Twin Falls Planning & Zoning Commission
Agenda

Tuesday, December 3, 2024, 6:00 PM

203 Main Ave East
Twin Falls, ID 83303

Members -
City Limits: Chairperson Danielle Titus; Vice-Chair Cortney Campbell; Todd Rambur; Robyn Weatherford; Kelly Herrgesell; Tiffany Zimmerman
Area of Impact:

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 19, 2024
4) Items of Consideration
5) Public Hearings
   a) **ACTION ITEM:** Request a recommendation to City Council for a Zoning District Change from R-4 to C-1 on property located at 929 Washington Street South. c/o City of Twin Falls (PZ24-0102)
      By: William Klaver, Senior City Planner
   b) **ACTION ITEM:** Request a recommendation to City Council for a Zoning Development Agreement Amendment to allow an additional building on property located at 132 Falls Avenue West. c/o Jared Nielson on behalf of Falls Crossing (PZ24-0114).
      By: William Klaver, Senior City Planner
   c) **ACTION ITEM:** Request for a Special Use Permit to allow drive-thru services and extended hours of operation on property located at 1823 Blue Lakes Blvd N. c/o Michael O'Reilly on behalf of LuAron Foster (PZ24-0120).
      By: Kelli Ebersole, City Planner
   d) **ACTION ITEM:** Request for a recommendation to City Council to allow Additional Building Height for new silos, up to 75 feet, on property located at 236 Washington Street South. c/o Kim Jasper on behalf of Glanbia Nutritionals (PZ24-0123).
      By: Kelli Ebersole, City Planner
6) Upcoming Meeting(s)
   a) December 17, 2024
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 19, 2024, 6:00 PM

203 Main Ave East
Twin Falls, ID 83303

Members -
City Limits: Chairperson Danielle Titus; Vice-Chair Cortney Campbell; Todd Rambur; Robyn Weatherford; Kelly Herrgesell; Tiffany Zimmerman
Area of Impact:

1) **Confirmation of Quorum/Call Meeting to Order**
Vice-Chair Campbell called the meeting to order at 06:00 PM
Members Attending: Campbell, Rambur, Weatherford, Herrgesell, Zimmerman
Staff Attending: Spendlove, Klaver, Strickland, Ebersole, Green, Handley

2) **Conflict of Interest Declaration**

3) **Consent Calendar**

a) Approval of the minutes from the following meeting: October 22, 2024
Commissioner Zimmerman made a motion to approve the consent calendar, as presented. Commissioner Weatherford seconded the motion.

b) Approval of the minutes from the following meeting: November 4, 2024
Commissioner Rambur made a motion to approve the consent calendar, as presented. Commissioner Herrgesell seconded the motion.

4) **Items of Consideration**

a) Preliminary Presentation for Planning and Zoning Commission on a PUD Amendment. Amend the master plan of the Campus Park PUD to allow for increase of square footage of residential structures. (Add a new building to the east side of the parking lot.) c/o Jared Nielson on behalf of Falls Crossing (PZ24-0114).

Staff Presentation:
Senior City Planner Klaver presented the preliminary Presentation for Planning and Zoning Commission on a PUD Amendment. Amend the master plan of the Campus Park PUD to allow for increase of square footage of residential structures. (Add a new building to the east side of the parking lot.) c/o Jared Nielson on behalf of Falls Crossing (PZ24-0114).
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

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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.
N/A
A full analysis of this application will be provided during the public hearing.
Staff makes no recommendations at this time. Staff will present a full analysis of the request at the public hearing scheduled for Tuesday, December 3, 2024.

PZ/Questions & Comments:

- Commissioner Rambur asked if the setbacks were adequate.
- Senior Planner Klaver stated it is.
- Commissioner Rambur asked if parking is adequate.

b) Consideration of Resolution 2024-010 validating conformity of the Southwest Urban Renewal Project Plan with the City Comprehensive Plan c/o Urban Renewal Agency of the City of Twin Falls (PZ24-0125).

Staff Presentation:
Planning and Zoning Director Spendlove presented the consideration of Resolution 2024-010 validating conformity of the Southwest Urban Renewal Project Plan with the City Comprehensive Plan c/o Urban Renewal Agency of the City of Twin Falls (PZ24-0125).
Per State Statute, the Planning and Zoning Commission is tasked with making a decision on the resolution (see attachments) validating the conformity of this URA Plan with the City Comprehensive Plan. A majority vote of the Commission will decide the outcome of this request.
N/A
N/A
The Planning and Zoning Commission is tasked with making a decision on this request, including the associated resolution.

The following options are available: approve the request, deny the request, or table the request for additional information.

Sample Motion: I move to approve Resolution 2024-010 confirming the conformity of the Southwest Urban Renewal Project Plan with the City Comprehensive Plan.

PZ/Questions & Comments:

- Vice-Chair Campbell asked if Planning and Zoning feels it is in compliance.
- Director Spendlove replied it is and falls in line with the comprehensive plan.
- Commissioner Rambur asked about the residential area on the southeast corner.
- Director Spendlove explained that they would be notified if anything changes.

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MOTION: Commissioner Weatherford moved to approve Resolution 2024-010 confirming the conformity of the Southwest Urban Renewal Project Plan with the City Comprehensive Plan. Commissioner Herrgesell seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

5) Public Hearings

a) Request for a recommendation to City Council on the appropriate zoning designation for a proposed annexation of approximately 9.58 acres on the south side of the 300 block of Diamond Ave W. c/o Gary Palmer (PZ24-0097)

Staff Presentation:
City Planner Strickland presented the request for a recommendation to City Council on the appropriate zoning designation for a proposed annexation of approximately 9.58 acres on the south side of the 300 block of Diamond Ave W. c/o Gary Palmer (PZ24-0097)
COMMISSION RECOMMENDATION REQUIRED: Prior to annexation of an unincorporated area, the council shall request and receive a recommendation from the commission on the proposed plan and zoning ordinance changes for the unincorporated area. The council shall not hold a public hearing, give notice of a proposed hearing, nor take action upon the plan, amendment or repeal until recommendations have been received from the commission.

PUBLIC HEARING:

A. The commission shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. The hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes.
B. Notice for public hearings shall be provided as set forth in section 10-7-20 of this title. Following the commission's hearing, if the commission makes a material change from what was presented at the public hearing, further notice and hearing shall be provided before the commission forwards the proposal with its recommendations to the council.
C. The council, prior to adoption, amendment or repeal of the plan or zoning ordinance, shall conduct at least one public hearing using the same notice and hearing procedures as the commission. Following the hearing of the council, if the council makes a material change in the plan or zone, further notice and hearing shall be provided before the council adopts the plan or zone
D. Concurrently or immediately following the adoption of an ordinance of annexation, the council shall amend the planning and zoning regulations as shall be found to be necessary.

The area surrounding the property to the east and to the south were approved to

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rezone from R-4 to M-2 in 2018. Earlier this year, there was a request that is a little further south for a property to be annexed, located generally at the southwest corner of Washington Street S and Park Ave (extended), with the M-2 zoning designation. The commission recommended approval of the proposed zoning and council confirmed the recommendation and approved the annexation with the M-2 zoning designation. Although a declaration of land use is not required with a rezone request, the commission can take into consideration for the difference between the zones and the land use allowances when making their recommendation. The current zoning for the property is the area of impact and is county jurisdiction. Within the Area of Impact the county points to and utilizes City zoning standards. Records show the property has been the R-4 zone, a residential zoning designation, in an area surrounded by properties zoned M-2, Heavy Manufacturing. These two (2) zoning designations are very different in comparison to land use allowances and land uses. Staff has provided a copy of the R-4 and M-2 zoning codes for reference in the staff report packet. The properties to the south, east and west are undeveloped while the property to the north is occupied by an industrial land use.

As part of the consideration, the commission must also review the comprehensive plan to determine if the zone requested would be appropriate and compatible with the future land use plan. Keeping in mind that the Comprehensive Plan is a guide to what the City proposes for the area and the designations are fluid, they are not attached to property boundaries and represent what would generally be compatible with the surrounding area. The current R-4 zoning designation would generally not be compatible with the future land use plan for this area,

The designation for this property is Industrial/Flex/Employment: This designation is characterized by businesses that provide non-retail employment and support local industries within the community, such as hotels, restaurants and other retail uses. The property is generally located near regional roads and railways. In reviewing the comprehensive plan designation and the proposed zoning change, M-2 would be more compatible with the plan and supports the goals of the comprehensive plan which is to allow future industrial growth in this area.

Taking into consideration the comprehensive plan and the land use/zoning of the surrounding properties, staff would be in support of the request, as presented. Upon conclusion, the commission is tasked with making a recommendation to the City Council on the zoning designation being requested by the applicant. The commission may recommend the proposed zone change from R-4 to M-2, recommend the R-4 zone be maintained, recommend an alternative zoning designation, or table the request to acquire new information. Should the commission recommend approval staff recommends the following conditions:

1. Right-of-Way Dedication for Diamond Avenue W.
2. Diamond Avenue W. Right-of-Way improvements completed at the time of development.

Sample Motions:

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1. *Move to recommend to City Council the property be zoned M-2, as presented.*
2. *Move to recommend to City Council the property be zoned _____.*
3. *Move to table the request to a date certain.*

Public Hearing: Opened and closed with no public input

Discussions Followed:

- Commissioner Rambur feels that with the M-2 zone to the north that this is a good option.
- Commissioner Herrgesell feels with the surrounding also changing to M-2 this shouldn't be an issue.

MOTION: Commissioner Herrgesell moved to recommend to City Council on the appropriate zoning designation for a proposed annexation of approximately 9.58 acres on the south side of the 300 block of Diamond Ave W. c/o Gary Palmer (PZ24-0097). Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.
Approved 5 to 0.

b) Request for a Variance to the front yard setback on property located at 448 Addison Ave. c/o Arnel Culum. (PZ24-0109). - **Rescheduled**

c) Request for a Special Use Permit to allow an automobile and truck service and/or repair on property located at 328 5th Ave W. c/o Logan Summers (PZ24-0111).

Staff Presentation:
City Planner Ebersole presented the request for a Special Use Permit to allow an automobile and truck service and/or repair on property located at 328 5th Ave W. c/o Logan Summers (PZ24-0111).
Per City Code 10-4-7.2 states "a special use permit is required for "Automobile and truck service and/or repair".

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.

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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.

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.

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The property is zoned C-B, Commercial Central Business, which is intended to provide for commercial activities of various sizes with residential opportunities for persons wishing to work and live in a unified environment.

The applicant has owned the property since 2021.
The surrounding neighborhood is mixed with residential and commercial uses. There are other vehicle repair/service shops to the southeast and west of the property with residential uses to the northwest.

The applicant states he expects to see one (1) – four (4) vehicles a day and is self-employed. Along with the repair shop, the applicant runs a 24/7 roadside repair business.

Normal operating hours are stated to be 8:00 am – 8:00 pm. The applicant states there will be minimal impact to the surrounding properties due to noise, with the occasional use of pneumatic tools that can be heard up to twenty (20') feet from outside the building. According to the applicant, there will no impact from glare, odor, fumes, or vibrations, as the property is surrounded on all three (3) sides with automotive shops.

The applicant lives in the residential unit on property. A condition has been added to the Special Use Permit stating that the residence is not used for business, meaning there can be no customers in the residence during business hours.

Parking is tight at this property. This property is located within the P2 Parking Overlay, which allows for a 30% reduction to the minimum parking requirement. Therefore, the minimum parking spaces required on property are two for the residence, and three for business use. A condition has been added to the permit stating the required parking spaces for the residence and business be located on property, and not in the public Right-of-Way. The applicant has provided a site plan showing the proposed parking will be in front of the property on 5th Avenue West, with nighttime storage of vehicles located between the home and shop.

Screening between commercial and residential properties is required to be installed by the commercial use. There appears to be a six (6') foot wood fence installed between the applicant's property and the residential property to the northwest. Screening is also required for any non-operating vehicles and/ or car parts left outside. A condition has been added to require all non-operating vehicles and/or parts be stored within a screened area or inside a building.

The 2016 Comprehensive Plan; "Grow With Us" designates this area as appropriate for "Downtown/High Density" uses, which defining characteristics are:

- Central business district serving the local and regional area• Diverse mix of land use, including restaurants, retail, community and civic facilities, and residential
- Encourages redevelopment and infill
- Scaled to create a functional, walkable, pedestrian-friendly environment
- Civic and community facilities that are open to the public
- Regional and local educational and community serving facilities.

Staff had determined the proposed use may be compatible with the comprehensive plan, as there are other automobile/truck service facilities nearby, but has concluded that this location may not be the best fit for this business. Based on the standards for approval, staff does foresee potential negative impacts related to the land use. This is a small residential property, not built to accommodate a business needing to house customer vehicles overnight. The similar businesses that surround the property are built on larger lots with more room for customer parking. Noise from various tools may be disturbing to neighboring residential properties.
Approval of this zoning request does not preclude the applicant from obtaining the

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required permits and/or licenses needed to complete the project. The Commission may approve the request as presented, add conditions to an approval, deny the request, or table the item for further information.

Should the Commission approve 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 primary residential building not used for the business.
3. Subject to the required parking spaces for the residence and business be located on property, and not in public the Right-of-Way.
4. Subject to non-operating vehicles or vehicle parts required to be stored within a site-obscuring fenced area or inside an enclosed building.
5. Subject to a site plan and building permit following city and building codes submitted prior to business operation.

PZ/Questions & Comments:

- Commissioner Rambur asked if the location is appropriate.
- Planner Ebersole replied the parking is tight and it was not built for storage of vehicles.
- Vice-Chair Campbell asked about the negative impact.
- Planner Ebersole showed where the other residential properties are and the distance.
- Commissioner Rambur asked about the letter and if the oil in question is an issue.
- Planner Ebersole explained the applicant brought a letter from the DEQ stating he was not in violation.
- Commissioner Herrgesell asked if the applicant is currently running the 24-7 business from the residence.
- Planner Ebersole replied that he parks his vehicle there.
- Commissioner Rambur asked if there is a business at the shop.
- Planner Ebersole stated to ask the applicant.

Applicant Presentation:
Logan Summers explained that he does run a business with a mobile-mechanic vehicle and did run a business from the location. He has called DEQ to come to his house to do a review because of the letter. He admits that storage is tight but he can provide parking to accommodate. He stated that this started as a hobby and turned to a business and he is trying to do what he needs to for permits. He feels the noise will not cause a problem with neighbors.

PZ/Questions & Comments:

- Vice-Chair Campbell asked about operating without permits and how traffic has been managed with cars.
- Logan Summers stated this was started as a side business and became full

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time operation.

- Vice-Chair Campbell asked if cars have been an issue.
- Logan Summers stated that he has a few storage lots offsite.
- Vice-Chair Campbell asked if capacity increase or stay the same if given the permit.
- Logan Summers replied it should not increase as he is only one person.
- Commissioner Zimmerman asked if he has any employees.
- Logan Summers stated he does not.
- Commissioner Weatherford asked if customers will park in front of the home.
- Logan Summers stated yes and one ADA in the back.
- Commissioner Rambur asked for clarification about the business running for a year and a half without permit and how the City found out.
- Logan Summers stated a neighbor complained and trespassed causing the City to get involved.
- Vice-Chair Campbell asked the applicant to clarify why he called Department of Environmental Quality.
- Logan Summers stated he made a request to come out after hearing about the complaint.
- Planner Ebersole read the letter from August 8, 2024 and it states there are no violations.
- Commissioner Herrgesell asked if the staff recommendations of vehicles or parts being enclosed would be a problem.
- Logan Summers has no problem screening in. He will put signs up to prevent parking in public places.

Public Hearing: Opened

- James Kiernan turned in the letter about the oil. He has photos from a couple days ago showing where the storage container was put on the property line. He would like it moved to not be on his property.
- Sky Nichols owns a shop close by and his employees park in back. He stated he has not had any issues with noise from this business.
- RoseMary Boessen stated she has allowed the applicant to use her parking lot for the weekends.
- Eric Watte had noticed a lot of cars parked around the property but they were moved after having a conversation with applicant.
- Steve Timmons stated applicant has been a good neighbor. He feels changes for the good have been made and there has been no noticeable increase of noise. Parking has been taken care of.

- Logan Summers feels the concerns have been addressed. He is good with conditions and feels it will be a positive outcome.
- Vice-Chair Campbell asked Planner Ebersole about the easement.
- Logan Summers stated it is a setback not an easement.
- Commissioner Zimmerman asked about moving the container
- Logan Summers said the container is empty and has been moved.
- Commissioner Zimmerman asked if he will keep it out of that spot.
- Logan Summers stated he will be disposing the container.

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Public Hearing: Closed

Discussions Followed:

- Commissioner Rambur feels that it is surrounded by similar businesses and will work.
- Commissioner Weatherford feels if all the conditions and concerns are met then this should work.
- Commissioner Herrgesell feels there are limiting factors and the applicant is willing to make them knowing this is not a permanent business.
- Commissioner Zimmerman feels the signage will help with traffic concerns.
- Vice-Chair Campbell has concerns about the land use and the small lot with parking issues.
- Commissioner Rambur feels the staff conditions for the parking will fix that.
- Director Spendlove explained that parking is handled with the building permit.
- Commissioner Zimmerman feels that with overflow available it will work.

MOTION: Commissioner Rambur moved to approve the request for a Special Use Permit to allow an automobile and truck service and/or repair with staff suggestions on property located at 328 5th Ave E c/o Logan Summers (PZ24-0111). Commissioner Zimmerman seconded the motion. Roll call vote showed all members present voted. **Approved 5 to 0.**

d) Request for a recommendation to City Council for a Zoning District Change from R-2 PUD to R-2 for approximately 68 acres located South of South Hills Rd and East of Harrison St S. c/o Tim Vawser on behalf of Sundance Partners, LLC (PZ24-0112).

Staff Presentation:
City Planner Strickland presented the request for a recommendation to City Council for a Zoning District Change from R-2 PUD to R-2 for approximately 68 acres located South of South Hills Rd and East of Harrison St S. c/o Tim Vawser on behalf of Sundance Partners, LLC (PZ24-0112).
Zoning districts, zoning subdistricts and overlay districts shall be amended in the following manner:

A. Requests for an amendment to this title shall be submitted to the commission which shall evaluate the request to determine the extent and nature of the amendment requested;
B. If the request is in accordance with a comprehensive plan, the commission may recommend and the council may adopt or reject the ordinance amendment under the notice and hearing procedures as herein provided; and (Ord. 2012, 7-6-1981)
C. If the request is not in accordance with a comprehensive plan, the request shall be submitted to the commission or, in its absence, the council which shall recommend and the council may adopt or reject an amendment to a comprehensive plan under the notice and hearing procedures provided in section 10-7-20 of this title.

Zoning Map Amendment: The commission, prior to recommending a zoning map

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amendment that is in accordance with a comprehensive plan to the council, shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. Notice for public hearings shall be provided as set forth in section 10-7-20 of this title.
The Sundance R-2 PUD zoning designation was approved in 2008. The conditions of approval for the PUD were as follows:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning officials to ensure compliance with all applicable city codes and standards.
2. Subject to the property being platted through the City of Twin Falls prior to development
3. Subject to arterial and collector streets adjacent and within the property being dedicated to the City of Twin Falls and to be rebuilt or built to current City standards upon development of change of use of the property.
4. Subject to final approval of the PUD Agreement
5. Building setbacks to comply with R-2 development standards, or greater
6. The PUD Agreement includes a restriction that the first five lots on the southeast corner both north and west be a minimum of 10, 000 sq. ft.

The PUD agreement between the developer and the City of Twin Falls in 2008 was created to ensure that specific development requirements were approved and completed, such as irrigation, roadways, sewer, water and park dedication. The property was later preliminary platted in 2017 with approximately 447 residential lots. Development of this property has occurred in stages, moving from the west boundary towards the east. The westerly portion has had three (3) final plat approvals allowing for approximately 174 residential lots to be developed. The eastern portion of the property has not yet been developed and with the recent decision by the city that a park dedication is no longer required, the applicant would like to re-plat the park area for additional residential lots. In order to create additional lots, this would require a PUD Amendment to modify the master development plan along with a new plat to subdivide the park area.

Upon review of the PUD, Staff identified that the conditions set forth in the PUD were conditions that would be required by city code and that the development of the roadways, sewer, water, pressurized irrigation facility and park dedication were satisfied in the first stage of development. Rezoning to R-2 was recommended by Staff. The original PUD directed the development to follow the R-2 zoning district standards limiting the development to single family lots only. Rezoning the property under the R-2 zoning district standards would entitle the applicant to have single family and duplex lots. The PUD also had a condition requiring lots along the southeast corner to be a minimum of 10,000 sq. ft. While reviewing the history of the PUD agreement, the intent for this condition was to provide a buffer for the large rural residential properties along the southeast corner of the development. Staff recommends that, if approved, the conditions for the larger lots on the southeast corner remain in place as required as listed in the original PUD. The applicant was agreeable to this recommendation. The applicant has indicated to Staff that they do not intend to alter the original plan other than to convert the park area to residential lots.

Currently, the Comprehensive Plan has this property designated as Town

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Neighborhood. This designation is characterized primarily as residential with lot sizes that are smaller than rural residential lots and are often single family, duplexes, triplexes and town-homes. The R-2 zoning district would be compatible with the comprehensive plan therefore staff would be in support of this request.
Upon conclusion, the commission is tasked with making a recommendation to the City Council on the zoning designation being requested by the applicant. The commission may recommend the proposed zone change from R-2 PUD to R-2, recommend the R-2 PUD zoning be maintained, recommend an alternative zoning designation, or table the request to acquire new information. Should the commission recommend approval of the request, Staff recommends the following condition:

1. Subject to the first five (5) lots on the southeast corner, both north and west, be a minimum of 10,000 Sq. Ft.

PZ/Questions & Comments:

- Commissioner Rambur asked for clarification of removing the PUD if it removes the park.
- Planner Strickland stated that it does.
- Commissioner Rambur asked if there is a park to the west.
- Senior Planner Klaver stated the Parks Director said the City does not need another park in that area.
- Planner Strickland explained that the changes since this was created are impact fees are added to residential permits that allows the Parks Department to move fees where they are needed.
- Commissioner Rambur asked if the R-2 PUD to the west has any duplexes.
- Planner Strickland stated they don't.
- Commissioner Rambur asked how many they want.
- Planner Strickland stated they are planning single family and not wanting to change the original plan.

Applicant Presentation:
Tim Vawser EHM Engineers. Spoke about some of the history of this property. Harrison runs through this and everything west has been developed.

PZ/Questions & Comments:

- Commissioner Rambur noticed there are larger lots to the south and asked if it is new.
- Tim Vawser stated that is the city's wish for the neighbors.

Public Hearing: Opened

- Rick Hatridge had a question if the south end would have the larger lots because he doesn't want duplexes there.
- Tim Vawser couldn't answer the questions about what will be on the south end.
- Vice-Chair Campbell asked if it changed would it come back.

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- Planner Strickland replied no.

Public Hearing: Closed

Discussions Followed:

Commissioner Rambur was worried about not having a park but if it isn't needed them he feels this will work.
The Commission feels this is a good idea and feel the conditions will make it better for the neighbors.

MOTION: Commission Weatherford moved to approve the recommendation to City Council for a Zoning District Change from R-2 PUD to R-2 for approximately 68 acres located south of South Hills Rd and east of Harrison St S c/o Tim Vawser on behalf of Sundance Partners, LLC (PZ24-0112). Commissioner Zimmerman seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

e) Request for a recommendation to City Council for a Zoning District Change from C-1 PUD to C-1 on property located at 182, 212, and 228 Blue Lakes Blvd N. c/o EHM Engineers, Inc on behalf of Chasewood, LLC (PZ24-0113).

Staff Presentation:
Planning and Zoning Director Spendlove presented the request for a recommendation to City Council for a Zoning District Change from C-1 PUD to C-1 on property located at 182, 212, and 228 Blue Lakes Blvd N. c/o EHM Engineers, Inc on behalf of Chasewood, LLC (PZ24-0113).
Per City Code 10-14-4 thru 10-14-7: Zoning districts, zoning subdistricts and overlay districts shall be amended if the request is in accordance with a comprehensive plan. The commission may recommend, and the council may adopt or reject the ordinance amendment under the notice and hearing procedures. The commission, prior to recommending a zoning map amendment that is in accordance with a comprehensive plan to the council, shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard.

The commission shall transmit its recommendation to the council. The commission may recommend that the amendment be granted as requested, or it may recommend a modification of the amendment requested, or it may recommend that the amendment be denied. The commission shall ensure that any favorable recommendations for amendments are in accordance with a comprehensive plan and established goals and objectives.

The council, prior to adopting, revising or rejecting the amendment to this title as recommended by the commission, shall conduct at least one public hearing using the same notice and hearing procedures as the commission.
The properties are currently zoned C-1, Ash Street-Albertsons PUD. The PUD was established in 2003, and steps were taken at that time to demolish existing structures

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on the properties, but the overall Master Development Olan was never constructed. The original Master Development Plan was limited to a large Albertsons grocery to be accessed off Blue Lakes Blvd. N. The current state of the property is a result of Albertsons finishing the demolition of the structures, and promptly abandoning the rest of the development. The property was recently sold, and the new owner would like to be removed from the PUD and simply follow the city's C-1 zoning code.

The property consists of six (6) parcels, approximately 7.8 acres in size, between Blue Lakes Blvd. North and Elm Street.
The applicant proposes to use the subject property to continue the development of both retail and office building structures along the Blue Lakes Blvd. North frontage, with the property located between Ash Street (private drive) and Elm Street (public roadway) being considered for retail, office, service, government, multifamily residential (5 units or more) uses that are allowed in the C-1 zone.

City Staff finds the result of this change to be beneficial to the community as it is an ideal infill project, which will remediate the "hole" on Blue Lakes Blvd North that has been there for nearly 2 decades.

The potential detrimental impacts on surrounding areas could be from increased vehicle traffic on Elm Street, both of which have capacity per their current estimated traffic counts. This land has always been designated for commercial uses, and developing this property would be harmonious with the surrounding properties.

The Comprehensive Plan designates this area as "Mixed Use", which serves local and regional commercials, sitting at intersections of major arterial roadways, typically anchored by a grocery store, civic, or entertainment uses, allowing high-intensity mixed use development in a compact, pedestrian oriented environment.

Staff has determined this request is compatible with the 2016 Grow with Us Comprehensive Plan.
The Commission is tasked with making a recommendation to the City Council on whether or not the zoning district change is appropriate for the area.

The Commission may recommend that the zoning district change be granted as requested, recommend a modification to the zoning district change requested, or may recommend that the zoning district be denied.

PZ/Questions & Comments:

- Commissioner Zimmerman asked about the new owner and the allowances for the property.
- Director Spendlove explained it could only be a grocery store.

Applicant Presentation:

David Thibault EHM explained that when this was developed it had a plan of exactly what was going to be there. They would like to just go back to the original zone.

PZ/Questions & Comments:

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- Commissioner Weatherford asked about ASH St.
- David Thibault explained it is private property and not a road.

Public Hearing: Opened

- Sky Nichols feels the development will be great.

Public Hearing: Closed

Discussions Followed:

Commission feels this fits with the Comprehensive plan and is excited for development.

MOTION: Commissioner Weatherford moved to approve the recommendation to City Council for a Zoning District Change from C-1 PUD to C-1 on property located at 182, 212, and 228 Blue Lakes Blvd N c/o EHM Engineers, Inc on behalf of Chasewood, LLC (PZ24-0113). Commissioner Zimmerman seconded the motion. Roll call vote showed all members present voted.
Approved 5 to 0.

f) Request for a Special Use Permit to allow an in-home daycare on property located at 1721 Maplewood Dr. c/o Jackilyn Wadsworth (PZ24-0115)

Staff Presentation:
City Planner Strickland presented the request for a Special Use Permit to allow an in-home daycare on property located at 1721 Maplewood Dr. c/o Jackilyn Wadsworth (PZ24-0115)
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.

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- 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.

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.

There is no pertinent historic information for this property. County records indicate the home was constructed in 1986.
The applicant is proposing to care for up to twelve (12) children in the home Mon-Sat with hours from 7am - 9pm offering some flexibility for parents that work later hours and possibly need services on Saturday. They would like to offer affordable daycare to parents that may need part-time or full-time services.

The applicant anticipates that the impact to the neighbors will be minimal except for possible noise from children playing outdoors. The parents will use the driveway as the primary drop-off and pick-up location. However, parents may park along the street if necessary. There will be minimal traffic throughout the day. The property has a fully fenced backyard that is large enough to accommodate the number of children proposed for the daycare. The home is located between two (2) fairly busy streets, Maurice St N and Madrona St N and Staff anticipates the additional vehicles to and from the home will be negligible. Availability of daycare services is limited within the community and the addition of this type of service to a neighborhood could be a benefit for parents.

The 2016 Comprehensive Plan designates this area as Town Neighborhood. The defining characteristics of this category are primarily residential in nature, typically consisting of single family, duplex, triplex and town-homes with parks, schools and civic

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facilities. Staff has determined the proposed in-home daycare would be compatible with the comprehensive plan and would be in support approval of the request.

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 conditions of approval:

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 being reserved for parents to use when dropping off or picking up their children.

PZ/Questions & Comments:

- Commissioner Zimmerman had questions about parking and where that is.

Public Hearing: Opened and closed with no public input.

Discussions Followed:

Commission feels this will not be an issue and this is a good fit.

MOTION: Commissioner Weatherford moved to approve the Special Use Permit to allow an in-home daycare on property located at 1721 Maplewood Dr c/o Jackilyn Wadsworth (PZ24-0115). Commissioner Zimmerman seconded the motion. Roll call vote showed all members present voted.
Approved 5 to 0.

6) Upcoming Meeting(s)

a) December 3, 2024

b) 2025 Calendar

7) Adjournment
The meeting adjourned at 07:49 PM

Jody Green, Planning Technician

DRAFT

Date: Tuesday, December 3, 2024

To: Planning and Zoning Commission

From: William Klaver, Senior City Planner

ACTION ITEM

Request:

Request a recommendation to City Council for a Zoning District Change from R-4 to C-1 on property located at 929 Washington Street South. c/o City of Twin Falls (PZ24-0102)

Time Estimate:

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

Background:

This is a request from The City of Twin Falls for a recommendation on a zoning district change from R-4 to C-1 for 1.023 (+/-) acres located approximately at 929 Washington St S.

Approval Process:

Zoning districts, zoning subdistricts and overlay districts shall be amended in the following manner:

A. Requests for an amendment to this title shall be submitted to the commission which shall evaluate the request to determine the extent and nature of the amendment requested;
B. If the request is in accordance with a comprehensive plan, the commission may recommend and the council may adopt or reject the ordinance amendment under the notice and hearing procedures as herein provided; and
C. If the request is not in accordance with a comprehensive plan, the request shall be submitted to the commission or, in its absence, the council which shall recommend and the council may adopt or reject an amendment to a comprehensive plan under the notice and hearing procedures provided in section 10-7-20 of this title.

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

Budget Impact:

N/A

Regulatory Impact:

A recommendation on the zoning of the property will allow the City Council to hold a public hearing and make a final decision on the zoning designation of the property. If in the event, the council shall approve an amendment, such amendment shall thereafter be approved by preparation and passage of an ordinance. Approving this Zoning District Change will entitle the property with Commercial Highway (C-1) zoning regulations.

History:

In 1988, the Fire Station received approval for a sign and records show the zoning being the current zoning designation of R-4. In 2005, the Fire Station was expanded to accommodate two brush trucks by

building a 2,000 Square Foot garage.

The subject property was the old Fire Station #3, which has stopped being used since the new Fire Station #3 was finished in February 2024.

Analysis:

The City of Twin Falls would like to rezone the property located generally at 929 Washington Street South from Residential Medium Density (R-4) to Commercial Highway (C-1). The property is located on the intersection of two (2) arterials, Washington Street South and Orchard Drive. The busy intersection makes this property better suited for the C-1 district, which is intended to provide for commercial activities of various sizes from large malls to small shops, fast food restaurants and tourist accommodations. This district is designed for application on major streets or portions thereof. Furthermore, the property is surrounded by the C-1 zoning district on the south, east, and west.

How the proposed zoning change relates to the Comprehensive Plan.

- The future land use map of the comprehensive plan calls out the area being a mixed-use area. The mixed-use designation describes this area as anchored by grocery store, civic, or entertainment uses that allows for high-intensity mixed use development in a compact, pedestrian oriented environment. The desired mix of land uses is retail, office, restaurants, civic, hotels, apartments, vertical mixed use, etc. All these uses align with the uses in which the C-1 zone allows by right or with a Special Use Permit.

Compatibility with the surrounding area.

- The area is surrounded by C-1 zoning. Immediately to the south and east is zoned C-1 with the Orchard Park Planned Unit Development. This development is housing the fire station, Swenson's Market, a Coffee shop, with other development in the works. Across the Washington St S, to the west, is undeveloped land that is zoned C-1 with a family dollar directly to the south of the vacant land. On the North East corner of Orchard and Washington St S is residential property zoned R-1. On the North West corner of the Orchard and Washington St S is C-1 zoned property that has an Oasis gas station.

Explanation of the intended use/development of the property.

- The intended or desired use of this property is follow the desired uses outlined in the Comprehensive Plan's future land use designation of Mixed-use as stated above in question 1. We believe this rezone request would allow for the flexibility to make that desire a reality.

Conclusion:

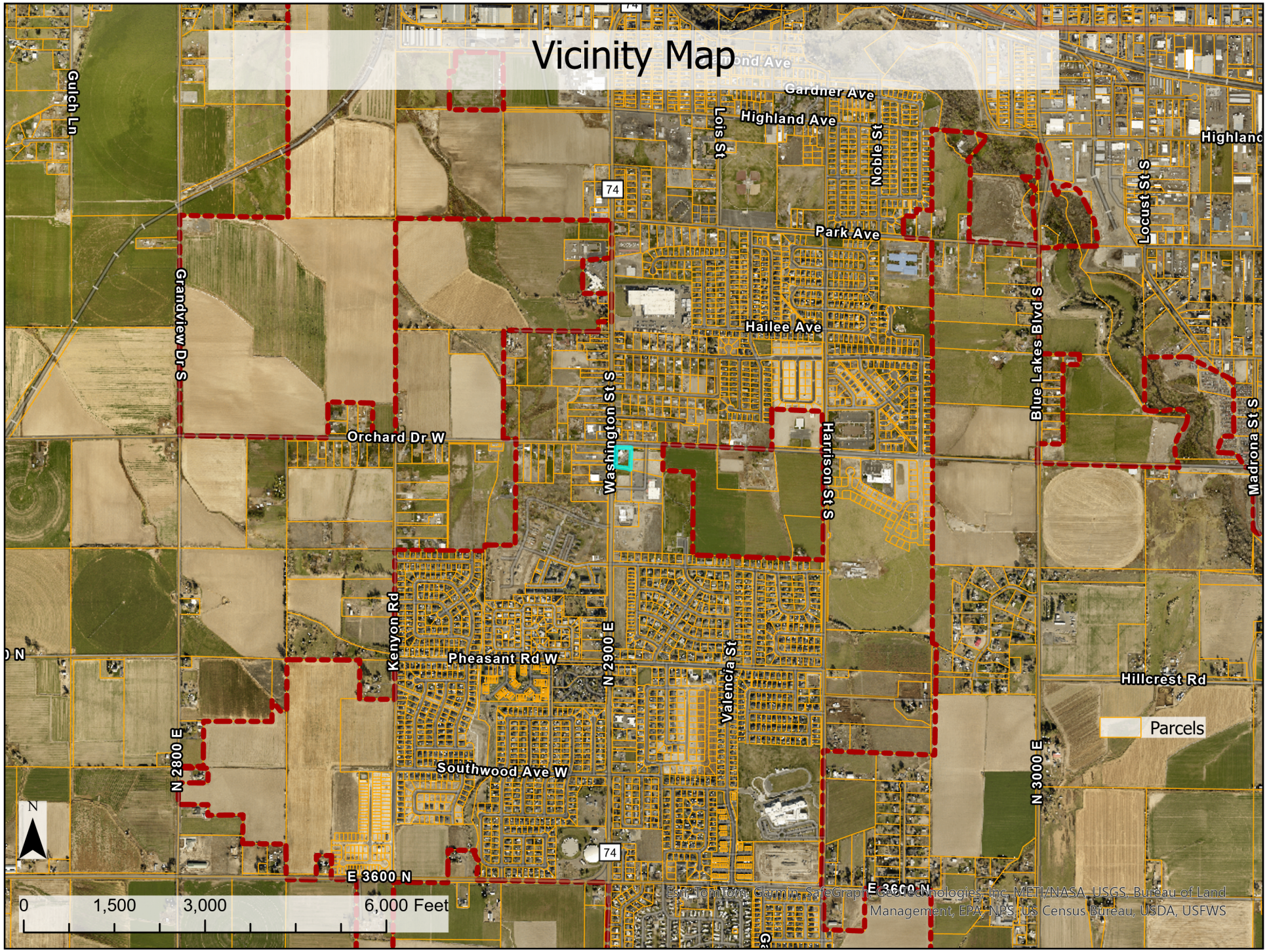
Upon conclusion, the commission is tasked with making a recommendation to the City Council on the zoning designation being requested.

The commission may recommend the proposed zone change from R-2 to C-1, recommend the R-2 zoning be maintained, recommend an alternative zoning designation, or table the request to acquire additional information.

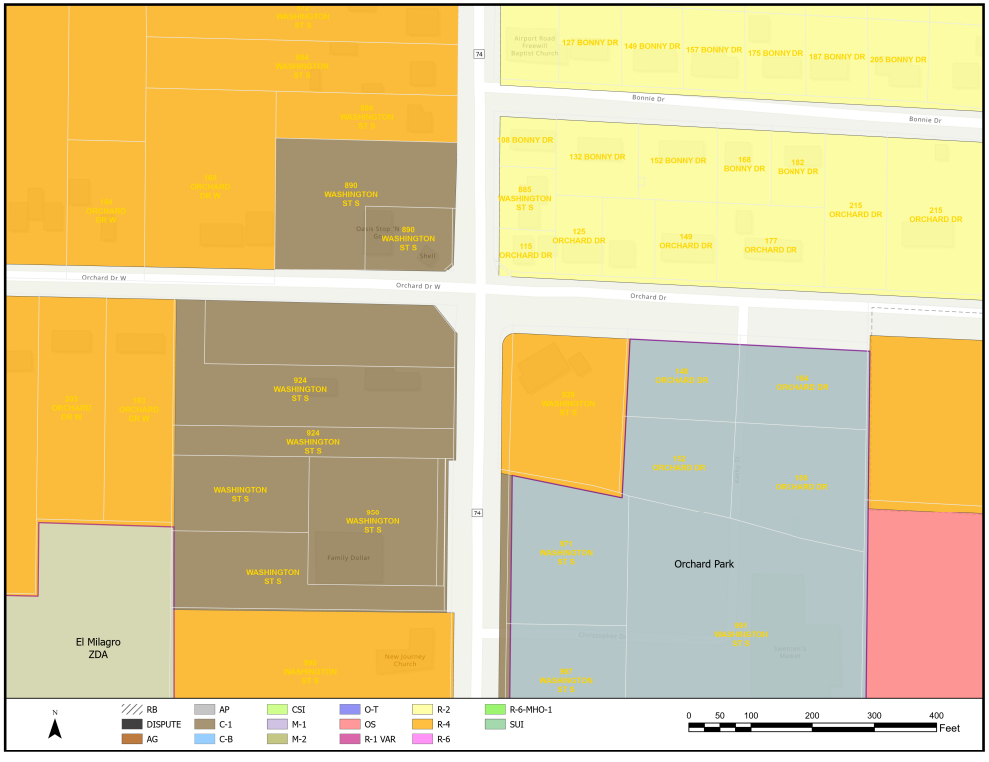
Attachments:

1. PZ24-0102 VicinityMap
2. PZ24-0102 Presentation Map
3. PZ24-0102 Google Street View

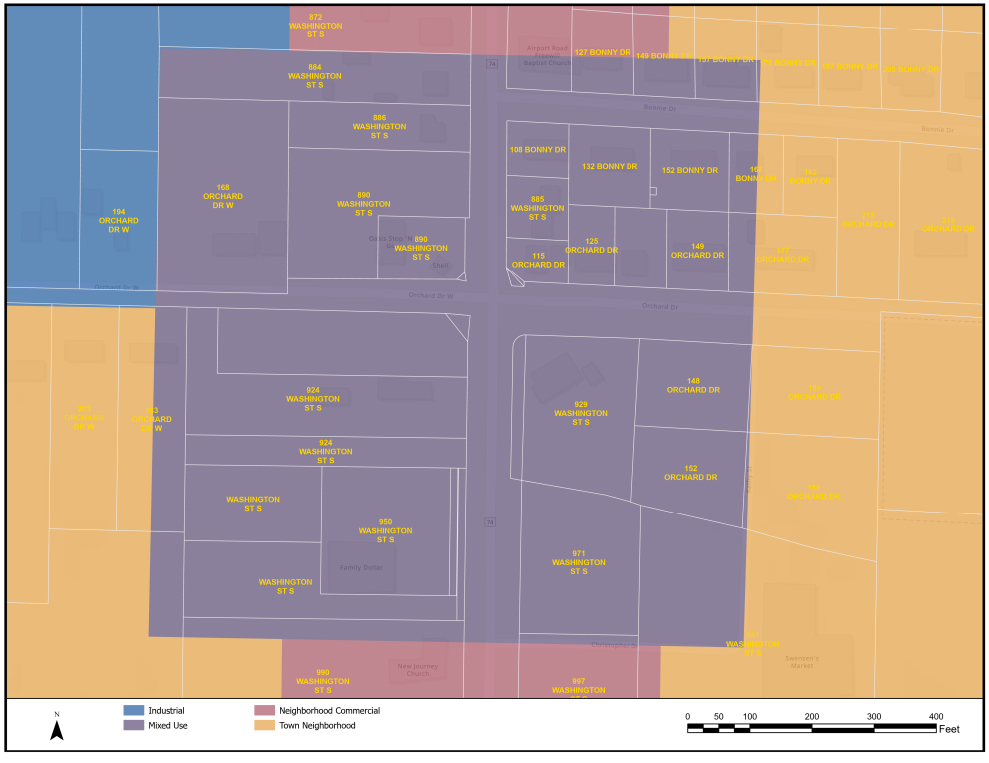
4. PZ24-0102 R-4 & C-1 Land Use Comparison
5. PZ24-0102 Applicant Narrative


Vicinity Map
Gulch Ln
Grandview Dr S
Orchard Dr W
Kenyon Rd
N 2800 E
Pheasant Rd W
Southwood Ave W
E 3600 N
Gardner Ave
Highland Ave
Lois St
Noble St
Park Ave
Hailee Ave
Washington St S
Harrison St S
Blue Lakes Blvd S
Locust St S
Madrona St S
N 2900 E
Valencia St
N 3000 E
Hillcrest Rd
Parcels
74
N
0
1,500
3,000
6,000 Feet
Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

ZONING MAP



FUTURE LAND USE MAP



Zoning

Current Zoning:	R-4
Current Land Use:	Civic
Proposed Zoning:	C-1
Proposed Land Use:	Commercial

Surrounding Area

North:	Residential (R-2)
South:	C-1 PUD
East:	C-1 PUD
West:	C-1

Regulations

Twin Falls Municipal Code Sections 10-14

Future Land Use Category

Mixed Use: Serves local and regional commercial that is sited at intersections of major arterials. Typically this area is anchored by a grocery store, civic, or entertainment uses which allows high-intensity mixed use development in a compact, pedestrian oriented environment.

Land-Use Mix: Retail, Office, Restaurants, Civic, Vertical mixed use, Apartments, Hotels, etc.



Figure 1: Looking West



Figure 2: Looking South



Figure 3: Looking West



Figure 4: Looking North

Land Use Comparison Chart

Property Development Standards Comparison

R-4 Zoning District (current zone)	C-1, Commercial Zoning District (requested zone)
Allowed Uses: **Communications and utilities:** a. Underground and aboveground transmission lines. b. Utility owned buildings and structures less than twenty five (25) square feet in area and less than three feet (3') aboveground. **Parks:** a. Open space. b. Private parks and playgrounds without crowd attracting facilities. c. Public parks and playgrounds without crowd attracting facilities. **Residential:** a. Accessory buildings (less than 1,000 square feet), personal swimming pools and other accessory uses. b. Dwellings - attached single household dwellings on lots fronting on an arterial or collector street. c. Dwellings - detached single household. d. Dwellings - duplex.	Allowed Uses: **Communications and utilities:** a. Radio and television stations without transmission and receiving towers. b. Telegraph centers and telegraph stations. c. Telephone exchange stations. d. Underground and aboveground transmission lines. e. Utility owned buildings and structures less than twenty five (25) square feet in area and less than three feet (3') aboveground. **Cultural facilities:** a. Botanical gardens and arboretums. b. Historic sites and monuments. c. Libraries, museums and art galleries. d. Planetariums and aquariums. **Governmental facilities:** a. Fire stations and police stations. b. Governmental office buildings. c. Judicial facilities. **Manufacturing:** a. Business park ZDA only. **Medical Facilities:** a. Acupuncture facilities approved by the South Central district health department or other state regulatory agency. b. Ambulance service. c. Doctors' offices. d. Drug and alcohol treatment centers. e. Hospitals and clinics. f. Rehabilitation services. **Parks:** a. Open space. b. Park concessions. c. Private parks and playgrounds without crowd attracting facilities. d. Public parks and playgrounds without crowd attracting facilities. e. Public parks and playgrounds with crowd attracting facilities. **Public assembly:** a. Auditoriums. b. Funeral chapels. c. Religious facilities. d. Schools - private, single purpose.

	e. Schools - private, vocational and/or academic. f. Schools - public. g. Theaters - indoor. h. Wedding chapels and/or reception halls. **Residential:** a. Accessory buildings (less than 1,000 square feet), personal swimming pools and other accessory uses. b. Bed and breakfast facilities. c. Dwellings - multiple household (5 units or more). d. Home occupations. e. Household units existing at the time this title was adopted. f. Household units in the same building as an allowed use and occupied by the owner or an employee of the allowed use. g. Household units in upper floor of commercial or professional buildings. h. Nursing homes and rest homes. i. Residence halls, residence hotels, rooming houses. **Retail trade:** a. Alcoholic beverages when consumed on premises where sold and if located three hundred feet (300') or more from residential property. b. Apparel and accessories. c. Automobile parts store. d. Bakery. e. Bookstore. f. Commercial greenhouses. g. Craft shop, in conjunction with retail business. h. Eating places. i. Farm and garden supplies. j. Florist shop. k. Food, drugs, etc. l. General merchandise. m. Hardware store. n. Hobby and toy store. o. Home furnishings and equipment. p. Ice cream store. q. Import store. r. Laundering and dry cleaning. s. Laundromats. t. Lumber, plumbing and/or electrical supply stores. u. Music store. v. Pawnshop. w. Pet shop. x. Sporting goods store. y. Taxidermy studio. z. Temporary automobile, truck and recreational vehicle sales permitted with staff approval, provided that there shall be state approval, no parking or display of vehicles in landscaped areas, and no sight obstructions. **Services:** a. Advertising.

	b. Apparel repair and alteration. c. Beauty and barber shops. d. Building care contracting offices. e. Business associations. f. Civic, social and fraternal organizations. g. Construction trade offices. h. Consumer credit collection offices. i. Copy center - self-service. j. Daycare services. k. Dog grooming and/or kennels. l. Duplicating and stenographic offices. m. Employment agency. n. Finance and investment offices. o. Horticultural services. p. In home daycare services. q. Insurance and related business. r. Labor unions and organizations. s. Photography studios. t. Professional organizations. u. Professional services. v. Real estate and related business. w. Tourist information center. x. Welfare and charitable facilities. **Sports facilities:** a. Athletic areas. b. Miniature golf courses. c. Outdoor, public and commercial ice and roller skating facilities. d. Outdoor, public and commercial swimming pools. e. Outdoor, public and commercial tennis courts. **Transportation:** a. Bus facilities, including pick up shelters. b. Open parking lot or garage for automobiles. c. Taxicab office. d. Ticket and arrangement facilities.
Property Line Setbacks: (per building) Front Yard: 20' minimum from property line. Side Yard: 5' minimum to the side property line. Rear Yard: 20' minimum from property line.	Property Line Setbacks: Front: A setback of thirty-five feet (35') shall be maintained on major arterials Side & Rear: No property line setbacks are required on side yard or rear yards
Off Street Parking: Residential: 2 off street parking spaces per dwelling unit. Non Residential: Follow City Code 10-10	Off Street Parking: 4 spaces per 1000 sq. ft.
Building Height: No building shall exceed thirty-five feet (35') in height.	Building Height: No building shall exceed fifty feet (50') in height except as provided by section 10-7-3 of this title.

Written Statement of the Proposed Rezone of 929 Washington Street South

The City of Twin Falls would like to rezone the property located generally at 929 Washington Street South from Residential Medium Density (R-4) to Commercial Highway (C-1). The property is located on the intersection of two (2) arterials, Washington Street South and Orchard Drive. Because of this busy intersection the property is better suited for the C-1 district which is intended to provide for commercial activities of various sizes from large malls to small shops, fast food restaurants and tourist accommodations. This district is designed for application on major streets or portions thereof. Furthermore, the property is surrounded by the C-1 zoning district on the south, east, and west.

1. ***How the proposed zoning change relates to the Comprehensive Plan.***

The future land use map of the comprehensive plan calls out the area being a mixed-use area. The mixed-use designation describes this area as anchored by grocery store, civic, or entertainment uses that allows for high-intensity mixed use development in a compact, pedestrian oriented environment. The desired mix of land uses is retail, office, restaurants, civic, hotels, apartments, vertical mixed use, etc. All these uses align with the uses in which the C-1 zone allows by right or with a Special Use Permit.

2. ***Compatibility with the surrounding area.***

The area is surrounded by C-1 zoning. Immediately to the south and east is zoned C-1 with the Orchard Park Planned Unit Development. This development is housing the fire station, Swenson's Market, a Coffee shop, with other development in the works. Across the Washington St S, to the west, is undeveloped land that is zoned C-1 with a family dollar directly to the south of the vacant land. On the North East corner of Orchard and Washington St S is residential property zoned R-1. On the North West corner of the Orchard and Washington St S is C-1 zoned property that has an Oasis gas station.

3. ***Explanation of the intended use/development of the property.***

The intended or desired use of this property is follow the desired uses outlined in the Comprehensive Plan's future land use designation of Mixed-use as stated above in question 1. We believe this rezone request would allow for the flexibility to make that desire a reality.

Date: Tuesday, December 3, 2024

To: Planning and Zoning Commission

From: William Klaver, Senior City Planner

ACTION ITEM

Request:

Request a recommendation to City Council for a Zoning Development Agreement Amendment to allow an additional building on property located at 132 Falls Avenue West. c/o Jared Nielson on behalf of Falls Crossing (PZ24-0114).

Time Estimate:

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

Background:

The applicant, Falls Crossing Formally (Campus Park), represented by Jared Nielson, is proposing to amend a Planned Unit Development Agreement (PUD), "Campus Park" located at approximately 122 Falls Ave W, on two (2) parcel containing approximately 7.27 acres (more or less). This proposed amendment will modify the PUD master plan square footage allowance by allowing an additional residential building footprint of approximately 8,000 SF.

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:

N/A

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.

Should this Zoning Development Agreement amendment be approved, a residential building footprint of 8,000 SF may be placed upon the property.

History:

In 2005, Campus Park PUD was created and established the land use and zoning entitlements.

Analysis:

The proposed amendment is to increase the building coverage of the sight by allowing for another building consisting approximately 8,000 SF. Per 10-6-1.6, increasing the building coverage of the sight from the approved Conceptual Development Plan requires a recommendation from the Planning and Zoning Commission to the City Council. The Council makes the decision.

The applicant is not requesting to increase the density, building height, reduction in off-street parking ratio, reducing setbacks, reduction in open space, or the design theme. This approval grants the right for the developer to apply for a building permit for a new residential building, while keeping all regulations (i.e. parking ratio, height, density, etc.) the same.

The City of Twin Falls Comprehensive Plan calls for Commercial and Town Neighborhood type uses. Commercial uses denoted in the Comprehensive Plan are Highway-oriented, large-format retail, hotels, restaurants, and other retail. Town Neighborhood uses denoted in the Comprehensive Plan are primarily residential, such as single family, triplex, schools, etc. City Staff believe this amendment would be in line with the City's Comprehensive Plan.

Staff does not see detrimental impacts with the request, and would recommend approval.

Conclusion:

Upon conclusion, the commission is tasked with making a recommendation to the City Council on the zoning designation being requested by the applicant.

The commission may recommend the approval as presented, recommend approval with conditions, recommend denial, or table the request to acquire new information. Should the commission recommend approval of the request, Staff recommends the following condition:

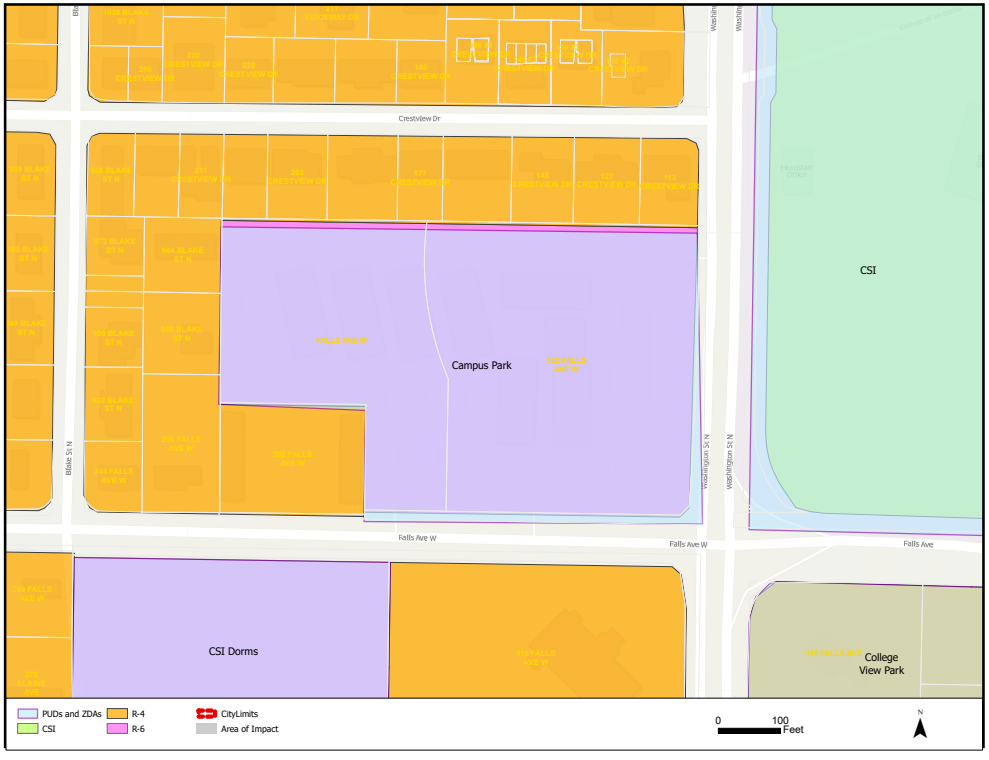
1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Attachments:

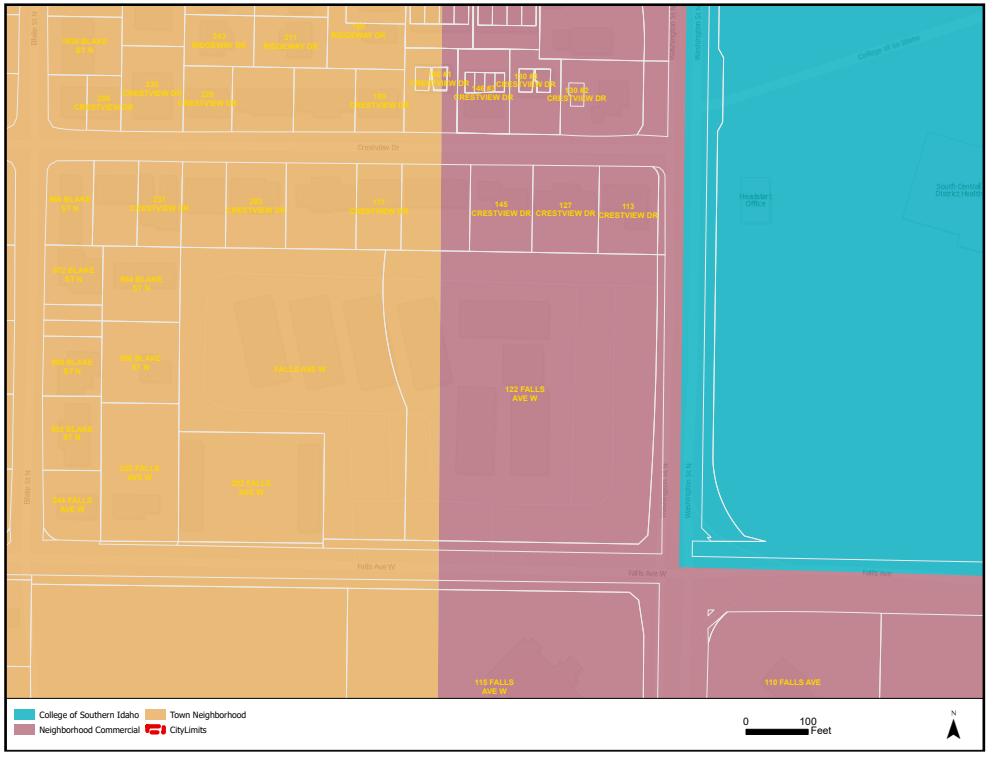
1. PZ24-0114 Vicinity Map
2. PZ24-0114 Presentation Map
3. PZ24-0114 Aerial Map
4. PZ24-0114 Google Street View
5. PZ24-0114 Applicant Exhibits


Vicinity Map
N College Rd W
N College Rd
Park Meadows Dr
Parkway Dr
Sunburst St
Starfire St
Monaco St
Blake St N
College of Southern Idaho
College of So Idaho
Pauline Coulee
Frontier Rd
Ridgeway Dr
Crestview Dr
Wendell St
Sparks St N
Falls Ave W
Washington St N
Meadows Dr
Falls Ave
Robbins Ave
Caswell Ave W
Monroe St
Quincy St
Harrison St
N
0
1,000
Feet
Parcels
Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Maxar

ZONING MAP



FUTURE LAND USE MAP



Zoning

Current Zoning:	R-6 PUD
Current Land Use:	Residential
Proposed Zoning:	R-6 PUD
Proposed Land Use:	Residential

Surrounding Area

North:	Residential (R-4)
South:	Residential (R-4)
East:	Educational (CSI)
West:	Residential (R-4)

Regulations

Twin Falls Municipal Code Section(s) 10-6-1

Future Land Use Category

Commercial: Highway-oriented, large-format retail, hotels, restaurants, and other retail.

Town Neighborhood: Primarily residential in character with a desired land use mixture of single family, duplex, triplex, parks and recreation facilities, schools, and civic facilities.


Aerial Map
Ridgeway Dr
Blake St N
Crestview Dr
College of So Idaho
Headstart Office
South Central District Health
Washington St N
Blake St N
Falls Ave W
Falls Ave W
Falls Ave
N
0
320
Feet
Parcels
Maxar, Microsoft, 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



Figure 1: Looking North



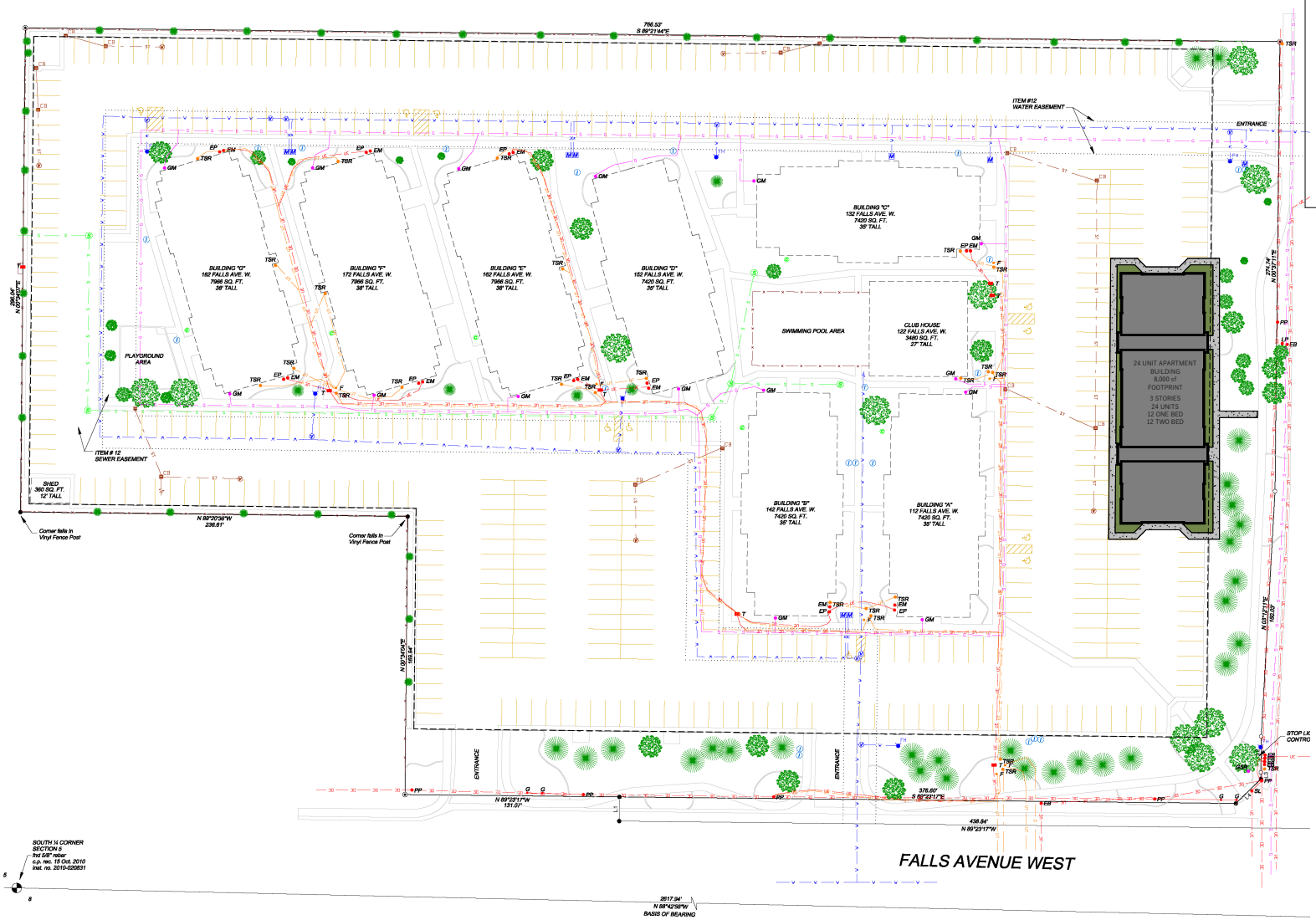
Figure 2: Looking West



Figure 3: Looking South



Figure 4: Looking East



8,000 sf FOOTPRINT BUILDING

ORIGINAL PARKING SPACES:	**494**
EXISTING BUILDINGS PARKING REQUIRED:	**408**
STALLS NEW BUILDING WILL REMOVE:	**38**
NEW BUILDING PARKING REQUIREMENT (24 UNITS, 2 STALLS EACH):	**48**
NEW PARKING REQUIRED:	**456**
TOTAL PARKING SPACES PROVIDED:	**456**

1 A0.2 ARCHITECTURAL SITE PLAN
NARROW BUILDING
1" = 30'-0"

CONSULTANT

FALLS CROSSING
TWIN FALLS, IDAHO

ISSUED:
JUNE 14, 2024

REVISIONS:
NO. DATE

STAMP

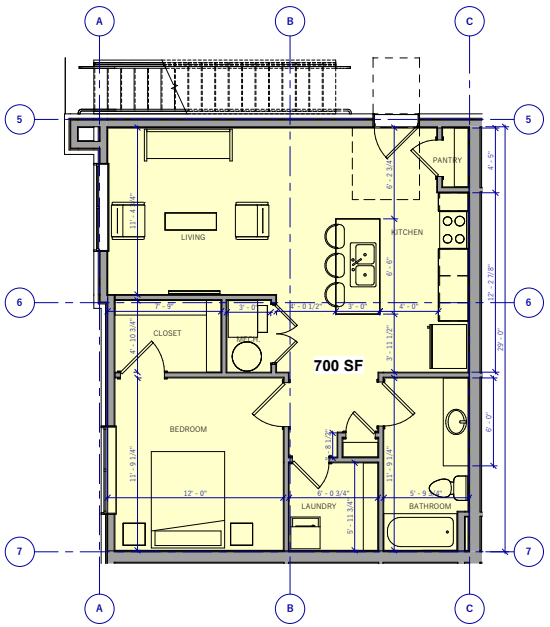
PROJECT NUMBER:
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ARCHITECTURAL SITE PLAN - NARROW BUILDING

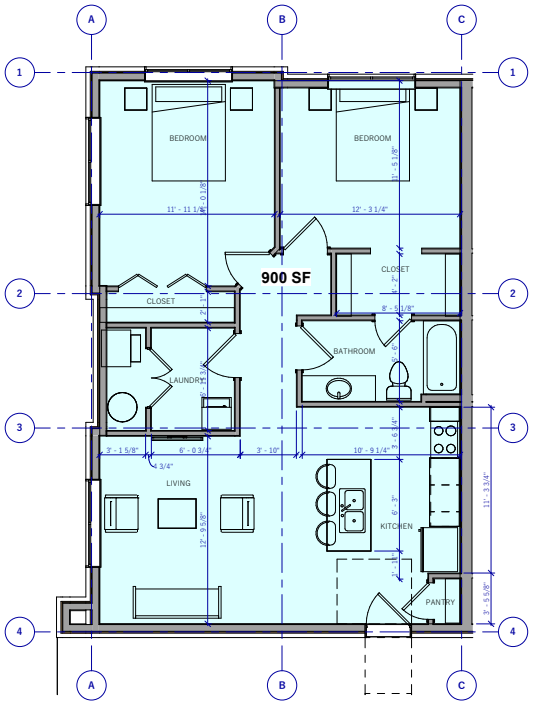
A0.2

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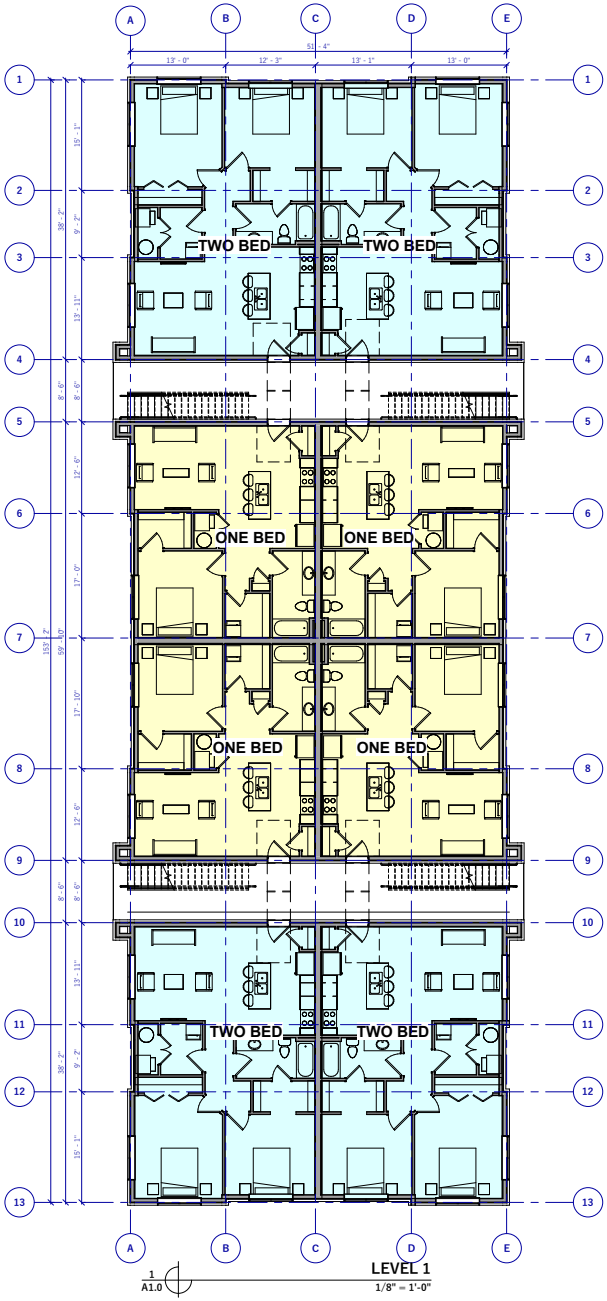
45 EAST CENTER STREET, STE 202, NORTH SALT LAKE, UTAH 84054 - PH: 801.936.1343 - WWW.JZW-A.COM
JZW ARCHITECTS



3 A1.0 ONE BED 1/4" = 1'-0"



2 A1.0 TWO BED 1/4" = 1'-0"



1 A1.0 LEVEL 1 1/8" = 1'-0"

CONSULTANT

FALLS CROSSING
TWIN FALLS, IDAHO

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STAMP

PROJECT NUMBER:
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BUILDING PLANS

A1.0

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JZW ARCHITECTS



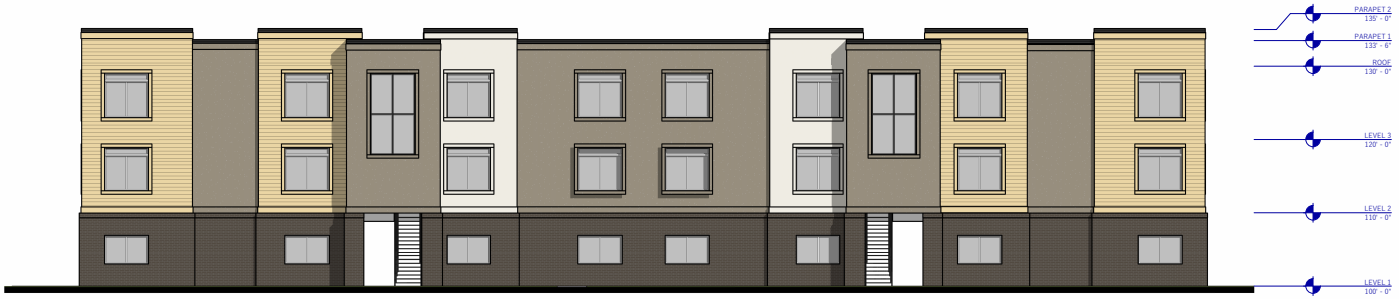
4 A2.1 **NORTH ELEVATION**
1/8" = 1'-0"



1 A2.1 **SOUTH ELEVATION**
1/8" = 1'-0"



2 A2.1 **WEST ELEVATION**
1/8" = 1'-0"



3 A2.1 **EAST ELEVATION**
1/8" = 1'-0"

GENERAL NOTES - ELEVATIONS

A SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
B COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE.
C SEE ROOF PLAN FOR ALL ROOF SLOPES

KEYED NOTES

CONSULTANT

FALLS CROSSING
TWIN FALLS, IDAHO

ISSUED:
JUNE 14, 2024

REVISIONS:
NO. DATE

STAMP

PROJECT NUMBER:
00000

ELEVATIONS

A2.1

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JZW ARCHITECTS



1
A9.1
PERSPECTIVE

CONSULTANT

FALLS CROSSING
TWIN FALLS, IDAHO

ISSUED:
JUNE 14, 2024

REVISIONS:
NO. DATE

STAMP

PROJECT NUMBER:
00000

3D REPRESENTATIONS

A9.1

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JZW ARCHITECTS

Date: Tuesday, December 3, 2024

To: Planning and Zoning Commission

From: Kelli Ebersole, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow drive-thru services and extended hours of operation on property located at 1823 Blue Lakes Blvd N. c/o Michael O'Reilly on behalf of LuAron Foster (PZ24-0120).

Time Estimate:

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

Background:

LuAron Foster of Raising Canes, represented by Michael O'Reily of Kimley-Horn, request to operate a drive-through with extended hours of operation on property located at 1823 Blue Lakes Blvd N. The property is approximately 1.38 acres. The property currently houses a vacant Golden Corral building. The applicant is requesting to build a new 3,118 sq. ft. restaurant and add two drive-through lanes.

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.

Per City Code 10-4-8.2 states a special use permit is required for “any facility with drive-through service” and “permitted retail/trade uses operating outside the hours of seven o’clock (7:00) A.M. to ten o’clock (10:00) P.M.”

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.

Budget Impact:

N/A

Regulatory Impact:

If the Special Use Permit request is approved, as presented, two (2) drive through lanes will be allowed to be built at this location and the hours of operation will extend past 10:00 pm.

History:

The property is zoned C-1 PUD, located within the Canyon Park West No. 1 PUD. The property was home to Golden Corral until mid-2024, and the building is now vacant.

Analysis:

The applicant's narrative states the proposed hours of operation are seven (7) days per week, 9:30 A.M. – 1:30 A.M., Sunday – Thursday and 9:30 A.M. – 3:30 A.M., Friday and Saturday. The hours of operation fall outside the allowed retail hours of 7:00 A.M. – 10:00 P.M. and require a Special Use Permit.

The restaurant will be staffed with an average of twelve (12) associates per shift.

The parking requirements for this request are calculated by building size. A building of 3,118 square feet plus 1,209 square foot outdoor seating area requires 43 total parking spaces, per City Code. The Canyon Park West No. 1 PUD has a cross-use parking agreement that allows the center’s parking to be used by all tenants. On the site plan, the applicant has shown the parking for the restaurant at forty-eight (48) spaces, including ADA spaces, exceeding the requirement.

The restaurant will have two (2) drive-through lanes for order taking and food service. Per city code, drive-through lanes have a vehicle stacking requirement of five (5) cars per lane from the first window,

pickup window, order board, or other stopping point. The proposed site plan shows the queue in three (3) different phases, depending on the number of vehicles waiting in the drive-through lanes.

With the grand opening and other busier times of the shopping and tourist seasons, this queue may become overcrowded with vehicles. The applicant has addressed this concern in their narrative by having store associates available to manage the excess vehicle traffic. Staff is deployed with handheld tablets to take multiple orders, moving the vehicles through the drive-through lanes efficiently.

Per the ITE Trip Generation Manual, a fast-food restaurant with a drive-through window will generate 50.94 vehicle trips per PM peak hour (4:00 – 6:00 pm) per 1,000 Sq. Ft. GFA (gross floor area), with a directional distribution of 51% entering, 49% exiting. Based on this statistic, a restaurant of approximately 3,118 sq. ft. can expect up to 154 total vehicle trips per PM peak hour. That calculates out to roughly seventy-nine (79) vehicles entering and seventy-five (75) vehicles exiting per PM peak hour.

A “buzz” may be created with the restaurants' grand opening and extra traffic may be generated to this location. Staff have discussed traffic concerns with the applicant and have added a condition that the restaurant traffic cannot impact the local public roads. Should the traffic become a condition, they would be in violation of the Special Use Permit and would have to figure out a new traffic management solution or the permit would be revoked. Fillmore Street is a private road, while Canyon Springs Road is public. Raising Cane’s and Wood Investment Group will oversee the traffic management through the shopping center and to and from the restaurant. The narrative speaks to their traffic management plan, with staff and possible off-duty police officers directing traffic through the site.

This request is not the first drive-through request that has come before the commission in this area. There are currently multiple drive-through businesses in the surrounding area, which are all responsible for managing their drive-through queues. Swig has a drive-through in the same shopping center as this proposed location. In N Out Burgers was approved for a drive-through in October. The Habit is also located in the same shopping center and has a working drive-through. Across the street, at the Magic Valley Mall, there are two drive-through restaurants (Starbucks and Taco Bell), plus many more along Blue Lakes Blvd. and Pole Line Rd.

The 2016 Comprehensive Plan; “Grow With Us” designates this area as appropriate for “Mixed Use” serving local and regional commercial businesses, which allows for high-density mixed use development in a compact, pedestrian-oriented environment, sitting at intersections of major arterials. Staff has determined the proposed use is compatible with the comprehensive plan and the area, as it is a high-density commercial center with other retail stores and restaurants serving the community at large.

Based on the standards for approval, Staff does not foresee detrimental impacts related to the land use, although traffic congestion may be an issue with the grand opening of a new, highly anticipated business coming to town.

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 traffic flow for the drive-thru does not impact the local public roads.

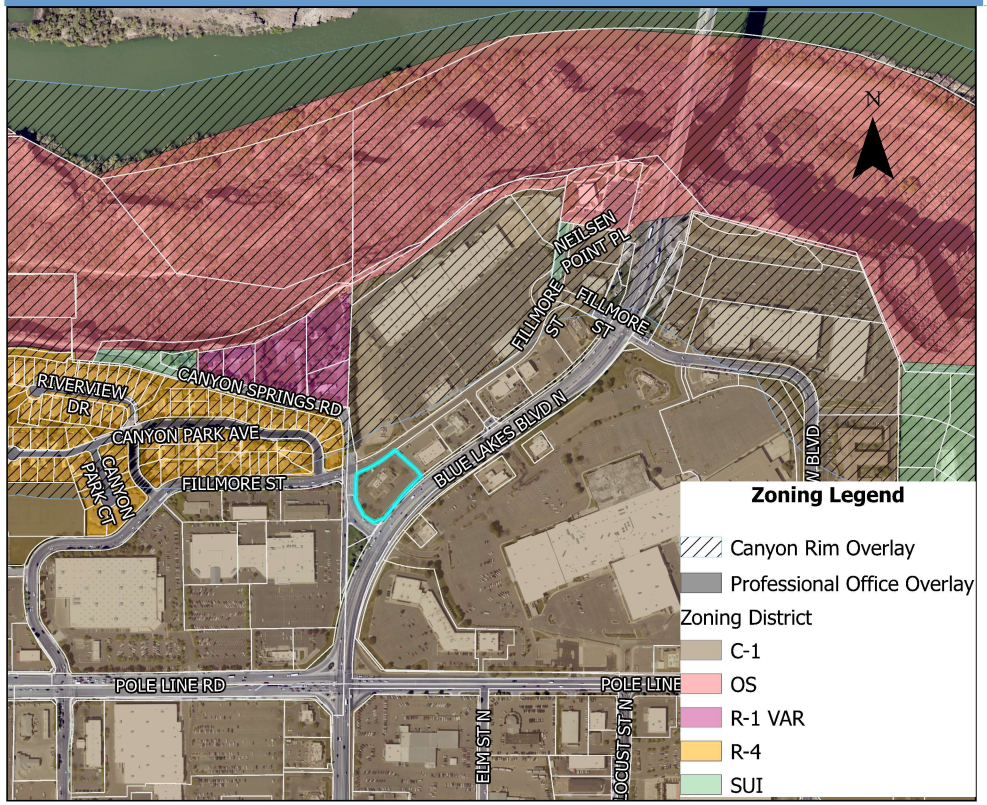
Attachments:

1. PZ24-0120 vicinity map
2. PZ24-0120 presentation map
3. PZ24-0120 narrative
4. PZ24-0120 elevations
5. PZ24-0120 Twin Falls - Special Use Permit Site Plan
6. PZ24-0120 - Special Use Permit Landscape Plan
7. PZ24-0120 Twin Falls - Queuing Plan
8. Canyon Park West 1 PUD recorded 05-17-00 (#219)

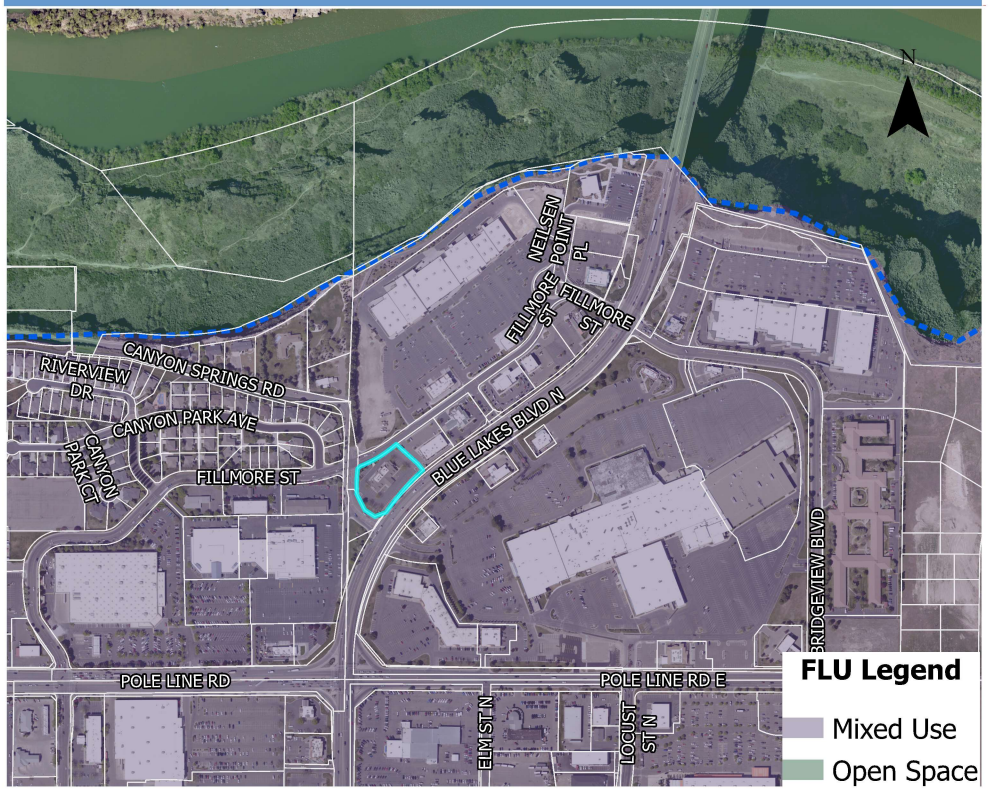
VICINITY MAP



ZONING MAP



FUTURE LAND USE MAP



Zoning

Current Zoning:C1 PUD, Canyon Park West PUD

Current Land Use: vacant

Proposed Zoning: C1 PUD

Proposed Land Use: Restaurant with Drive Thru

Surrounding Area

North: Commercial

South: Commercial/Grocery Store

East: Blue Lakes Blvd. North/Commercial

West: Elm Street/Multifamily Residential

Regulations

10-14-4 through 10-14-7
10-4-8.2

FLU Category

Mixed Use:
Serves local and regional commercial
• Siting at intersections of major arterials
• Typically anchored by a grocery store, civic, or entertainment uses
• Allows high-intensity mixed use development in a compact, pedestrian oriented environment.
• Pedestrian activity is the highest priority; buildings should be located close to the street. Wide sidewalks, street furniture, and other amenities are strongly encouraged

Kimley»Horn

October 7, 2024

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

RE: *Raising Cane's Drive-Through Restaurant Special Use Permit*

Kimley-Horn, on behalf of Raising Cane's, is submitting the Raising Cane's drive-through special use permit for review and approval. The subject property is located at 1863 Blue Lakes Boulevard North, Twin Falls, ID 83301 (Parcel No. RPT0625001001B) and consists of 1.38 acres. This development is utilizing Lot 1, Block 1 and a portion of Lot 2, Block 1 in the southwest corner of Canyon Park West No. 1 Subdivision. The property is west of Blue Lakes Blvd N, northeast of Canyon Springs Rd and south of Fillmore St. The property is within a larger commercial shopping center with a variety of uses including: Noodles & Company, Men's Warehouse, Sleep Number, Zions Bank, Old Navy, Blaze Pizza, Habit Burger & Grill, Ashley Furniture, Natural Grocers, DICK'S Sporting Goods amongst others. The Future Land Use Map designates the site as Mixed Use and the parcel is zoned C-1 (Commercial Highway). The C-1 zone requires a special use permit for any facility with drive-through service within the zone.

Our client intends to construct a Raising Cane's drive-through restaurant with food and drink services including a drive-through and an indoor/outdoor seating area. The drive-through restaurant will be approximately 3,118 gross square feet overall and is one-story in height with landscaping along the three perimeter property lines. The outdoor dining area will be approximately 1,209 gross square feet. Entry into the restaurant will be on the south side of the building, the menu board and order speaker will be on the east side of the building and the pickup window will be on the north side. Vehicular site access consists of two existing entry points, one from Fillmore St and another from Canyon Springs Rd. The drive-through has two lanes for ordering and a bypass lane that wraps counterclockwise around the building. Two-way drive aisles are provided in the west, south and east parking areas. A total of 48 parking spaces are provided, exceeding the 43 required stalls. This includes 1 ADA standard parking stall and 1 ADA van parking stall. The site has internally connected pedestrian sidewalks connecting parking to the entrances. All utilities will be underground.

The drive-through restaurant will be consistent with the required findings of approval for a special use permit (*Section 10-13-2-2*). Specifically, it is considered a special use within the C-1 zone and will be harmonious with the general and specific objectives of the comprehensive plan and zoning regulations. This is evident as the purpose statement of the C-1 zone states: "This district is intended to provide for commercial activities of various sizes from large malls to small shops, fast food restaurants and tourist accommodations. This district is designed for application on major streets or portions thereof." Additionally, the Mixed Use land use designation description includes uses that serve local and regional commercial including restaurants. The project will be designed, constructed, operated and maintained in a harmonious and appropriate manner consistent with the character of the area and will not be hazardous or disturbing to existing/future neighboring uses. Adequate service will be provided and will

be verified within the review process and will not create excessive additional requirements at public cost or be detrimental to the economic welfare of the community. The proposed use also 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. Further the existing vehicular approaches to the property are designed to avoid interference with traffic on the public thoroughfares. Lastly, the use will not result in destruction, loss or damage of a natural, scenic or historic feature of major importance.

Raising Cane's typical hours of operation are Sunday-Thursday from 9:30am-1:30am, and Friday and Saturday from 9:30am-3:30am. Typical locations employ 50 to 75 full and part-time employees per location with an average of 12 crew members working per shift. Regarding traffic, managing the Drive-Thru stack/queue is a main priority for Raising Cane's. Generally, Raising Cane's has two "Peak" periods during a given day—lunch and dinner, as they do not serve breakfast. During Peak periods, Raising Cane's often deploys Crewmembers with tablets in the Drive Thru. If the level of business warrants it, Raising Cane's deploys off-duty police officers to control traffic at points of ingress & egress. The main goal of off-duty police is to manage incoming traffic at the property lines and public ROW. In areas that warrant it, Raising Cane's installs "No Parking" and "No Loitering" signs per jurisdictional standards

Regarding noise, glare, odor and fume effects on adjoining properties, Raising Cane's takes their position in the Community very seriously. Their crews are mindful of managing noise, loitering and trash. Restaurants look and operate the same way at lunch as they do late at night. Drive Thru speaker volume are managed by the HME software, which is built into the drive thru communications system, equipped with an Automatic Volume Control ("AVC") feature, which adjusts the system's volume based on the ambient noise. The outbound volume of the drive thru speaker system is approximately 14-15 dB above the ambient noise when AVC is active. An additional feature of the system is "Scheduled Outbound" volume settings, which can be programmed to lower levels at night. Regarding odor, fumes and debris, a Restaurant Image Position Employee is tasked to make sure the site is free or debris and that monthly pest control preventative measures are completed. Cans are cleaned by the "restaurant image" employee, Floor mats are cleaned and rotated by Aramark.

Agency requirements will be fully met and submitted for your review and comment as the project continues. Initial meetings indicate that agencies are in alignment and agreement for the proposed project; however, as additional needs arise, they will be mitigated and incorporated in the project design. The engineering, architectural, and construction practices will be implemented with the professional standard of care.

We greatly appreciate your time and review of our application submittal. In accordance with the submittal checklists, we are submitting electronically with all required information. Please contact me at (208) 845-0089 or Michael.OReilly@kimley-horn.com should you have any questions.

Sincerely,

Michael O'Reilly, PE

P4 V AV Ext. Side Patio Elevations



ENTRY ELEVATION



DRIVE THRU ELEVATION



Y ELEVATION



REAR ELEVATION

MATERIAL FINISHES

EM-3

TED STEEL MATTE

EM-4



RECLAIMED METAL PANEL:
VINTAGE CAR HOOD
OCCURS AT FACE OF THE
"I" ELEMENT ONLY

EWF-1



BELDEN NORMAN BRICK MASONRY
MEDIUM RANGE. SMOOTH. IRON
SPOT. MORTAR TO MATCH
SOLOMON PRODUCTS 10 H.
WEATHERED HORIZONTAL STRIKE.
VERTICAL JOINTS ARE FLUSH

EWF-2



"SW 7669 SUMMIT GRAY" PORTLAND
CEMENT STUCCO

EWF-4



BORAL: "ALAMO" QUEEN BRICK.
MORTER TO MATCH SOLOMON
PRODUCTS 10 H. LIGHT BUFF
SACK RUB FINISH.

EWF-5



"132 MOUNTAIN FOG" PORTLAND
CEMENT STUCCO

EWF-6



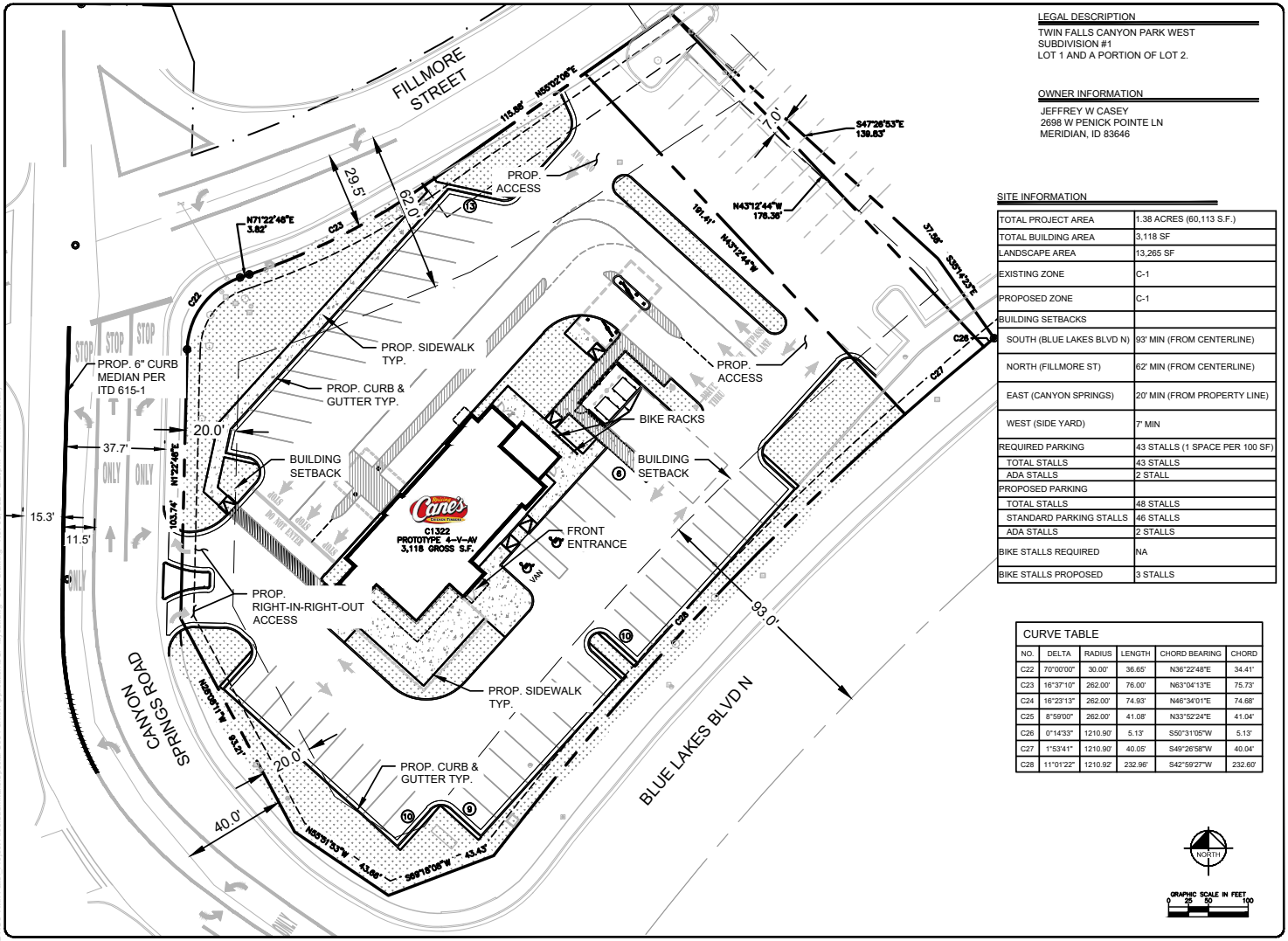
"456 OYSTER SHELL"
CEMENT STUCCO

EWS-



ALUMINUM STOREFRO
FINISH: ANODIZED BL

05/07/2021



LEGAL DESCRIPTION

TWIN FALLS CANYON PARK WEST
SUBDIVISION #1
LOT 1 AND A PORTION OF LOT 2.

OWNER INFORMATION

JEFFREY W CASEY
2698 W PENICK POINTE LN
MERIDIAN, ID 83646

SITE INFORMATION

TOTAL PROJECT AREA	1.38 ACRES (60,113 S.F.)
TOTAL BUILDING AREA	3,118 SF
LANDSCAPE AREA	13,265 SF
EXISTING ZONE	C-1
PROPOSED ZONE	C-1
BUILDING SETBACKS	
SOUTH (BLUE LAKES BLVD N)	93' MIN (FROM CENTERLINE)
NORTH (FILLMORE ST)	62' MIN (FROM CENTERLINE)
EAST (CANYON SPRINGS)	20' MIN (FROM PROPERTY LINE)
WEST (SIDE YARD)	7' MIN
REQUIRED PARKING	43 STALLS (1 SPACE PER 100 SF)
TOTAL STALLS	43 STALLS
ADA STALLS	2 STALL
PROPOSED PARKING	
TOTAL STALLS	48 STALLS
STANDARD PARKING STALLS	46 STALLS
ADA STALLS	2 STALLS
BIKE STALLS REQUIRED	NA
BIKE STALLS PROPOSED	3 STALLS

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C22	70°00'00"	30.00'	36.65'	N36°22'48"E	34.41'
C23	16°37'10"	262.00'	76.00'	N63°04'13"E	75.73'
C24	16°23'13"	262.00'	74.93'	N46°34'01"E	74.68'
C25	8°59'00"	262.00'	41.08'	N33°52'24"E	41.04'
C26	0°14'33"	1210.90'	5.13'	S50°31'05"W	5.13'
C27	1°53'41"	1210.90'	40.05'	S49°26'58"W	40.04'
C28	11°01'22"	1210.92'	232.96'	S42°59'27"W	232.60'

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

Kimley»Horn
1100 W IDAHO STREET, STE 210 - BOISE, ID 83702
PHONE: (208) 845-0089 I www.kimley-horn.com

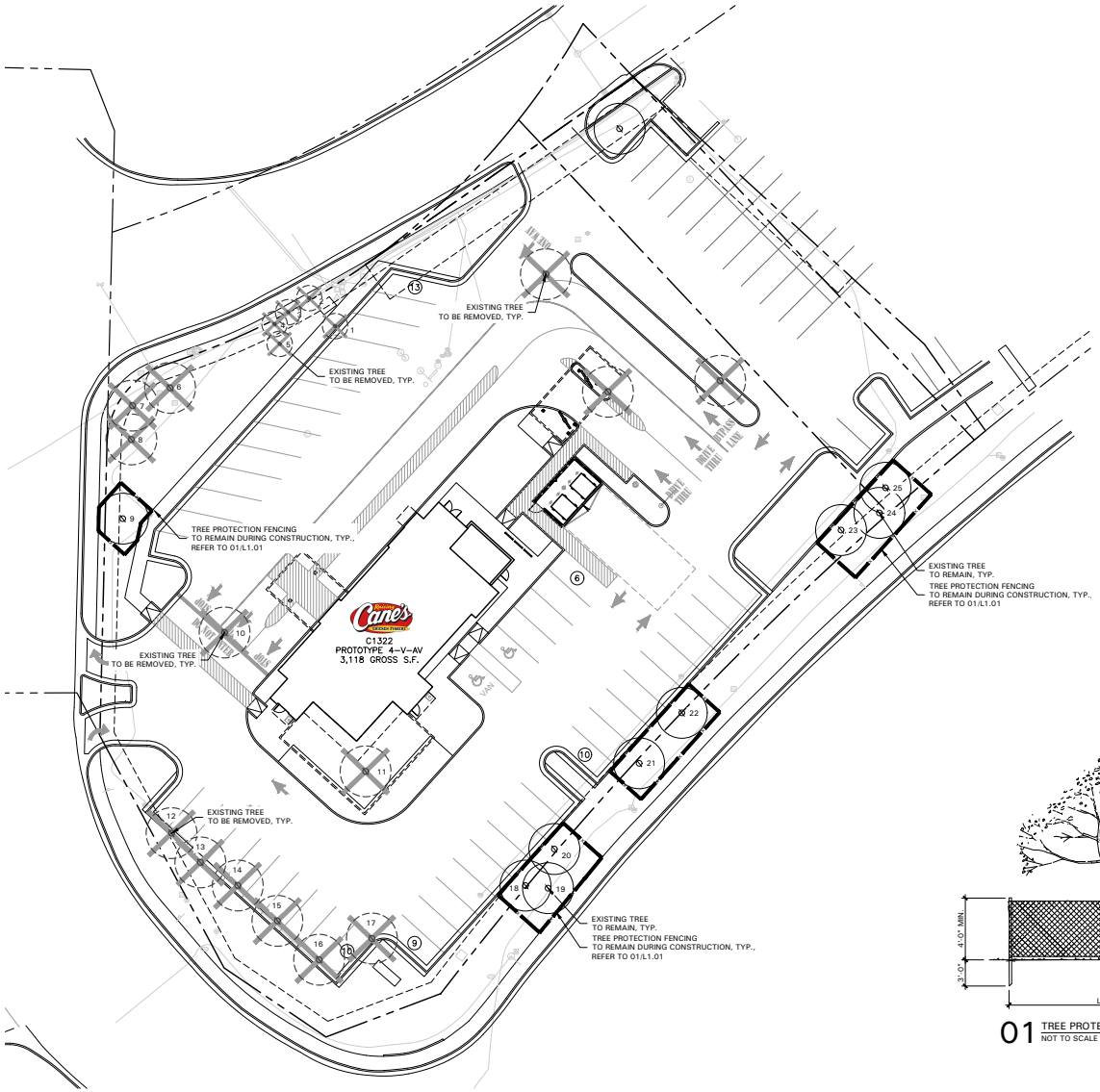
TITLE: SPECIAL USE PERMIT SITE PLAN

PROJECT: RAISING CANE'S C1322

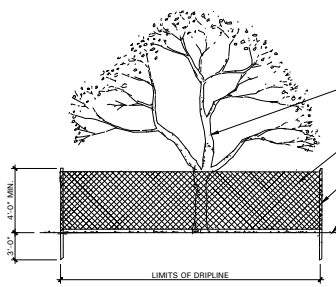
LOCATION: BLUE LAKE & CANYON SPRINGS, TWIN FALLS, ID

JOB NUMBER:
SCALE: 1"=50'
DATE: 11/05/2024
SHEET: 1

K:\BOI_Civil\069610022-RCs Twin Falls_Project Files\Submittals\Special Use Permit Application\SUP layout.dwg SUP drawing Nov 05, 2024 2:29pm by michael.oreilly



TREE SURVEY FIELD DATA				
No.	Dia. (inches)	Species (common name)	Status	Remarks
1		EVERGREEN	TO BE REMOVED	
2		EVERGREEN	TO BE REMOVED	
3		EVERGREEN	TO BE REMOVED	
4		EVERGREEN	TO BE REMOVED	
5		EVERGREEN	TO REMAIN	
6		DECIDUOUS	TO BE REMOVED	
7		DECIDUOUS	TO BE REMOVED	
8		DECIDUOUS	TO BE REMOVED	
9		DECIDUOUS	TO REMAIN	
10		DECIDUOUS	TO BE REMOVED	
11		DECIDUOUS	TO BE REMOVED	
12		EVERGREEN	TO BE REMOVED	
13		EVERGREEN	TO BE REMOVED	
14		DECIDUOUS	TO BE REMOVED	
15		DECIDUOUS	TO BE REMOVED	
16		DECIDUOUS	TO BE REMOVED	
17		DECIDUOUS	TO BE REMOVED	
18		EVERGREEN	TO REMAIN	
19		EVERGREEN	TO REMAIN	
20		EVERGREEN	TO REMAIN	
21		DECIDUOUS	TO REMAIN	
22		DECIDUOUS	TO REMAIN	
23		EVERGREEN	TO REMAIN	
24		EVERGREEN	TO REMAIN	
25		EVERGREEN	TO REMAIN	
Total Mitigation Inches Required				0
Total Mitigation Inches Provided				0



01 TREE PROTECTIVE FENCING
NOT TO SCALE

TREE PRESERVATION NOTES

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
2. IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
3. NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
4. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
5. NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
6. NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
7. NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
8. NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
9. BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
10. IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
11. ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
12. ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
13. WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

EXISTING TREE LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.01

SCALE: 1" = 20'-0"
0 10 20 40

BELLE FIRMA
12345 N. Central Expy.
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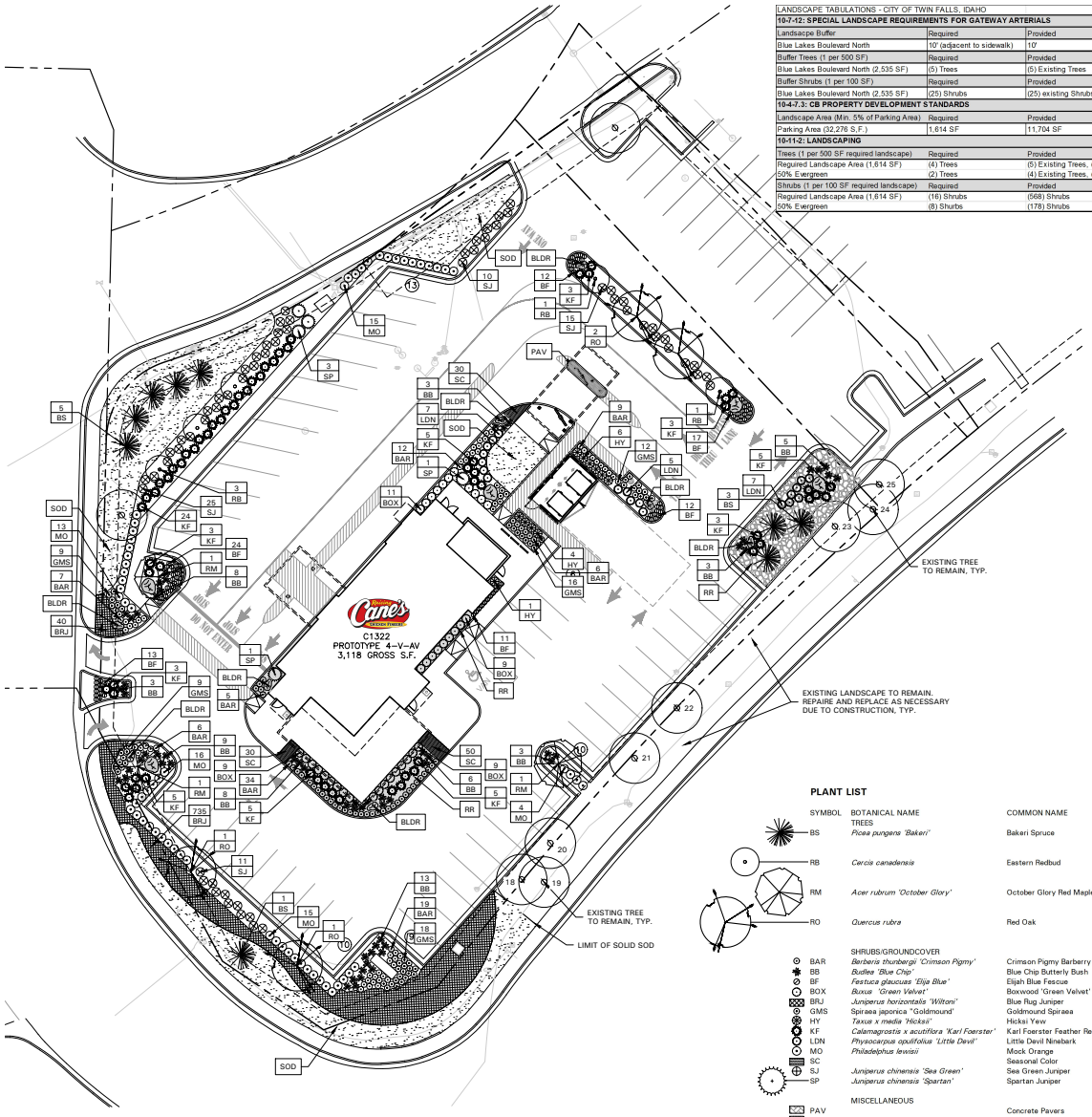
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EMAIL: jhughes@pmdginc.com
KEN MCCRACKEN, ARCHITECT
SEAL:
CONSULTANT:
STATE OF IDAHO
KORY ANN MAC
LA-16758
11.05.24

PROTOTYPE P4-V-AV
SCHEME A
VERSION 2024-1.0

RAISING CANE'S
RESTAURANT NO.: #C1322
1823 BLUE LAKE BLVD N
TWIN FALLS, ID 83301

REV	DATE	DESCRIPTION

DRAWN BY: RMT
CHECKED BY: RMT
ARCH. PROJECT NO.:
RAC24045.0
SHEET NAME:
TREE PRESERVATION PLAN
SHEET NUMBER:
L1.01



LANDSCAPE TABULATIONS - CITY OF TWIN FALLS, IDAHO		
10-7-12: SPECIAL LANDSCAPE REQUIREMENTS FOR GATEWAY ARTERIALS		
Landscape Buffer	Required	Provided
Blue Lakes Boulevard North	10' (adjacent to sidewalk)	10'
Buffer Trees (1 per 500 SF)	Required	Provided
Blue Lakes Boulevard North (2,535 SF)	(5) Trees	(5) Existing Trees
Buffer Shrubs (1 per 100 SF)	Required	Provided
Blue Lakes Boulevard North (2,535 SF)	(25) Shrubs	(25) existing Shrubs
10-4-7.3: CB PROPERTY DEVELOPMENT STANDARDS		
Landscape Area (Min. 5% of Parking Area)	Required	Provided
Parking Area (32,276 S.F.)	1,614 SF	11,704 SF
10-11-2: LANDSCAPING		
Trees (1 per 500 SF required landscape)	Required	Provided
Reguired Landscape Area (1,614 SF)	(4) Trees	(5) Existing Trees, (16) Trees
50% Evergreen	(2) Trees	(4) Existing Trees, (9) Trees
Shrubs (1 per 100 SF required landscape)	Required	Provided
Required Landscape Area (1,614 SF)	(16) Shrubs	(568) Shrubs
50% Evergreen	(8) Shurbs	(178) Shrubs

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
BS	*Picea pungens 'Bakeri'*	Bakeri Spruce	9	6' ht.	B&B or container grown, 6' ht., full to base, 3' spread
RB	*Cercis canadensis*	Eastern Redbud	5	6' ht.	B&B or container grown, 6' ht., full to base, 3' spread
RM	*Acer rubrum 'October Glory'*	October Glory Red Maple	3	3" cal.	B&B, 12' ht., 4' spread, 4' branching ht., matching
RO	*Quercus rubra*	Red Oak	4	3" cal.	container grown, 12' ht., 5' spread min., 3 trunks, 5' branching ht.
	SHRUBS/GROUNDCOVER				
BAR	*Barberis thunbergii 'Crimson Pigmy'*	Crimson Pigmy Barberry	98	5 gal.	container full, 20" spread
BB	*Budlea 'Blue Chip'*	Blue Chip Butterly Bush	61	5 dal.	container full, 20" spread
BF	*Festuca glaucuas 'Elija Blue'*	Elijah Blue Fescue	89	1 gal.	container full, 18" o.c.
BOX	*Buxus 'Green Velvet'*	Boxwood 'Green Velvet'	38	5 gal.	B&B, 20" spread, 36" o.c.
BRJ	*Juniperus horizontalis 'Wiltoni'*	Blue Rug Juniper	775	1 gal.	container full, 18" o.c.
GMS	Spiraea japonica "Goldmound'	Goldmound Spiraea	64	5 gal.	container full, 20" spread
HY	*Taxus x media 'Hicksii'*	Hicksi Yew	11	7 gal.	container full, 36" o.c.
KF	*Calamagrostis x acutiflora 'Karl Foerster'*	Karl Foerster Feather Reed Grass	64	5 gal.	container full
LDN	*Physocarpus opulifolius 'Little Devil'*	Little Devil Ninebark	19	5 gal.	container full, 20" spread
MO	*Philadelphus lewisii*	Mock Orange	63	5 gal.	container full, 24" spread
SC		Seasonal Color	110	4" pots	container full, 12" o.c., selection by Owner
SJ	*Juniperus chinensis 'Sea Green'*	Sea Green Juniper	61	5 gal.	container full, 24" spread, 24" o.c.
SP	*Juniperus chinensis 'Spartan'*	Spartan Juniper	5	4' ht.	B&B or container grown, full to base
	MISCELLANEOUS				
PAV		Concrete Pavers			refer to 03/L2.02
RR		Native River Rock			2" - 4" dia., 4" depth rock mulch, typ. at planting adjacent to patio
SOD	*Poa pratensis x Festuca arundinacea*	Kentucky Bluegrass Fescue Mix			solid sod, refer to Solid Sod Notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LAWN AREAS SHALL BE SOLID SOD UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.

CONCRETE PAVER NOTES

1. CONTRACTOR SHALL ADHERE TO THE MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND ANY OTHER REQUIREMENTS OUTLINED BY THE MANUFACTURER FOR ALL PAVER INSTALLATION.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO COMMENCING ANY WORK.
3. CONCRETE PAVERS SHALL BE:
   - BELGARD® LEGACY SERIES
   - MODEL: HOLLAND STONE
   - PATTERN: HERRINGBONE
   - COLOR: CHARCOAL
4. CONTRACTOR SHALL SUBMIT A STANDARD COLOR SAMPLE BOARD TO THE OWNER'S AUTHORIZED REPRESENTATIVE FOR FINAL COLOR SELECTION PRIOR TO PLACING ORDER.
5. THE FINAL COLOR SELECTION SHALL BE MADE BY THE OWNER'S AUTHORIZED REPRESENTATIVE ON-SITE.
6. CONCRETE PAVERS AVAILABLE FROM:

   WWW.BELGARD.COM
7. THE CONTRACTOR SHALL CONSTRUCT A SAMPLE PANEL 4'-0" BY 4'-0" ON-SITE, AT NO EXPENSE TO THE OWNER, FOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.
8. THE OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY AND ALL WORK EXECUTED BY THE CONTRACTOR WHICH DOES NOT MEET HIS/HER EXPECTATIONS AND THE MANUFACTURER'S SPECIFICATIONS.
9. THE CONTRACTOR SHALL MAKE ANY MODIFICATIONS REQUIRED BY THE OWNER'S AUTHORIZED REPRESENTATIVE AT NO EXPENSE TO THE OWNER.

SCALE: 1" = 20'-0"
0 10 20 40

BELLE FIRMA
12200 N. Central Expy.
Suite 1700
Dallas, Texas 75243
(214) 865-7192

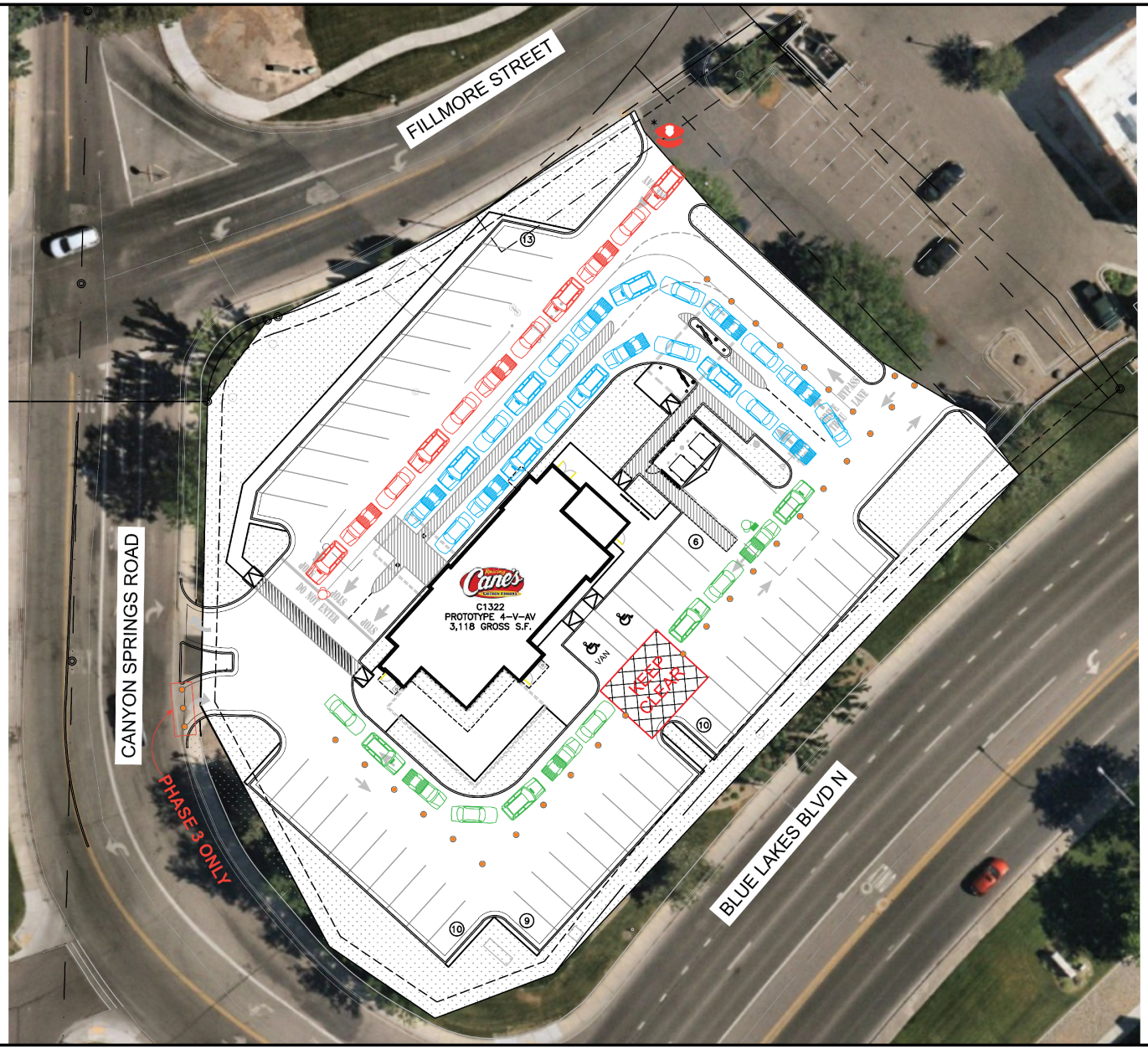
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CONTACT: Jon Hughes
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EMAIL: jhughes@pmdginc.com
KEN MCCRACKEN, ARCHITECT
SEAL:
CONSULTANT:
STATE OF IDAHO · CORT ANN HANSEN · LA-16758 · REGISTERED LANDSCAPE ARCHITECT
11.05.24

PROTOTYPE P4-V-AV
SCHEME A
VERSION 2024-1.0

RAISING CANE'S
RESTAURANT NO.: #C1322
1823 BLUE LAKE BLVD N
TWIN FALLS, ID 83301

REV	DATE	DESCRIPTION

DRAWN BY: RMT
CHECKED BY: RMT
ARCH. PROJECT NO.:
RAC24045.0
SHEET NAME:
LANDSCAPE PLAN
SHEET NUMBER:
L2.01



N
NOT TO SCALE

Vehicle Queuing	
Phase One	22 Vehicles
Phase Two	11 Vehicles
Phase Three	11 Vehicles
TOTAL	44 Vehicles

*If Needed

- "KEEP CLEAR" Area
- Candlestick Delineator
- *Uniform Police Officer
- Employee with Handheld Tablet
- Employee

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

Kimley»Horn

DRIVE-THRU PHASED QUEUING PLAN
RAISING CANE'S - CITY OF TWIN FALLS, ID

PUD-219

CANYON PARK WEST NO. 1
C-1 PLANNED UNIT DEVELOPMENT AGREEMENT

THIS AGREEMENT, made and entered into this 15th day of March, 2000, by and between the CITY OF TWIN FALLS, a municipal corporation, State of Idaho (hereinafter called "City"), and CRAIG NEILSEN (hereinafter called "Developer") whose address is 550 Blue Lakes Blvd, Twin Falls, Idaho 83301.

RECITALS

WHEREAS, Developer is the owner of the certain tract of land in the City of Twin Falls, State of Idaho, more particularly described in Exhibit "A" attached hereto, which land is bounded by Blue Lakes Boulevard North to the East and Canyon Springs Road to the West (hereinafter "Property"): and

WHEREAS, Developer intends to develop and/or sell all or portions of the Property from time to time; and

WHEREAS, Developer has made request of the City to develop a commercial subdivision ("Project") on the Property and has submitted to the City a master plan attached in Exhibit "B" hereto of which has been approved for the development as a "C-1 PUD" by the Planning and Zoning Commission and the City Council of the City; and

WHEREAS, City, by and through its City Council, has agreed to the developer of said land within the City of Twin Falls, Idaho, subject to certain terms, conditions and understanding, which terms, conditions and understandings are the subject of this agreement.

COVENANTS

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, developer and City agrees as follows:

1. NATURE OF THE AGREEMENT This agreement shall become part of the "C-1 PUD" zone with respect to the Property upon its full execution and recording. Developer and its assigns or successors in interest, as well as City and its assigns or successors (if any), shall be bound by the terms and conditions contained herein.

2. NATURE OF THE DEVELOPMENT It is agreed by the parties hereto that certain language and requirements pertaining to the "C-1" zone shall be interpreted as follows:

A. COMMON AREA AND HOME OWNERS ASSOCIATIONS AND MAINTENANCE. There is no requirement for common area within the Project. In the event a common area is created for the benefit of the property owners and tenants, a property owners' association shall be established for the maintenance and care of the common area.

Twin Falls County, Idaho
Recorded for:
TWIN FALLS, CITY OF
09:34am May 17,2000
2000 – 007374
No. of Pages: 11 Fee: $33.00
ROBERT S. FORT
Ex-Officio Recorder
Deputy: CD

B. USES. The use language of the underlying "C-1" and "CRO" zones shall apply with regard to permitted uses, special uses, and prohibited uses on the Property or any portion thereof.

C. PHASING OF DEVELOPMENT.. Developer shall be permitted to develop the property in phases. So long as those phases are in compliance with the Master Plan, this PUD Agreement, and an approved preliminary plat, approval for each phase may be obtained by submission of a technically correct final plat for each phase to the City Council. The designation and location of specific uses and buildings on the Master Plan are conceptual and minor changes therefrom shall not provide basis for disapproval of any final plat. There shall be a maximum of three (3) years between phases unless the City grants approval of an extension of time.

3. STREET, SEWER, WATER AND DRAINAGE IMPROVEMENTS. Developer shall be responsible for the design and construction of street, sewer, water and drainage systems on the Property (hereinafter "Improvements") as described herein in accordance with City standards.

A. IMPROVEMENT PLANS. Developer shall, as to each phase of its development, file or cause to be filed with the City a complete set of plans for that development phase, showing all Improvements contemplated within that phase of the development (hereinafter "Improvement Plans"). The Improvement Plans and all Improvements shown thereon shall meet the approval of the City, which approval shall be given if such plans conform with published City requirements.

B. IMPROVEMENT DESIGN AND CONSTRUCTION. Developer shall cause to be designed, constructed and installed, in accordance with the approved Improvement Plans and at its expense, all Improvements shown on the Improvement Plans. Notwithstanding the foregoing, nothing in this agreement shall prohibit City participation in the cost or financing of improvements on the Property if mutually agreed to by the parties hereto.

C. PHASED CONSTRUCTION. Developer may install the Improvements all at once or in phases. Developer shall provide the City with written notification of when and of what phases of said Improvements it intends to complete at that time; and agrees to make such modifications and/or construct any temporary facilities necessitated by such phased construction work as shall be required and approved by the City, which approval shall not be unreasonably withheld.

D. CONSTRUCTION SUPERVISION. Developer shall use a qualified construction engineer or supervisor to supervise the construction, inspection and testing of the work as necessary, to ensure that all such Improvements are constructed in accordance with the approved Improvement Plans.

E. NON-COMPLIANCE. In the event any of the requirements with regard to the installation of said Improvements are not complied with, the City shall give written notice to Developer of said non-compliance. Developer shall cure said non-compliance within thirty days of its receipt of notice (or, in the case of non-compliance that will take in excess of thirty days to cure, Developer shall commence to cure within thirty days of receipt of notice and diligently pursue the same to completion). In the event Developer fails to cure said non-compliance in the

manner set forth hereinabove, the City shall have the right to withhold the issuance of any future building permits and certificates of occupancy within that phase of such "PUD" until such time as all requirements specified in this Section 3 have been complied with; PROVIDED, HOWEVER, Developer shall have the right to appear before the City Council at any regular meeting after any building permits and certificates of occupancy shall have been withheld for reasons set forth in this paragraph and shall have the right to be heard as to why such building permits and certificates of occupancy should be issued. The City Council shall then in good faith and in an objective manner decide whether said building permits and certificates of occupancy should be issued, and its decision shall be final, except that the rights of the parties are preserved at law and equity.

F. FEES. Developer shall pay, or cause to be paid, to City all applicable fees if any, with regard to the installation of Improvements pursuant to the Improvement Plans. However, City water and sewer connection and service charges shall be paid for by individual developers and users at the rates set by applicable City ordinances and resolutions.

G. MAINTENANCE OF IMPROVEMENTS. City hereby agrees to accept maintenance responsibility for the public improvements upon their completion to City standards.

4. PLATS. Developer agrees to file with the City a preliminary plat, prepared by a registered professional engineer, of the real property which is the subject of this agreement. Final plats for phases to be developed shall be submitted specifically identifying and dedicating all necessary public easements and those rights-of-way the City agrees to accept herein and in the Standard Developers Agreement. It is agreed that said plats and any amendments thereto must first be approved by City.

5. INDIVIDUAL PARCEL DEVELOPMENT CRITERIA. The property or any portion thereof shall be developed in accordance with criteria set forth in this Section 5.

A. APPROVAL AND CONSTRUCTION. All improvements shall be constructed in accordance with engineered drawings and specifications, describing in reasonable detail the work to be performed with drawings and specifications and shall first be approved by City and meet City standards, which approval shall not be unreasonably withheld.

B. BUILDING SETBACKS. All buildings on lots adjacent to Blue Lakes Boulevard North and Fillmore Street are to be constructed with minimum setback as required to meet the Twin Falls City Code 10-7-6 and Twin Falls City Code 10-4-8.3(D1).

C. LANDSCAPING. Perimeter landscaping shall be required to be installed on each parcel of the Property and in the public right-of-way adjacent thereto at the time site and building improvements are completed thereon or by the next planting season for the proposed vegetation. Such landscaped perimeter shall be installed from the back of the curb in the public right-of-way along Blue Lakes Boulevard North, Fillmore Street and the public interior streets to be constructed within the Project, and shall be extended to the dimensions set forth below.

The depth of the landscaped perimeter on Blue Lakes Boulevard North shall be a minimum of thirty-five feet (35') from the back of the curb and a minimum of twenty feet (20') from the back of the curb on all other streets.

Each property owner shall maintain the landscaping on his property and in the public right-of-ways adjacent thereto. Not withstanding the forgoing, in the event Developer chooses to designate certain landscaped areas and other areas as "common area", Developer shall have the right to create an association which shall be responsible for the maintenance of "common area".

D. LANDSCAPING PLAN. At the time of development, each parcel shall be landscaped to include the following: Fifty percent (50%) of the lineal footage of street frontage of landscaping shall have berms with a ridge elevation of at least eighteen inches (18") in height with at least fifty percent (50%) of the berming having a minimum ridge elevation of thirty inches (30") in height. The landscaped perimeter shall have a minimum of one tree per five hundred (500) square feet of landscaped area and a minimum of one shrub per one hundred (100) square feet of landscaped area. At least fifty percent (50%) of the shrubs and trees shall be evergreen. Trees and shrubs may be grouped but not over seventy-five feet (75') between such groupings. All trees shall have a height of at least four feet (4') when planted. In addition to the foregoing, each individual parcel must also satisfy the landscaping requirements of the underlying "C-1" and "CRO" zone.

E. BUILDING STANDARDS. Buildings and improvements shall comply with the following standards.

1. Outside Storage. Refuse and outside storage areas shall be visually screened from streets and adjacent properties. All such areas shall be located to the rear of the building or to the side of a building, other than street side.

2. Utilities. All on-site utility service lines, including electrical lines and telephone lines, located within a parcel shall be placed underground. Any transformer or terminal equipment provided within or immediately adjacent to the parcel shall be visibly screened from the view from streets, with appropriate screening material.

3. Architectural.

a. Building Colors: Building exterior colors shall be muted earth tones, provided, however, that accent colors other than muted earth tones may be used if they do not create continuous vertical or horizontal stripes and will not cover more than 10% of the exterior wall surface. The accent colors may be used around doorways, windows and architectural projections as a contrast to the muted earth tones and shall not dominate the color scheme of the building.

b. Exterior Materials: Building exterior materials should be stone, architectural masonry, EIFS, architectural metals, brick, wood, architectural concrete and other materials as may be approved by the Architectural Control Committee.

c. Architectural Style: Architectural style shall be consistent with the master plan.

d. Glass: Glass shall be of a non-reflective finish.

e. Lighting: All area lights shall be shielded to preclude exposure of the light source from adjacent streets and adjacent properties. Neon accent lighting shall be subtle and compatible with the building architecture.

f. Building Height: Building height shall conform to the restrictions in the Canyon Rim Ordinance.

g. Signage: Signage shall conform to the restrictions in the Canyon Rim Ordinance.

h. Compliance with Canyon Rim Ordinance: To the extent not defined above, all other development and improvements shall comply with the Canyon Rim Ordinance to the extent any portion of the Property is within the boundaries of the Canyon Rim Overlay.

F. CODES. All construction on the Property shall be to the standards established by applicable codes.

G. CONTROL DURING DEVELOPMENT OF INDIVIDUAL PARCELS. Developer shall maintain control during development of the property or any part thereof, through the use of deed restrictions to be recorded referring to the required development criteria contained herein.

6. ACCESS TO CANYON SPRINGS RD., FILLMORE ST., PERRINE ST. AND BLUE LAKES BLVD. NORTH. Developer and subsequent property owners agree to limit the number of accesses to Canyon Springs Rd to one (1) access and on Fillmore St. and Perrine St. as shown on the Master Plan (Exhibit "B"). There shall be no accesses to Blue Lakes Blvd North. except Canyon Springs Rd., Fillmore St. and Perrine St.

7. WIDENING OF CANYON SPRINGS ROAD. Developer hereby agrees to convey to the City, as part of the final platting for phases abutting Canyon Springs Road, the area under the Developer's control, part of the development of phases abutting Canyon Springs Road. Canyon Springs Road shall be widened at the Developer's expense pursuant to the Standards Developer's Agreement, bringing Canyon Springs Road improvements to current City standards. Any future widening shall be handled outside the scope of this agreement.

8. TIME LIMITATION. "C-1 PUD" zone designation on the property described in Exhibit "A" attached hereto is expressly conditioned upon submission to the City Council of a final plat of the first phase within one (1) year from the date hereof.

9. STANDARD DEVELOPER'S AGREEMENT. It is understood and agreed by the parties hereto that it shall be necessary for Developer to execute City's Standard Developer's Agreement.

10. GENERAL PROVISIONS:

A. COOPERATION. The parties hereto agree to cooperate each with the other. Developer shall submit to the City all plans, specifications, and working drawings required by the City.

B. ENTIRE AGREEMENT. This agreement constitutes the entire agreement between the parties concerning the property and improvements described herein, and no amendment or modification to this agreement shall be valid or effective unless reduced to writing and signed by the parties.

C. APPLICABLE LAW. This agreement shall be constructed in accordance with the laws of the State of Idaho.

D. NOTICES. If notices from one party to the other are desired or required hereunder, such notices shall be delivered or mailed to the party to receive such at its addresses last known to the sender of such notice. Notices shall be deemed received on the date of hand delivery or upon seventy-two (72) hours following deposit in the United States mail, if properly addressed, stamped and sent with "return receipt requested". On the date of this agreement, the addresses of the parties are as follows:

DEVELOPER
Craig Neilsen
Attn: J.D. Sparks
550 Blue Lakes Blvd. North
Twin Falls, ID 83301

CITY
City of Twin Falls
P.O. Box 1907
321 Second Avenue East
Twin Falls, ID 83301

E. SUCCESSORS AND ASSIGNS. This agreement shall be binding upon the successors, assigns and legal representative of the parties hereto. Except for the obligation of Developer set forth in Paragraph 5.G, transfer of all or a portion of the Property shall create a novation releasing the transferee from obligations under this agreement with respect to said transferred property.

F. SEVERABILITY In the event any portion of this agreement is declared by a Court of competent jurisdiction to be invalid, illegal, or unenforceable, such portion shall be deemed severed from this agreement, and the remaining portions shall not be affected thereby.

G. SIGNATORIES. Each of the persons executing this agreement hereby represent and warrant that he or she is duly authorized and empowered to so act on behalf of the entity for which he or she is signing and that this agreement is binding on, and enforceable against, such entity.

H. EFFECTIVE DATE. This "PUD" agreement shall become valid and binding only upon its approval by City, through its City Council, and upon its execution by the Mayor and Developer.

I. ATTORNEYS FEES. In the event that either party should be required to retain an attorney because of the default or breach of the other or to pursue any other remedy provided by law, that party which prevails in any litigation shall be entitled to a reasonable attorney's fee.

J. CONSTRUCTION. Should any provision of this Agreement require judicial interpretation, the Court interpreting or construing the same shall not apply a

presumption that the terms hereof shall be more strictly construed against one party, by reason of the rule of construction that a document is to be construed more strictly against the person who himself or through his agents prepared the same, it being acknowledged that both parties have participated in the preparation hereof.

K. ATTACHMENTS. All attachments and recitals are incorporated herein and made a part hereof as if set forth in full.

L. CAPTIONS. The captions, section and paragraph numbers appearing in this agreement are inserted only as a matter of convenience and shall in no way affect interpretation of this agreement.

IN WITNESS WHEREOF, the City has affixed its seal and caused these presents to be executed by its Mayor on the date above written.

CITY OF TWIN FALLS

BY: Elaine S Steele

CRAIG NEILSEN

BY: Craig H. Neilsen by L. Wh

PUD 219

ACKNOWLEDGEMENTS

STATE OF IDAHO)
)ss.
COUNTY OF)

On this _____ day of _____, 2000, before me the undersigned, a Notary Public in and for said State and County, personally appeared _____ known to me to be the _____ of Twin Falls, the municipal corporation that executed the within and foregoing instrument, and acknowledged to me that such municipal corporation executed the same.

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

_____
NOTARY PUBLIC FOR IDAHO
Residence of _____
My Commission Expires _____

STATE OF NEVADA)
)ss.
COUNTY OF)

On this _____ day of _____, 2000, before me personally appeared _____ to me personally known, who, being by me duly sworn, did each for herself say that she is an authorized attorney-in-fact for that certain individual known as _____ by virtue of authority granted by said individual and that the within instrument was executed by him for and on behalf of said individual.

_____
NOTARY PUBLIC FOR NEVADA
Residence of _____
My Commission Expires _____

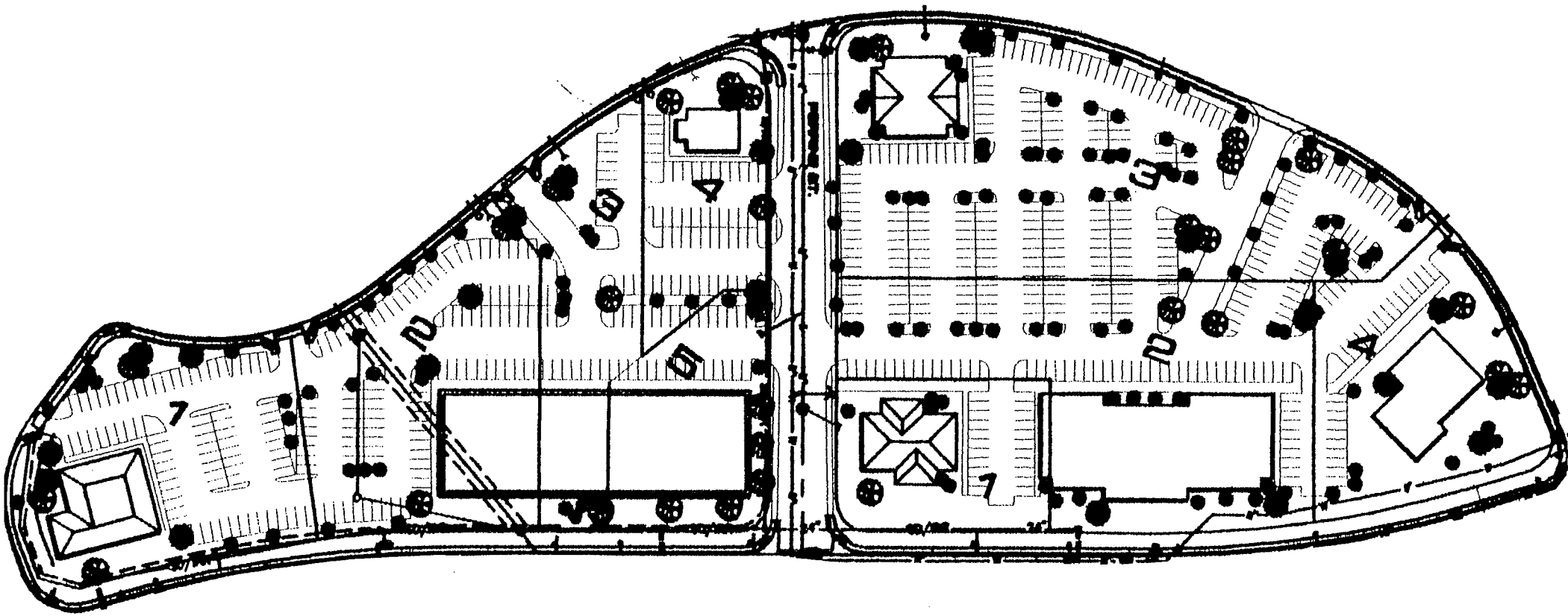
PUD219

EXHIBIT "A"

Legal Description

Lots 1, 2, 3, 4 and 5, Block 1
Lots 1, 2, 3, and 4, Block 2, **CANYON PARK WEST NO. 1 SUBDIVISION, a Planned Unit Development,** Twin Falls County, Idaho, according to the official plat thereof recorded in Book 16 of Plats, page 20, records of Twin Falls County, Idaho.

EXHIBIT "B"



PUD 8/19

PUD 219

On this 8th. day of March, 2000, Craig H. Neilsen directed Connie Wilson, in his presence as well as our own, to sign the foregoing document as "Craig H. Neilsen". Upon viewing the signature as signed by Connie Wilson and in our presence, Craig H. Neilsen declared that he adopted it as his own signature.

Michelle J. DellaPorta
Witness

Witness

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

I, Karen Ahmad, a Notary Public in and for said county and state, do hereby certify that Craig H. Neilsen personally appeared before me and is known or identified to me to be the person whose name is subscribed to the within instrument. Craig H. Neilsen, who being unable due to physical incapacity to sign his name or offer his mark, did direct Connie Wilson to sign the foregoing document as "Craig H. Neilsen". Craig H. Neilsen, after viewing his name as signed by Connie Wilson thereupon adopted it as his own by acknowledging to me his intention to so adopt as if he had personally executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 8th day of March, 2000.

Karen Ahmad
Notary Public

Residing at Las Vegas, NV

My Commission Expires
July 23, 2002

OFFICIAL SEAL
KAREN AHMAD
NOTARY PUBLIC - NEVADA
PRINCIPAL OFFICE IN
CLARK COUNTY
No. 94-0923-1 My Commission Exp. July 23, 2002

Date: Tuesday, December 3, 2024

To: Planning and Zoning Commission

From: Kelli Ebersole, City Planner

ACTION ITEM

Request:

Request for a recommendation to City Council to allow Additional Building Height for new silos, up to 75 feet, on property located at 236 Washington Street South. c/o Kim Jasper on behalf of Glanbia Nutritionals (PZ24-0123).

Time Estimate:

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

Background:

Glanbia Nutritionals is requesting a recommendation to City Council for additional building height on additional silos. The property is currently zoned M-2. The existing land use is an industrial use for Cheese and Whey production.

Approval Process:

The additional height process requires a public hearing to be held in which interested persons have the opportunity to be heard in regard to the application. After the public hearing, the Commission shall make a recommendation to the City Council in the form of approval, conditional approval, or disapproval of the application as presented during the hearing.

Per City Code 10-4-10(C) states "No building shall exceed fifty feet (50') in height except as provided by Section 10-7-3".

Per City Code 10-7-3 The council may allow greater than standard building heights with or without extra setback requirements, in the CB, C1, OT, M1 and M2 zoning districts and subdistricts. A request for additional height shall follow the public hearing process for zoning map amendments as described in subsection 10-4-5(B) and 10-14-7 of this title.

After receiving the recommendation from the Commission, the City Council shall hold a public hearing. After the public hearing, the Council may approve, conditionally approve, or disapprove the application as presented.

Budget Impact:

N/A

Regulatory Impact:

If the additional height request is approved, as presented, Glanbia Nutritionals will be able to add more silos to their property up to 75 feet in height.

History:

In February 2011, a non-conforming expansion permit was issued to Glanbia Foods for an expansion of their operations at this location.

In December 2014, the city council approved additional building height for two other silos on the subject property.

In August 2021, the city council approved additional building height for an additional silo on the subject property.

Analysis:

The applicant wants to add additional 50,000 gallon raw milk silos for milk segregation, to better serve their needs at the facility on the subject property. The silos will be a maximum of 75 feet tall. The first silo is expected to be the same height as Silo #8.

The addition of the silos will not have detrimental impacts on surrounding properties, due to traffic, noise, glare, odor, or fumes and/or vibrations. There is no need for additional employees, and no change to the hours of operation.

The location of the silo is considerably set back from the current roadway, and from any nearby residential properties.

Conclusion:

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

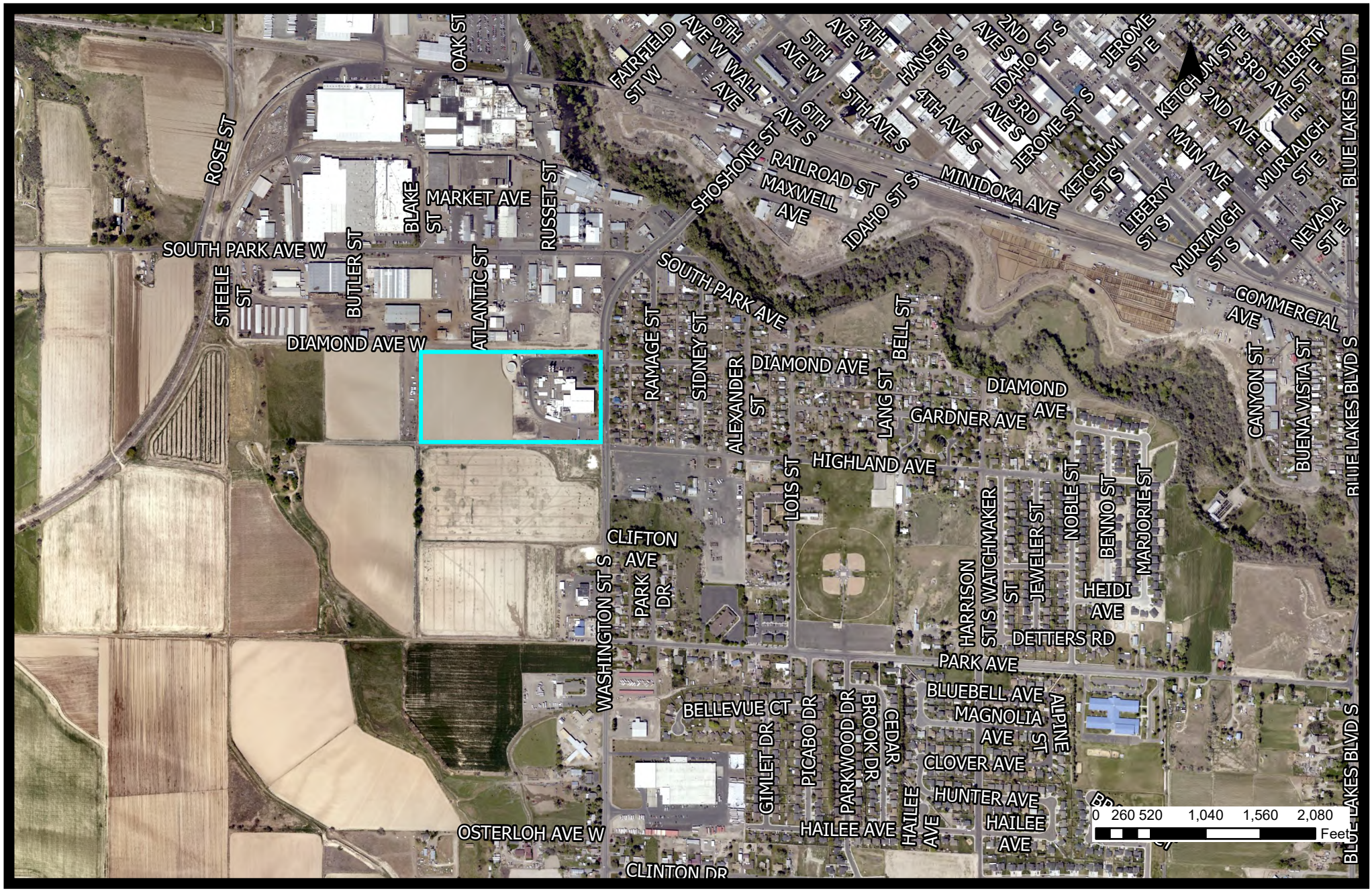
Upon conclusion, should the Commission recommend approval to City Council of the request as presented, staff recommends the following:

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

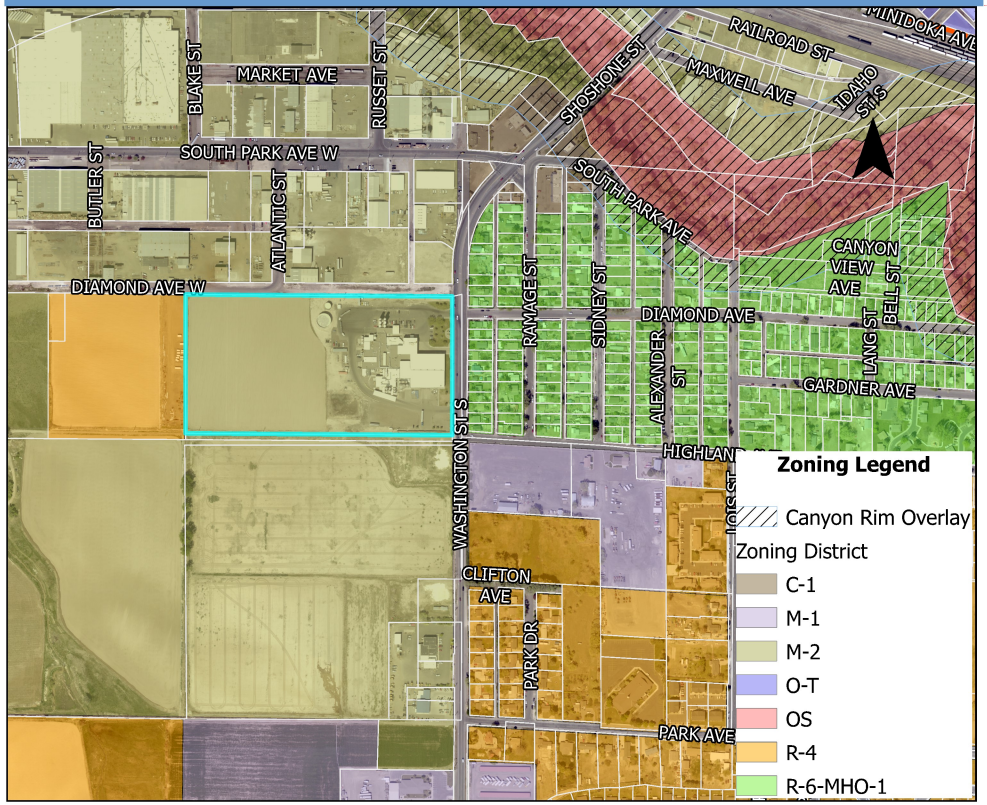
Attachments:

1. PZ24-0123 Vicinity Layout
2. PZ24-0123 Presentation Map
3. PZ24-0123 Applicant Narrative
4. PZ24-0123 Elevations
5. PZ24-0123 Site Plan

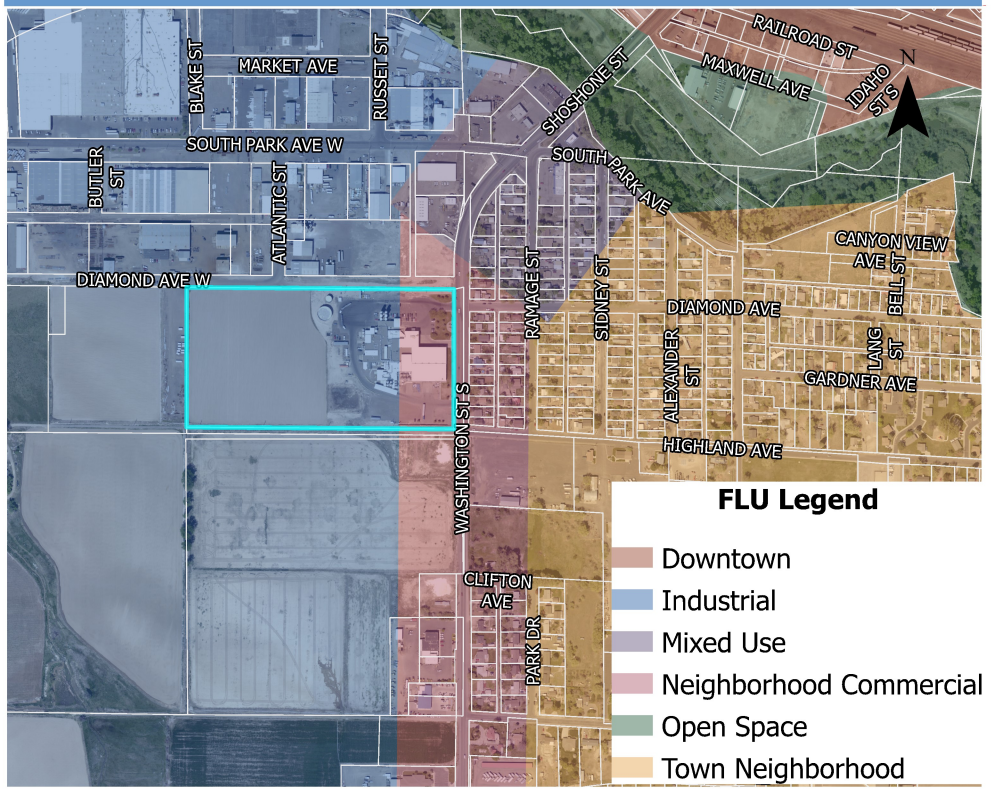
VICINITY MAP



ZONING MAP



FUTURE LAND USE MAP



Zoning

Current Zoning:M-2, Heavy Manufacturing

Current Land Use: Manufacturing

Proposed Zoning: N/A

Proposed Land Use: Manufacturing

Surrounding Area

North: City Facilities/Manufacturing

South: Vacant/Agricultural

East: Washington St S/Residential

West: Vacant/Agricultural

Regulations

10-4-10(C), 10-7-3, 10-4-5(B), 10-14-7

FLU Category

Industrial:
Non-retail employment
• Supporting uses, such as hotels, restaurants, and other retail are integrated into the land use
• Suitable sites have excellent access to regional roads
• Adjacent to the railway
Land Uses:
Office parks
• Corporate campus
• Warehousing
• General manufacturing
• Food processing
• Industrial campus

Twin Falls City:

3a) Glanbia Nutritional's Twin Falls Plant at 236 Washington Street South is looking to add an additional raw milk silo to support segregate between types of milk (e.g. organic, conventional, etc.) by installing an additional 50,000 gallons silo (max. 75' tall). Several silos in the immediate vicinity are 70'-75' tall, as well as several on the southside of the plant, all previously granted 'Additional Height' variances.

The new silo foundation and alcove extension is being evaluated and designed by EHM Inc. to ensure a structurally sound foundation. First draft drawings are expected the week of Oct. 21st to understand the exact height of the silo foundation.

The first draft drawings are expected the week of Nov. 4th for the silo; it is expected to be the same height as Silo #8.

3bi) No change to hours of operation will result.

3bii) No additional traffic anticipated.

3biii) No change in number of employees.

3ci) No change in noise.

3cii) No change to glare

3ciii) No change to odor.

3civ) No change to fumes and vibration on adjoining properties.

3cv) No change to fumes and vibration on adjoining properties.

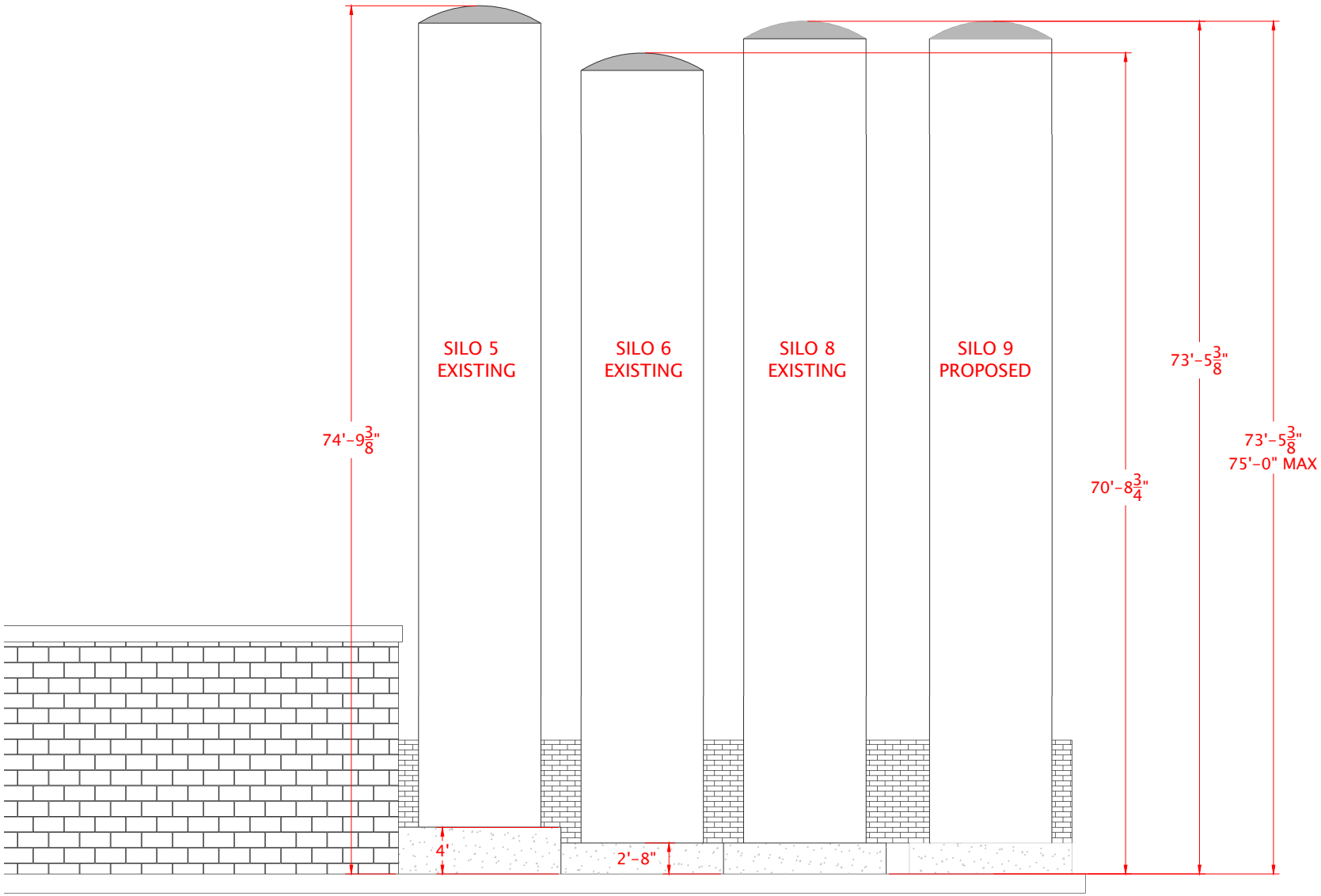
Sincerely,
Kim Jasper

Kimberly Jasper | Project Engineer

Glanbia Nutritionals

Cell: 208 490 1121

Better nutrition,
built around you.



EAST PROPOSED ELEVATION

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

236 WASHINGTON ST. S
TWIN FALLS, ID 83301
www.glanbianutritionals.com
Bus: (208) 733-3226

DRN. BY::	RWS	DATE: 05/12/2021
DSN. BY:	XX	JOB NO.: YR##
APPD. BY::	XX	SCALE: NTS

CLIENT: GLANBIA NUTRITIONALS TWIN FALLS, ID

PROJECT: SILO 9 ADDITION

SILO 9 ADDITION

REVISIONS

△	DATE	DESCRIPTION

SHEET #: S-01

1 OF 1

SEWER SAMPLE HOUSE

Concrete Valley Gutter

PROPOSED SILO LOCATION

Scale

Washington Street South

Scale: 1" = 10'
Graphic Scale

SHEET #: G-XXX	REVISIONS: DATE / DESCRIPTION	FULL SITE	GLANBIA TWIN FALLS, ID (CLIENT: / PROJECT:) SITE PLAN

Glanbia Nutritionals
236 WASHINGTON ST. S
TWIN FALLS, ID 83301
www.glanbianutrtionals.com
Bus: (208) 733-3226

DRN. BY.:	XX	DATE:	02-04-2015
DSN. BY:	XX	JOB NO.:	YR-##
APPD. BY.:	XX	SCALE:	NTS

PRELIMINARY: NOT FOR CONSTRUCTION