

COUNCIL MEMBERS

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

**AGENDA**

Meeting of the Twin Falls City Council
Monday, April 3, 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:

Child Abuse Prevention Month – Request made by Abigail Greenfield, CSI, Head Start/Early Head Start
Volunteer Appreciation Month – April 2017 – Request made by Jeanette Roe, Twin Falls Senior Center
National Service Recognition Day – Request made by D’Andre Mathews, CSI, Office on Aging
Crime Victims’ Rights Week – Request made by Amanda Watson, Red Sky
GENERAL PUBLIC INPUT

AGENDA ITEMS	Purpose	By:
I. <u>CONSENT CALENDAR:</u> 1. Request to approve the Accounts Payable for March 28 – April 3, 2017. 2. Request to approve the March 27, 2017, City Council Minutes. 3. Request to approve a Beer, Wine and Liquor License for ownership transfer for Twin Fillmore Falls LLC dba Johnny Carino’s, 1921 Blue Lakes Blvd.	Action Action Action	Sharon Bryan Sharon Bryan Sharon Bryan
II. <u>ITEMS FOR CONSIDERATION:</u> 1. Request approval of Archway Design concept created by the Archway Citizens Advisory Committee. 2. Public input and/or items from the City Manager and City Council. 3. Adjournment to Executive Session 74-206(1) (c) To acquire an interest in real property which is not owned by a public agency.	Action Input Action	Kathy Markus
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 PRO PUD and R-1 VAR PUD to R-2 PRO ZDA for 7.74 (+/-) acres, a portion of the Eastpark PUD #213, to develop a planned commercial development consisting of retail and professional office uses for property located at the northwest corner of Cheney Drive and Madrona Street North. % Andrew Jarvis (app.2841) 2. Request for Annexation of 1.3 (+/-) acres with a zoning designation of M-2; Heavy Manufacturing on property located at 305/307/309 Hankins Road South. % Nolan Watte (app. 2842)	PH/Action PH/Action	Dave Thibault EHM Engineers, Inc. Jonathon Spendlove Nolan Watte 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.

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 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.

Present: Suzanne Hawkins, Nikki Boyd, Chris Talkington, Greg Lanting, Christopher Reid, Ruth Pierce
Absent: Shawn Barigar

Staff Present: City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Deputy City Manager Mitchel Humble, Senior Planner Jonathan Spendlove, Deputy City Clerk Sharon Bryan

PLEDGE OF ALLEGIANCE TO THE FLAG

Vice Mayor Hawkins called the meeting to order at 5:00 P.M. He then invited Boy Scout to lead us in the pledge of Allegiance to the flag Vice Mayor Hawkins asked 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:

- 2017 – Year of the Lions – Request made by Dennis Burks, Lions Club

Vice Mayor Hawkins read the proclamation and presented it to Dennis Burks, Lions Club.

Dennis Burks thanked City Council.

- Fair Housing Month Proclamation – Request made by the City of Twin Falls

Vice Mayor Hawkins read the proclamation and presented it to Deputy City Manager Humble.

Deputy City Manager Humble explained the importance of the Fair Housing.

Councilmember Boyd thanked City for the Fair Housing proclamation.

GENERAL PUBLIC INPUT:

Erin Regals, Fashions 15 Below, concerned with parking and deliver issues around her store.

City Council discussion ensued on the following:

Plenty of parking on other side of Main Street behind stores.

City Employees parking behind DL Evans Bank and St Vincent DePaul stores.

Delivery trucks park on Main Streets.

Construction workers parking.

Alley way parking.

I. CONSENT CALENDAR:

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.

Councilmember Talkington asked about the procedure to approve the capital expenditures.

Deputy City Manager Humble explained the process.

MOTION:

Councilmember Pierce moved to approve the Consent Calendar as presented. Councilmember Boyd seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0

II. ITEMS FOR CONSIDERATION:

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.
 - City Manager Rothweiler said that on April 11, 2017 at 11:30 PM State of the City and ground breaking.
 - City Manager Rothweiler said the bids are coming in under budget for the downtown construction.
 - City Manager Rothweiler said that on April 3, 2017 Urban Renewal Econ. Dev Meeting
 - Deputy City Manager Humble said that on April 1, 2017 will start a Meet Me at the Park Campaign.
 - City Manager Rothweiler said that we are collecting fees at Shoshone Falls Park now.
 - City Manager Rothweiler said that Auger Falls is another area that is worth seeing.
 - City Manager Rothweiler talked about our Parks and asked citizens to be respectful and keep your dogs on leashes and clean up after your dogs.
 - Councilmember Boyd said that groceries bags can be placed in the blue box in the back of the room which will be used by the parks department for dog waste.
 - Vice Mayor Hawkins expressed concern about allowing dogs at the First Federal Park.

“Deputy City Manager Humble said that back in December there was discussion on the automatic increase for impact fees. This week City Staff learned that the January 1, 2017 MCI cost increase is 3.46%. This is a significant difference over the projected 0.8% increase discussed in December. Deputy City Manager Humble asked City Council if they would like Staff to bring this back for more discussion or if City Council would like to move forward with the automatic increase as discussed in December 2016.”

City Manager Rothweiler explained what the Municipal Cost Index is.

Councilman Talkington recommended a lesser amount.

Councilmembers Pierce, Reid, Lanting, Boyd and Vice Mayor Hawkins said they support the increase of 3.46%. 5 to 1 in favor of 3.46%

III. ADVISORY BOARD REPORT/ANNOUNCEMENTS:

6:00 P.M.

IV. PUBLIC HEARINGS:

1. Request for a Zoning District Change & Zoning Map Amendment from R-2 to RB for property located at 838 Filer Avenue. (app. 2838)

Katy Kaufman, daughter of Ladeen Dane asked City Council to approve the request for a Zoning District Change & Zoning Map Amendment from R-2 to RB for property located at 838 Filer Avenue.

Senior Planner Spendlove reviewed request.

Open Public Hearing
Close Public Hearing

MOTION:

Councilmember Boyd moved to approve the request for a Zoning District Change & Zoning Map Amendment from R-2 to RB for property located at 838 Filer Avenue. (app. 2838) Councilmember Pierce seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0

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)

M Lynn Dunlap asked City Council to approve his 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.284)

Senior Planner Spendlove gave staff report.

Open Public Hearing.
Close Public Hearing.

MOTION:

Councilmember Talkington moved to approve the 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) Councilmember Pierce seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0

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)

Due to a conflict of interest Christopher Reid excused himself.

Scott Allen, JUB Engineers spoke on behalf of MoJo, LLC, asked 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)

Senior Planner Spendlove gave staff report.

City Council discussion ensued on the following
Xeriscaping until water is provided.
8 staff recommendations.
Plan to change the existing storage landscaping.

Greg Olson, owner said he does not plan to change landscaping.

Open Public Hearing.
Close Public Hearing.

MOTION:

Councilmember Talkington moved to approve the 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 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 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 1--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.

(app. 2836) Councilmember Pierce seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 5 to 0, 1 Abstained.

V. ADJOURNMENT

The meeting adjourned at 6:50 PM

Sharon Bryan, Deputy City Clerk

http://twinfalls.granicus.com/MediaPlayer.php?view_id=2&clip_id=656

Office of the Mayor
City of Twin Falls, Idaho

Proclamation

Child Abuse Prevention Month

Whereas, child abuse is a serious and growing problem affecting more than 3.4 million of our nation's children annually and thousands of children locally; and

Whereas, this societal malignancy called child abuse respects no racial, religious, class or geographic boundaries, and, in fact, has been declared a national emergency; and

Whereas, Magic Valley Prevention Coalition through its support of parent aide programs, parenting classes, educational programs, and community service activities is making significant progress in stopping this crime against children and families.

Now, Therefore I, Shawn Barigar, Mayor of Twin Falls, Idaho, do hereby proclaim the month of April 2017 as

Child Abuse Prevention Month

and urge citizens to use this time to better understand, recognize and respond to this grievous problem. I would like to congratulate the Magic Valley Prevention Coalition working in collaboration with the Idaho Children's Trust Fund for their continued success in helping families break the cycle of child abuse and neglect.

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

Mayor Shawn Barigar

Deputy City Clerk Leila A. Sanchez

Date: April 3, 2017

Office of the Mayor
City of Twin Falls, Idaho

Proclamation

Volunteer APPRECIATION MONTH – April 2017

Show your appreciation - Open your heart- Do your part – Volunteer, Share & Care

WHEREAS, volunteers have contributed and continue to contribute immensely to the life and vibrancy of this community, and most importantly are dynamic members of this community; and,

Volunteers have chosen to take time out of their demanding lives to help make the City of Twin Falls a better place to live, and make a significant contribution to bettering social, community and cultural conditions of the City of Twin Falls; and,

Through countless acts of kindness, generosity, and service, Americans recognize that we are all bound together -- that we move this country forward by giving of ourselves to others and caring for those around us. Every day, Americans carry forward the tradition of service embedded in our character as a people; and,

As we celebrate National Volunteer Week- April 23-29th, 2017, we embrace our shared responsibility to one another and recommit to the task of building a more perfect Union.

Their contributions, past and present, warrant appreciation and recognition, and their stories deserve to be told; and,

The health and well-being of seniors is in the interest of all and further adds to the health and well-being of the community; and,

The knowledge and experience Volunteers pass on to us continues to benefit all.

THEREFORE, I, Shawn Barigar, Mayor of Twin Falls, proclaim the month of April

VOLUNTEER APPRECIATION MONTH

in Twin Falls, Idaho, and urge all citizens to recognize and celebrate the accomplishments of our local Volunteers.

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

Mayor Shawn Barigar

Deputy City Clerk Leila A. Sanchez

Date: April 3, 2017

Office of the Mayor
City of Twin Falls, Idaho

Proclamation

National Service Recognition Day

WHEREAS, service to others is a hallmark of the American character, and central to how we meet our challenges; and

WHEREAS, the nation's counties and cities are increasingly turning to national service and volunteerism as a cost-effective strategy to meet their needs; and

WHEREAS, AmeriCorps and Senior Corps participants address the most pressing challenges facing our communities, from educating students for the jobs of the 21st century and supporting veterans and military families to providing health services and helping communities recover from natural disasters; and

WHEREAS, national service expands economic opportunity by creating more sustainable, resilient communities and providing education, career skills, and leadership abilities for those who serve; and

WHEREAS, AmeriCorps and Senior Corps participants serve in more than 50,000 locations across the country, bolstering the civic, neighborhood, and faith-based organizations that are so vital to our economic and social well-being; and

WHEREAS, national service participants increase the impact of the organizations they serve, both through their direct service and by managing millions of additional volunteers; and

WHEREAS, national service represents a unique public-private partnership that invests in community solutions and leverages non-federal resources to strengthen community impact and increase the return on taxpayer dollars; and

WHEREAS, national service participants demonstrate commitment, dedication, and patriotism by making an intensive commitment to service, a commitment that remains with them in their future endeavors; and

WHEREAS, the Corporation for National and Community Service shares a priority with county officials and mayors nationwide to engage citizens, improve lives, and strengthen communities; and is joining with the National League of Cities, National Association of Counties, Cities of Service, and mayors and county officials across the country for the Mayor and County Recognition Day for National Service on April 4, 2017.

THEREFORE, BE IT RESOLVED that I, Shawn Barigar, Mayor of Twin Falls, do hereby proclaim April 4, 2017, as National Service Recognition Day, and encourage residents to recognize the positive impact of national service in our county; to thank those who serve; and to find ways to give back to their communities.



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

Mayor Shawn Barigar

Deputy City Clerk Leila A. Sanchez

Date: April 3, 2017

Office of the Mayor
City of Twin Falls, Idaho

Proclamation

CRIME VICTIMS' RIGHTS WEEK

WHEREAS, Idahoans are the victims of nearly 3,500 crimes each year, affecting individuals, and communities;

WHEREAS, providing victims with knowledge of their rights and available services further strengthens their ability to recover by restoring a sense of self-empowerment;

WHEREAS, victims who feel heard, understood and supported are more likely to disclose their victimization, seek services, and participate in the justice process;

WHEREAS, a multidisciplinary response, involving collaboration among victim service professionals, criminal justice officials, legal professionals, medical and mental health providers, and community leaders is essential to reach and serve all victims—especially those who are marginalized, have disabilities, or live in remote locations;

WHEREAS, Idaho Crime Victims' Rights Week, April 2-8, 2017, provides an opportunity to recommit to ensuring that all victims of crime are afforded their rights;

WHEREAS, the City of Twin Falls is dedicated to strengthening victims and survivors in the aftermath of crime, building resilience in our communities and our victim responders, and working for justice for all victims and survivors.

NOW, THEREFORE, I, Shawn Barigar, Mayor of the great City of Twin Falls, do hereby proclaim April 2-8, 2017, to be

CRIME VICTIMS' RIGHTS WEEK IN THE CITY OF TWIN FALLS

IN WITNESS WHEREOF, I have hereunto set
my hand on this the 3rd day of April in the year of
our Lord two thousand and seventeen,

MAYOR OF TWIN FALLS
Shawn Barigar

Sharon Bryan
Deputy City Clerk



Date April 3, 2017 City Council Meeting

To: Honorable Mayor and City Council

From: Sharon Bryan, Deputy City Clerk

Request: Approval of a Beer, Wine and Liquor license ownership transfer for Twin Fillmore Falls LLC dba Johnny Carino's, 1921 Blue Lakes Blvd

Time: Consent Calendar

Background: Application to serve on premise beer, wine and liquor.

Budget Impact: N/A

Regulatory Impact: City and State Code Compliance

Conclusion: Staff recommends approval of the license.

Attachments: License Application.

Name: _____ Address: _____

Title: _____

Name: _____ Address: _____

Title: _____

Date of incorporation or organization: 11-7-2016 Place of incorporation or organization: Boise, ID

Principal place of business in Idaho: 1921 Blue Lakes Blvd North., Twin Falls, ID 83301

Owner of premises: See Appendix E

Name of person who will manage business of selling beer at retail: Kyle Pittenger, General Manager

(If a partnership, all partners must sign)

Signature of applicant _____ X

Name: Allan B. Cantor

Residence of applicant: _____

Length of residence in Idaho: N/A

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: _____

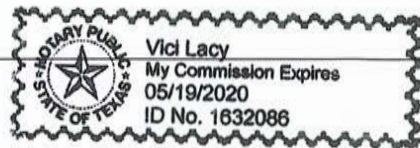
Signature of applicant _____

Name: _____ Birth date: _____

Residence of applicant: _____

Length of residence in Idaho: _____

Subscribed and sworn to before me this 10th day of February, 2017



Notary Public for ~~Idaho~~ Texas

Residing at: Lakeway, TX

Notary Expiration Date: 5/19/2020

For Questions call 208-735-7245 [Click here for the City Code](#) (Title 3 then Chapter 7.8, & 9)

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

Name: _____ Address: _____
Title: _____
Name: _____ Address: _____
Title: _____

Date of incorporation or organization: 11-7-2016 Place of incorporation or organization: Boise, ID

Principal place of business in Idaho: 1921 Blue Lakes Blvd North., Twin Falls, ID 83301

Owner of premises: See Appendix E

Name of person who will manage business of selling beer at retail: Kyle Pittenger, General Manager

(If a partnership, all partners must sign)

Signature of applicant _____ X
Name: Allan B. Gantes _____
Residence of applicant: _____
Length of residence in Idaho: N/A

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: _____

Signature of applicant _____
Name: _____ Birth date: _____
Residence of applicant: _____
Length of residence in Idaho: _____

Subscribed and sworn to before me this 10th day of February, 2017
Vici Lacy



Texas
Notary Public for Idaho
Residing at: Lakeway, TX
Notary Expiration Date: 5/19/2020

CITY STAFF USE ONLY:

Approvals:

Planning and Zoning:

Yes

☒ RC

No ☐

Comments:

Police Department:

Yes

☒

No ☐

Comments:

Matthew J. Hall

City Clerk:

Yes

☒ SB

No ☐

Comments:

Premise Number: 2T-228
Incorporated City

State of Idaho

Idaho State Police

Retail Alcohol Beverage License

Cycle Tracking Number: 92704
ISLD ID: 8089

License Year: 2017
License Number: 4374

This is to certify, that
doing business as: Twin Fillmore Falls LLC
Johnny Carino's

is licensed to sell alcoholic beverages as stated below at:

1921 Blues Lakes Blvd North, Twin Falls, Twin Falls County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.
County and city licenses are also required in order to operate.

Liquor	Yes	\$12,050.00
Beer	Yes	\$20.00
On-premise consumption	Yes	\$0.00
Kegs to go	No	
Restaurant	Yes	\$0.00
Wine by the bottle	Yes	\$0.00
Wine by the glass	Yes	\$0.00
Multipurpose arena	No	
Growlers	No	

TOTAL FEE: \$12,070.00

Pat J. Howell

Director of Idaho State Police

Signature of Licensee, Corporate Officer, LLC Member or Partner

TWIN FILLMORE FALLS LLC
JOHNNY CARINO'S
1514 RR 620 S

LAKEWAY, TX 78734

Mailing Address

License Valid: 03/07/2017 - 06/30/2017

Expires: 06/30/2017



Retail Alcohol Beverage License

THIS IS TO CERTIFY THAT Johnny Carino's

doing business as Johnny Carino's

at 1921 Blue Lakes Blvd North, Twin Falls, Idaho 83301

a(n) Corporation, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of Chapter 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of said County, on file in the office of the Clerk of the Board at the Twin Falls County Courthouse, Twin Falls, Idaho, dated: 14th day of November, 1958.

	"TRANSFER"
Draught and Bottled or Canned Beer.....	5 00
Bottled or Canned Beer to be consumed on premises.....	_____
Bottled or Canned Beer not to be consumed on premises.....	_____
Retail Liquor.....	20.00
Retail Wine.....	_____
Wine by the Drink.....	_____
Special Wine (Sunday).....	_____
TOTAL FEE \$	25.00

(SEAL)

Signature of Licensee or Officer of Corporation

This License is TRANSFERABLE and EXPIRES
July 1, 1:00 a.m., 2017

Witness my hand and seal

Chairman

Vice Chairman

Commissioner

Deputy

Clerk of the Board of County Commissioners



Date: Monday, April 3, 2017
To: Honorable Mayor and City Council
From: Kathy Markus/Archway Project Facilitator

Request:

Request approval of Archway Design concept created by the Archway Citizens Advisory Committee.

Time Estimate:

The staff presentation will take approximately 5 minutes.

Background:

The City Council requested that a Citizens Advisory Committee be created to design and fundraise for an archway with an electronic sign. The archway would span Shoshone street by the city park.

The Archway Project Citizens Advisory Committee invited the public, local artists, and schoolchildren to submit design concepts for the Archway. The committee reviewed the plans and created a concept incorporating the submitted designs and the committees input.

The proposed archway will include two electronic signs. One facing each direction of traffic. The frame will be a rust finish and the letters will have a blue LED Halo illumination. The electronic sign will be 10'8" by 5' 7½". The archway will span the Shoshone Street and the sidewalk.

The exact location of the sign may be adjusted based on the County specifications. Once the archway is approved by the City Council, it will be presented to the County Commissioners for approval.

The electronic message board will be used to present city events, community events, and emergency messages. Several messages will be able to be displayed at the same time.

Approval Process:

The approval of the design concept requires a majority vote by council.

Budget Impact:

The City has budgeted \$43,000 for the project. Additional funds will be raised from partners and donors. The expected cost of the complete project is estimated at between \$150,000 and \$200,000.

Regulatory Impact:

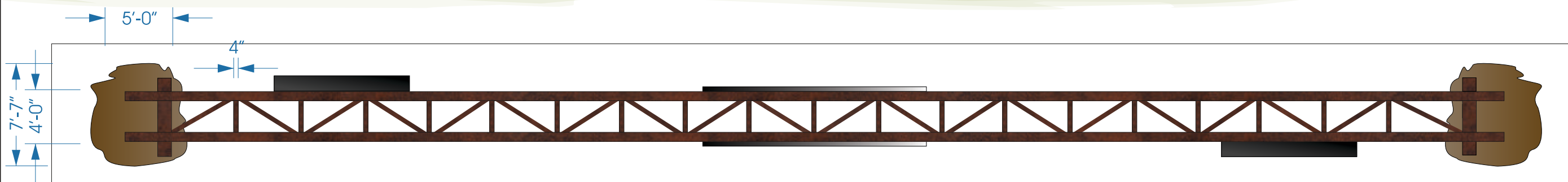
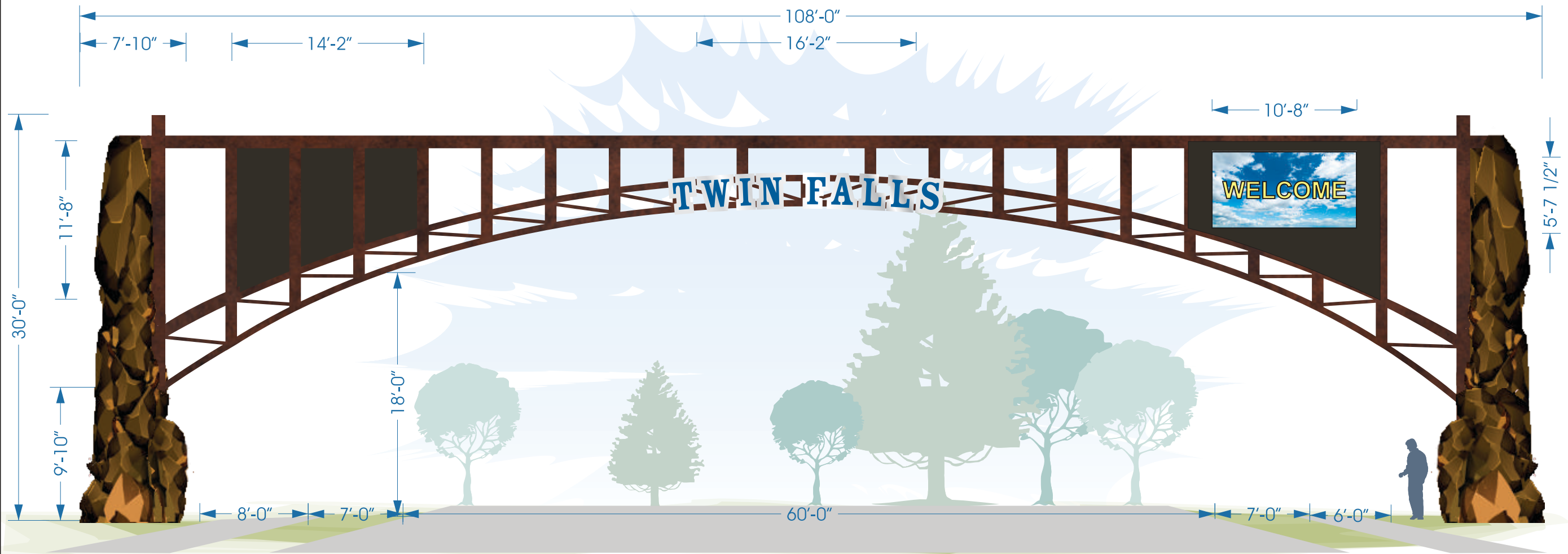
N/A

Conclusion:

This archway is designed to improve communication and to create a beautiful entry into the downtown area.

Attachments:

1. Citizens Advisory Committee Entry Archway



AERIAL VIEW TO DEMONSTRATE COLUMN LAYOUT



(1) D/F ENTRY WAY ARCH

Unauthorized use, reproduction and/or display shall render the infringer liable for up to \$150,000 in statutory damages, plus attorney fees and costs for each infringement under the U.S. Copyright Act (17 U.S.C. 412 & 504). THIS RENDERING IS CONCEPTUAL---COLORS MAY NOT REPRESENT ACTUAL FINISH---ILLUMINATED AND DAYLIGHT COLORS WILL VARY

CLIENT:	Twin Falls Archway Committee
ADDRESS:	Twin Falls, ID 83303
JOB LOCATION:	Twin Falls, Idaho
DATE:	3/6/2017
SCALE:	1/8" = 1'
ACCOUNT EXECUTIVE:	RL
DRAWN BY:	AS
FILENAME:	TWIN FALLS CITY\Entry Archway\Entry Archway - 29971 REV 3
QUOTE #:	29971
REVISIONS:	

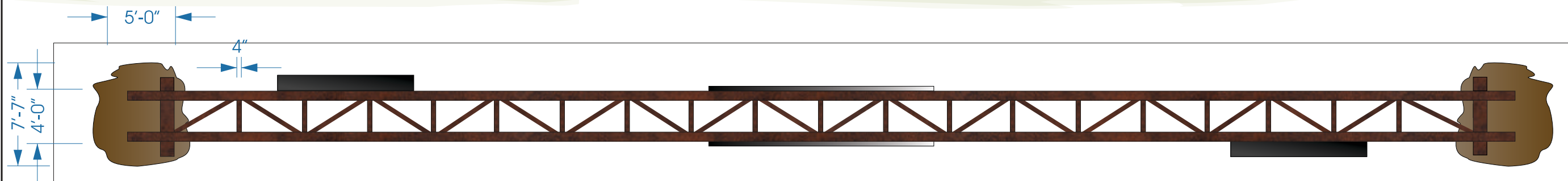
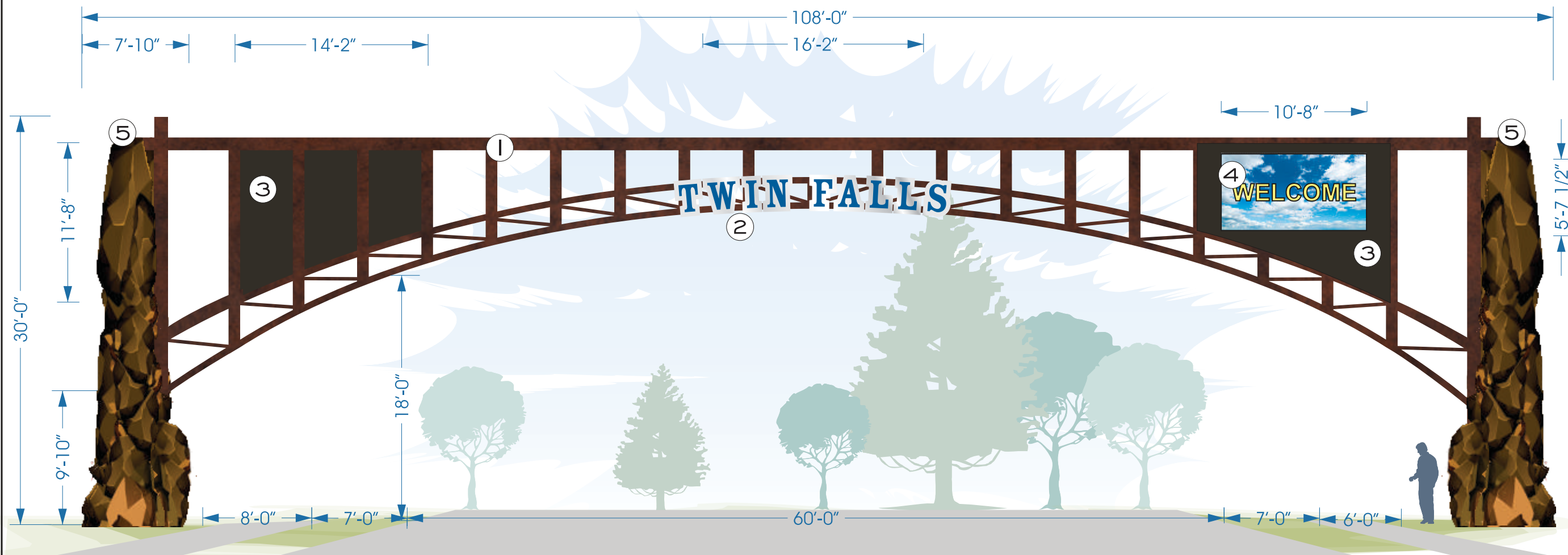


Lytle Signs Inc.

Twin Falls Office
P.O. BOX 305
1925 KIMBERLY RD.
TWIN FALLS, IDAHO 83303
208.733.1739
1.800.621.6836
fax 208.736.8653

Boise/Meridian Office
2070 E. COMMERCIAL ST.
MERIDIAN, IDAHO 83642
208.388.1739
fax 208.388.3966
www.lytlesigns.com
sales @lytlesigns.com





AERIAL VIEW TO DEMONSTRATE COLUMN LAYOUT

(1) D/F ENTRY WAY ARCH

1. 2-8" STEEL SQ. TUBE FRAME AND 4" CROSS MEMBERS WITH NATURAL RUST FINISH
2. REVERSE PAN CHANNEL LETTER SET
3" RETURNS PAINTED BLUE (PMS 30 I 5C)
BLUE L.E.D HALO ILLUMINATION
.080 ALUMINUM ROUTED BACKER PANEL, BRUSHED FINISH
3. .080 ALUMINUM BLADE BACKERS FOR EMCs
PAINTED DURANODIC BRONZE (PMS 4 I 2C)
4. (2X) 15.85MM 100 X 200 MATRIX COLOR EMCs
MOUNTED ON EACH SIDE OF ARCH ABOVE ONCOMING TRAFFIC
MOUNTED TO FRAME THROUGH ALUMINUM BACKERS
5. STEEL FRAME COLUMNS WITH CONCRETE BOARD SUBSTRATE AND LAVA ROCK VENEER TO MATCH CANYON WALLS TO BE PACKED WITH MORTAR TO CREATE A SMOOTHER SURFACE TO DISCOURAGE CLIMBING



SIMULATED NIGHT VIEW TO DEMONSTRATE ILLUMINATION

Unauthorized use, reproduction and/or display shall render the infringer liable for up to \$150,000 in statutory damages, plus attorney fees and costs for each infringement under the U.S. Copyright Act (17 U.S.C. 412 & 504)
THIS RENDERING IS CONCEPTUAL---ILLUMINATED AND DAYLIGHT COLORS WILL VARY

CLIENT:	Twin Falls Archway Committee
ADDRESS:	Twin Falls, ID 83303
JOB LOCATION:	Twin Falls, Idaho
DATE:	3/6/2017
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ACCOUNT EXECUTIVE:	RL
DRAWN BY:	AS
FILENAME:	TWIN FALLS CITY\Entry Archway\Entry Archway - 29971 REV 3
QUOTE #:	29971
REVISIONS:	
PAGE 2 OF 2	
LYTLE SIGNS © 2017	ALL RIGHTS RESERVED
	
Lytle Signs Inc.	
Twin Falls Office	
P.O. BOX 305	
1925 KIMBERLY RD.	
TWIN FALLS, IDAHO 83303	
208.733.1739	
1.800.621.6836	
fax 208.736.8653	
Boise/Meridian Office	
2070 E. COMMERCIAL ST.	
MERIDIAN, IDAHO 83642	
208.388.1739	
fax 208.388.3966	
www.lytlesigns.com	
sales @lytlesigns.com	





Public Hearing: **MONDAY, APRIL 03, 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 PRO PUD and R-1 VAR PUD to R-2 PRO ZDA for 7.74 (+/-) acres, a portion of the Eastpark PUD #213, to develop a planned commercial development consisting of retail and professional office uses for property located at the northwest corner of Cheney Drive and Madrona Street North. c/o EHM Engineers, Inc. on behalf of Andrew Jarvis (app.2841)

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: ~7.74+/- ac.
Andrew Jarvis 1411 Falls Ave E. Ste 1131 Twin Falls, ID 83301 208.308.6908 aztecjarvis@gmail.com	Current Zoning: R-2 PRO; allows residential and also professional by sup and R-1 VAR, S/F Residential only	Requested Zoning: R-2 PRO ZDA; to allow a planned retail & professional development
	Comprehensive Plan: Town Neighborhood and Mixed Use	Lot Count: 1 lot
	Existing Land Use: undeveloped	Proposed Land Use: planned development to include retail & professional uses
Representative:	Zoning Designations & Surrounding Land Use(s)	
Dave Thibault EHM Engineers, Inc. 621 N. College Rd., Ste 100 Twin Falls, ID 83301 208.734.4888 dthibault@ehminc.com	North: C-1 & R-4 PRO-Eastpark PUD #213; Bridgeview Blvd & Madrona St N, Home Depot; Undeveloped/Agriculture	East: R-1 VAR -Eastpark PUD #213, Madrona St N; Undeveloped/Agriculture
	South: R-1 VAR-Stoneybrook PUD-C2303; Cheney Dr; residential neighborhood	West: R-2 PRO -Eastpark PUD #213, developing professional office complex in compliance with Eastpark PUD #213
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-3, 10-4-4, 10-4-5, 10-4-18, 10-6, 10-11-1 thru 8, 10-13, 10-14	

Approval Process:

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 commercial development would bring in more revenue.

Regulatory Impact:

After a public hearing, a recommendation from the Planning and Zoning Commission for the requested change will allow the request to proceed to the City Council for a decision.

History:

The subject property is part of the Eastpark PUD #213, which was recorded in September 1998. That PUD originally encompassed eighty (80) acres. Various portions of the original PUD have been platted when development occurred. This property, Lot 1; Interstate Amusement Conveyance Plat, was recorded In November 2007. Recently, some development has occurred to the West with various Professional and Medical Offices being constructed in compliance with the Eastpark PUD #213.

Analysis:

This is a request to rezone a 7.75 +/- acre portion of the Eastpark PUD #213 to allow for a retail and professional development. The request is generated in part due to the southeast corner; 3 +/- acres, being zoned R-1 VAR under the Eastpark PUD #213 and the remaining 4.75 +/- acres zoned as R-2 PRO. These zoning designations only allow single-family homes and limited professional offices by Special Use Permit. The applicant expressed a desire to develop a more commercial development.

The applicant is requesting a rezone from R-2 PRO PUD and R-1 VAR PUD to R-2 PRO ZDA for approximately 7.74 (+/-) acres (a portion of the Eastpark PUD #213) to develop a planned retail and professional office development for property located on the northwest corner of Cheney Drive and Madrona Street North.

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 agreement shall list ALL requested variations from standard code requirements. The council may add other requirements they deem appropriate.

The code states the applicant shall provide a written Zoning Development Agreement identifying land uses and development improvements that are variations to minimum zoning code requirements. The Zoning Development Agreement shall also include phasing and specific development criteria desired for this project. The Zoning Development Agreement may include, building heights-if greater than allowed by code, specific types of building materials, a Master Landscaping Plan, specific land uses-if not permitted by code, a Master Lighting Plan, parking plan, identified pathways, and other items as deemed outside of Title 10 requirements.

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

The applicant has provided a draft of a written Zoning Development Agreement and a Master Development Plan. These plans indicate the underlying Zoning District to be R-2: Residential Low Density District with a Professional Office Overlay. The Master Development Plan indicates no planned residential use. The entire project is planned to be Retail & Professional in nature. Furthermore, the Zoning Development Agreement proposes to move several land uses from the Special Use classification to outright Permitted classification and also includes more commercial/retail uses both outright permitted and by special use permit.

*Both the written Zoning Development Agreement and the Master Development Plan references these documents as “Eastpark Commercial **Subdivision** No. 3”. These documents are not part of a **subdivision/plat** but are the Zoning Documents for this planned development. Reference to a subdivision shall be removed from the titles. It would be appropriate to add a condition for a Master Landscaping, Lighting and Sign plan to be provided for this development prior to final approval.*

Per City Code: 10-4-18 PRO, Professional Office Overlay:

Any use permitted in the underlying zone, in this case R-2 is the underlying zone, is also permitted in the Professional Office Overlay. There may be one building per lot.

The currently codified Professional Office Overlay does not have any “Permitted” uses. Any professional uses require a Special Use Permit- no retail is permitted in the Professional Office Overlay. The applicant is requesting to include commercial/retail uses and professional uses within this R-2 PRO ZDA. The Zoning Development Agreement has proposed specific commercial/retail and professional uses they wish to be allowed as outright Permitted within this planned development. Additionally, the applicant has listed other “Land Uses” to be allowed with a granted Special Use Permit on specific lots within the Master Development Plan. Except for Hobby and Toy Stores (allowed along Addison proper and BLB proper by sup ONLY), the applicants list of Special Uses is a departure from the current Professional Office Overlay land uses.

Per currently enacted Eastpark PUD (#213)

The current governing **Eastpark PUD (#213)** requires any non-residential use may be granted only by special use permit. The existing PUD also regulates building size, limiting all buildings to be one story, maximum 6,000 sf with an exception for buildings within 350’ of Locust St N, which may be up to ten thousand (10,000) sf per building. The applicant is requesting a departure from the current PUD to allow a maximum size of ten thousand (10,000) sf per several building Lots; 1, 2, 3, 4, and 5, as shown on the Master Development Plan, along Madrona and Bridgeview. All other lots within the project may be a maximum of six thousand (6,000) sf per building.

Comprehensive Plan Assessment:

Twin Falls “Grow With Us” 2016 Comprehensive Plan identified this area as Mixed Use and Town Neighborhood (comparable to Neighborhood Commercial and Residential in the current code). The applicants parcel is in a transitional zone of the Future Land Use map from Town Neighborhood on the south, to Mixed Use on the north. A transitional development from the residential zone (south) to the commercial zone (Home Depot to the north) would greatly benefit this area and will help mitigate the impacts of the major arterial; Highway Commercial designation along Pole Line Rd E. The applicant is requesting the possibility of a more commercially focused development with a quasi-residential development in scale and design. Staff believes the intent of the applicants requested development would be appropriate for this transitional area and furthers the goals of the City’s 2016 Comprehensive Plan.

Potential Impacts:

The applicant is proposing a more commercially/retail & professional permissive development than what the current governing PUD allows. Staff expects, due to this increase in commercial; retail and professional uses, an increase in vehicle trips to the area especially at full build out from the proposed uses of the development. Also expected are increased noise impacts due to the ancillary activity that comes with delivery of goods, wares, and supplies. Expected impacts will be more adverse on the residential neighborhoods to the east and south. However, the buildings that front Cheney Dr. and Madrona St. N, will act as a buffer to the internal activity of the development once built. The land to the northeast is as yet developed and Home Depot is directly north of Bridgeview Blvd.

On February 28, 2017, the Commission held a public hearing on this request. No one spoke at the public portion. Upon conclusion of the presentations, public hearing, and deliberations 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.

Commission 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 the written Zoning Development Agreement being modified as follows:
 - a. Modify Section (s) as follows: "Additional Land Uses upon Lots 2, 3, 4 and 5 (as shown on Master Development Plan), which require Special Use Permits:"
 - b. Remove all reference to "Eastpark Commercial Subdivision No. 3".
3. Subject to a Master Landscape Plan as per the Master Development Plan, submitted and approved by Staff prior to recordation of the ZDA.
4. Subject to a Master Lighting Plan submitted and approved by Staff prior to recordation of the ZDA.
5. Subject to a Master Sign Plan submitted and approved by staff prior to recordation of the ZDA.
6. Subject to the Master Development Plan removing all references to "Eastpark Commercial Subdivision No. 3".

Conclusion:

Staff concurs with the Commission's recommendation.

If the City Council approves this request staff will prepare an ordinance and place the Ordinance, including the Zoning Development Agreement, on a future City Council Agenda for consideration of adoption.

Attachments:

- | | |
|---------------------------------|---|
| 1. Letter of request | 7. Applicant Submitted Site Plan |
| 2. Zoning Vicinity Map | 8. Applicant Submitted Elevations |
| 3. Aerial Photo Map | 9. Site Photos |
| 4. Future Land Use Map | 10. Portion of the Feb 28 th P&Z minutes |
| 5. Zoning Development Agreement | |
| 6. Master Development Plan | |



October 20, 2016

City of Twin Falls
Attn: Renee Carraway-Johnson
P.O. Box 1907
324 Hansen Street E
Twin Falls, ID 83303

RE: Eastpark #3 Rezone Request

Dear Renee,

Please consider this a formal request to consider the proposed rezone of property located within Residential Single House District (R1-VAR) Zone. The subject property is currently an undeveloped lot between Cheney Drive and Bridgeview Boulevard, West of Madrona, and East of Locust in Twin Falls, Idaho 83301. Mr. Andrew Jarvis is the owner's representative for Pineford Falls, LLC, and intends to develop this property. He is applying for a Residential Professional Office Overlay District (R2-PRO) rezone of this property. The purpose of this request is to provide a zoning overlay that will allow the development and growth of this commercial business.

The parcel to the west of the subject property is R2-PRO PUD zone. The parcel to the north of the subject property is R4-PRO PUD zone and the parcel to the east of the subject property is R1-VAR PUD zone.

The subject property is currently an undeveloped lot. There is access to utilities. The plan for development of the subject property will include the construction and development of commercial and professional lots.

Thank you for your assistance in this matter. Do not hesitate to contact me with any questions regarding this application. Please notify me of the time and date for the scheduled hearing.

Sincerely,

David Thibault, P.E.
EHM Engineers, Inc.

Eastpark Commercial Subdivision No. 03, a
ZDA Written Commitment Document
Pursuant to All Parts of the Planning Exhibit

RECEIVED

JAN 27 2017

CITY OF TWIN FALLS
BUILDING DEPT.

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 Pineford Falls L.L.C., hereinafter called "Developer" for the purpose of developing a commercial property as a Zoned Development Agreement (ZDA). The Legal description of the property is 7.74 Acres of a portion of Lot 1, INTERSTATE AMUSEMENT SUBD., a plat located in the northwest corner of Section 3, Township 10 South, Range 17 East, Boise Meridian in Twin Falls county Idaho. More specifically described in attached Exhibit A.

Development and Improvements shall conform to the standards and regulations of the Twin Falls City Code Title 10-Chapter 4-Section-18 for R-2 PRO, Professional Office Overlay and Chapter 6-Section -1, and all references to other sections herein, as amended, except for the following:

- (1) Permitted Land Uses:
 - A. Libraries
 - B. Finance and Investment Offices
 - C. Insurance and Related Offices
 - D. Real Estate and Related Offices
 - E. Doctor's Offices
 - F. Photography
 - G. Beauty and Barber
 - H. Professional Offices
- (2) Special Land Uses, which shall only be permitted upon Lots 2, 3, 4, and 5:
 - A. Construction Trade Office with Showrooms
 - B. Apparel and Accessories
 - C. Home Furnishings with onsite Storage allowed
 - D. Sporting Goods
 - E. Bakeries (retail)
 - F. Flower Shops
 - G. Hobbies and Toy Stores
- (3) Property Development Standards:
 - A. The area of R-2 PRO overlay between Cheney Drive and Bridgeview Boulevard, West of Madrona and East of Locust will be restricted such that all buildings will be constructed using residential style architecture and will have an architectural finish aesthetically pleasing.
 - B. All buildings in the development will be limited to single story construction.

C. Building design in this area will be regulated by an architectural control committee responsible for enforcement of the restrictive covenants for that area.

D. 6,000 square feet maximum building size along Cheney Drive and within the interior of the development which includes lots 6, 7, 8, 9, 10, and 11 as indicated on the Master Development Plan.

E. 10,000 square feet maximum building size along Madrona Street North and Bridgeview Boulevard which includes lots 1, 2, 3, 4, and 5 as indicated on the Master Development Plan.

F. No outside storage or ware yard storage of materials shall be permitted.

G. Landscaping for requirements for all lots shall require landscaping equal to ten percent (10%) of the total required parking area developed on a lot or three percent (3%) of the total land area, whichever is greater or as determined by the ZDA process.

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 their continued validity. If the city determines the concept is no longer valid, then:

- A. The city may initiate 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 the any portion of the ZDA subject parcel.

Pineford Falls L.L.C.,
An Idaho Limited Liability

By: Andrew Jarvis

STATE OF IDAHO)
)ss
County of Twin Falls)

On the _____ day of _____, 2017, before me, a Notary Public in and for said County and State, personally appeared _____ personally known or identified to me to be the _____, the municipal corporation that executed the within and foregoing instrument and acknowledged to me that such municipal corporation executed the same.

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

Notary Public for Idaho

Residing in _____

Commission Expires _____

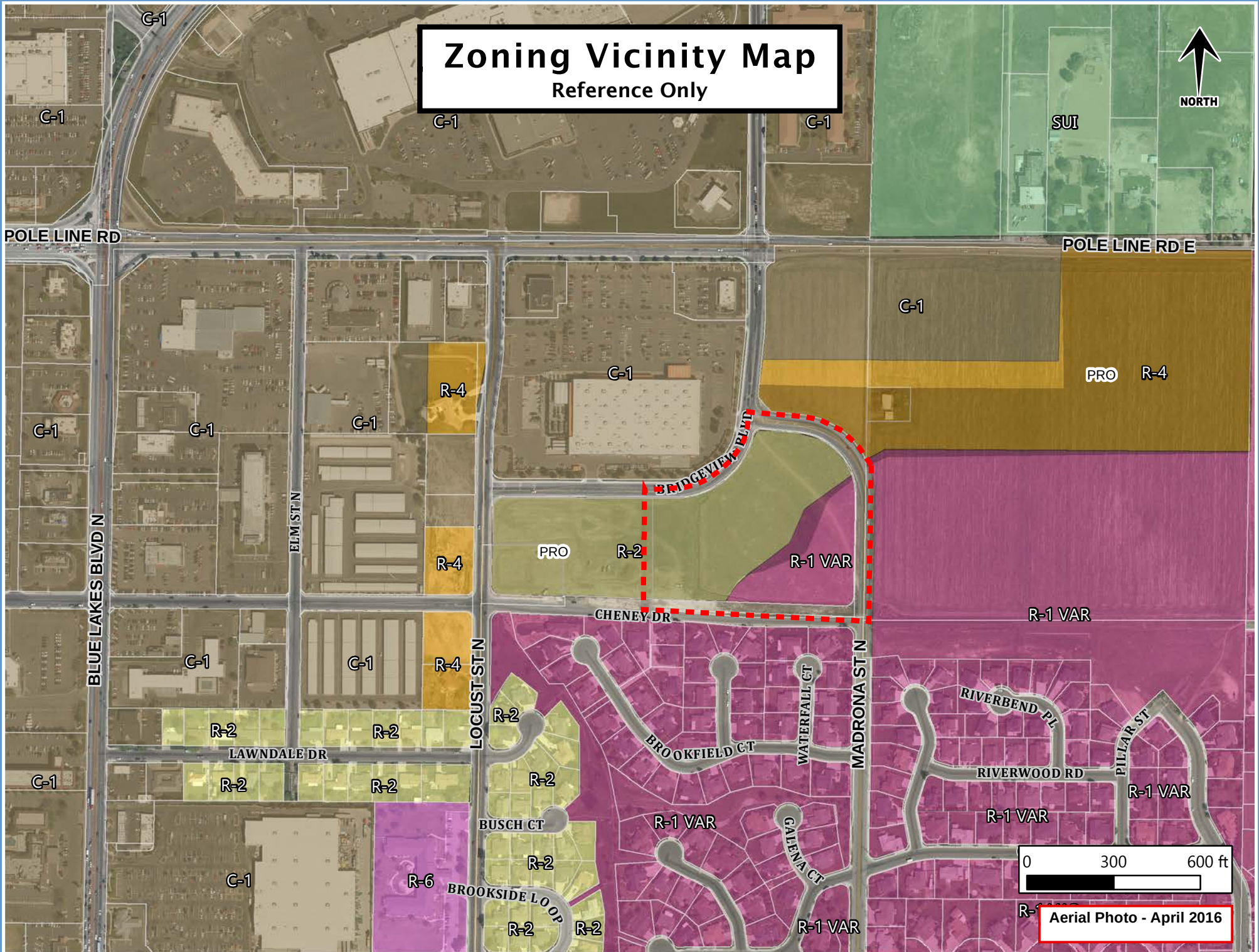
STATE OF IDAHO)
)ss
County of Twin Falls)

On this ____ day of _____, 2017, before me, a Notary Public in and for said State, personally appeared **Andrew Jarvis**, known or identified to me to be a partner of the general partnership of **Pineford Falls L.L.C.**, and the partner who subscribed said general partnerships name to the foregoing instrument and acknowledged to me that he executed the same in said general partnership name.

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

Zoning Vicinity Map

Reference Only



Aerial Map

Reference Only



BRIDGEVIEW BLVD

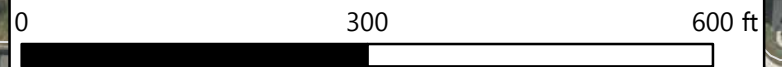
CHENEY DR

MADRONA ST N

BROOKFIELD CT

STONECREST CT

WATERFALL CT



Aerial Photo - April 2016

Future Land Use Map

Reference Only



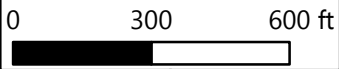
POLE LINE RD

POLE LINE RD E



Mixed Use

Town Neighborhood



Aerial Photo - April 2016



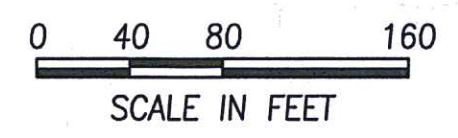
**EASTPARK PROFESSIONAL
SUBDIVISION NO. 3**
 A Zoned Development Agreement
 A Re-subdivision and Re-Numbering of Lot 1,
 INTERSTATE AMUSEMENT SUBDIVISION
 Located In
 Gov't. Lot 3, Section 3
 Township 10 South, Range 17 East, Boise Meridian
 Twin Falls County, Idaho
 2017



PERIMETER LANDSCAPING TREE/SHRUB COUNT
 (LANDSCAPING ALONG BRIDGEVIEW BLVD., CHENEY DR.,
 MADRONA STREET N.)

TREES	SHRUBS
22	58

RECEIVED
FEB 02 2017
 CITY OF TWIN FALLS
 PLANNING & ZONING



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

MASTER DEVELOPMENT PLAN
 for
 EASTPARK PROFESSIONAL SUBDIVISION NO. 3

DO NOT SCALE DRAWINGS
 CONTRACTOR SHALL VERIFY ALL
 CONDITIONS AND DIMENSIONS AT THE
 JOB SITE AND NOTIFY THE ENGINEER
 ANY DIMENSIONAL ERRORS, OMISSIONS
 OR DISCREPANCIES BEFORE
 BEGINNING OR FABRICATING ANY

APPROVED	
DESIGN	
DRAWN	
DATE	7/20/20
SCALE	AS SHD
DRAW. NO.	239-16
SHEET	

EXHIBIT



Western
Homes

1411 Falls Ave E
Suite 1001

1411 Falls Ave E
Suite 1002





 **Rabo**
AgriFinance

111





**GEM STATE
REALTY**

1411 Falls Ave E.
Suite 1000 A













Cheney Dr W., Public Notice Sign



SW corner looking NE



SE corner looking NW



Cheney Dr. looking East



Cheney Dr. looking West



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).....

Planning & Zoning Commission Minutes

February 28, 2017

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).....
5. Request for the Commission's recommendation for a **Zoning District Change & Zoning Map Amendment** from R-2 PRO PUD and R-1 VAR PUD to R-2 PRO ZDA for 7.74 (+/-) acres, a portion of the Eastpark PUD #213, to develop a planned commercial development consisting of retail and professional office uses for property located at the northwest corner of Cheney Drive and Madrona Street North c/o EHM Engineers, Inc. on behalf of Andrew Jarvis (app.2841)

Applicant Presentation:

David Thibault, EHM Engineers, Inc., representing the applicant stated they would like to rezone and existing piece of property that has two zones under a PUD. Because the PUD process has been replaced with the ZDA process in the code they would like to rezone the property using the ZDA process so that they can develop a retail/office development.

Staff Presentation:

Senior Planner Spendlove reviewed the request and stated the subject property is part of the Eastpark PUD #213, which was recorded in September 1998. That PUD originally encompassed eighty (80) acres. Various portions of the original PUD have been platted when development occurred. This property, Lot 1; Interstate Amusement Conveyance Plat, was recorded In November 2007. Recently, some development has occurred to the West with various Professional and Medical Offices being constructed in compliance with the Eastpark PUD #213.

This is a request to rezone a 7.75 +/- acre portion of the Eastpark PUD #213 to allow for retail and professional development. The request is generated in part due to the southeast corner; 3 +/- acres, being zoned R-1 VAR under the Eastpark PUD #213 and the remaining 4.75 +/- acres zoned as R-2 PRO. These zoning designations only allow single-family homes and limited professional offices by sup.

The applicant is requesting a rezone from R-2 PRO PUD and R-1 VAR PUD to R-2 PRO ZDA for approximately 7.74 (+/-) acres (a portion of the Eastpark PUD #213) to develop a planned retail and professional office development for property located on the northwest corner of Cheney Drive and Madrona Street North.

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 agreement shall list ALL requested variations from standard code requirements. The council may add other requirements they deem appropriate.

The applicant shall provide a written zoning development agreement identifying land uses and development that are variations to minimum zoning code requirements. The agreement shall also include phasing and specific development criteria desired for this project. The Written Commitment 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 plan, pathways, and other items.

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

The applicant has provided a draft of a written Zoning Development Agreement and a Master Development Plan. These plans indicate the underlying Zoning District to be R-2: Residential Low Density District with a PRO overlay. The Master Development Plan indicates no planned residential use. The entire project is planned to be Retail & Professional in nature. Furthermore, the Written Document proposes to move several uses from the Special Use classification to outright Permitted classification. Both the written Zoning Development Agreement and the Master Development Plan references these documents as "Eastpark Commercial Subdivision No. 3". These documents are not part of a subdivision/plat but are the Zoning Documents for this planned development. Reference to Subdivision No. 3 shall be removed from the titles. It would be appropriate to add a condition for a Master Landscaping, Lighting and Sign plan to be provided for this development prior to final approval.

Per City Code: 10-4-18 PRO, Professional Office Overlay:

Any use permitted in the underlying zone, in this case R-2 is the underlying zone, is also permitted in the PRO.

The currently codified PRO Office Overlay does not have any "Permitted" uses. Any professional uses require a Special Use Permit- no retail is permitted in the PRO Overlay. The applicant is requesting to include commercial/retail uses and professional uses within this R-2 PRO ZDA. The written zoning document has proposed specific commercial/retail and professional uses they wish to be allowed as outright Permitted within this planned development. Additionally, the applicant has listed other "Land Uses" which they request to be allowed via Special Use Permit on specific lots within the Master Development Plan. Except for Hobby and Toy Stores (allowed along Addison proper and BLB proper by sup ONLY), the applicants list of Special Uses is a departure from the current PRO Office Overlay land uses.

Per currently enacted Eastpark PUD (#213)

The current governing **Eastpark PUD (#213)** requires any non-residential use may be granted only by special use permit. The PUD also regulates building size, limiting all buildings to be one story, maximum 6,000 sf with an exception buildings within 350' of Locust St N may be ten thousand (10,000) sf per building.

The applicant is requesting a departure from the current PUD to allow a maximum size of ten thousand (10,000) sf per building on Lots 1, 2, 3, 4, and 5, as shown on the MDP, along Madrona and Bridgeview. All other buildings within the project may be a maximum of six thousand (6,000) sf per building.

Comprehensive Plan Assessment:

Twin Falls "Grow With Us" 2016 Comprehensive Plan identified this area as Mixed Use and Town Neighborhood. The applicants parcel is in a transitional zone of the Future Land Use map from Town Neighborhood on the south, to Mixed Use on the north. A transitional development from the residential zone (south) to the commercial zone (Home Depot to the north) would greatly benefit this area and will help mitigate the impacts of the major arterial; Highway Commercial designation along Pole Line Rd E. The applicant is requesting the possibility of a more commercially focused development with a quasi-residential scale and look. Staff believes the intent of the applicants requested development would be appropriate for this transitional area and furthers the goals of the City's 2016 comprehensive plan.

The applicant is proposing a more commercially/retail & professional permissive development than what the current governing PUD allows. Staff expects, due to this increase in commercial; retail and professional uses, an increase in vehicle trips to the area especially at full build out from the proposed uses of the development. Also expected are increased noise impacts due to the ancillary activity that comes with delivery of goods, wares, and supplies. Expected impacts will be more adverse on the residential neighborhoods to the east and south. However, the buildings that front Cheney Dr. and Madrona St. N, will act as a buffer to the internal activity of the development once built. The land to the northeast is as yet developed and Home Depot is directly north of Bridgeview Blvd.

Senior Planner Spendlove stated upon conclusion if the Commission determines the proposed request appropriate, you may recommend approval to the City Council, as presented, subject to 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 the written Zoning Development Agreement being modified as follows:
 - a. Modify Section (s) as follows: "Additional Land Uses upon Lots 2, 3, 4 and 5 (as shown on Master Development Plan), which require Special Use Permits:"
 - b. Remove all reference to "Eastpark Commercial Subdivision No. 3".
3. Subject to a Master Landscape Plan as per the Master Development Plan, submitted and approved by Staff prior to recordation of the ZDA.
4. Subject to a Master Lighting Plan submitted and approved by Staff prior to recordation of the ZDA.
5. Subject to a Master Sign Plan submitted and approved by staff prior to recordation of the ZDA.
6. Subject to the Master Development Plan removing all references to "Eastpark Commercial Subdivision No. 3".

PZ Questions/Comments:

- Commissioner Frank asked about the improvements.
- Mr. Thibault explained that they will be platting the property in the future and as for phasing of the improvements, the intent is not to piece mill the project, because it is more cost effective to do it all at one time.

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 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 the written Zoning Development Agreement being modified as follows:
 - a. Modify Section (s) as follows: "Additional Land Uses upon Lots 2, 3, 4 and 5 (as shown on Master Development Plan), which require Special Use Permits:"
 - b. Remove all reference to "Eastpark Commercial Subdivision No. 3".

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3. Subject to a Master Landscape Plan as per the Master Development Plan, submitted and approved by Staff prior to recordation of the ZDA.
4. Subject to a Master Lighting Plan submitted and approved by Staff prior to recordation of the ZDA.
5. Subject to a Master Sign Plan submitted and approved by staff prior to recordation of the ZDA.
6. Subject to the Master Development Plan removing all references to "Eastpark Commercial Subdivision No. 3".

**Scheduled for City Council Public Hearing
April 3, 2017**

6. Request for the Commission's recommendation on the **Zoning Designation** for a request to **Annex 1.3 (+/-) acres** currently zone M-2 located at 305/307/309 Hankins Road South c/o Nolan Watte (app. 2842)

Application Presentation:

Nolan Watte, the applicant, stated he is here to make a request to annex a property that he owns. The business that is operating from this location would like to be absorbed into the City Limits so that they will have access to City services.

Staff Presentation:

Senior Planner Spendlove reviewed the request and stated the property has been zoned M-2 at least as far back as the 1980's when the new zoning designations took effect. There are currently four structures on this parcel, a shop, a residential duplex, a single-family dwelling and a detached garage. County Records show a structure was constructed in 1920. This location is in the Area of Impact and the City does not have any building records on file for any other structures on this property. In April 2016, the Commission granted a Special Use Permit for an Auto Repair Business. During the building permit process it was discovered this property was receiving City Sewer Service. Since then the Applicant has been working with City Staff to make application for Annexation.

The request is to annex the 1.2 Acres under the current M-2 Zoning District. Currently the property is developed with multiple dwellings, a detached garage, and a commercial shop. Please see the attached maps for current and future zoning designations.

Twin Falls City Code sections 10-15-1 and 10-15-2 require a hearing and recommendations from the Commission on planning and zoning designations for areas proposed to be annexed.

Section 10-15-2(A) states: "The Commission hearing shall not consider comments on annexation and **shall be limited to the proposed development plan and zoning changes.**" The City Council shall then hold an additional public hearing to determine whether the designated area should be annexed and if so what the zoning designation shall be. If approved, an ordinance is prepared and at a later public meeting is adopted by the City Council. Once the ordinance is published it is sent to the State and the official zoning map is officially amended.

Senior Planner Spendlove stated upon conclusion should the Commission find the M-2 Zoning Designation appropriate, they should forward a positive recommendation to the City Council for the entire 1.268 (+/-) acre site.

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
April 3, 2017

V. GENERAL PUBLIC INPUT: **None**

VI. ITEMS FROM THE ZONING DEVELOPMENT MANAGER AND/OR THE PLANNING & ZONING COMMISSION:

Zoning & Development Manager Carraway-Johnson thanked Commissioner Tatum for her being a member of the Planning & Zoning Commission. On Monday, March 6, 2017 the City Council will be presenting a Certification of Appreciation to Commissioner Tatum and Councilman Reid for their service on the Planning & Zoning Commission.

VII. UPCOMING PUBLIC MEETINGS: (held at the City Council Chamber unless otherwise posted)

1. Work Session- **March 1, 2017**
2. Public Hearing- **March 14, 2017**

VIII. ADJOURN MEETING:

Lisa A Strickland
Administrative Assistant
Planning & Zoning Department



Public Hearing: **MONDAY, APRIL 03, 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** of 1.3 (+/-) acres with a zoning designation of M-2; Heavy Manufacturing on property located at 305/307/309 Hankins Road South c/o Nolan Watte (app. 2842)

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: 1.268 (+/-) acres
Nolan Adam Watte 498 Fillmore St Twin Falls, ID 83301 208.731.7354 Nolanwatte@hotmail.com	Current Zoning: M-2, Heavy Manufacturing District	Requested Zoning: Annexation
	Comprehensive Plan: Industrial	Lot Count: 1 Parcel
	Existing Land Use: Automotive Repair by SUP (SUP not operational), Multi-Family	Proposed Land Use: No change to use
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: M-2 AOI, Gas Station/Truck Stop and C-Store	East: M-2 AOI, Commercial Businesses/Warehouse Shops
	South: M-2; Highland Ave East; Chobani Sewage Pre-treatment plant	West: M-2 AOI; Hankins Rd S; Residence with pasture
	Applicable Regulations: 10-4-10, 10-15-2	

Approval Process:

§10-15-2: Annexation

The Commission shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. The hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. Upon a recommendation on the zoning of the property in question, the City Council shall hold a public hearing on the annexation request with the recommendation of the commission.

Budget Impact:

Approval of this request will have minimal impact on the City budget.

Regulatory Impact:

Approval of this request will allow the applicant to annex the subject property into the City Limits.

History:

The property has been zoned M-2 at least as far back as the 1980's when the new zoning designations took effect. There are currently four structures on this parcel, a shop, a residential duplex, a single-family dwelling and a detached garage. County Records show a structure was constructed in 1920. This location is in the Area of Impact and the City does not have any building records on file for any other structures on this property.

In **April 2016**, the Commission granted a Special Use Permit for an Auto Repair Business. During the building permit process, it was discovered this property was receiving City Sewer Service. Since then the Applicant has been working with City Staff to make application for Annexation.

Analysis:

The request is to annex the 1.2 Acres under the current M-2 Zoning District. Currently the property is developed with multiple residential dwellings, a detached garage, and a commercial business; auto repair shop. Please see the attached maps for current and future zoning designations.

Twin Falls City Code sections 10-15-1 and 10-15-2 require a hearing and recommendations from the Commission on planning and zoning designations for areas proposed to be annexed.

The City Council shall then hold an additional public hearing to determine whether the designated area should be annexed and if so what the zoning designation shall be. If approved, an ordinance is prepared and at a later public meeting is adopted by the City Council. Once the ordinance is published, it is sent to the State and the official zoning map is officially amended.

On February 28, 2017 the Commission held a public hearing on this request. No one spoke at the public portion of the public hearing. Upon conclusion of the presentations, public hearing and deliberations Commissioner Tatum made a motion to recommend the existing M-2 Zoning Designation as the appropriate zoning designation if the property were to be annexed. Commissioner Grey seconded the motion. All members present voted in favor of the motion.

Conclusion:

Staff Concurs with the Commission's recommendation.

If the City Council approves this request, staff will prepare an ordinance and place the Ordinance on a future City Council Agenda for consideration of adoption.

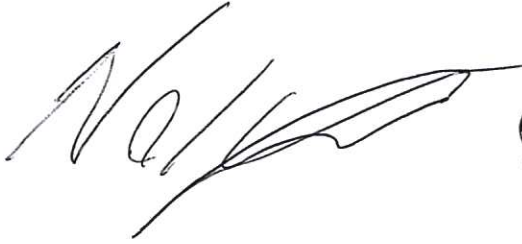
Attachments:

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 28, 2017 P&Z minutes

Proposed annexation 305 Hankins Rd S Twin falls Idaho 83301
Nolan Watte

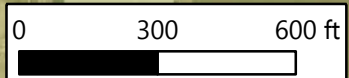
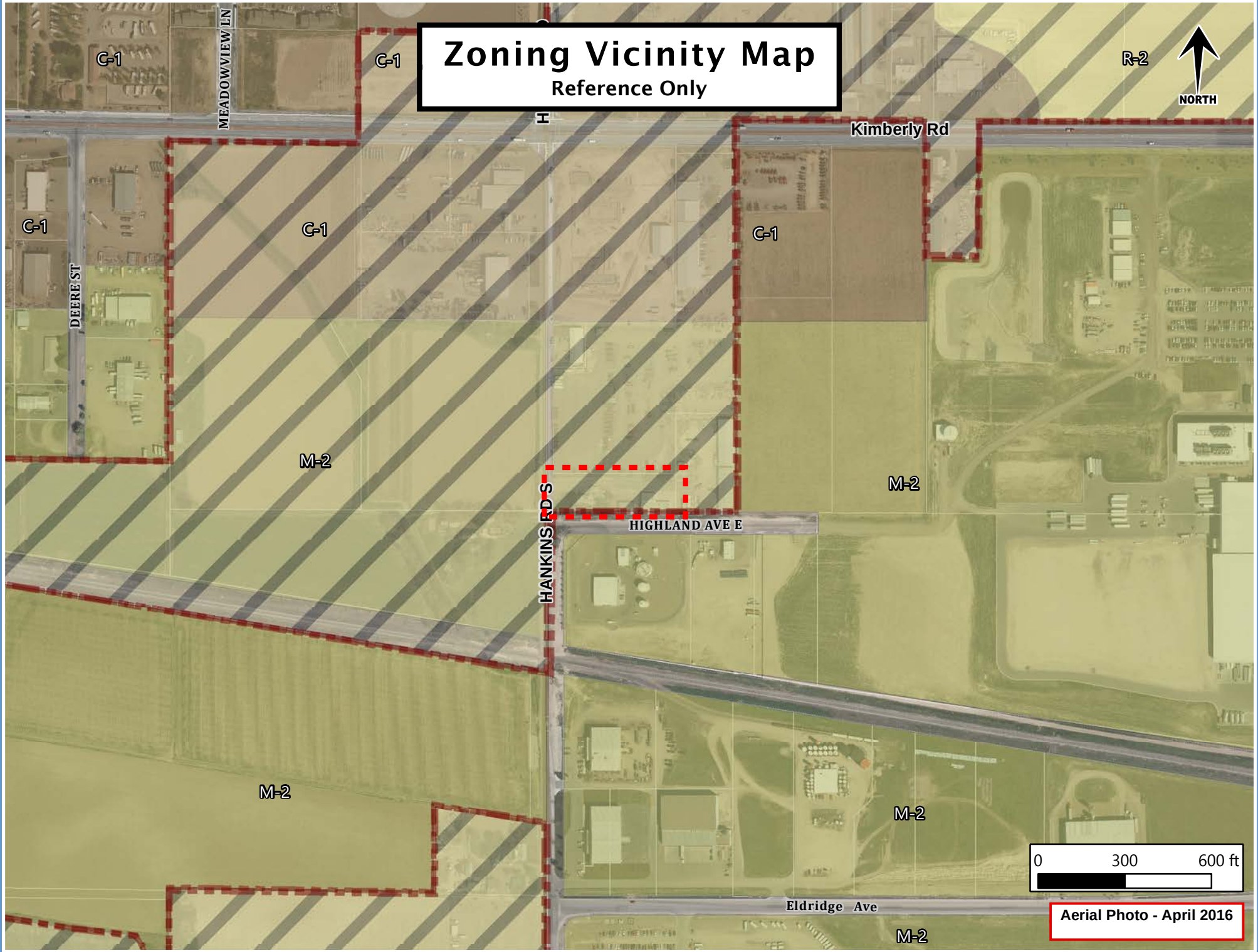
I am applying for this annex into city limits to have access to city services and to have a City of Twin Falls mail address to the multiple buildings I feel that this a necessary step for my property and my future endeavors at this location.

Nolan Watte 208-731-7354

 21/23/17

Zoning Vicinity Map

Reference Only



Aerial Photo - April 2016

Aerial Map

Reference Only



HANKINS RD S

3140 KIMBE

305 HANKIN

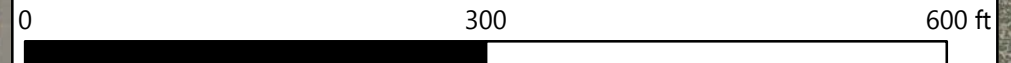
HIGHLAND AVE E

332 HANKIN

345 HANKIN

3080 HIGHL

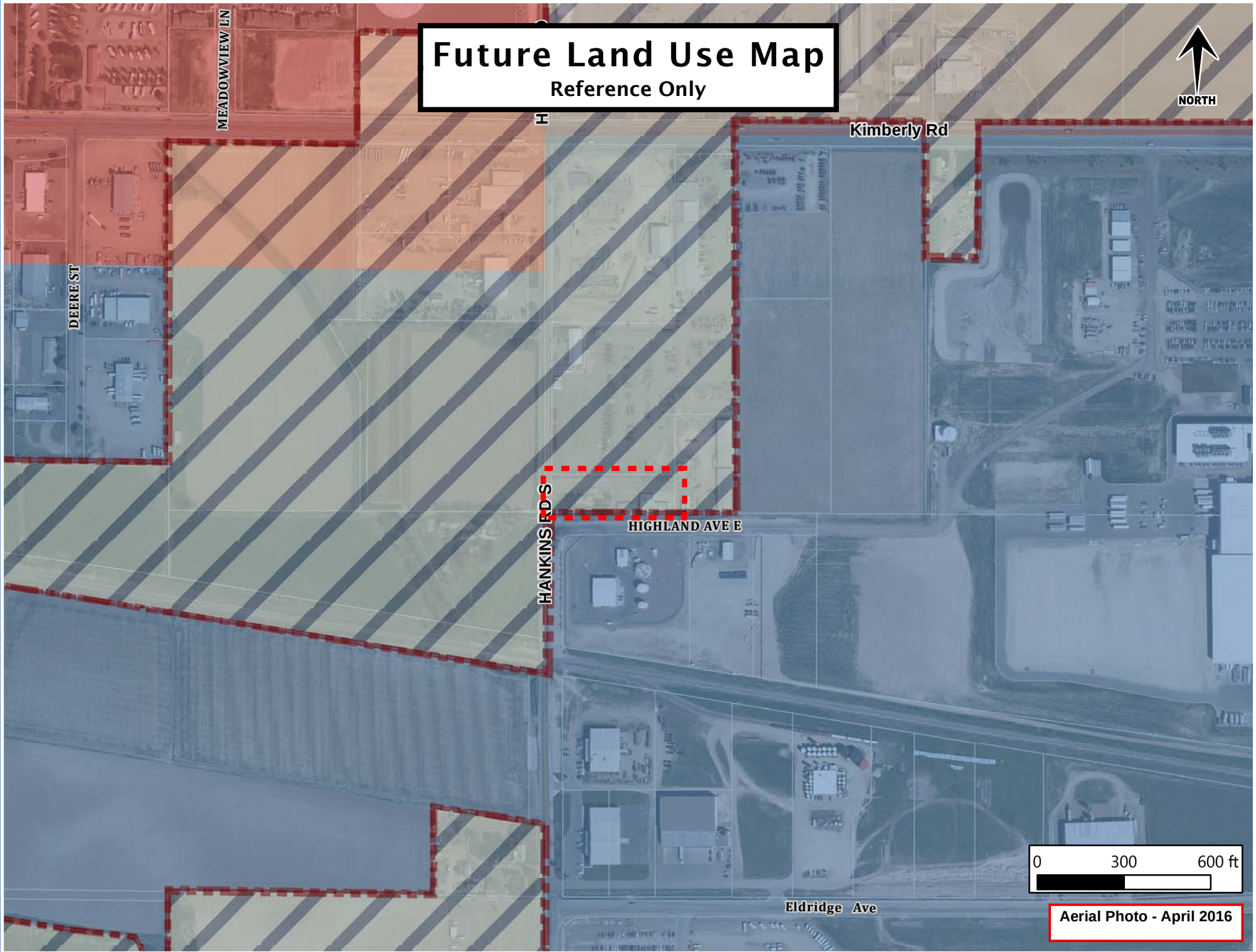
3130 HIGHL



Aerial Photo - April 2016

Future Land Use Map

Reference Only



Aerial Photo - April 2016



Hankins Rd. S Public Notice Sign



SW corner looking NE





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).

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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).
5. Request for the Commission's recommendation for a **Zoning District Change & Zoning Map Amendment** from R-2 PRO PUD and R-1 VAR PUD to R-2 PRO ZDA for 7.74 (+/-) acres, a portion of the Eastpark PUD #213, to develop a planned commercial development consisting of retail and professional office uses for property located at the northwest corner of Cheney Drive and Madrona Street North c/o EHM Engineers, Inc. on behalf of Andrew Jarvis (app.2841).....
6. Request for the Commission's recommendation on the **Zoning Designation** for a request to **Annex 1.3 (+/-) acres** currently zone M-2 located at 305/307/309 Hankins Road South c/o Nolan Watte (app. 2842)

Application Presentation:

Nolan Watte, the applicant, stated he is here to make a request to annex a property that he owns. The business that is operating from this location would like to be absorbed into the City Limits so that they will have access to City services.

Staff Presentation:

Senior Planner Spendlove reviewed the request and stated the property has been zoned M-2 at least as far back as the 1980's when the new zoning designations took effect. There are currently four structures on this parcel, a shop, a residential duplex, a single-family dwelling and a detached garage. County Records show a structure was constructed in 1920. This location is in the Area of Impact and the City does not have any building records on file for any other structures on this property. In April 2016, the Commission granted a Special Use Permit for an Auto Repair Business. During the building permit process, it was discovered this property was receiving City Sewer Service. Since then the Applicant has been working with City Staff to make application for Annexation.

The request is to annex the 1.2 Acres under the current M-2 Zoning District. Currently the property is developed with multiple dwellings, a detached garage, and a commercial shop. Please see the attached maps for current and future zoning designations.

Twin Falls City Code sections 10-15-1 and 10-15-2 require a hearing and recommendations from the Commission on planning and zoning designations for areas proposed to be annexed.

Section 10-15-2(A) states: "The Commission hearing shall not consider comments on annexation and **shall be limited to the proposed development plan and zoning changes.**" The City Council shall then hold an additional public hearing to determine whether the designated area should be annexed and if so what the zoning designation shall be. If approved, an ordinance is prepared and at a later public meeting is adopted by the City Council. Once the ordinance is published, it is sent to the State and the official zoning map is officially amended.

Senior Planner Spendlove stated upon conclusion should the Commission find the M-2 Zoning Designation appropriate, they should forward a positive recommendation to the City Council for the entire 1.268 (+/-) acre site.

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
April 3, 2017

V. GENERAL PUBLIC INPUT: **None**

VI. ITEMS FROM THE ZONING DEVELOPMENT MANAGER AND/OR THE PLANNING & ZONING COMMISSION:

Zoning & Development Manager Carraway-Johnson thanked Commissioner Tatum for her being a member of the Planning & Zoning Commission. On Monday, March 6, 2017, the City Council will be presenting a Certification of Appreciation to Commissioner Tatum and Councilman Reid for their service on the Planning & Zoning Commission.

VII. **UPCOMING PUBLIC MEETINGS:** (held at the City Council Chamber unless otherwise posted)

1. Work Session- **March 1, 2017**
2. Public Hearing-**March 14, 2017**

VIII. **ADJOURN MEETING:**

Lisa A Strickland
Administrative Assistant
Planning & Zoning Department