City (and simultaneously the County) Planning and Zoning commission holds a public hearing, and makes a recommendation.
5. The City Council (and simultaneously the Board of County Commissioners) passes an ordinance amending the boundary and the applicable plan/ordinances for the new area.

The action associated with this item today is #2 listed above.

Budget Impact:

There is no immediate impact to the City Budget with this request.

Regulatory Impact:

This is one of the first steps towards changing the Area of Impact, and potentially the land which could possibly be Annexed into Twin Falls City Limits.

History:

N/A

Analysis:

The exact process by which an area of impact is modified between Cities is not entirely clear within the Idaho Statute. However, it is known a recommendation is required from the Planning and Zoning Commission on "the questions". It is our interpretation that the questions at hand are which Comprehensive Plan and Land use Development Code should be utilized. Further down the process, an additional hearing will take place to determine which Future Land Use Designation and Zoning District should be enacted on the property.

It is our recommendation that we stick with the current Area of Impact Agreement language which would utilized the City of Twin Falls Comprehensive Plan and City of Twin Falls Land Use Development Code for this new area.

Conclusion:

The Commission is tasked with making a recommendation to the City Council on which *Comprehensive Plan* and *Land Use Code* should be adopted for the new Area of Impact properties.

Sample motion: *"I motion to recommend the City of Twin Falls Comprehensive Plan and City of Twin Falls Land Use Development Code be utilized for the expanded area."*

Attachments:

1. Applicant Impact Area Modification Request
2. Staff Report Map
3. FLU Map
4. Zoning Map

Gerald Martens, P.E.
621 N. College Road, Ste 100, Twin Falls, ID 83301
208.420.2461 cell • 208.734.6049 fax • gmartens@ehminc.com

Date: December 4, 2023

To: City of Twin Falls
Attn: Jonathan Spendlove

From: Gerald Martens

Re: Twin Falls Impact Area Modification

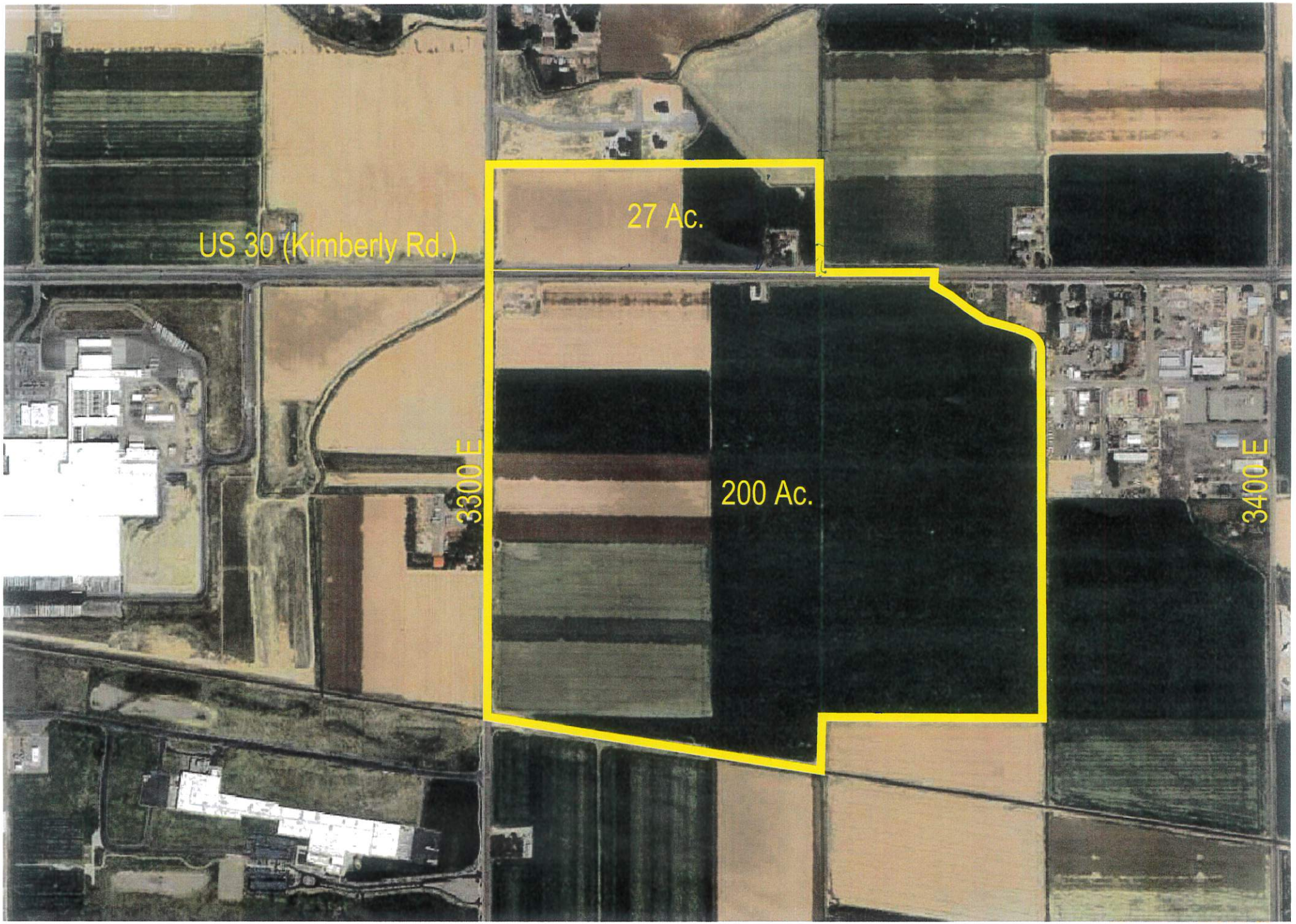
The purpose of this letter is to request that the City of Twin Falls begin the process in coordination with the City of Kimberly and Twin Falls County Commissioners to modify the area of impact for the following properties located adjacent to US 30 (Kimberly Road).

Tax Parcel: PR10S18E192400
RP10S18E190620
RP10S18E187150

The purpose of the requested modification is to allow the properties identified to be utilized for a significant employer to construct a project on the properties identified. The project requires utilities that can be provided by the City of Twin Falls and economic benefits provided by the Twin Falls Urban Renewal Agency.

I represent the owners of the three identified properties and request to be advised of any additional information necessary or any further assistance I can provide in furthering this process.

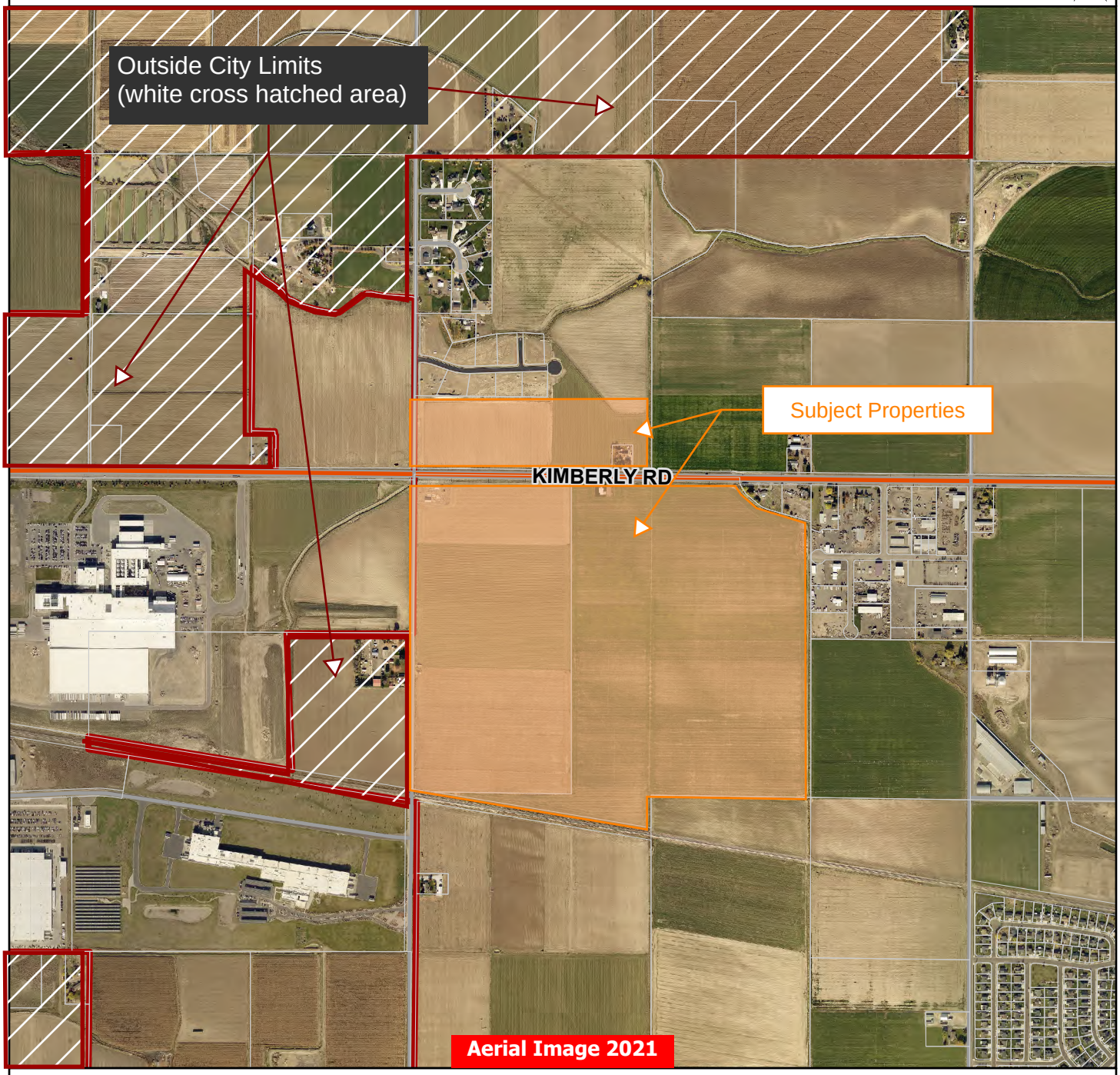
Attached is an aerial that visually depicts the properties.


US 30 (Kimberly Rd.)
27 Ac.
200 Ac.
3300 E
3400 E

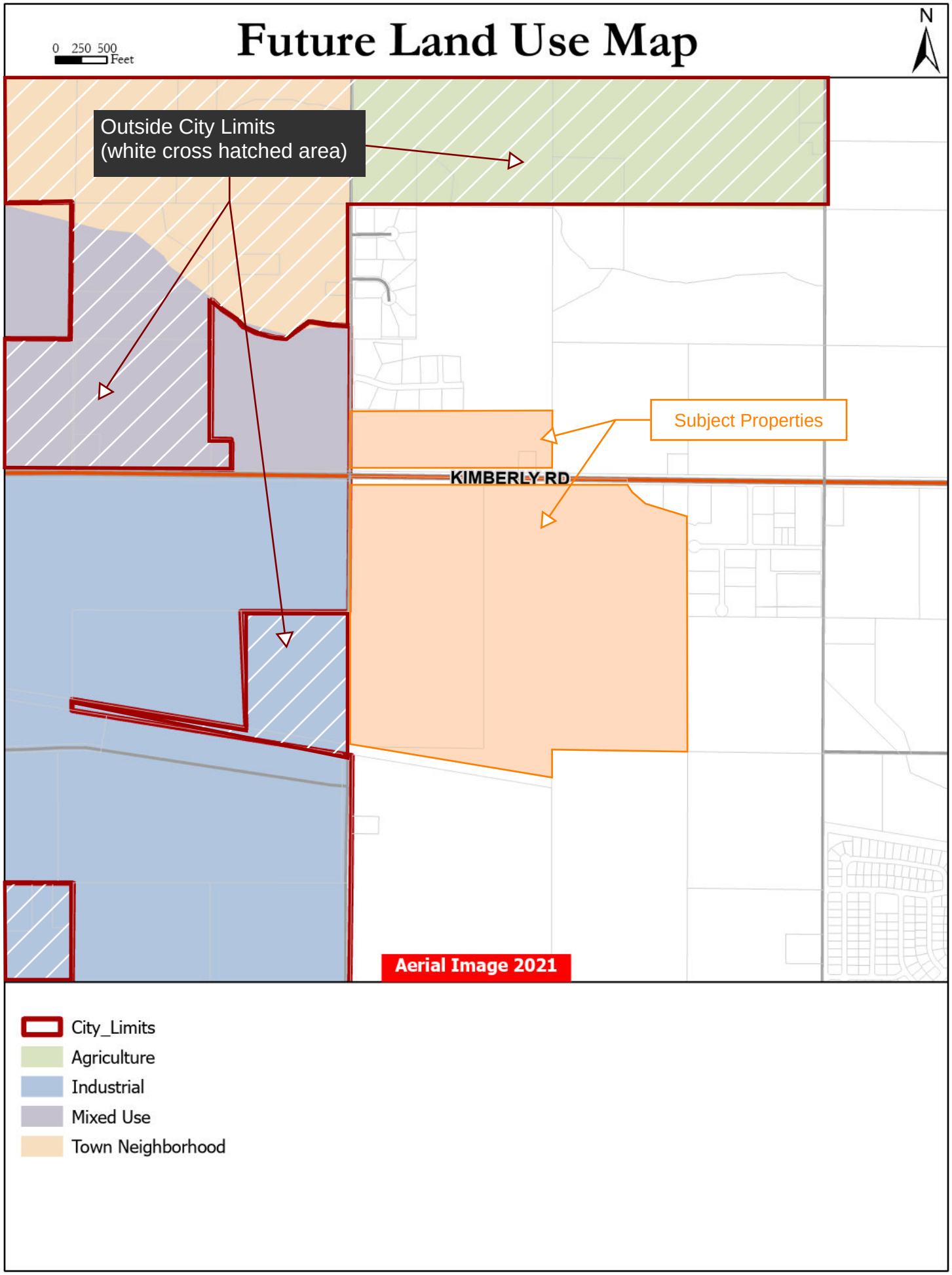
Area of Impact Exhibit

0 250 500 Feet

N



Future Land Use Map



Current Zoning Map

