



CITY OF TWIN FALLS, IDAHO

SPECIAL MEETING NOTICE

For the

Twin Falls City Council

* * * *

The Monday, March 27, 2017, Twin Falls City Council meeting will begin at **5:30 P.M.** in the Council Chambers located at 305 Third Avenue East, Twin Falls, Idaho.

Leila A. Sanchez
Deputy City Clerk/Recording Secretary

COUNCIL MEMBERS

Suzanne	Nikki	Shawn	Chris	Gregory	Chris	Ruth
Hawkins	Boyd	Barigar	Talkington	Lanting	Reid	Pierce
Vice Mayor		Mayor				



AMENDED AGENDA
Meeting of the Twin Falls City Council
Monday, March 27, 2017
City Council Chambers
305 Third Avenue East - Twin Falls, Idaho

5:30 P.M.

PLEDGE OF ALLEGIANCE TO THE FLAG

CALL MEETING TO ORDER

CONFIRMATION OF QUORUM

CONSIDERATION OF THE AMENDMENTS TO THE AGENDA

PROCLAMATIONS: **2017 – Year of the Lions – Request made by Dennis Burks, Lions Club**
 Fair Housing Month Proclamation – Request made by the City of Twin Falls

GENERAL PUBLIC INPUT

AGENDA ITEMS	Purpose	By:
I. <u>CONSENT CALENDAR:</u> 1. Request to approve the Accounts Payable for March 14 – 27, 2017. 2. Request to approve the March 13, 2017, City Council Minutes. 3. Request to approve a Beer and Wine License for Blu LLC, 1986 Addison Avenue, Twin Falls, Idaho. 4. Request to approve the Kimberly High School Prom event to be held in the 200 Block of Main Avenue West on Saturday, April 22, 2017 . This event is to be held in correlation with other activities at the Radio Rondevo located at 247 Main Avenue West. 5. Request to approve the State of the City Address and Main Avenue Renaissance Groundbreaking event to be held in the 100 Block of Main Avenue North between Shoshone Street and Gooding Street on Tuesday, April 11, 2017.	Action Action Action Action Action	Sharon Bryan Sharon Bryan Sharon Bryan Justin Dimond Justin Dimond
II. <u>ITEMS FOR CONSIDERATION:</u> 1. Request to temporarily suspend approvals of all special event applications on Main Avenue. WITHDRAWN BY THE APPLICANT. 2. Public input and/or items from the City Manager and City Council.	Action	Larry Johnson, The Orpheum
III. <u>ADVISORY BOARD REPORT/ANNOUNCEMENTS:</u>		
6:00 P.M. IV. <u>PUBLIC HEARINGS:</u> 1. Request for a Zoning District Change & Zoning Map Amendment from R-2 to RB for property located at 838 Filer Avenue. (app. 2838) 2. Request for a Zoning District Change & Zoning Map Amendment from R-4 to R-4PRO for Lot 22 Block 4 of the Golden Rule Subdivision on property located at 415 Addison Avenue. (app. 2840) 3. Request for an Annexation with a Zoning District Change & Zoning Map Amendment from R-4 CRO AoI to M-1 CRO ZDA for approximately 7.5 (+/-) acres to allow a Storage Unit Rental Facility, Truck Rentals (U-Haul), truck rental display pads, and designated outdoor storage yard(s) for automobiles/pickups and RV's on property located at 403 Grandview Drive (app. 2836)	PH/Action PH/Action PH/Action	Ladeen Dane Jonathon Spendlove M. Lynn Dunlap Jonathon Spendlove Scott Allen/JUB for Gregg Olsen Jonathon Spendlove
V. <u>ADJOURNMENT</u>		

Any person(s) needing special accommodations to participate in the above noticed meeting could contact Leila Sanchez at (208) 735-7287 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208)735-7287.

Public Input Procedures

1. Individuals wishing to provide public input regarding matters relevant to the City of Twin Falls shall
 - a. wait to be recognized by the mayor
 - b. approach the microphone/podium
 - c. state their name and address, and whether they are a resident or property owner in the City of Twin Falls, and
 - d. proceed with their input.
2. The Mayor may limit input to no less than two (2) minutes. Individuals are not permitted to give their time to other speakers.

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor shall review the public hearing procedures.
 2. Individuals wishing to testify or speak before the City Council shall wait to be recognized by the Mayor, approach the microphone/podium, state their name and address, then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the City Clerk. The City Clerk shall make an audio recording of the Public Hearing.
 3. 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.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.
 4. A City Staff Report shall summarize the application and history of the request.
 - The City Council may ask questions of staff or the applicant pertaining to the request.
 5. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor may limit public testimony to no less than two (2) minutes per person.
 - Five or more individuals, having received personal public notice of the application under consideration, may select 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. The spokesperson shall be limited to 15 minutes.
 - Written comments, including e-mail, shall be either read into the record or displayed to the public on the overhead projector.
 - Following the Public Testimony, the applicant is permitted five (5) minutes to respond to Public Testimony.
 6. Following the Public Testimony and Applicant's response, the hearing shall continue. The City Council, as recognized by the Mayor, shall be allowed to question the Applicant, Staff or anyone who has testified. The Mayor may again establish time limits.
 7. The Mayor shall close the Public Hearing. The City Council 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.



DECLARATION
MAR 13 2017

March 9, 2017

Dennis Burks
1633 E Pegram St
Meridian, ID 83642

To the Honorable Mayor Shawn Barigar,

Mr. Mayor,

Lions Club International and the Lions of Southern Idaho are celebrating our 100th year anniversary this year. Founded in 1917, we have grown to be the largest service organization in the world with over 1.4 million members in 215 countries.

Mayor Barigar, to help us celebrate this monumental anniversary, we are asking the cities of southern Idaho to proclaim 2017 as the year of the Lions. As our mission statement reads, we empower our volunteers to serve their communities, meet humanitarian needs, encourage peace and promote international understanding through Lions clubs. In Idaho, this is very evident. This year alone, we have provide vision screening for over 30,000 students, collected and distributed over 62,000 pairs of glasses throughout the world. In addition, we have collected, refurbished and redistributed 25 hearing aids to people who could not afford hearing care and we provided 29 people assistance who were in need of a sight restoring surgery such as cataracts, muscle, retinal and trauma surgeries.

In 1925, Helen Keller addressed the Lions Clubs International Convention in Cedar Point, Ohio and challenged Lions to become “knights of the blind in the crusade against darkness.” Since then, we have worked tirelessly to aid the blind and visually impaired.

Mr. Mayor, we thank you very much for your time and we hope you will be able to honor this proclamation. If you have any questions, please feel free to contact me. My phone is 208-599-0271 and my email is burks1841@yahoo.com.

Sincerely,

Dennis Burks
District Governor

Office of the Mayor
City of Twin Falls, Idaho

Proclamation

2017 – Year of the Lions

WHEREAS, Lions Club International was founded in 1917 and is celebrating their 100th anniversary; and,

WHEREAS, the Lions Club is the world’s largest service organization with over 1.4 million members in 215 countries; and,

WHEREAS, Lions Club empower volunteers to serve communities, meet humanitarian needs, encourage peace and promote international understanding through participation in club activities; and,

WHEREAS, Lions clubs in Idaho have distributed over 62,000 pairs of glasses throughout the world and provide vision screening for over 30,000 students; and,

WHEREAS, Helen Keller called the Lions Club, in 1925, “Knights of the Blind in crusade against darkness,” and,

WHEREAS, the City of Twin Falls holds the greatest admiration and the utmost support for all Lions club members especially in the local clubs; and,

THEREFORE, I Suzanne Hawkins, Vice Mayor of the City of Twin Falls, do hereby proclaim

2017 – Year of the Lions

and encourage the citizens of Twin Falls to show their appropriation by supporting the Lions Club in all their activities.

In witness whereof I have hereunto set my
hand and caused this seal to be affixed.

Vice Mayor Suzanne Hawkins

Deputy City Clerk Leila A. Sanchez

Date: March 27, 2017

*Office of the Mayor
City of Twin Falls, Idaho*

Proclamation



FAIR HOUSING MONTH PROCLAMATION

WHEREAS, April 2017 marks the 49th anniversary of the passage of Title VIII of the Civil Rights Act of 1968, commonly known as the Federal Fair Housing Act; and

WHEREAS, the Idaho Human Rights Commission Act has prohibited discrimination in housing since 1969; and

WHEREAS, equal opportunity for all-regardless of race, color, religion, sex, disability, familial status or national origin-is a fundamental goal of our nation, state and city; and

WHEREAS, equal access to housing is an important component of this goal-as fundamental as the right to equal education and employment; and

WHEREAS, housing is a critical component of family and community health and stability and

WHEREAS, housing choice impacts our children's access to education, our ability to seek and retain employment options, the cultural benefits we enjoy, the extent of our exposure to crime and drugs, and the quality of health care we receive in emergencies; and

WHEREAS, the laws of this nation and our state seek to ensure such equality of choice for all transactions involving housing; and

WHEREAS, ongoing education, outreach and monitoring are key to raising awareness of fair housing principles, practices, rights and responsibilities; and

WHEREAS, only through continued cooperation, commitment and support of all Idahoans can barriers to fair housing be removed;

NOW, THEREFORE, I, Suzanne Hawkins, Vice Mayor of the City of Twin Falls, do hereby proclaim April 2017 to be

FAIR HOUSING MONTH

In the City of Twin Falls, State of Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand at the City of Twin Falls Council Chambers on this 27th day of March in the year of our Lord 2017.

Suzanne Hawkins, Vice Mayor

Leila A. Sanchez, Deputy City Clerk

COUNCIL MEMBERS

Suzanne	Nikki	Shawn	Chris	Gregory	Chris	Ruth
Hawkins	Boyd	Barigar	Talkington	Lanting	Reid	Pierce
Vice Mayor		Mayor				

**MINUTES**

Meeting of the Twin Falls City Council
Monday, March 13, 2017
City Council Chambers
305 Third Avenue East - Twin Falls, Idaho

5:00 P.M.

PLEDGE OF ALLEGIANCE TO THE FLAG

CALL MEETING TO ORDER

CONFIRMATION OF QUORUM

CONSIDERATION OF THE AMENDMENTS TO THE AGENDA

PROCLAMATIONS: None

GENERAL PUBLIC INPUT

AGENDA ITEMS	Purpose	By:
I. <u>CONSENT CALENDAR:</u>		
1. Request to approve the Accounts Payable for March 7, 2017 – March 13, 2017.	Action	Sharon Bryan
2. Request to approve the March 6, 2017, City Council Minutes.	Action	Sharon Bryan
II. <u>ITEMS FOR CONSIDERATION:</u>		
1. Request from The Salvation Army Twin Falls Corps to waive all building permit fees associated with replacing the failed HVAC system.	Action	Lt. Troy Cook Jarrod Bordi
2. Presentation of the City of Twin Falls' 2016 audited financial statements by Mahlke Hunsaker & Company, PLLC.	Presentation	Scott Hunsaker Lorie Race
3. Presentation of an update on the Main Avenue Project.	Presentation	Paul Johnson, CH2M
4. Request to award the 2017 Downtown Utility Upgrades Project to Extreme Excavation, Inc., in the amount of \$1,010,218.50 along with a 25% contingency amount.	Action	Jesse Schuerman
5. Presentation on the Backflow Program and an update on what to expect for this upcoming irrigation season.	Presentation	Robert Bohling
6. Request to adopt a resolution to destroy any semipermanent or temporary records and to notify the Idaho State Historical Society before destruction of any records.	Action	Sharon Bryan
7. Request to use \$652,000 of cash reserves from the capital fund and impact fees reserves to purchase furniture, fixtures and equipment (FF&E) and electronic systems for the City Hall and Public Safety Campus projects, and a security fence for the Public Safety Campus.	Action	Travis Rothweiler
8. Public input and/or items from the City Manager and City Council.		
III. <u>ADVISORY BOARD REPORT/ANNOUNCEMENTS:</u>		
6:00 P.M.		
IV. <u>PUBLIC HEARINGS:</u> None		
V. <u>ADJOURNMENT TO</u> Executive Sessions: 74-206 (1):		

(b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student. (c) To acquire an interest in real property which is not owned by a public agency.		
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Absent: None

Staff Present: City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Deputy City Manager Mitchel Humble, Deputy City Manager Brian Pike, Building Inspector Jarrod Bordi, Finance Director Lorie Race, Staff Engineer Jesse Schuerman, Water Superintendent Robert Bohling, Deputy City Clerk Sharon Bryan

PLEDGE OF ALLEGIANCE TO THE FLAG

Vice Mayor Hawkins called the meeting to order at 5:00 P.M. She then invited all present, who wished, to recite the pledge of Allegiance to the Flag.

CONFIRMATION OF QUORUM

A quorum is present.

CONSIDERATION OF THE AMENDMENTS TO THE AGENDA – None

PROCLAMATIONS: None

GENERAL PUBLIC INPUT

Terry Edwards, Twin Falls, asked that the City Council work to ensure process is open and fair when public speak.

I. CONSENT CALENDAR:

1. Request to approve the Accounts Payable for March 7, 2017 – March 13, 2017.
2. Request to approve the March 6, 2017, City Council Minutes.

MOTION:

Councilmember Pierce moved to approve the Consent Calendar as presented. Councilmember Talkington seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0

II. ITEMS FOR CONSIDERATION:

1. Request from The Salvation Army Twin Falls Corps to waive all building permit fees associated with replacing the failed HVAC system.

Building Inspector Bordi gave staff report.

John Kapaleras, Salvation Army Twin Falls Corp asked City Council if they would consider waiving all building permits fees associated with replacing the failed HVAC system.

City Council discussion ensued on the following:

- Salvation Army works on a shoe string budget.
- They serve our Community well.

MOTION:

Councilmember Boyd moved to waive all building permit fees associated with replacing the failed HVAC system. Councilmember Pierce seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0

2. Presentation of the City of Twin Falls' 2016 audited financial statements by Mahlke Hunsaker & Company, PLLC.

Finance Director Race introduced Scott Hunsaker

Scott Hunsaker, Mahlke, Hunsaker & Company, PLLC, reviewed the City of Twin Falls' 2016-audited financial statements.

City Council discussion ensued on the following:

- Clarification of what was meant by no opinions and unqualified opinion.
- City Council thanked the Finance Team.

City Manager reviewed the audit and said that the audit is available on line.

3. Presentation of an update on the Main Avenue Project.

Paul Johnson, CH2M Hill gave an update on the Main Avenue Project.

City Council discussion ensued on the following:

- Concern with electrical and irrigation lines together and the separation requirement.
- Tree removal came in under budget.
- Twin Falls Community Foundations are selling bricks for downtown area.

City Manager Rothweiler said that they have 46 interested bidders, 31 are from the Magic Valley.

4. Request to award the 2017 Downtown Utility Upgrades Project to Extreme Excavation, Inc., in the amount of \$1,010,218.50 along with a 25% contingency amount.

Vice Mayor Hawkins excused herself due to conflict of interest and turned the gavel over to Councilmember Lanting.

Staff Engineer Schuerman reviewed the 2017 Downtown Utility Upgrades Project bid and recommended Extreme Excavation, Inc. in the amount of \$1,010,218.50 along with a 25% contingency amount.

City Council discussion ensued on the following:

- Engineers estimate.
- Concerned that we only had one bidder.
- City Manager Rothweiler explained why we only one company bid.
- Delay would delay everything.

MOTION:

Councilmember Talkington moved to award the 2017 Downtown Utility Upgrades Project to Extreme Excavation, Inc. in the amount of \$1,010,218.50 along with a 25% contingency amount. Councilmember Pierce seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0. Vice Mayor Hawkins abstained.

5. Presentation on the Backflow Program and an update on what to expect for this upcoming irrigation season.

Water Superintendent Bohling gave an update on Backflow Program and what to expect for this upcoming irrigation season.

City Council discussion ensued on the following:

- Concerned with price gouging the citizens.
- Concerns with Southside wells being contaminated due to the flooding.
- Water Superintendent Bohling said water being tested regularly.
- List of companies that do backflow testing updated each year.
- Backflow testing done annually.
- Pressurized irrigation not required to test.
- The need for more testers.

6. Request to adopt a resolution to destroy any semipermanent or temporary records and to notify the Idaho State Historical Society before destruction of any records. Resolution 2017-004

Deputy City Clerk Bryan asked City Council to adopt a resolution to destroy any semi permanent or temporary records and to notify the Idaho State Historical Society before destruction of any records.

MOTION:

Councilmember Talkington moved to adopt Resolution 2017-004 as presented. Councilmember Boyd seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0

7. Request to use \$652,000 of cash reserves from the capital fund and impact fees reserves to purchase furniture, fixtures and equipment (FF&E) and electronic systems for the City Hall and Public Safety Campus projects, and a security fence for the Public Safety Campus.

City Manager Rothweiler gave staff report.

City Council discussion ensued on the following:

- What all was included in the \$652,000.
- Glad to hear we are ahead of schedule.

MOTION:

Councilmember Lanting moved to approve the request to use \$652,000 of cash reserves from the capital fund and impact fees reserves to purchase furniture, fixtures and equipment (FF&E) and electronic systems for the City Hall and Public Safety Campus projects, and a security fence for the Public Safety Campus. Councilmember Pierce seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0

8. Public input and/or items from the City Manager and City Council.

City Manager Rothweiler reminded City Council there will be no meeting next week., March 20, 2017. City Manager Rothweiler reported that the Police Dept is moving this week into the Old City Hall Building.

City Manager Rothweiler said that April 11, 2017 will be the State of the City Address.

Councilmember Pierce reported on the Historic Preservation Committee meeting.
Councilmember Pierce reported on Operation Face Lift cleaning alleys downtown.
Councilmember Pierce reported on the Archway Committee meeting.
Vice Mayor Hawkins gave an update on the Youth Council activities.

III. ADVISORY BOARD REPORT/ANNOUNCEMENTS:

IV. PUBLIC HEARINGS: None

V. ADJOURNMENT TO Executive Sessions: 74-206 (1):

- (b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student.
- (c) To acquire an interest in real property which is not owned by a public agency.

MOTION:

Councilmember Pierce moved to adjourn to Executive Session 74-206(1) (b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student.

(c)To acquire an interest in real property which is not owned by a public agency. Councilmember Reid seconded the motion. Roll call vote showed all members present voted in favor of the motion.

Approved 7 to 0

The meeting adjourned at 6:26 PM

Sharon Bryan, Deputy City Clerk



Date March 27, 2017, City Council Meeting

To: Honorable Mayor and City Council

From: Sharon Bryan, Deputy City Clerk

Request: Approval of a Beer and Wine license for Blu LLC, 1986 Addison Avenue, Twin Falls, Idaho

Time: Consent Calendar

Background: Application to sell on premise beer and wine.

Budget Impact: N/A

Regulatory Impact: City and State Code Compliance

Conclusion: Staff recommends approval of the license on the condition they get their Special Use Permit and State License.

Attachments: License Application.



City of Twin Falls
321 Second Avenue East
P.O. Box 1907
Twin Falls, Idaho 83303

Alcohol License

Please attach a copy of your state license

Business Name: Blu LLC State License # 2T-21424
Doing Business As: Blu
Physical Address: 1986 Addison Ave. City, State, Zip Twin Falls, ID 83301
Legal Description of Place of Business Lot _____ Block _____ Subdivision _____
Mailing Address: 1986 Addison Ave City, State, Zip: Twin Falls ID 83301
Contact Person: Danny Auth Phone # 208-410-7995

Beer: Bottled for consumption off the premises only (\$ 50.00)
Bottled for consumption on premises (\$150.00) ☒ 150⁰⁰
Bottled for Draught for consumption on premises (\$200.00) ☒
Wine: Retailed Sales for consumption off premises only (\$200.00) ☐
Wine by the Drink for consumption on premises only (\$200.00) ☒ 100⁰⁰
Liquor: Liquor license & fees cover wine license and fees (\$562.50) ☐

License expires June 30th

Total Fee \$

550 ^{\$300⁰⁰} ^{Danny}
over charged - \$250⁰⁰
BH.
2/13/2017

Applicant is an: Individual ☒ Partnership ☐ Corporation ☐

If a partnership, name all partners:

Name: Daniel Auth

Residence: Twin Falls

Name: _____

Residence: _____

Name: _____

Residence: _____

If a corporation or association, name all officers:

Name: _____

Address: _____

Title: _____

Name: _____

Address: _____

Title: _____

Name: _____ Address: _____

Title: _____

Name: _____

Address: _____

Title: _____

Date of incorporation or organization: 11/2015

Place of incorporation or organization: Twin Falls

Principal place of business in Idaho: 1986 Addison Ave E Twin Falls ID

Owner of premises: Todd + Kim Ostrom H30 LLC

Name of person who will manage business of selling beer at retail: _____

(If a partnership, all partners must sign)

Signature of applicant _____

Name: Daniel Auth

Residence of applicant: _____ TWIN FALL ID 83301

Signature of applicant _____

Name: Paul Claasen

Residence of applicant: _____ Twin Falls, ID. 83301

Signature of applicant _____

Name: _____ Birth date: _____

Residence of applicant: _____

Length of residence in Idaho: _____

Signature of applicant _____

Name: _____ Birth date: _____

Residence of applicant: _____

Length of residence in Idaho: _____

Subscribed and sworn to before me this 13th day of February, 2017

Kathleen A. Touchette



For Questions call 208-735-7245 [Click here for the City Code \(Title 3 then Chapter 1\)](#)

Return completed form to: Deputy City Clerk, City of Twin Falls, 321 Second Ave. East, Twin Falls, ID 83301

CITY STAFF USE ONLY:

Approvals:

Planning and Zoning: Yes _____ No _____

Comments:

Needs SUP

Police Department: Yes LA No _____

Comments:

City Clerk: Yes _____ No _____

Comments:

Sharon Bryan

From: Kelly Weeks
Sent: Tuesday, February 14, 2017 5:06 PM
To: Sharon Bryan
Cc: Renee Carraway; Jonathan Spendlove; Steve O'Connor
Subject: RE: Alcohol License for Blu LLC

I believe they will need a special use permit since this has been discontinued for more than one year. Sorry, you won't be taking this one to council on Monday.

Kelly

-----Original Message-----

From: Sharon Bryan
Sent: Tuesday, February 14, 2017 4:55 PM
To: Kelly Weeks <kweeks@tfid.org>
Subject: RE: Alcohol License for Blu LLC

Zulu had an alcohol license up to 2014. Then Kona Coffee and Cakes move in and did not have an alcohol license.

Sharon Bryan
Deputy City Clerk
City of Twin Falls
P.O. Box 1907
Twin Falls, ID 83303

sbryan@tfid.org
(208) 735-7245

-----Original Message-----

From: Kelly Weeks
Sent: Tuesday, February 14, 2017 4:37 PM
To: Sharon Bryan <Sbryan@tfid.org>; Renee Carraway <RCarraway@tfid.org>; Jonathan Spendlove <JSpendlove@tfid.org>
Subject: RE: Alcohol License for Blu LLC

Sharon,

How long has it been since an alcohol license has been issued at this address? It is in the C-1 zone and needs a special use permit. The Ostroms' got one in July 2009, but it could be void.

Thanks
Kelly

-----Original Message-----

From: Sharon Bryan
Sent: Tuesday, February 14, 2017 3:17 PM
To: Renee Carraway <RCarraway@tfid.org>; Jonathan Spendlove <JSpendlove@tfid.org>; Kelly Weeks <kweeks@tfid.org>
Subject: Alcohol License for Blu LLC
Importance: High

Please review attached and let me know if you have any concerns. I would like to take this to City Council on Tuesday, Feb 21, 2017.

Thank you,

Sharon Bryan
Deputy City Clerk
City of Twin Falls
P.O. Box 1907
Twin Falls, ID 83303

sbryan@tfid.org
(208) 735-7245

-----Original Message-----

From: CityAdmin@tfid.org [mailto:CityAdmin@tfid.org]
Sent: Tuesday, February 14, 2017 3:11 PM
To: Sharon Bryan <Sbryan@tfid.org>
Subject:

TASKalfa 4550ci
[00:c0:ee:86:ae:0c]

Sharon Bryan

From: Kelly Weeks
Sent: Wednesday, February 15, 2017 1:31 PM
To: Sharon Bryan
Cc: Renee Carraway; Jonathan Spendlove; Steve O'Connor; Lisa Strickland; Wendy Thompson; Lori Williamson
Subject: RE: Alcohol License for Blu LLC

I talked to Danny Auth from Blu, LLC about the SUP for alcoholic beverages consumed on premises. I told him where he could find the application on line and what we needed him to fill out and provide with the application. When he gets it filled out he will call in for a pre-app appointment. I told him it could take a minimum of 6 to 8 weeks to get on the schedule for a public hearing.

Thanks
Kelly

-----Original Message-----

From: Sharon Bryan
Sent: Wednesday, February 15, 2017 6:51 AM
To: Kelly Weeks <kweeks@tfid.org>
Cc: Renee Carraway <RCarraway@tfid.org>; Jonathan Spendlove <JSpendlove@tfid.org>; Steve O'Connor <soconnor@tfid.org>
Subject: RE: Alcohol License for Blu LLC

Ok I will contact them and let them know they will need to come see you. Sharon

-----Original Message-----

From: Kelly Weeks
Sent: Tuesday, February 14, 2017 5:06 PM
To: Sharon Bryan <Sbryan@tfid.org>
Cc: Renee Carraway <RCarraway@tfid.org>; Jonathan Spendlove <JSpendlove@tfid.org>; Steve O'Connor <soconnor@tfid.org>
Subject: RE: Alcohol License for Blu LLC

I believe they will need a special use permit since this has been discontinued for more than one year. Sorry, you won't be taking this one to council on Monday.
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Subject: RE: Alcohol License for Blu LLC

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Sharon Bryan
Deputy City Clerk
City of Twin Falls
P.O. Box 1907
Twin Falls, ID 83303

sbryan@tfid.org

(208) 735-7245

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From: Kelly Weeks

Sent: Tuesday, February 14, 2017 4:37 PM

To: Sharon Bryan <Sbryan@tfid.org>; Renee Carraway <RCarraway@tfid.org>; Jonathan Spendlove <JSpendlove@tfid.org>

Subject: RE: Alcohol License for Blu LLC

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Thanks

Kelly

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From: Sharon Bryan

Sent: Tuesday, February 14, 2017 3:17 PM

To: Renee Carraway <RCarraway@tfid.org>; Jonathan Spendlove <JSpendlove@tfid.org>; Kelly Weeks <kweeks@tfid.org>

Subject: Alcohol License for Blu LLC

Importance: High

Please review attached and let me know if you have any concerns. I would like to take this to City Council on Tuesday, Feb 21, 2017.

Thank you,

Sharon Bryan

Deputy City Clerk

City of Twin Falls

P.O. Box 1907

Twin Falls, ID 83303

sbryan@tfid.org

(208) 735-7245

-----Original Message-----

From: CityAdmin@tfid.org [mailto:CityAdmin@tfid.org]

Sent: Tuesday, February 14, 2017 3:11 PM

To: Sharon Bryan <Sbryan@tfid.org>

Subject:

TASKalfa 4550ci

[00:c0:ee:86:ae:0c]



Date: Monday, March 27, 2017, Council Meeting
To: Honorable Mayor and City Council
From: Sergeant Justin Dimond, Twin Falls Police Department

Request:

Consideration of a request by Jan Hall, representing the Kimberly High School, to approve the Kimberly High School Prom event to be held in the 200 Block of Main Avenue West on Saturday, April 22, 2017. This event is to be held in correlation with other activities at the Radio Rondevoo located at 247 Main Avenue West.

Time Estimate:

Due to the location, time and nature of this event, Staff is requesting that this item be placed on the Consent Calendar.

Background:

Jan Hall, representing the Kimberly High School, has submitted a Special Event Application for the Kimberly High School Prom to be held in the 200 Block of Main Avenue West. The Kimberly High School has made arrangements with a local business, the Radio Rondevoo, to hold their 2017 high school prom at 247 Main Avenue West.

As part of their planned prom activities, they have requested permission for the closure of the 200 Block of Main Avenue West from 6:30 p.m. until 8:00 p.m. The road closure has been requested to allow for the students and their families to have a "Red Carpet" entrance or promenade into the Radio Rondevoo. Following the start of the prom, the road will be re-opened at approximately 8:00 p.m.

All other businesses in the 200 Block of Main Avenue West will be unaffected by the closure as they will not be open for business during the planned closure time. Additionally, there are no residences located in the 200 Block of Main Avenue West. Event organizers have also been advised of the limited parking in the area due to ongoing construction on Main Avenue.

Kimberly High School has arranged for eight (8) school officials to act as chaperones for the event and one (1) Kimberly Police Officer to act as security. These officials will be in charge of closing and opening the street at the appropriate times.

The Twin Falls Police Department Staff and other relevant City Staff members have reviewed the application and recommend its approval.

Approval Process:

Consent of the Council

Budget Impact:

N/A

Regulatory Impact:

N/A

Conclusion:

Staff recommends that the City Council approve the Special Event Application submitted by the Kimberly High School for the temporary closure of the 200 Block of Main Avenue West.

Attachments:

None

JD:aed



Date: Monday, March 27, 2017, Council Meeting
To: Honorable Mayor and City Council
From: Sergeant Justin Dimond, Twin Falls Police Department

Request:

Consideration of a request by Josh Palmer, representing the City of Twin Falls, to approve the State of the City Address and Main Avenue Renaissance Groundbreaking event to be held in the 100 Block of Main Avenue North between Shoshone Street and Gooding Street on Tuesday, April 11, 2017.

Time Estimate:

Due to the location, time and nature of this event, Staff is requesting that this item be placed on the Consent Calendar.

Background:

Josh Palmer, representing the City of Twin Falls, has submitted a Special Event Application for the State of the City Address and Main Avenue Renaissance Groundbreaking event to be held on April 11, 2017.

This event will combine the State of the City Address with the Main Avenue Renaissance Groundbreaking. The State of the City Address will take place in the 100 Block of Main Avenue North in the area of the Orpheum Theater and will start at 11:30 a.m. This event is scheduled to take approximately one hour.

Following the State of the City Address, the Main Avenue Renaissance Groundbreaking will take place. The groundbreaking will include a "golden shovel" ceremony where elected officials will turn dirt in front of the Columbia Bank. The public will then be invited to place bricks into the dirt. This event is also scheduled to last approximately one hour.

Attendees to the event will be provided vouchers for meals at downtown restaurants.

The Twin Falls Police Department Staff and other relevant City Staff members have reviewed the application and recommend its approval.

Approval Process:

Consent of the Council

Budget Impact:

N/A

Regulatory Impact:

N/A

Conclusion:

Staff recommends that the City Council approve the Special Event Application submitted for the State of the City Address and the Main Avenue Renaissance Groundbreaking event as presented.

Attachments:

None

JD:aed



Public Hearing: **MONDAY MARCH 27, 2017**

To: Honorable Mayor and City Council

Presenter: Jonathan Spendlove, Senior Planner

Editor: Renee V. Carraway-Johnson, Zoning Administrator

Authors: Jonathan Spendlove & Steve O'Connor

ITEM IV-

Request: Request for a **Zoning District Change & Zoning Map Amendment** from R-2 to RB for property located at 838 Filer Avenue c/o Ladeen Dane (app. 2838)

Time Estimate:

The applicant's presentation may take up to ten (10) minutes. Staff presentation will be approximately five (5) minutes.

Background:

Applicant:	Status: Owner	Size: .212(+/-) Acres
Ladeen Dane 838 Filer Ave Twin Falls, ID 83301 208.733.3152	Current Zoning: R-2	Requested Zoning: Rezone to RB
	Comprehensive Plan: Neighborhood Commercial	Lot Count: 1 parcel
	Existing Land Use: Residential	Proposed Land Use: Residential Business
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: R-2; Filer Ave Residential	East: C-1, Commercial Office
	South: R-2, Residential	West: R-2, Residential
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-4, 10-4-23, 10-11-1 thru 8, 10-13, 10-14	

Approval Process:

All procedures will follow the process as described in TF City Code 10-14: Zoning Amendments.

Zoning Title Amendments, which consist of text or map revisions, require a public hearing before the Planning Commission. Following the public hearing, the Commission may forward the amendment with its recommendation to the City Council. Any material change by the Commission from what was presented during the public hearing will require an additional hearing prior to the Commission forwarding its recommendation to the Council.

After the Council receives a recommendation from the Commission, a public hearing shall be scheduled where the Council may grant, grant with changes, or deny the Zoning Title Amendment. In any event, the Council shall specify the regulations and standards used in evaluating the Zoning Amendment, and the reasons for approval or denial.

In the event the Council shall approve an amendment, such amendment shall thereafter be made a part of the Title upon the passage and publication of an ordinance.

Budget Impact:

Redevelopment of this property to a commercial use may have a positive impact on the City budget.

Regulatory Impact:

Approval of this request will allow the applicant to proceed with the process of rezoning property at 838 Filer Ave.

History:

838 Filer Ave is the western most portion of Lot 20 in the Garden Homes Subdivision recorded in June 1919. 838 Filer Ave first appeared in the Polk Directory in 1957 listed as a residential property. County Parcel records for this parcel dates back to 1960, with the ownership by the applicant since at least 1994. Ordinance 2012 was recorded in 1981, it created the zoning districts we currently use, and zoned various properties within City Limits. Zoning designations were assigned at that time, or as areas were annexed.

Analysis:

This is a request for a **Zoning District Change and Zoning Map Amendment** to rezone one (1) parcel from R-2; Low Density Residential to RB; Residential Business. The property is 0.212 +/- acres and is located west of the C-1 zone at the intersection of Blue lakes Blvd North and Filer Ave.

The applicant states in the narrative that the rezone request stems from *the desire to get the most value out of the property being that they have taken great care of and have great pride in the property and do not wish to see it fall in to disrepair.*

The Filer Ave corridor was deemed appropriate for Residential Business use under the 2009 Comprehensive Plan and Future Land Use Map. In 2016 the entire Comprehensive Plan including the Future Land Use Map was completely revised. This application for a rezone is consistent with the City of Twin Falls 2016 Comprehensive Plan "Grow With Us" as Filer Ave, between Blue Lakes Blvd N. and Washington St N., is designated as appropriate for Neighborhood Commercial Uses. The Residential Business zone fits within the Neighborhood Commercial or Mixed Use designation and supporting criteria outlined in the 2016 Comprehensive Plan.

In reviewing a request for a Zoning District Change and Zoning Map Amendment the Commission has two (2) main tasks: **1-** to determine whether the request is in conformance with the Comprehensive Plan and **2-** evaluate the request to determine the extent and nature of the amendment requested.

The Comprehensive Plan indicates this corridor as appropriate for Residential Business or Mixed Uses. There is no development plan to evaluate as this request is to only rezone the property. Any changes will require a full review by staff to determine the extent and nature of the changes. Any change shall comply with the purpose, uses and development standards of the RB Zoning District prior to development.

To make a positive recommendation, the Commission must determine that **1-** the request is in conformance with the Comprehensive Plan and **2-** the extent and nature of changing the zoning of this property to the Residential Business District would allow land development that would be compatible with and not detract from the surrounding area.

On February 28, 2017 the Commission held a public hearing on this request. Upon conclusion of the public hearing and discussion Commissioner Tatum made a motion to recommend approval of the request, as presented, with staff recommendations. Commissioner Grey seconded the motion. All members present voted in favor of the motion.

Conclusion:

Staff concurs with the Commission's recommendation.

Attachments:

1. Letter of request
2. Zoning Vicinity Map
3. Aerial Photo Map
4. Future Land Use Map
5. Site Photos
6. Portion of the Feb 28th P&Z minutes

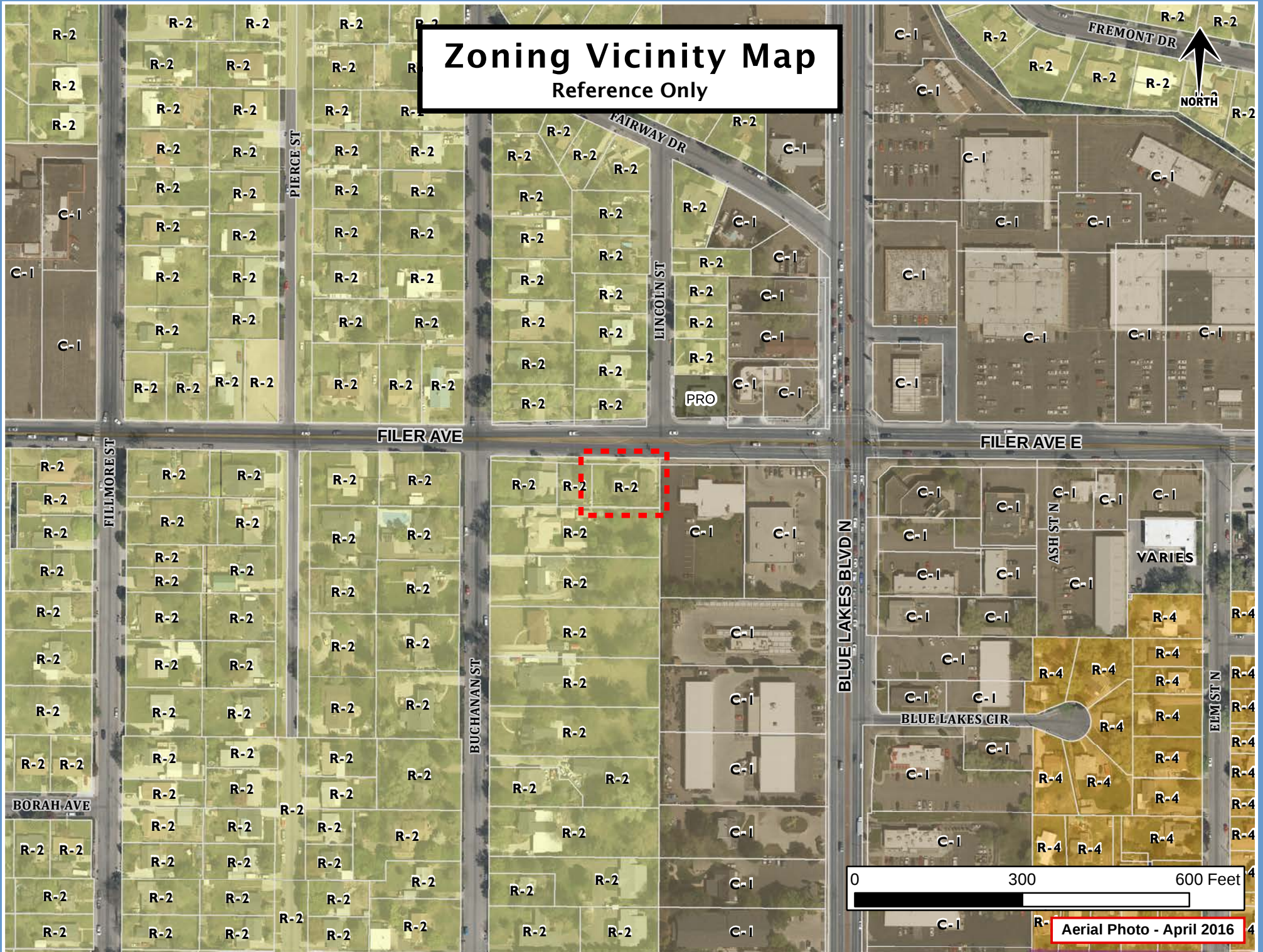
1/11/17

At this time I am Requesting a Change in the Zoning for my property at 838 Filer Ave This house has commercial property all the way around it. I would like to do this in order to Recieve more money on the Sale of this property. I have taken much pride on this property and would not like to see some one buy it that would not take care of it.

Ladleen Dine

Zoning Vicinity Map

Reference Only



Aerial Map

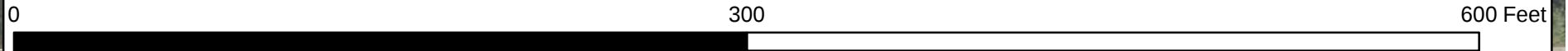
Reference Only



LINCOLN ST

FILER AVE

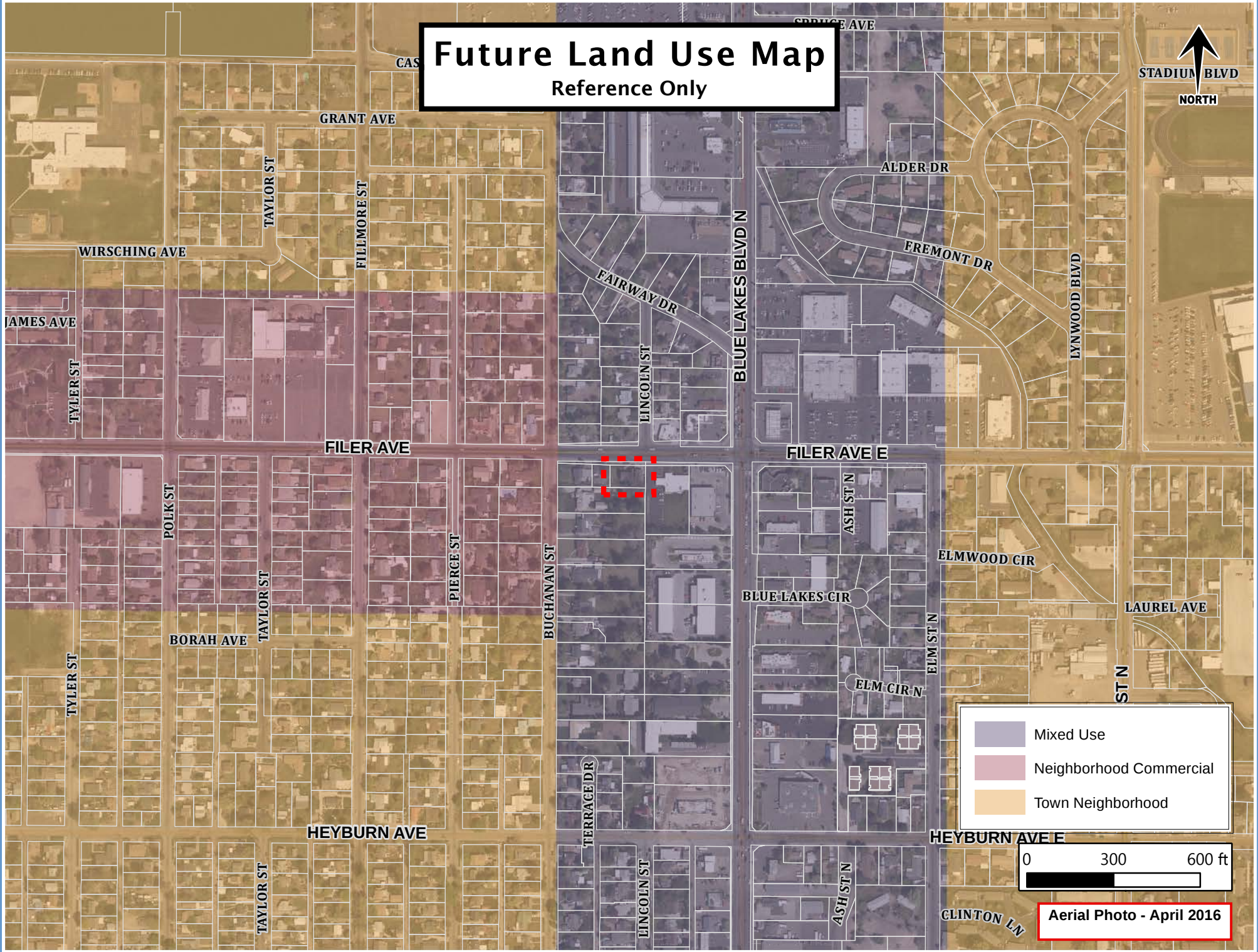
BUCHANAN ST



Aerial Photo - April 2016

Future Land Use Map

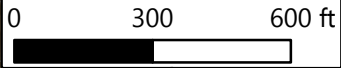
Reference Only



Mixed Use

Neighborhood Commercial

Town Neighborhood



Aerial Photo - April 2016



Filer Ave., Public Notice Sign



Front of Property looking south across Filer Ave.



NE corner looking SW



NW corner looking SE



MINUTES
TWIN FALLS CITY PLANNING & ZONING COMMISSION
February 28, 2017 6:00 PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Danielle Dawson Tom Frank Kevin Grey Gerardo "Tato" Muñoz Ed Musser **Vacancy** Jolinda Tatum
Chairman Vice-Chairman

AREA OF IMPACT:

Ryan Higley Steve Woods

ATTENDANCE

CITY LIMIT MEMBERS

PRESENT

Dawson
Frank
Grey
Muñoz
~~Reid~~
Tatum

ABSENT

Musser

AREA OF IMPACT MEMBERS

PRESENT

Higley

ABSENT

Woods

CITY STAFF: Carraway-Johnson, O'Connor, Spendlove, Strickland, Vitek, Wonderlich

I. CALL MEETING TO ORDER:

Chairman Frank called the meeting to order at 6:00 P.M. He then reviewed the public meeting procedures with the audience, confirmed there was a quorum present and introduced City Staff.

II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s): **February 1, 2017 WS**
2. Approval of Findings of Fact and Conclusions of Law: **None**

Motion:

Commissioner Grey made a motion to approve the consent calendar, as presented. Commissioner Munoz seconded the motion. All members present voted in favor of the motion.

Unanimously Approved

III. ITEMS OF CONSIDERATION: **None**

IV. PUBLIC HEARINGS:

1.....

- 2. Request for the Commission's recommendation on a Zoning District Change & Zoning Map Amendment from R-2 to RB for property located at 838 Filer Avenue c/o Ladeen Dane (app. 2838)**

Applicant Presentation:

Ladeen Dane, the applicant, explained that she is make a request to rezone her property. The development that has occurred recently in this area has prompted this request. She has attorneys, Star Bucks and an O'Reilly near by.

Staff Presentation:

Senior Planner Spendlove reviewed the request on the overhead and stated 838 Filer Ave is the western most portion of Lot 20 in the Garden Homes Subdivision recorded in June 1919. 838 Filer Ave first appeared in the

**Planning & Zoning Commission Minutes
February 28, 2017**

Polk Directory in 1957 listed as a residential property. County Parcel records for this parcel dates back to 1960, with the ownership by the applicant since at least 1994. Ordinance 2012 was recorded in 1981, it created the zoning districts we currently use, and zoned various properties within City Limits. Zoning designations were assigned at that time, or as areas were annexed. This is a request for a **Zoning District Change and Zoning Map Amendment** to rezone one (1) parcel from R-2; Low Density Residential to RB; Residential Business. The property is 0.212 +/- acres and is located west of the C-1 zone at the intersection of Blue lakes Blvd North and Filer Ave.

The applicant states in the narrative that the rezone request stems from *the desire to get the most value out of the property being that they have taken great care of and have great pride in the property and do not wish to see it fall in to disrepair.*

The Comprehensive Plan indicates this corridor as appropriate for Residential Business or Mixed Uses. There is no development plan to evaluate as this request is to only rezone the property. Any changes will require a full review by staff to determine the extent and nature of the changes. Any change shall comply with the purpose, uses and development standards of the RB Zoning District prior to development.

To make a positive recommendation, the Commission must determine that **1-** the request is in conformance with the Comprehensive Plan and **2-** the extent and nature of changing the zoning of this property to the Residential Business District would allow land development that would be compatible with and not detract from the surrounding area.

Senior Planner Spendlove stated upon conclusion the Commission is asked to make a recommendation to the City Council on this request. The Commission's decision may be to deny the request, approve the request as presented or request additional information be provided.

PZ Questions/Comments:

- Commissioner Dawson asked what uses can be allowed in this zone without a special use permit process.
- Senior Planner Spendlove explained the land uses that could be possible under the RB zoning and reviewed the land development restrictions.

Public Hearing: [Opened & Closed Without Comment](#)

Deliberations: [Without Concerns](#)

Motion:

Commissioner Tatum made a motion to recommend approval of the request, as presented, with staff recommendations. Commissioner Grey seconded the motion. All members present voted in favor of the motion.

[Recommended Approval, As Presented](#)

**[Scheduled for City Council Public Hearing
March 27, 2017](#)**



Public Hearing: **MONDAY, MARCH 27, 2017**

To: Honorable Mayor and City Council

Presenter: Jonathan Spendlove, Senior Planner

Editor: Renee V. Carraway-Johnson, Zoning Administrator

Authors: Jonathan Spendlove & Steve O'Connor

ITEM IV-

Request: Request for a **Zoning District Change & Zoning Map Amendment** from R-4 to R-4PRO for Lot 22, Block 4 of the Golden Rule Subdivision, located north an east of the intersection of Addison Ave and Jackson St. aka 415 Jackson Street. c/o Lynn Dunlap (app. 2840)

Time Estimate:

The applicant's presentation may take up to ten (10) minutes. Staff presentation will be approximately five (5) minutes.

Background:

Applicant:	Status: Owner	Size: .143 (+/-) acres (50' x 125')
M. Lynn Dunlap P.O. Box 2754 Twin Falls, ID 83303 208.734-5885 Dunlaplaw1@yahoo.com	Current Zoning: R-4	Requested Zoning: R-4 PRO
	Comprehensive Plan: Neighborhood Commercial adjacent to Town Neighborhoods	Lot Count: 1 Lots; 22
	Existing Land Use: Illegal Parking Lot north of an existing professional office	Proposed Land Use: Parking lot for Office to the south
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: R-4, Residence	East: R-4, alley - Residence
	South: R-4 PRO; Addison Ave; professional office	West: R-4; Jackson St; Residence
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-5, 10-4-18, 10-11-1 thru 8, 10-14	

Approval Process:

At the conclusion of a Public Hearing, the Planning Commissioners are tasked with making a recommendation on the requested zoning district change and zoning map amendment of the property. The recommendation is automatically scheduled for a public hearing before the City Council for a decision on this request.

The City Council is asked to make a decision on the requested zoning district change and zoning map amendment of the property. If the request is approved an ordinance is later presented to the City Council for adoption. Upon adoption and publication of an Ordinance, the official maps are amended.

Budget Impact:

Approval of this request may have an impact the city budget upon utilization of the site for commercial development.

Regulatory Impact:

After a public hearing before the Planning and Zoning Commission with a recommendation, this request is scheduled for a public hearing before the City Council for a decision. Approval of this request will allow development to occur in compliance with the amended zoning change and zoning map amendment.

History:

Lot 22 is within the Golden Rule Subdivision, recorded in 1909. The R-4 zoning designation was set in 1981 when the current zones were established, and a Residential-Professional overlay was added in late 1980's.

County records show an appraisal for residence on the subject lot in 1960. Addresses of 122 Jackson St shows up in the Polk Directories from 1950 to 1988. On March 3, 1976 a rezone from residential to Residential-Professional occurred to allow the construction of a professional office on Lot 24 located at the northeast corner of Addison & Jackson St. In 1983 a Special Use Permit (#131) was granted for an expansion of the office, incorporating the lot north of the existing office, Lot 23. In the late 1980's the Jackson Street Addresses were dropped and the 415 Addison Address was used. The applicant purchased the property in 1998. It is not known when the parking lot on Lot 22 was developed.

Analysis:

This is a request for a Zoning District Change and Zoning Map Amendment to rezone property from R-4; Residential to R-4 PRO. The lot is .143(+/-) acres and is located just north of the Office building at 415 Addison Ave.

The applicant stated in the narrative that the rezone request stems from the fact the current use of the parcel is not in line with the City's zoning map. Despite parking lots being a prohibited use in the R-4 zone, the parcel acts as a parking lot for the office building to the south. Therefore, it is the applicant's desire to bring the land into compliance with city code.

In reviewing a request for a Zoning District Change and Zoning Map Amendment, the Commission has two (2) main tasks: 1- to determine whether the request is in conformance with the Comprehensive Plan and 2- to evaluate the request to determine the extent and nature of the amendment requested.

The Comprehensive Plan indicates this corridor as appropriate for Neighborhood Commercial uses. There is no development plan associated with the request. Any future changes will require a full review by staff to determine the extent and nature of the changes. Any change shall comply with the purpose, uses and development standards of the Professional Office Overlay prior to development and/or approval.

To make a positive recommendation, the Commission must determine that 1- the request is in conformance with the Comprehensive Plan and 2- the extent and nature of changing the zoning of this property to R-4 PRO would allow land development that would be compatible with and not detract from the surrounding area.

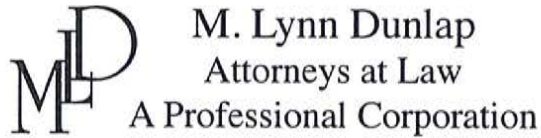
On February 28, 2017, the Commission held a public hearing on this request. Upon conclusion of the applicant and staff's presentation, the Commission had no further questions or clarifications. There was no public comment. Upon conclusion of commission deliberations Commissioner Tatum made a motion to recommend approval of the request, as presented, with staff recommendations. Commissioner Grey seconded the motion. All members present voted in favor of the motion

Conclusion:

Staff concurs with the Commission's recommendation.

Attachments:

- | | |
|------------------------|--|
| 1. Letter of request | 4. Future Land Use Map |
| 2. Zoning Vicinity Map | 5. Site Photos |
| 3. Aerial Photo Map | 6. Portion of Feb 28, 2017 P&Z minutes |



P.O. Box 2754
415 Addison Ave., Suite 1
Twin Falls, Idaho 83303-2754

December 21, 2016

City of Twin Falls
Community Development Services
P.O. Box 1907
324 Hansen Street E
Twin Falls, ID 83303

Re: Change of zoning request

P&Z members:

I am the owner of 415 Addison East and the parking lot directly north of that location. I recently had been advised that the parking lot is zoned R6, where as in reality it is a parking lot and should be part of the professional offices overlay R6.

My request is very simply too conform the existing city's zoning map to reality.

I anticipate no changes at this time will take place, and should any changes take place, your offices will be notified.

I would like an expeditious hearing on this matter so that we can simply make your records conform to the land.

Sincerely,

M. Lynn Dunlap

/as

RECEIVED

JAN 9 2017

CITY OF TWIN FALLS
PLANNING & ZONING

Telephone (208) 734-5885

Facsimile (208) 736-2074

RECEIVED

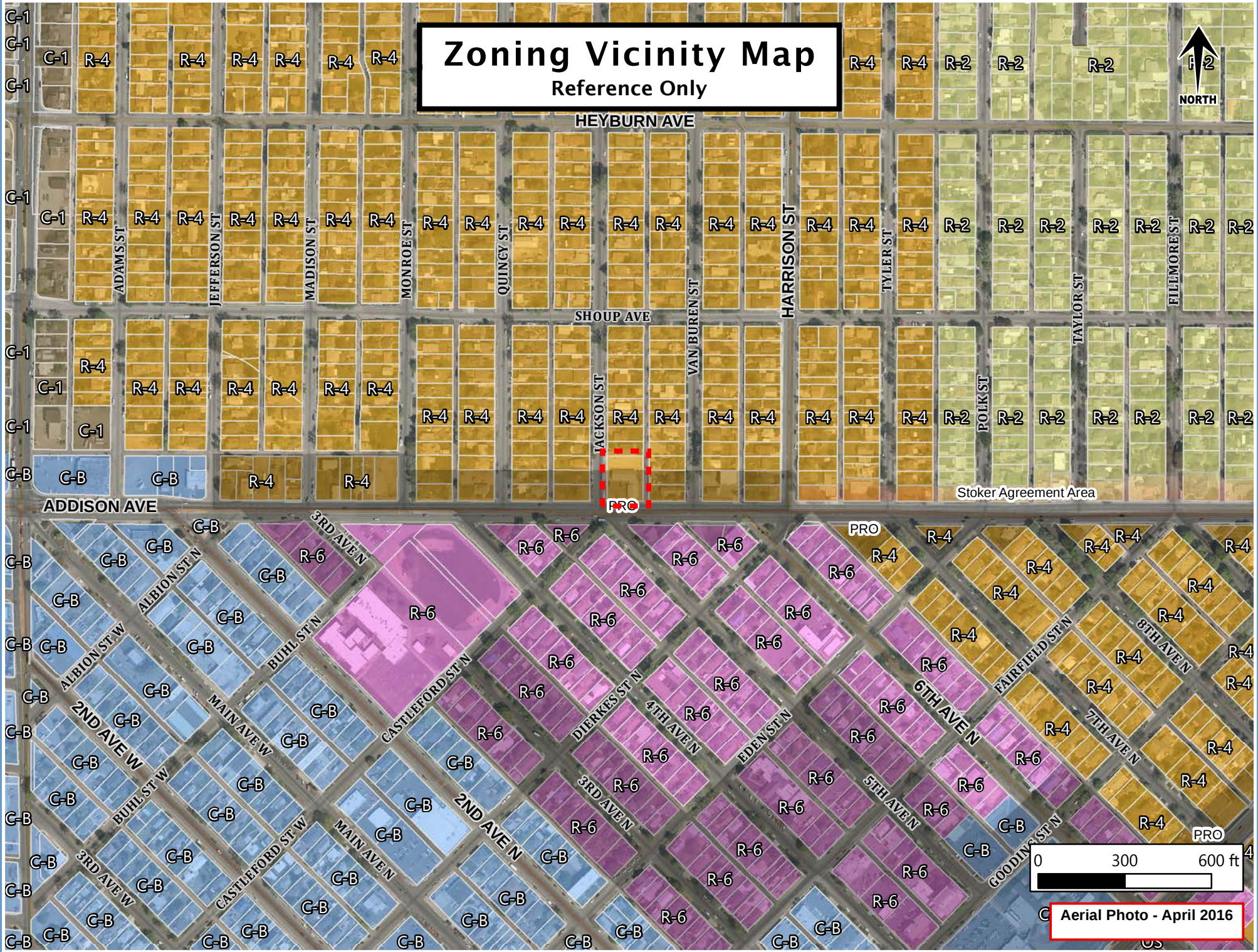
JAN 17 2017

CITY OF TWIN FALLS
PLANNING & ZONING

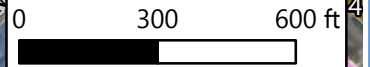
and Submitted

Zoning Vicinity Map

Reference Only



Stoker Agreement Area



Aerial Photo - April 2016

Aerial Map

Reference Only



QUINCY ST

JACKSON ST

VAN BUREN ST

ADDISON AVE

CASTLEFORD ST N

5TH AVENUE

4TH AVENUE

0

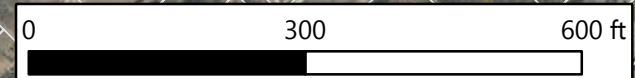
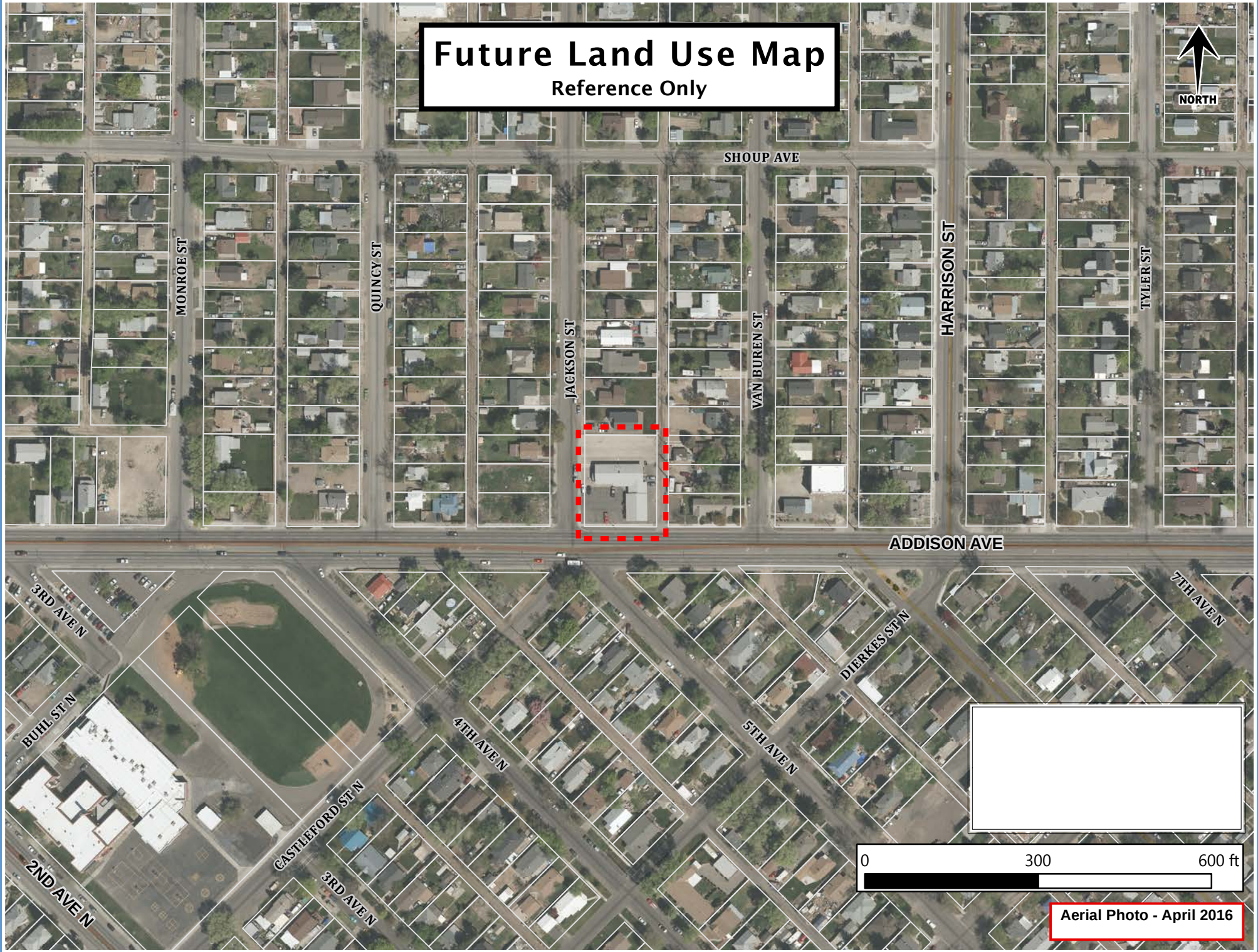
300

600 ft

Aerial Photo - April 2016

Future Land Use Map

Reference Only



Aerial Photo - April 2016



Jackson St., Public Notice Sign



NW corner looking SE





MINUTES
TWIN FALLS CITY PLANNING & ZONING COMMISSION
February 28, 2017 6:00 PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Danielle Dawson Tom Frank Kevin Grey Gerardo "Tato" Muñoz Ed Musser **Vacancy** Jolinda Tatum
Chairman Vice-Chairman

AREA OF IMPACT:

Ryan Higley Steve Woods

ATTENDANCE

CITY LIMIT MEMBERS

PRESENT

Dawson
Frank
Grey
Muñoz
~~Reid~~
Tatum

ABSENT

Musser

AREA OF IMPACT MEMBERS

PRESENT

Higley

ABSENT

Woods

CITY STAFF: Carraway-Johnson, O'Connor, Spendlove, Strickland, Vitek, Wonderlich

I. CALL MEETING TO ORDER:

Chairman Frank called the meeting to order at 6:00 P.M. He then reviewed the public meeting procedures with the audience, confirmed there was a quorum present and introduced City Staff.

II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s): **February 1, 2017 WS**
2. Approval of Findings of Fact and Conclusions of Law: **None**

Motion:

Commissioner Grey made a motion to approve the consent calendar, as presented. Commissioner Munoz seconded the motion. All members present voted in favor of the motion.

Unanimously Approved

III. ITEMS OF CONSIDERATION: **None**

IV. PUBLIC HEARINGS:

1. Request for the Commission's recommendation on the **Zoning Designation** for a request to **Annex 7.5 +/- acres with a Zoning District Change & Zoning Map Amendment** from R-4 & R-4 CRO AoI to M-1 CRO ZDA to allow a Storage Unit Rental Facility, Truck Rentals (U-Haul), two (2) truck rental display pads, and designated outdoor and/or indoor storage yard(s) for automobiles/pickups and recreational vehicles on property located at 403 Grandview Drive. **c/o Scott Allen/JUB Engineers on behalf of Mojo, LLC-Gregg Olsen** (app. 2836).....
2. Request for the Commission's recommendation on a **Zoning District Change & Zoning Map Amendment** from R-2 to RB for property located at 838 Filer Avenue **c/o Ladeen Dane** (app. 2838).....
3. Request for a **Special Use Permit** to operate a Botanical Garden on approximately 5.6(+/-) acres located at 821 & 867 Filer Avenue West. **c/o LaMar & Rosalie Orton** (app. 2839).....

4. Request for the Commission's recommendation on a **Zoning District Change & Zoning Map Amendment** from R-4 to R-4 PRO for Lot 22 Block 4 of the Golden Rule Subdivision, located north an east of the intersection of Addison Ave and Jackson St. c/o Lynn Dunlap (app. 2840)

Applicant Presentation:

Lynn Dunlap, the applicant, stated he purchased this property a while ago and was not aware of any zoning issued. The request is for the parking lot located north of the existing building be rezoned to R-4 PRO. This request should not have any impact on the surrounding area it will just clean up the zoning issues.

Staff Presentation:

Senior Planner Spendlove reviewed the request and stated this is a request for a Zoning District Change and Zoning Map Amendment to rezone one (1) property from R-4; Residential to R-4 with Professional Office overlay. The lot is .143(+/-) acres and is located just north of the Office building at 415 Addison Ave.

The applicant stated in the narrative that the rezone request stems from the fact the current use of the parcel is not in line with the City's zoning map. Despite parking lots being a prohibited use in the R-4 zone, the parcel acts as a parking lot for the office building to the south. Therefore, it is the applicant's desire to bring the land into compliance with city code.

In reviewing a request for a Zoning District Change and Zoning Map Amendment, the Commission has two (2) main tasks: 1- to determine whether the request is in conformance with the Comprehensive Plan and 2- to evaluate the request to determine the extent and nature of the amendment requested.

The Comprehensive Plan indicates this corridor as appropriate for Neighborhood Commercial uses. There is no development plan associated with the request. Any future changes will require a full review by staff to determine the extent and nature of the changes. Any change shall comply with the purpose, uses and development standards of the Professional Office Overlay prior to development and/or approval.

To make a positive recommendation, the Commission must determine that 1- the request is in conformance with the Comprehensive Plan and 2- the extent and nature of changing the zoning of this property to R-4 PRO would allow land development that would be compatible with and not detract from the surrounding area.

Senior Planner I Spendlove stated upon conclusion the Commission is tasked with making a recommendation on this request; the recommendation will then be forwarded to the City Council for a final decision.

PZ Questions/Comments:

- Commissioner Munoz asked about storm water retention.
- Senior Planner I Spendlove explained that this is reviewed however, it has not been the city's practice to change the retention when it's already impervious.

Public Hearing: **Opened and Closed Without Comment**

Deliberations Followed: **Without Concerns**

Motion:

Commissioner Tatum made a motion to recommend approval of the request, as presented, with staff recommendations. Commissioner Grey seconded the motion. All members present voted in favor of the motion.

Recommended Approval, As Presented
Scheduled for City Council Public Hearing
March 27, 2017



Public Hearing: **MONDAY, MARCH 27, 2017**

To: Honorable Mayor and City Council

Presenter: Jonathan Spendlove, Senior Planner

Editor: Renee V. Carraway-Johnson, Zoning Administrator

Authors: Jonathan Spendlove & Steve O'Connor

ITEM IV-

Request: Request for **Annexation with a Zoning District Change & Zoning Map Amendment** from R-4 CRO Aol to M-1 CRO ZDA for approximately 7.5 (+/-) acres to allow a Storage Unit Rental Facility, Truck Rentals (U-Haul), truck rental display pads, and designated outdoor storage yard(s) for automobiles/pickups and RV's on property located at 403 Grandview Drive c/o Scott Allen/JUB Engineers on behalf of Mojo, LLC-Gregg Olsen. (app. 2836)

Time Estimate:

The applicant's presentation may take up to ten (10) minutes. Staff presentation will be approximately five (5) minutes.

Background:

Applicant:	Status: Owner	Size: ~7.57+/- ac.
MOJO, LLC Gregg Olsen 485 Grandview Dr Twin Falls, ID 83301 208.280.3000 Greggo.73@gmail.com	Current Zoning: R-4 CRO Aol, Residential; Medium Density District, a portion within the CRO	Requested Zoning: M-1 & M-1 CRO ZDA
	Comprehensive Plan: Industrial/Flex/Employment	Lot Count: 1 parcel
	Existing Land Use: vacant drive in theater <i>Temp outdoor vehicle & R.V. Storage anticipating approval of this request</i>	Proposed Land Use: Office, indoor storage rental units, indoor/outdoor R.V. and automobile/pickup storage, U-Haul Truck Rental and Display Pads storage
Representative:	Zoning Designations & Surrounding Land Use(s)	
Scott Allen J-U-B Engineers, Inc. 115 Northstar Avenue Twin Falls, ID 83301 208.432.2416 sallen@jub.com	North: R-6 PUD and OS AOI; Religious Facility, Jubilee Shelter Home and Rock Creek Canyon	East: OS AOI; Rock Creek Canyon
	South: R-4 Aol & C-1 PUD; Municipal Golf Course Storage, Screen Print & Embroidery shop and The Muni Storage Facility, A PUD	West: R-4 Aol, Grandview Dr; open agriculture
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-9, 10-4-19, 10-6-1, 10-7-9, 10-11-1 thru 8, 10-13, 10-14, and 10-15	

Approval Process:

As Per Twin Falls City Code 10-15 Annexation Regulations:

Applicants requesting annexation present their plan to the commission. After a public hearing, the commission makes a recommendation to the City Council as to the appropriateness of the plan and zoning district. The City Council then holds a public hearing and makes a decision on the annexation request.

As per Twin Falls City Code 10-6-1.4(E) Approval of a ZDA Sub-District:

The applicant is required to do a presentation to the Planning and Zoning Commission and the Public a preliminary review. The Commission and Public are allowed to give suggestions and ask questions of the applicant about the proposed project. A public hearing shall be held before the Commission for a recommendation to the Council to amend the zoning district and the zoning map, amend with recommendations or deny the request.

Budget Impact:

Approval of this request may have a financial impact on the City budget as annexation and commercial development could bring in more revenue.

Regulatory Impact:

The Commission is tasked with making a recommendation on the appropriateness of the proposed Zoning Designation and Master Development Plan. After a public hearing, a recommendation from the Planning and Zoning Commission on the requested zone change and master development plan will allow the request to proceed to the City Council for a decision. The Council will make the decision on the annexation.

History:

The Grand-Vu Drive-In Theater operated from this site, 403 Grandview Dr, from 1952 to 2013, when the drive in closed permanently. Ordinance 2012 was passed in 1981, creating the zoning districts we currently use, and zoned various properties within City Limits. Zoning designations were assigned at that time, or when areas were annexed or became part of the Area of Impact Agreement with the county. The applicant purchased and annexed/rezoned to a C-1 PUD the Muni Storage Facility adjacent on the south side of this property in 2007. He later purchased the old Grand-Vu theater property in March of 2016. The applicant is requesting approval to expand his current storage unit rental business that is just south of this property.

Analysis:

The property is currently zoned R-4 & R-4 CRO within the Area of Impact. This is a request for Annexation with a Zoning District Change and Zoning Map Amendment from R-4 & R-4 CRO (AOI) to M-1 CRO ZDA for 7.57(+/-) acres to allow for the development of a Storage Unit Rental Facility, Truck Rentals (U-Haul), two (2) truck rental display pads, and designated space for outdoor and/or enclosed/covered storage yard(s) for automobiles, pickups and Recreational Vehicles on property located at 403 Grandview Drive.

Per City Code 10-6: Zoning Development Agreements:

Development of a ZDA shall conform to all sections of Title 10 unless specifically addressed within the written zoning development agreement and approved by the City. The document shall list all requested variations from standard code requirement. The council may add other requirements they deem appropriate.

The applicant shall provide a written zoning development agreement identifying land uses and development that is contrary to minimum zoning code requirements. The agreement shall also include phasing and specific criteria for the project. The Written Zoning Development Agreement may include, building heights-if greater than allowed by code, building materials, master landscaping plan, specific land uses-if not permitted by code, a lighting plan, parking requirements, pathways, and other items.

The applicant shall also provide a color Master Development Plan that illustrates the phasing and specific development criteria as outlined in the written Zoning Development Agreement.

The applicant has provided a written zoning development agreement (Zoning Development Agreement) and Master Development Plan, including the phasing of the development. These plans indicate the underlying Zoning District to be M-1: Light Manufacturing District with the easterly portion within the Canyon Rim Overlay (200' depth from Rock Creek Canyon Rim).

Per City Code: 10-4-9 M-1, Light Manufacturing

The M-1 zone allows, through a Special Use Permit, an automobile and a recreational vehicle rental/storage yard. There is no indication the plan includes recreational vehicle rentals. The applicant has requested storage of automobiles and recreational vehicles be outright permitted, as well as 24-hour operation of the facility and an office, which would be ancillary to the use.

Per City Code: 10-4-19 CRO, Canyon Rim Overlay

The CRO along Rock Creek is two hundred feet from the canyon rim out. The building setback is 100' from the designated canyon rim. The base Canyon Rim Overlay Zone does not permit a storage unit rental facility nor automobile or R.V. storage areas. The applicant is requesting all these uses be outright permitted within the CRO Zone.

Per City Code 10-7-9: Filling of Canyons

Filling of Canyons is prohibited and a special use permit is required for filling within one hundred (100) feet of the canyon rims.

The applicant is asking for the special use permit requirement to be waived for this project. Specifically, they are showing plans to fill an area in order to gain a somewhat flat surface for Vehicle and RV Storage. Also, they are looking to use fill to design a stormwater facility within 100' of the Rock Creek Canyon Rim.

The applicant has listed this concession within the Development Standards; staff would propose creating a different section within the ZDA to handle this request if it is determined appropriate by the Commission and Council.

Per City Code 10-15-1: ANNEXATION-Commission Recommendation Required:

The Commission's role in an annexation request is to make a recommendation to the City Council on the proposed zoning designation and master development plan only not on the requested area proposed for annexation. Upon receipt of the commission's recommendation on the zoning and the master development plan, including any conditions, the City Council will hold a public hearing on the request to annex the proposed area with the recommendation by the commission on the zoning and the master development plan as presented and subject to any recommended conditions.

Twin Falls "Grow With Us" 2016 Comprehensive Plan identified this area as Industrial/Employment/Flex and Natural Area. The proposed rezone of the property complies with the 2016 Future Land Use Map.

HOWEVER, the 2016 Comprehensive Plan addresses concerns throughout the document several times the need and desire to Protect The Canyon Rim. In what appears to be a possible conflict with the plan, the applicant is showing a future stormwater facility and the automobile and recreational vehicle storage yards constructed within feet of the

Canyon Rim. There is no current City Code prohibiting the construction of the facility near the rim- the building setback is 100' from the designated canyon rim. The Plan is not a directly enforceable document in the same way the City Code is. Conversely, the document is meant to be a guide, or reference, for the Commission and the Council when faced with decisions such as this.

Additional Analysis:

When reviewing applications it is best practice to examine the surrounding area to ensure a good transition between and among different land uses. The area to the south is currently owned and operated by this applicant as the Muni Storage and U-Haul Rental Facility. This request is an expansion of that facility. It would be appropriate to place some conditions that make the transition between properties seamless. The landscaping along Grandview can and should be of similar depth and quality to be consistent along this entire frontage. The applicant currently has fencing on the southern property that includes screening material. It may be appropriate to have this new area match that screening fence as well.

The applicant has written a few other items within the document that pertain to and depart from City development requirements. Particularly, the following items listed in the Written Commitment under Section (2):

b. "...vehicle storage structures shall be permitted to be fully enclosed or constructed with only a roof."

Staff wishes to clarify the vehicle storage area on the east side of the property should not have buildings or a covering constructed as it would be within the 100' building setback as required in the Canyon Rim Overlay.

d. "Xeriscape landscaping shall be permitted along Grandview Dr."

Staff concurs with the use of xeriscaping along Grandview Dr. Staff consistently encourages xeriscape landscaping / drought tolerant ground cover and plants/trees. Xeriscaping is consistent with code requirements. The applicant agreed the depth of landscaping would be consistent with his property to the south as stated in the Muni Storage PUD #267; 4(D). **This verbiage has been added to the recommended conditions and should be included in the MOJO, L.L.C. STORAGE UNIT FACILITY ZDA.** A Master Landscape Plan is required for a ZDA.

f. "irrigation water for plants....shall be provided by the city potable water system."

The Engineering Dept. does not support bypassing current city code requirements for irrigation water and the development process involved with Building Permit approval. The applicant shall proceed through the process for irrigation water as required within current city code.

g. "Security fencing....without view obscuring slats..."

This request is to rezone this parcel to a light industrial zone which does require a sight obscuring screening fencing as per 10-11-3 between any residential use and a trade or manufacturing use.

On February 28, 2017 the Commission held a public hearing on this request. There were two citizens who spoke on this request. They both expressed concerns with the current use of this property; vehicle, RV and Semi Storage of the property prior to approval. They also expressed concerns with the proposed industrial use impacting the developed and undeveloped residential neighborhoods in the area.

The applicant responded stated the City gave him permission in 2015 to use this site for outside RV / vehicle storage while his adjacent property, Muni Storage, was being paved. As of today this project is not completed.

Upon conclusion of the public hearing and deliberations Commissioner Tatum made a motion to recommend the zoning district change and zoning map amendment, as presented, with staff recommendations. Commissioner Higley seconded the motion. All members present voted in favor of the motion.

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 ROW dedication for that portion of Grandview fronting this project occurring prior to issuance of any Building Permit. Width of ROW to be determined by City Engineer.
3. Subject to no building or covered area being constructed within the "outdoor storage" area identified on the Master Development Plan.
4. Subject to removal of Section (2) – f – "Irrigation water...by potable water system." From the ZDA Document.
5. Subject to replacement of Section (2) – h – "Placement of fill material...", with appropriate language asking for concession to City Code 10-7-9, said language to be determined by City Staff.
6. Subject to a Master Landscape Plan consistent with Muni Storage PUD #267-4(D) and as per the Master Development Plan, submitted and approved by Staff prior to recordation of the ZDA.
7. Subject to a Master Lighting Plan submitted and approved by Staff prior to recordation of the ZDA.
8. Subject to a Master Sign Plan submitted and approved by staff prior to recordation of the ZDA.

Attachments:

1. Letter of request
2. DRAFT Zoning Development Agreement
3. Zoning Vicinity Map(s)
4. Aerial Photo Map(s)
5. FLU Map
6. Master Development Plan(s)
7. Site Plan(s)
8. Elevations
9. Site Photos
10. Portion of Feb 28, 2017 P&Z meeting

Supplemental Information
for
MOJO, L.L.C. – Annexation with ZDA Zoning District Change Application
for
Property Located at 403 Grandview Drive

Item 4f) Reason for the request:

The applicant is requesting an annexation and rezone on the subject property to allow for development and expansion of an existing storage rental facility. The proposed storage uses shall include indoor general storage, indoor vehicle and r.v. storage, covered vehicle and r.v. storage, outdoor vehicle and r.v. storage and U-Haul vehicle storage. The property was formerly utilized as a drive-in theater. All remaining theater structures shall be demolished and removed from the property during construction of the site.

Item 4g) i-Statement on how the zoning change relates to the Comprehensive Plan:

The recently adopted Comprehensive plan denotes the future land use of the property, and surrounding properties, as "Industrial/Flex/Employment". The proposed use, storage rental units and outdoor vehicle and r.v. storage, is a non-residential use that meets the intent of the Industrial component of the Comprehensive Plan future land use designation.

Item 4g) ii-Distance to City Limits boundary, all sides:

The current city limit line is located immediately adjacent to the south, west and east property lines of the subject property, and approximately 1,600 feet to the north along Addison Avenue.

Item 4g) iii-Statement on the compatibility with the surrounding area:

The present use of the property located immediately west of the site is open space/pasture land, to the northwest is a developed trailer park, to the north is a church and the Jubilee House, to the northeast and east is Rock Creek Canyon and a golf course, and to the south is open space, a government office / storage shop, a retail business and a storage rental business. The annexation / rezone, if and when approved, will allow the applicant to construct storage rental units and outdoor storage spaces. It should be noted that the applicant developed, and currently owns and operates, the storage rental facility located immediately south of the subject property. The

proposed use is a quiet land use, provides a secure site for all storage unit, and outdoor space, renters, can be designed to prohibit light trespass onto neighboring properties and will not produce any glare, odors, or negative impacts to surrounding properties. It should also be noted that the proposed land use will have minimal impact to the existing public roadways, sewer infrastructure and potable water system.

Item 4g) iv – An explanation of the intended use / development of the property:

The proposed storage rental uses shall include a storage unit that can be converted for future storage facility office, indoor general storage, indoor vehicle and r.v. storage, covered vehicle and r.v. storage, outdoor vehicle and r.v. storage and U-Haul vehicle storage. The project shall be developed in phases. Construction timing for each phase shall be dictated by market demand.

The west portion of the site is currently being allowed to temporarily house vehicles and r.v.'s while the adjacent storage facility is expanding. The ZDA, when approved, will allow this temporary use to become an outright permitted use.

A deferral agreement, similar to the approved deferral agreement for the adjacent storage facility, will be submitted for all construction items located within the public right of way along Grandview Drive, inclusive of roadway widening, approach construction, curb, gutter and sidewalk installation and pressure irrigation infrastructure extension.

Landscaping along Grandview Drive shall be a Xeriscape design to help promote water conversation. Said design shall meet the city landscape requirements for trees and shrubs. Two display pad sites, for U-Haul vehicles, shall be included near the facility entryway.

All proposed buildings shall be constructed of similar color and building materials / types as the adjacent storage facility located to the south. The proposed buildings will be taller to facilitate r.v. storage. Some covered r.v. storage spaces may be constructed, which will not be fully enclosed, and will provide similar architectural features as adjacent storage facility structures.

Item 4g) v-A list of requested exceptions for specific for specific uses and/or development standards:

See attached ZDA document for list of requested zoning exceptions.

DRAFT December 19, 2016

MOJO, L.L.C. STORAGE UNIT FACILITY
ZDA Development Commitment Agreement
Pursuant to All Parts of the Planning Exhibit

This ZDA Development Commitment Agreement is made and entered into this ____ day of _____, 2017, by and between the City of Twin Falls, State of Idaho, a municipal corporation, hereinafter called "City" and MOJO, L.L.C., an Idaho limited liability company, hereinafter called "Developer" for the purpose of developing a storage facility as a Zoned Development Agreement (ZDA). The legal description of the property is a parcel of land located in the NW¼ of Section 17, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho, and more particularly described as follows: beginning at the West Quarter corner (W¼) of said Section 17, (a point that is South 00°56'38" East and a distance of 2682.56 feet from the Northwest Section Corner (NW) of said Section 17), Thence North 00°56'38" West along the West boundary of section 17 for a distance of 600.00 feet to the TRUE POINT OF BEGINNING; Thence continuing along the West boundary of section 17, North 00°56'38" West for a distance of 399.96 feet; Thence South 87°02'44" East for a distance of 732.41 feet; Thence South 00°15'44" East for a distance of 175.30 feet; Thence South 87°02'44" East for a distance of 166.00 feet; Thence South 00°50'44" East for a distance of 224.70 feet; Thence North 89°02'44" West a distance of 899.00 feet to the TRUE POINT OF BEGINNING.

Development and Improvements shall conform to the standards and regulations of the Twin Falls City Code Title 10 - Chapter 4 - Section 9 (M-1 zone), Chapter 4 - Section 19 (CRO zone) and Chapter 6 - Section 1 (ZDA), and all references to other sections therein, as amended, except for the following:

(1) Land Use Regulations:

- a. Storage rental units, indoor and outdoor storage of vehicles, including U-Haul rental vehicles and recreational vehicles, shall be permitted uses.
- b. A future office may be constructed and shall be a permitted use.
- c. Hours of operation shall be twenty-four (24) hours per day, Monday through Sunday.

(2) Property Development Standards:

- a. Gravel surfacing is outright permitted and the Owner is hereby permitted to develop the facility utilizing gravel surfacing. The Owner shall be permitted to hard-surface the facility, or portions of the facility, during any construction phase.
- b. Vehicle and recreational vehicle storage structures shall be permitted to be fully enclosed or constructed with only a roof.
- c. Building setbacks along Grandview Drive shall be permitted to be eighty (80) feet.
- d. Xeriscape landscaping shall be permitted along Grandview Drive.
- e. Two (2) concrete vehicle display pads shall be permitted, within the xeriscape landscaping area, along Grandview Drive.
- f. Irrigation water for plants within the xeriscape landscaping along Grandview Drive, shall be provided by the city potable water system.

DRAFT December 19, 2016

- g. Security fencing shall be six (6) foot high chain-link fence without view obscuring slats. The Owner shall be permitted to install view obscuring slats during any construction phase.
- h. Placement of fill material, for completion of storm water retention pond banks and outdoor vehicle and recreational vehicle storage areas, shall be permitted within the Canyon Rim Overlay zone. Fill height shall not exceed five (5) feet above the natural ground elevation.
- i. Landscaping shall not be required in the CRO zone, or between residential zoned properties and the subject property.

(3) Project Phasing:

- a. The development shall be constructed in multiple phases. The development schedule is to initiate the first construction phase prior to, or during, calendar year 2018, and complete subsequent phases as dictated by market needs.

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

- (A) The City may initiate a process to change the zoning classification, or
- (B) New ZDA development requirements and/or a new conceptual development plan may be required to be approved prior to the City issuing a building permit for any portion of the subject ZDA parcel.

Owner:
MOJO, L.L.C., an Idaho limited liability company

By: Gregg Olsen, Member

STATE OF IDAHO)
)ss.
County of _____)

On this _____ day of _____, 2017, before me, the undersigned, a Notary Public for Idaho, personally appeared Gregg Olsen, know to me to be the person whose name is subscribed to the within instrument on behalf of said Owner, and he acknowledged to me that said Owner executed the same.

Notary Public for Idaho

Residing at _____, Idaho

My commission expires _____

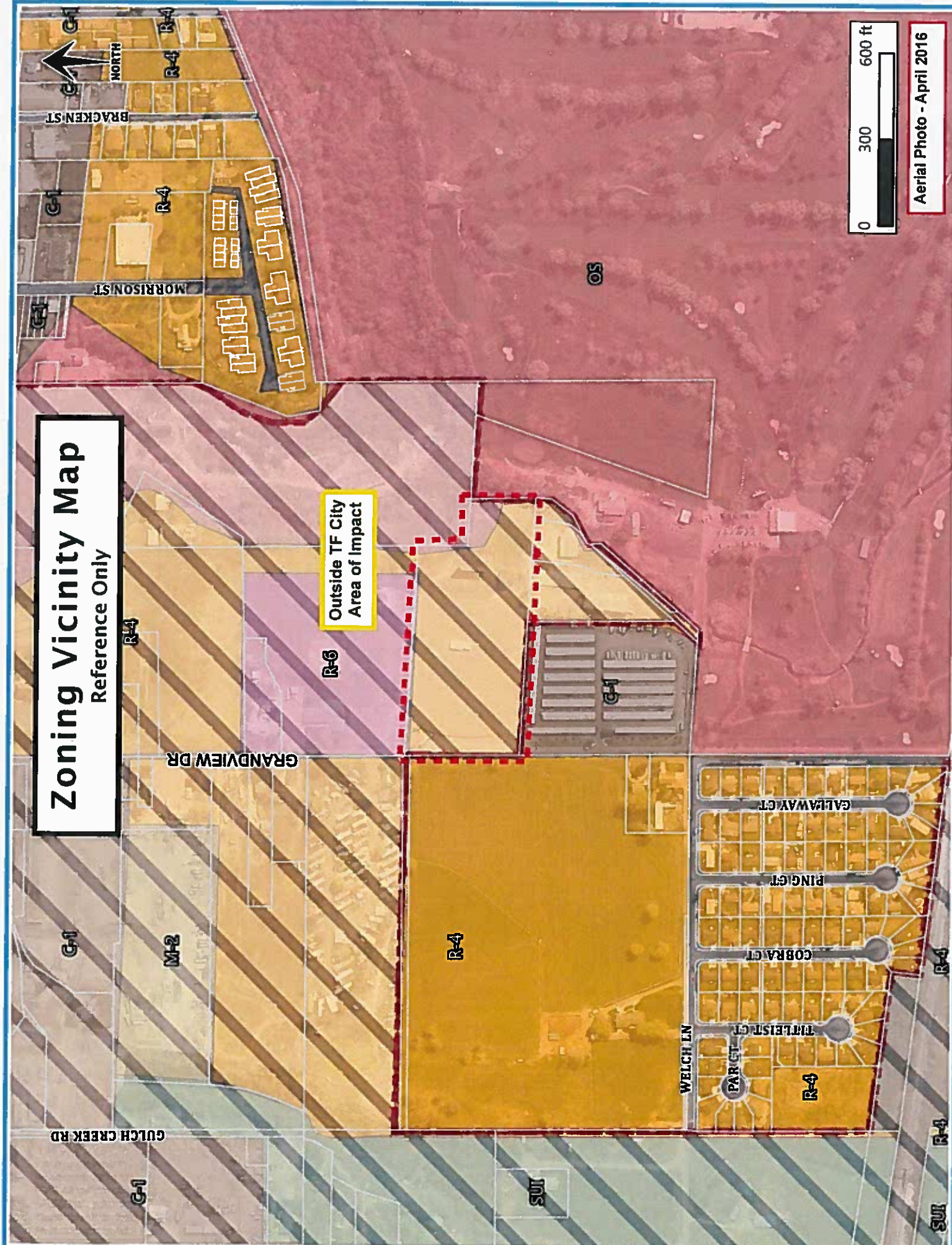
Zoning Vicinity Map

Reference Only

Outside TF City
Area of Impact



Aerial Photo - April 2016



Aerial Map

Reference Only



GRANDVIEW DR

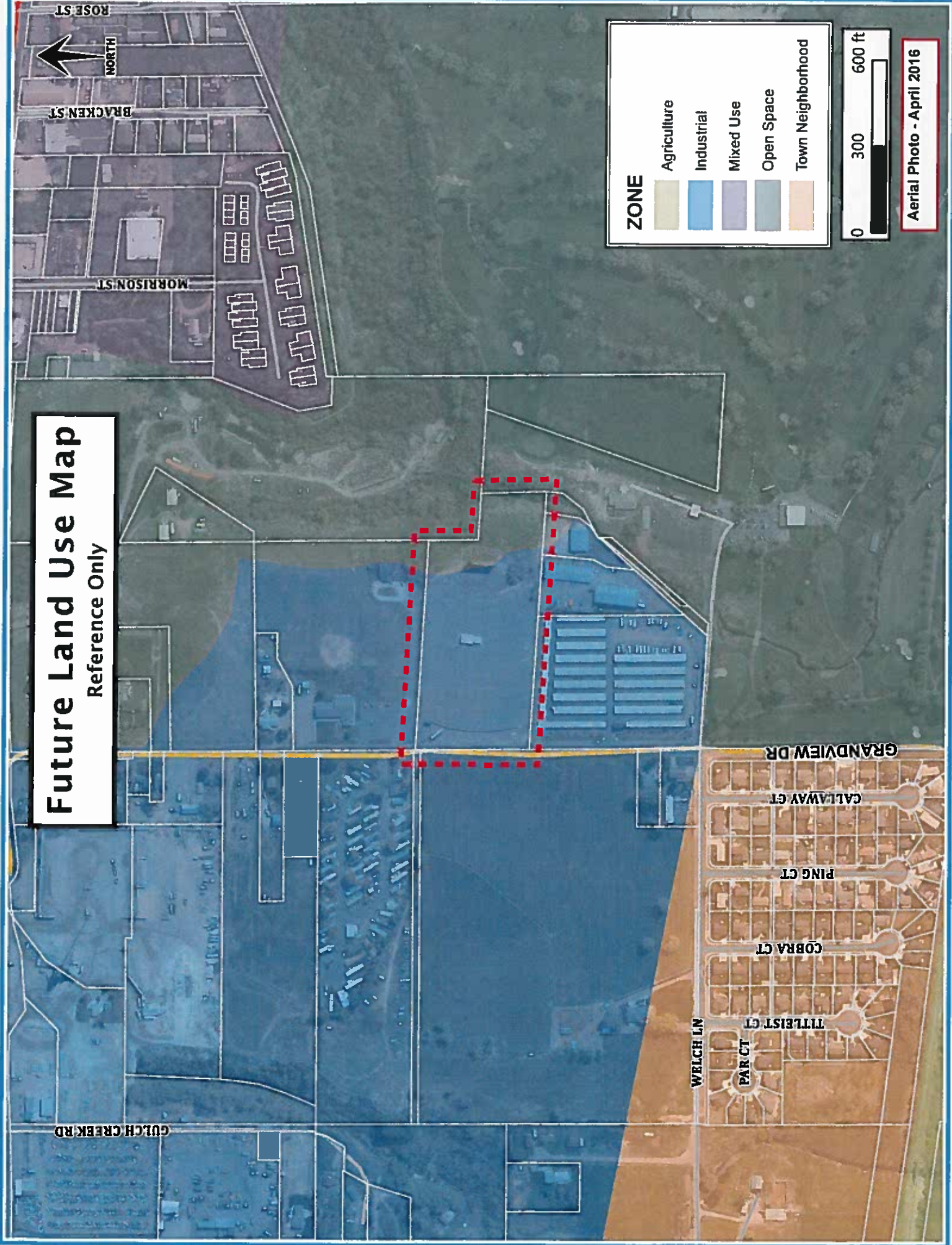
300

600 Feet

Aerial Photo - April 2016

Future Land Use Map

Reference Only



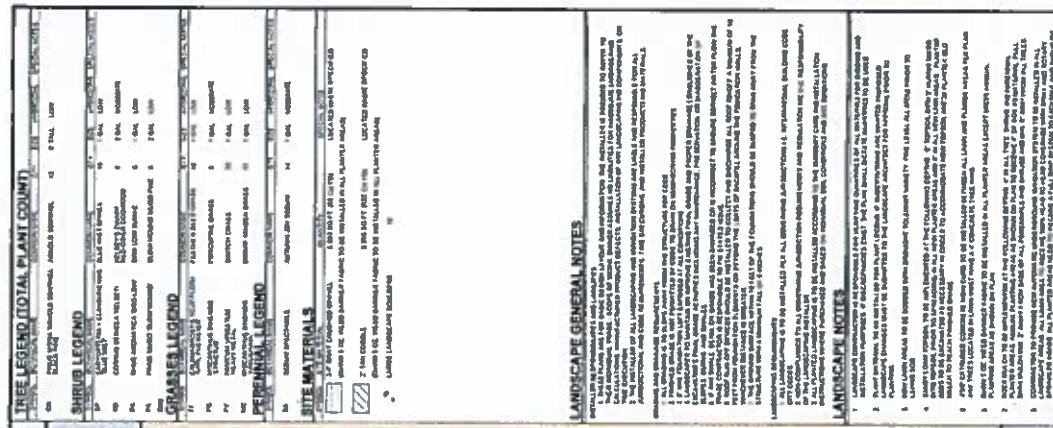
ZONE

- Agriculture
- Industrial
- Mixed Use
- Open Space
- Town Neighborhood



Aerial Photo - April 2016

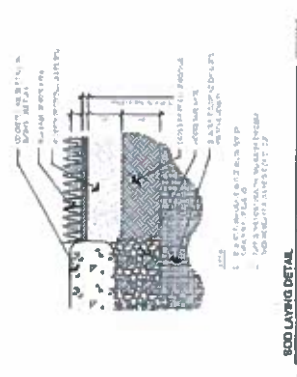
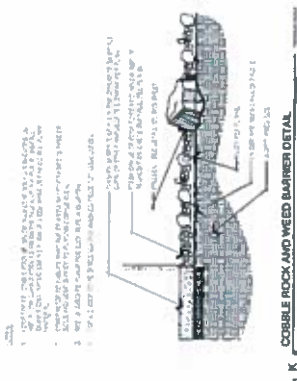
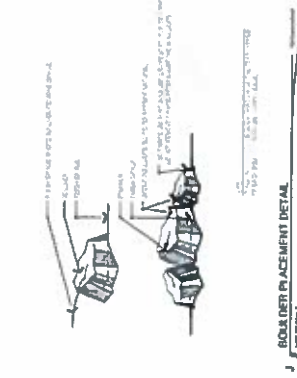
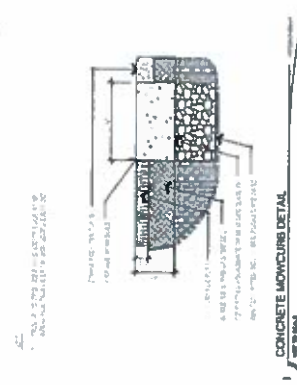
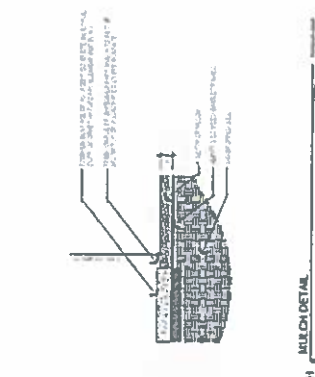
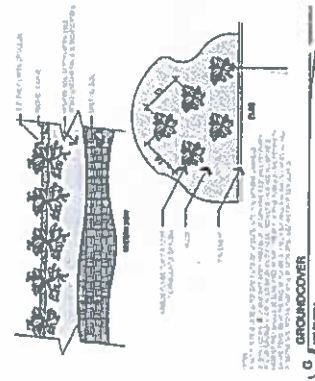
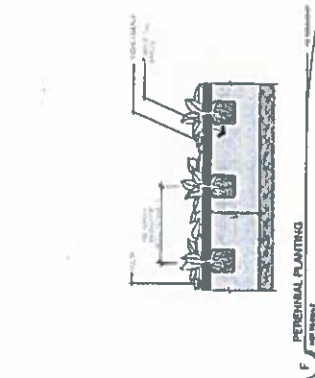
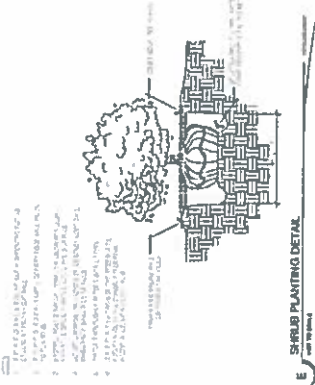
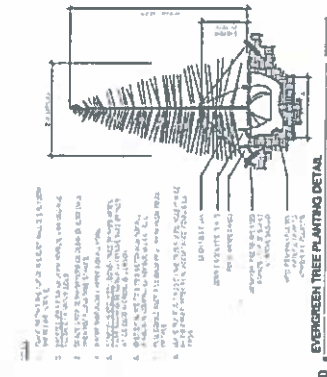
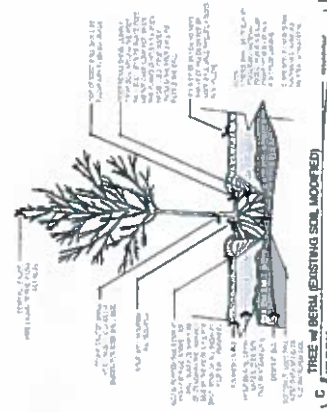
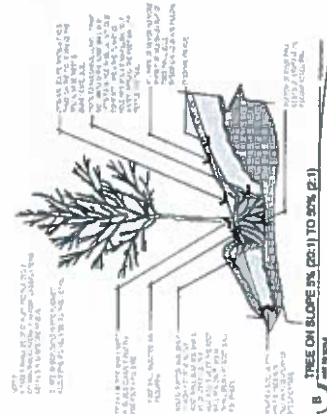
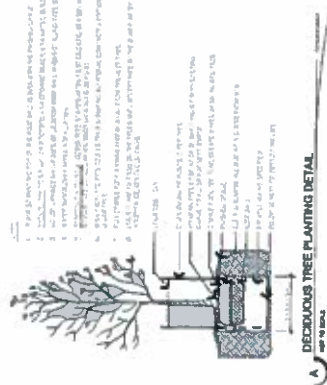


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JTB ENGINEERS
INCORPORATED

PKJ DESIGN GROUP
PKJ DESIGN GROUP L.L.C.
3400 N. TRILITH DR., SUITE 112
LEWIS, UT 84043 (801) 960-2000
www.pkjdesigngroup.com

LANDSCAPE PLAN
PRELIMINARY PLANS NOT
FOR CONSTRUCTION



01-10-2017

ID: 7001

811  **CALL BEFORE YOU DIG**
 800-4-A-DIGIT
 800-426-4842

STAGES OF

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-CALLING CEN
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-CALLING CEN
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MINI STORAGE
403 GRANDVIEW DRIVE
TWIN FALLS, IDAHO

403 GRANDVIEW DRIVE
TWIN FALLS, IDAHO

TWIN FALLS, IDAHO

100

1000 0-400 TTY/MAIL
202 675-2400 ext. 10
SPECIALISTS IN TV

1000 0-400 TTY/MAIL
202 675-2400 ext. 11
SPECIALISTS IN TV

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PKJ DESIGN GROUP L.L.C.
3400 N. TULSAH BLVD. SUITE 102
LEWIS, UT 84043 (801) 808-2506

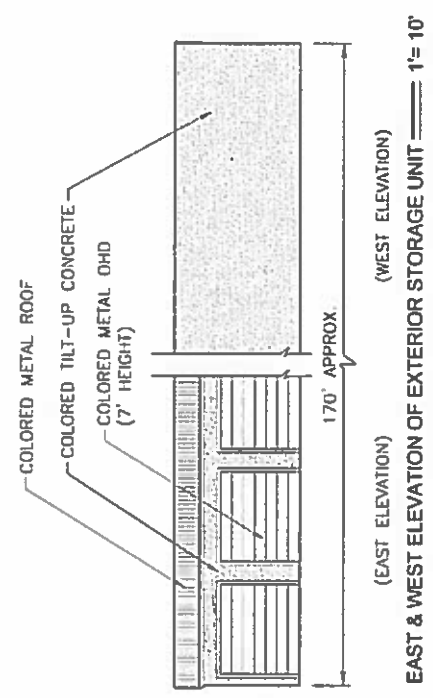
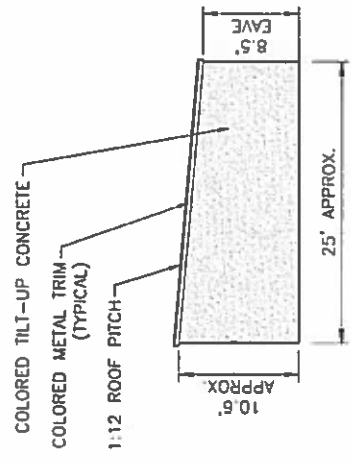
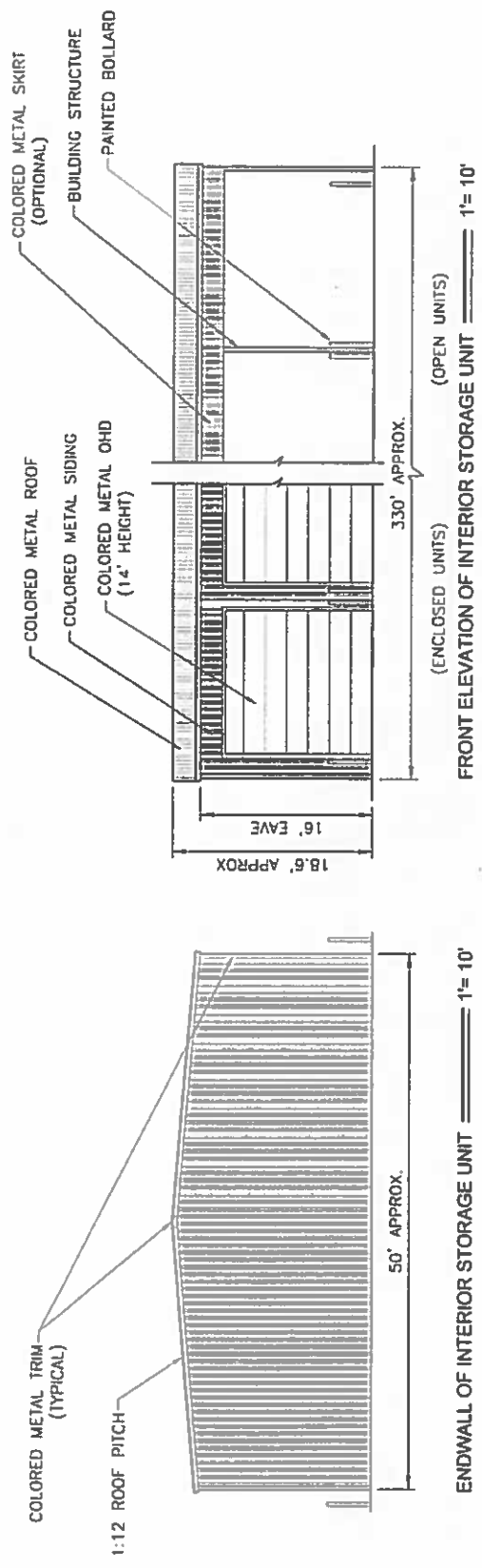
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LEWIS, UT 84043 (801) 808-2506

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LEWIS, UT 84040 (801) 808-2506

PKJ DESIGN GROUP
PKJ DESIGN GROUP L.L.C.
3400 N. TULSAH BLVD. SUITE 102
LEWIS, UT 84040 (801) 808-2506

LANDSCAPE PLAN
PRELIMINARY PLANS
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PRELIMINARY PLANS
FOR CONSTRUCTION

(7)



NOTES:

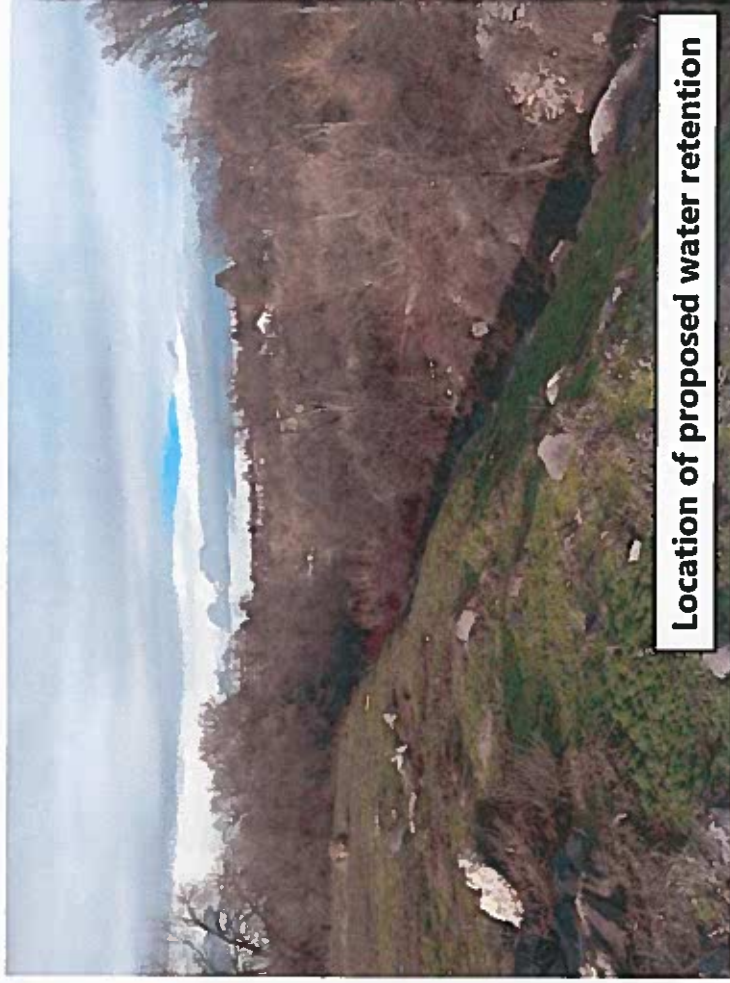
1. ALL BUILDING COMPONENTS SHALL BE CONSISTENT IN STYLE AND COLOR WITH THE EXISTING STORAGE UNIT BUILDINGS LOCATED IN THE ADJACENT MUNI STORAGE FACILITY.
2. PHOTOGRAPHS OF THE EXISTING MUNI STORAGE BUILDINGS HAVE BEEN PROVIDED WITH THE ZDA APPLICATION FOR PROPOSED COLOR PALETTE.
3. SCALES SHOWN ARE FOR 11"x17" SHEET SIZE.

MOJO, LLC GRANDVIEW DRIVE-IN PROPERTY PRELIMINARY BUILDING ELEVATIONS CITY OF TWIN FALLS, IDAHO	JUB JUB ENGINEERING & ARCHITECTURE, INC. 2400 E. 10TH AVE. SUITE 100 TWIN FALLS, IDAHO 83401 TEL: 208.333.1111 WWW.JUBENGINEERING.COM	SHEET
		E-1

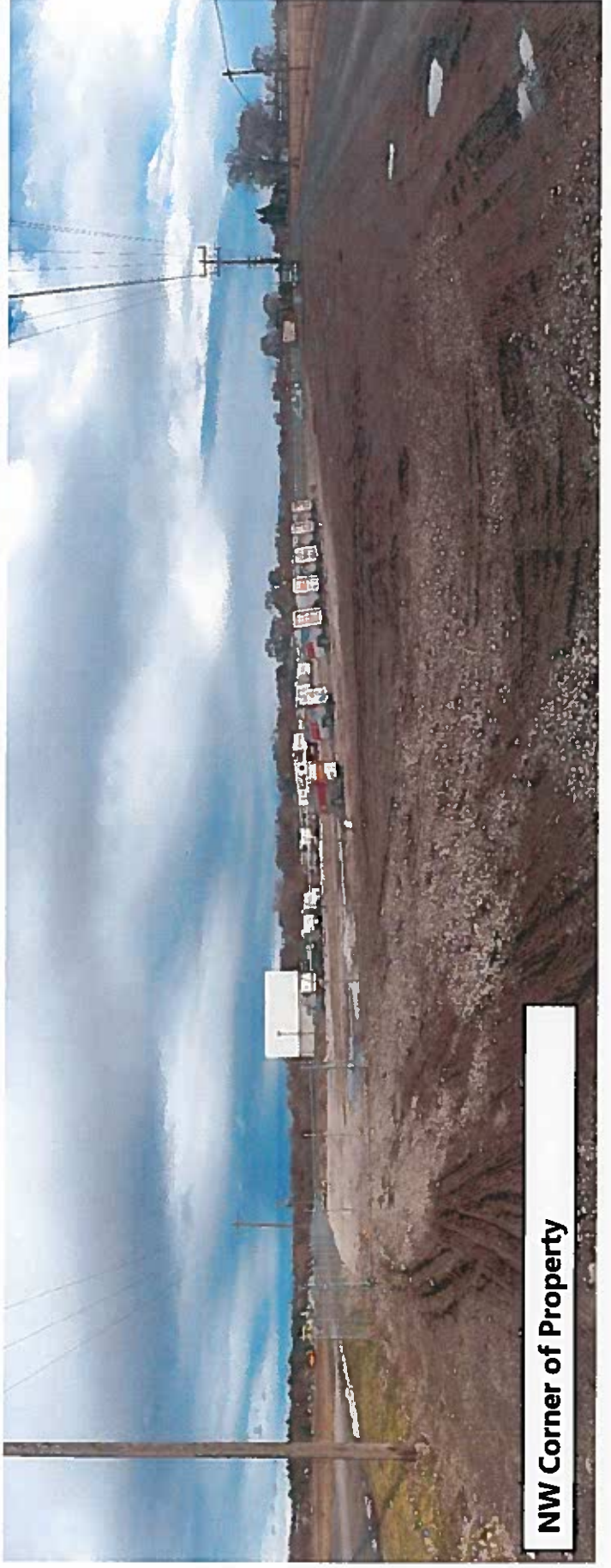




Grandview Drive., Public Notice Sign



Location of proposed water retention



NW Corner of Property



SW corner looking NE



SE corner looking NW



MINUTES

TWIN FALLS CITY PLANNING & ZONING COMMISSION

February 28, 2017 6:00 PM

City Council Chambers

305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Danielle Dawson Tom Frank Kevin Grey Gerardo "Tato" Muñoz Ed Musser **Vacancy** Jolinda Tatum
Chairman Vice-Chairman

AREA OF IMPACT:

Ryan Higley Steve Woods

ATTENDANCE

CITY LIMIT MEMBERS

PRESENT

Dawson
Frank
Grey
Muñoz
Reid
Tatum

ABSENT

Musser

AREA OF IMPACT MEMBERS

PRESENT

Higley

ABSENT

Woods

CITY STAFF: Carraway-Johnson, O'Connor, Spendlove, Strickland, Vitek, Wonderlich

I. CALL MEETING TO ORDER:

Chairman Frank called the meeting to order at 6:00 P.M. He then reviewed the public meeting procedures with the audience, confirmed there was a quorum present and introduced City Staff.

II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s): **February 1, 2017 WS**
2. Approval of Findings of Fact and Conclusions of Law: **None**

Motion:

Commissioner Grey made a motion to approve the consent calendar, as presented. Commissioner Munoz seconded the motion. All members present voted in favor of the motion.

Unanimously Approved

III. ITEMS OF CONSIDERATION: **None**

IV. PUBLIC HEARINGS:

1. Request for the Commission's recommendation on the **Zoning Designation** for a request to **Annex 7.5 +/- acres with a Zoning District Change & Zoning Map Amendment** from R-4 & R-4 CRO Aol to M-1 CRO ZDA to allow a Storage Unit Rental Facility, Truck Rentals (U-Haul), two (2) truck rental display pads, and designated outdoor and/or indoor storage yard(s) for automobiles/pickups and recreational vehicles on property located at 403 Grandview Drive. **c/o Scott Allen/JUB Engineers on behalf of Mojo, LLC-Gregg Olsen (app. 2836)**

Applicant Presentation:

Scott Allen, JUB Engineers, Inc., representing the applicant stated they are here to request a zoning district change. He showed on the overhead the location of the property and explained the surrounding uses. This is an expansion of the muni storage business, however the buildings will be larger. There is no PI available and to meet the landscape requirements they would like to install xeriscape for the development. This facility will be approximately 50' wide and will be either enclosed or open for people to store their boats and RV's. There will be outdoor open parking placed along the east end of the facility. They have addressed screening and security fencing, the property to the south is commercial the east property line abuts the lateral open space, and the north portion has the Jubilee House with open area. They would like to have enough material to provide flat surfacing for parking and retaining storm water above ground to avoid having to dig a large hole.

Staff Presentation:

Senior Planner Spendlove reviewed the request on the overhead and stated 403 Grandview Dr. was Grand-Vu theater from 1952 to 2013, when the drive in closed permanently. Ordinance 2012 was passed in 1981, creating the zoning districts we currently use, and zoned various properties within City Limits. Zoning designations were assigned at that time, or when areas were annexed or became part of the Area of Impact Agreement with the county. The applicant purchased and annexed/rezoned to a C-1 PUD the Muni Storage Facility adjacent on the south side of this property in 2007. He later purchased the old Grand-Vu theater property in March of 2016, and is applying to expand his current storage business that is just south of this property.

This is a request for Annexation with a Zoning District Change and Zoning Map Amendment from R-4 & R-4 CRO (AOI) to M-1 CRO ZDA for 7.57(+/-) acres to allow for the development of a Storage Unit Rental Facility, Truck Rentals (U-Haul), two (2) truck rental display pads, and designated outdoor and/or enclosed/covered storage yard(s) for automobiles, pickups and Recreational Vehicles on property located at 403 Grandview Drive.

The following code sections apply to this request:

Per City Code 10-6: Zoning Development Agreements:

Development of a ZDA shall conform to all sections of Title 10 unless specifically addressed within the written zoning development agreement and approved by the City. The document shall list all requested variations from standard code requirement. The council may add other requirements they deem appropriate.

The applicant shall provide a written zoning development agreement identifying land uses and development that is contrary to minimum zoning code requirements. The agreement shall also include phasing and specific criteria for the project. The Written Zoning Development Agreement may include, building heights-if greater than allowed by code, building materials, master landscaping plan, specific land uses-if not permitted by code, a lighting plan, parking requirements, pathways, and other items.

The applicant shall also provide a color Master Development Plan that illustrates the phasing and specific development criteria as outlined in the written Zoning Development Agreement.

The applicant has provided a written zoning development agreement (Zoning Development Agreement) and Master Development Plan, including the phasing of the development. These plans indicate the underlying Zoning District to be M-1: Light Manufacturing District with the easterly portion within the Canyon Rim Overlay (200' depth from Rock Creek Canyon Rim).

Per City Code: 10-4-9 M-1, Light Manufacturing

The M-1 zone allows, through a Special Use Permit, an automobile and a recreational vehicle rental/storage yard. There is no indication the plan includes recreational vehicle rentals. The applicant has requested storage of automobiles and recreational vehicles be outright permitted, as well as 24-hour operation of the facility and an office, which would be ancillary to the use.

Per City Code: 10-4-19 CRO, Canyon Rim Overlay

The CRO along Rock Creek is two hundred feet from the canyon rim out. The building setback is 100' from the designated canyon rim. The base Canyon Rim Overlay Zone does not permit a storage unit rental facility nor automobile or R.V. storage areas. The applicant is requesting all these uses be outright permitted within the CRO Zone.

Per City Code 10-7-9: Filling of Canyons

Filling of Canyons is prohibited and a special use permit is required for filling within one hundred (100) feet of the canyon rims.

The applicant is asking for the special use permit requirement to be waved for this project. Specifically, they are showing plans to fill an area in order to gain a somewhat flat surface for Vehicle and RV Storage. Also, they are looking to use fill to design a storm water facility within 100' of the Rock Creek Canyon Rim.

The applicant has listed this concession within the Development Standards; staff would propose creating a different section within the ZDA to handle this request if it is determined appropriate by the Commission and Council.

Per City Code 10-15-1: ANNEXATION-Commission Recommendation Required:

The Commission's role in an annexation request is to make a recommendation to the City Council on the proposed zoning designation and master development plan only not on the requested area proposed for annexation. Upon receipt of the commission's recommendation on the zoning and the master development plan, including any conditions, the City Council will hold a public hearing on the request to annex the proposed area with the recommendation by the commission on the zoning and the master development plan as presented and subject to any recommended conditions.

Twin Falls "Grow With Us" 2016 Comprehensive Plan identified this area as Industrial/Employment/Flex and Natural Area. The proposed rezone of the property complies with the 2016 Future Land Use Map.

HOWEVER, the 2016 Comprehensive Plan addresses concerns throughout the document several times the need and desire to Protect The Canyon Rim. In what appears to be a possible conflict with the plan, the applicant is showing a future storm water facility and the automobile and recreational vehicle storage yards constructed within feet of the Canyon Rim. There is no current City Code prohibiting the construction of the facility near the rim- the building setback is 100' from the designated canyon rim. The Plan is not a directly enforceable document in the same way the City Code is. Conversely, the document is meant to be a guide, or reference, for the Commission and the Council when faced with decisions such as this.

When reviewing applications such as this it is best practice to examine the surrounding area to ensure a good transition between and among different land uses. As the area to the south is currently used as storage rentals and this application is an expansion of that facility. It would be appropriate to place some conditions that make the transition between properties seamless. The landscaping along Grandview can and should be of similar depth and quality to be consistent along this entire frontage. The applicant currently has fencing on the southern property that includes screening material. It may be appropriate to have this new area match that screening fence as well.

The applicant has written a few other items within the document that pertain to and depart from City development requirements. Particularly, the following items listed in the Written Commitment under Section (2):

b. "...vehicle storage structures shall be permitted to be fully enclosed or constructed with only a roof."

f. "irrigation water for plants....shall be provided by the city potable water system."

g. "Security fencing....without view obscuring slats..."

Staff wishes to clarify the vehicle storage area on the east side of the property **should not** have buildings or a covering constructed as it would be within the 100' building setback as required in the Canyon Rim Overlay.

Staff does not support bypassing current city code requirements for irrigation water and the development process involved with Building Permit approval. The applicant should proceed through the process for irrigation water as stated within current city code.

In reviewing a request for a Zoning District Change and Zoning Map Amendment, the Commission has two (2) main tasks: 1- to determine whether the request is in conformance with the Comprehensive Plan and 2- evaluate the request to determine the extent and nature of the amendment requested.

Senior Planner Spendlove stated upon conclusion if the Commission determines the proposed request, as proposed, meets the two criteria as stated above and is an appropriate zoning designation and development plan then they may make a positive recommendation to the City Council, subject to the following Staff recommended conditions.

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to ROW dedication for that portion of Grandview fronting this project occurring prior to issuance of any Building Permit. Width of ROW to be determined by City Engineer.
3. Subject to no building being constructed within the "outdoor storage" area identified on the Master Development Plan.
4. Subject to removal of Section (2) – f – "Irrigation water...by potable water system." From the ZDA Document.
5. Subject to replacement of Section (2) – h – "Placement of fill material...", with appropriate language asking for concession to City Code 10-7-9, said language to be determined by City Staff.
6. Subject to a Master Landscape Plan as per the Master Development Plan, submitted and approved by Staff prior to recordation of the ZDA.
7. Subject to a Master Lighting Plan submitted and approved by Staff prior to recordation of the ZDA.
8. Subject to a Master Sign Plan submitted and approved by staff prior to recordation of the ZDA.

PZ Questions/Comments:

- Commissioner Munoz asked for clarification about the fill, is there any other portions of the development that fall within the 100' of the Canyon Rim.
- Senior Planner Spendlove explained which portion of the development falls into the 100' setback from the canyon rim.
- Commissioner Grey asked about the storm water retention requirement.

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- Senior Planner Spendlove explained storm water retention is required by code for any commercial development.
- Commissioner Higley asked for clarification between the canyon rim and the canyon rim overlay.
- Mr. Allen explained there is property owned by someone else between the property and the canyon rim. If someone had a canyon rim study of the property they could possibly build on it. According to the code the edge of their property does not meet the canyon rim definition but is still part of the Canyon Rim Overlay. The applicant owns the property all the way to the lateral and they plan to preserve that area because there is a lot of natural vegetation and provides a good buffer from the golf course. He has a liability to the canal company if he were to sluff off the property. Mr. Allen also clarified that he had City Engineer Glaesemann come out to help them determine where the rock creek canyon rim is located. This property is not part of the canyon rim however they were able to determine where development could safely occur near the lateral.

Public Hearing: Opened

- Ray Wiman, 975 Welch Lane, explained that the applicant has already done this and feels like they are just going through the process to have the City okay for what has been done. He doesn't believe that is the way the law is written nor should it be allowed. You don't rob a bank and then ask for a withdrawal. The other concern he has is for the women seeking help at the Jubilee House, they don't need the added traffic and stress this development will create.
- Floyd Miller, 1050 Welch Lane stated he owns the property across the street, he is very opposed to this because his property is residential. He also stated that muni storage has been operating like this for over a year and now the property in question has vehicles parked on it. You are supposed to ask permission first. He stated he feels they do it first and then ask the City for forgiveness because they know that the City is not going to tell them no when they have already made a large investment in their property. People should have to go through the process before they begin development.

Public Hearing: Closed

Closing Statement:

Mr. Olsen 485 Grandview Drive, he is using this area for a construction staging area so that he could complete the paving of the area on the original muni storage site.

Deliberations Followed:

- Commissioner Frank asked what can be built using this current zoning.
- Senior Planner Spendlove explained it is currently zoned residential.
- Commissioner Munoz he is just concerned with development along the open space but he also understands that this is in the canyon rim overlay not necessarily on the canyon rim.
- Commissioner Frank explained that the use for this property could easily be temporary; it could become homes eventually by removing the buildings. There could be other higher impact uses that go in the proposed zone however, a ZDA is very precise and outlines what is allowed.
- Commissioner Munoz explained that the ZDA is limiting to how the property develops.
- Commissioner Higley explained it is not uncommon to see mini storage near residential areas.

Motion:

Commissioner Tatum made a motion to recommend approval of the request, as presented, with staff recommendations. Commissioner Higley seconded the motion. All members present voted in favor of the motion.

Recommended Approval, As Presented, With the Following Conditions

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to ROW dedication for that portion of Grandview fronting this project occurring prior to issuance of any Building Permit. Width of ROW to be determined by City Engineer.
3. Subject to no building being constructed within the "outdoor storage" area identified on the Master Development Plan.
4. Subject to removal of Section (2) – f – "Irrigation water...by potable water system." From the ZDA Document.
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8. Subject to a Master Sign Plan submitted and approved by staff prior to recordation of the ZDA.

Scheduled for City Council Public Hearing

March 27, 2017