



Twin Falls Planning & Zoning Commission Agenda

Tuesday, January 23, 2018, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

AMENDED

Members -

City Limits: Tom Frank, Chairman, Kevin Grey, Vice Chairman, Danielle Dawson, Craig Hawkins, Gerardo "Tato" Muñoz, Ed Musser

Area of Impact: Ryan Higley, Steve Woods

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consideration of Amendments to Agenda
- 3) General Public Input
- 4) Consent Calendar
- 5) Items of Consideration
 - a) **Update of Special Use Permit #1334** granted on October 14, 2014 to Adam & Mandy Hanby to construct a drive-through coffee shop business with extended hours of operation on property located at 572 Pole Line Road c/o City of Twin Falls (app. 2677)
Purpose: Action By: Jonathan Spendlove, Senior Planner
- 6) Public Hearings
 - a) Consideration of a request for Annexation with a Zoning District Change & Zoning Map Amendment from R-1 VAR CRO to R-4 CRO for Parcel 2, TBS Conveyance Plat, consisting of 13.43(+/-) acres, located 130 feet East of the Canyon Falls Drive & Harrison Street Intersection. c/o Rob Struthers on behalf of Katherine Breckenridge. (app. 2920)
AMENDED REPORT 01-22-2018
Purpose: Recommendation By: Jonathan Spendlove, Senior Planner
 - b) Request for a **Zoning District Change & Zoning Map Amendment** from R-4 to M-2 for property, consisting of ten (10) +/- acres, located on the south side of the 400 block of Diamond Avenue West. c/o Gary Slette on behalf of Craig Casperson. (app. 2921)
Purpose: Recommendation By: Jonathan Spendlove, Senior Planner
 - c) Request for a **Special Use Permit** to allow storage unit rentals & warehousing for existing structures on property located at 1205 Addison Avenue West. c/o Kevin Faria on behalf of Manuel & Mary Faria (app. 2922)
Purpose: Action By: Steve O'Connor, Planner I
- 7) Upcoming Meeting(s)
 - a) February 7, 2018 Work Session

b) February 13, 2018 Public Hearing

8) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Lisa A. Strickland (208) 735-7267 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208) 735-7287.

CITY OF TWIN FALLS

PLANNING & ZONING COMMISSION

Public Hearing Procedures for Zoning Requests

1. Prior to opening the public meeting, the Chairman shall review the public hearing procedures, confirm a quorum is present and introduce staff present.
2. Individuals wishing to testify or speak before the Commission shall wait to be recognized by the Chairman, approach the microphone/podium, state their name, then commence with their comments. Following their statements, they shall write their name on the Sign-In record sheet(s) located on a separate table near the entrance of the chambers. The administrative assistant shall make an audio recording of each public meeting.
3. **The Applicant, or the spokesperson for the Applicant, shall make a presentation** on the application/request. No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing – WHICH IS A MINIMUM OF 15 DAYS PRIOR TO PUBLIC HEARING. **The applicant's 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.

The Applicant is limited to 15 minutes, unless a written request for additional time is received and granted by the Chairman prior to commencement of the public meeting.

4. Upon completion of the applicant's presentation City Staff will present a staff report which shall summarize the application/request, history of the property, if any, staff analysis of the request and any recommendations.
 - The Commission may ask questions of staff or the applicant pertaining to the request at this time.
5. The public will then be given the opportunity to provide public testimony/input/comments regarding the request.
 - The Chairman may limit public testimony to no more than two (2) minutes per person.
 - Five (5) or more individuals, having received personal public notice of the application under consideration, may select a spokesperson by written petition. The spokesperson shall be limited to 15 minutes.
 - No written comments, including e-mail, received after 12:00 o'clock noon on the date of the hearing will be accepted for consideration by the hearing body. Written comments, including e-mail, received by 12:00 o'clock noon or before the date of the hearing shall be either read into the record or displayed on the overhead projector either during or upon the completion of public comment.
 - Following the Public Testimony, the applicant is permitted a maximum five (5) minutes rebuttal to respond to Public Testimony.
6. Following the Public Testimony and Applicant's response, the Public Input portion of the public hearing shall be closed- **No further public testimony is permitted.** Commission Members, as recognized by the Chairman, shall be allowed to request clarification of any public testimony received of the Applicant, Staff or any person who has testified. The Chairman may again establish time limits.
7. The Chairman shall then close the Public Hearing. The Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. **Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed.** Legal or procedural questions may be directed to the City Attorney.

Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and thereafter removed from the room by order of the Chairman.



Date: Tuesday, January 23, 2018

To: Planning and Zoning Commission

From: Jonathan Spendlove, Senior Planner

AGENDA ITEM 5A

Request: Update of the Dutch Brothers Special Use Permit # 1334, granted on October 14, 2014.

Time Estimate: Staff presentation may take five (5) minutes.

Background:

The site is zoned C-1 PUD & Special Use Permit #1334 was granted on October 14th, 2014 to Adam & Mandy Hanby to construct a drive-through coffee shop business with extended hours of operation on property located at 572 Pole Line Road. The permit was granted subject to compliance with the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to hours of operation being no earlier than 5:00 a.m. and no later than 11:00 p.m.
3. Subject to the parking area with six (6) parking spaces on the west side of the proposed building being constructed prior to issuance of the Certificate of Occupancy.

A building permit was issued in October 2014 and a Certificate of Occupancy was issued on January 29, 2015. Immediately staff began received complaints regarding the encroachment of Dutch Bros customers/vehicular traffic onto adjacent businesses.

City Staff was tasked by the City Council to help resolve a complaint from DaVita Dialysis, the adjacent property owner to the south, who appeared at a City Council meeting in January 2017. City Staff has met on multiple occasions throughout 2017 with Dutch Bros. and DaVita to help find a solution. In September 2017 Dutch Bros. submitted a new layout design for City Staff comments. After reviewing the plan, Staff determined the proposed new layout would require a public hearing. Staff offered comments back to the owner/developer to help the proposed expansion/change to move forward.

On January 17, 2018 City Staff received an incomplete preliminary request for an amendment to Special Use Permit #1334. This included a proposed change to the Drive-Thru movement on the property. Staff will work diligently with the applicant to get all the paperwork in order, and have the request moving toward being placed on a future public hearing agenda.

At this point, no action is required. If the application process is stalled by the applicant which causes this issue to continue to be unresolved, City Staff will bring forward a request seeking a motion for revocation in the future.

Conclusion:

No action is needed at this time.

City Staff cautions further discussion on this specific issue as we now have an active application for amending the SUP on this property.



762 Robert Street • Bellevue, Idaho 83313 • 208-788-4613 • Fax 208-788-2375

11.20.2017

CITY OF TWIN FALLS
ATTN. RENÉE CARRAWAY JOHNSON
ZONING & DEVELOPMENT MGR.
P.O. BOX 1907
TWIN FALLS, ID. 83303

DEAR RENÉE,

ENCLOSED PLEASE FIND THE ANNEXATION WITH A
ZONING DISTRICT CHANGE APPLICATION FOR PARCEL
TWO OF THE TBS SUBDIVISION. PLEASE REVIEW
THE APPLICATION AND LET US KNOW IF IT IS
COMPLETE. THANK YOU.

YOURS TRULY,

ROB STULTZERS

CC. KATIE BRECKENRIDGE

Zoning Vicinity Map

- Area Of Impact
- CRO
- PRO
- PUD
- C-1
- OS
- R-1 VAR
- R-4
- R-6
- SUI

Outside City
Limits (Aol)

CANYON SPRINGS RD

NORTHBRIDGE BLVD

Northbridge
No 2
2291

HARRISON ST

Northbridge
2185

Northbridge
2185

Northbridge
2185

CANYON PARK Ave

RIVER V

Blue Lake
Concept 9

PPO

CANYON FALLS DR



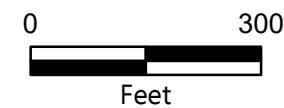
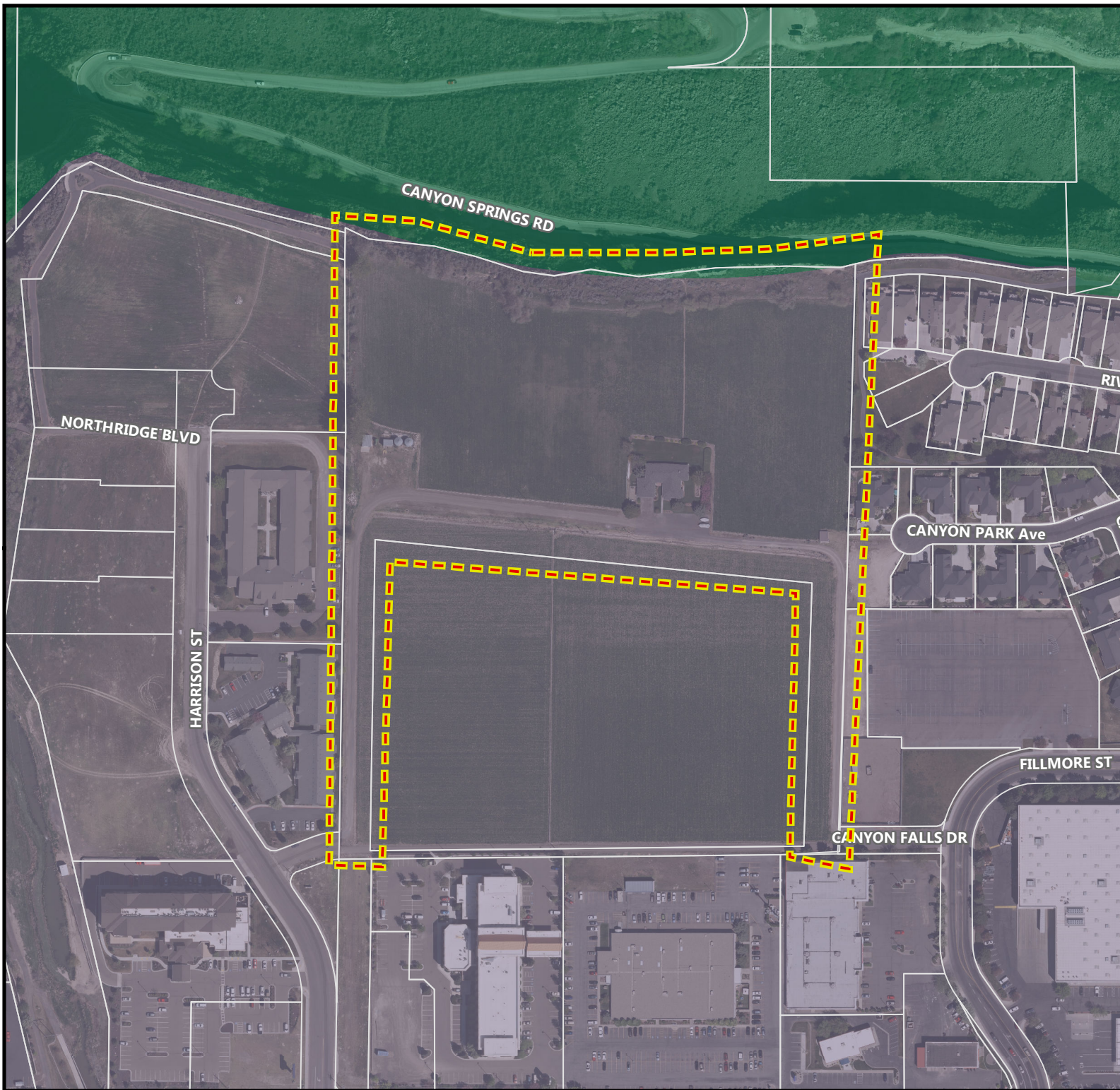
NORTH

0 300
Feet

AERIAL PHOTO APRIL 2016
REFERENCE ONLY

Future Land Use Map

- Mixed Use
- Natural Areas



AERIAL PHOTO APRIL 2016
REFERENCE ONLY



Public Hearing: **Tuesday, January 23, 2017**

To: Planning and Zoning Commission

Presenter: Jonathan Spendlove, Senior Planner

Editor: Renee V Carraway-Johnson, Zoning Administrator

Authors: Jonathan Spendlove & Steve O'Connor

AGENDA ITEM 6a-amended 01-19-2018

Request: Consideration of a request for **Annexation with a Zoning District Change & Zoning Map Amendment** from R-1 VAR CRO to R-4 for Parcel 2, TBS Conveyance Plat, consisting of 13.43(+/-) acres, located 130' (+/-) east of the Canyon Falls Drive & Harrison Street Intersection. c/o Rob Struthers on behalf of Katherine Breckenridge. (app. 2920)

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: 13.43 (+/-) acres
Katie Breckenridge Po Box 685 Picabo, ID 83348	Current Zoning: R-1 VAR CRO within the Area of Impact	Requested Zoning: Annexation with rezone to R-4 CRO
	Comprehensive Plan: Mixed Use	Lot Count: 1
	Existing Land Use: Agriculture	Proposed Land Use: No proposed change at this time
Representative:	Zoning Designations & Surrounding Land Use(s)	
Robert Struthers 762 Robert St. Picabo Rt. Bellevue, ID 83313 208.788.4673 email@robstruthers.com	North: OS in the Area of Impact; Snake River Canyon	East: R-4 CRO PUD; Residential & R-4 PRO & CRO PUD; Residential and Parking Lot
	South: R-4 CRO & R-6; Agricultural	West: C-1 PUD; Nursing Homes
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-5, 10-15-1&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. (Ord. 2012, 7-6-1981)

Budget Impact:

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

Regulatory Impact:

A recommendation on the zoning of this site will allow the application to be scheduled for the City Council. Approval of this request will allow the applicant to annex the subject property into the City Limits.

History:

Documented aerial imagery shows this land to be agricultural since at least the 1950's and from previous testimony by the applicant; this land has been farmed since the early 1900's. This property is in the Area of Impact. The current zoning designation of R-1 VAR CRO was amended from R-1 43,000 CRO with the action taken on the most recent Area of Impact Agreement between the City of Twin Falls and Twin Falls County, which occurred in 2004. In February 2009, City Council approved a conveyance plat to create two lots from the 23+/- acres.

In June 2017, this commission forwarded a positive recommendation for annexation and rezone to R-4 for the 10.07+/- acres for parcel 1 of the TBS Conveyance Plat. In July 2017, the City Council approved the annexation and rezoned the portion of the property in the Canyon Rim Overlay R-4 CRO, with the remainder of the Property R-6.

Analysis:

This request is to annex Parcel 2, TBS Conveyance Plat, consisting of 13.43(+/-) acres, with a zoning designation of R-4 CRO. Currently the 13.43 (+/-) acre parcel is zoned R-1 VAR CRO and is being used for agricultural purposes. Twin Falls City Code sections 10-15-1 and 10-15-2 require a public hearing and a recommendation from the Commission for areas proposed to be annexed prior to a decision by the City Council.

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.

Prior to any development taking place on this property, including Platting/subdividing, or a building permit being issued, City Code 10-4-19 requires all Commercial or Residential Properties to go through the ZDA process. A complete Master Development Plan will be part of the public hearing process. As part of that process, discussions on the long desired public trail connection along the canyon rim may take place. The ZDA process takes multiple public hearings, and multiple notifications to neighboring property owners, which provides the avenue for comments from those most affected by any project, which may take place on this property.

Comprehensive Plan Compliance:

The 2016 Comprehensive Plan; "Grow With Us" designates this corridor as appropriate for "Mixed Use." Staff determined this request is not in complete compliance with the 2016 comp plan due to the zoning district being proposed is on the lower end of the units per acre, and it precludes any retail or commercial uses within the area at this time. However, a recent recommendation from the Commission, and decision by the Council, for the area immediately to the south would lead one toward this R-4 District being appropriate for this specific area.

Conclusion:

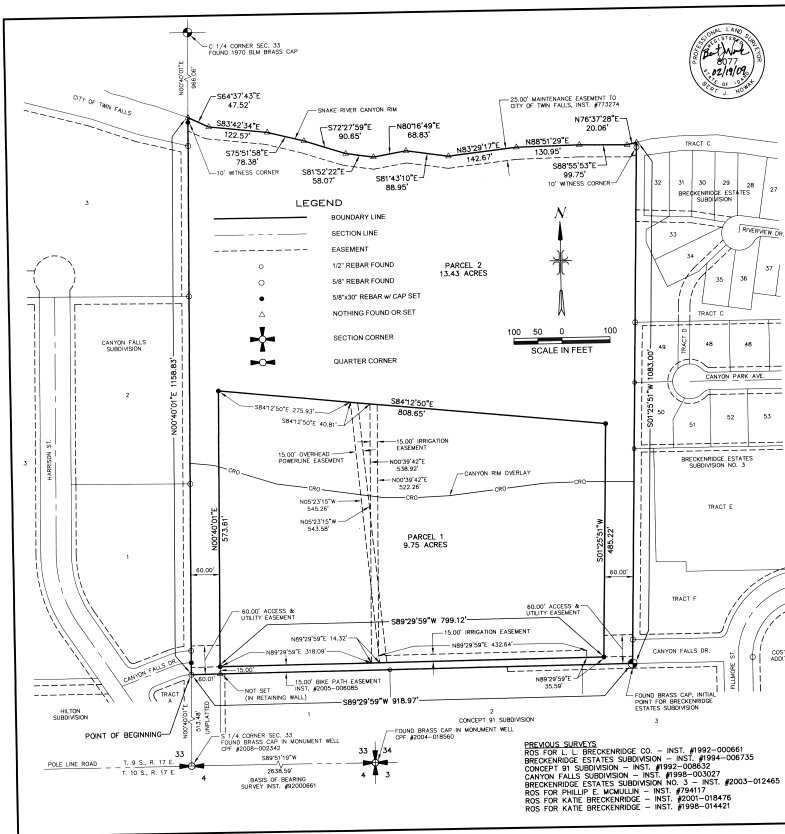
The Commission is tasked to make a recommendation to the City Council on the zoning designation being requested by the applicant. The Commission's recommendation may be to deny the request, approve the request as presented, request a different zoning designation or request additional information be provided.

Attachments:

1. Letter of request
2. Zoning Vicinity Map
3. Aerial Photo Map
4. Future Land Use Map
5. Site Photo



Southern Boundary of Property - Looking towards Canyon Rim
Photo Taken June 2017



TBS SUBDIVISION CONVEYANCE PLAT

LOCATED IN PART OF
GOVERNMENT LOT 5 AND SW 1/4 SEC. 4,
SECTION 33, TOWNSHIP 9 SOUTH, RANGE 17 EAST
BOISE MERIDIAN
TWIN FALLS COUNTY, IDAHO
2009

PROPERTY SITE

VICINITY MAP
N.T.S.

HEALTH CERTIFICATE
"SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING, OR SHED WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTIONS REQUIREMENTS ARE SATISFIED."

DATE: 7/26/15, 2009
DISTRICT HEALTH DEPARTMENT, REMS

CONVEYANCE PLAT NOTE
"A CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE CITY OF TWIN FALLS, IDAHO, FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR INTERESTS THEREON DEFINED. NO BUILDING PERMIT SHALL BE ISSUED UNTIL A FINAL PLAT IS APPROVED, FILED OF RECORD AND PUBLIC IMPROVEMENTS ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF TITLE 10 OF THE CITY OF TWIN FALLS CITY CODE. SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS, EXCEPT AS SHOWN ON AN APPROVED, FILED AND ACCEPTED CONVEYANCE PLAT IS A VIOLATION OF CITY CODE."

J-U-B ENGINEERS, INC.
Engineers-Surveyors Planners
Twin Falls, Idaho

SHEET 1 OF 2



Public Hearing: **Tuesday, January 23rd, 2018**

To: Planning and Zoning Commission

Presenter: Jonathan Spendlove, Senior Planner

Editor: Renee V. Carraway-Johnson, Zoning Administrator

Authors: Jonathan Spendlove & Steve O'Connor

AGENDA ITEM 6b

Request: Request for the Commission's recommendation on a **Zoning District Change & Zoning Map Amendment** from R-4 to M-2 for property, consisting of ten (10) +/- acres, located on the south side of the 400 block of undeveloped Diamond Avenue West RoW. c/o Gary Slette on behalf of Craig Casperson. (app.2921)

Time Estimate:

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

Background:

Applicant Craig Casperson 3281 E 3500 N Kimberly, ID 83341 208.423.4303 Representative Gary Slette 134 3rd Ave. E. Twin Falls, ID 83301 208.933.0700 gslette@rsidaholaw.com	Status: Owner	Size: 10 +/- acres
	Current Zoning: R-4 Residential Medium Density District	Requested Zoning: Rezone from R-4 to M-2
	Comprehensive Plan: Industrial	Lot Count: 1 Lot
	Existing Land Use: Undeveloped	Proposed Land Use: Storage Units
	Zoning Designations & Surrounding Land Use(s)	
	North: M-2; undeveloped Diamond Ave W RoW; Storage Units	East: R-4 Aol; Undeveloped
	South: R-4; Agricultural	West: R-4; Agricultural
Applicable Regulations: 10-1-4, 10-1-5, 10-4-4, 10-4-10, 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:

Development of this property to a commercial use will 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 the SW corner of undeveloped Right of Way, future Diamond Ave W and Steele St.

History:

It appears from historical aerial imagery this property has been utilized as agricultural in nature since at least 1950 which are the earliest aerial images on hand. There are no building or zoning permits on file for this property.

Analysis:

This is a request for a **Zoning District Change and Zoning Map Amendment** to rezone property at the SW corner of undeveloped Right of Way, future Diamond Ave W and Steele St. 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 Industrial. There is no development plan to evaluate, as this request is only to 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 M-2 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 M-2 Heavy Manufacturing District would allow land development that would be compatible with and not detract from the surrounding area.

Comprehensive Plan Compliance:

The 2016 Comprehensive Plan; "Grow With Us" designates this corridor as appropriate for "Industrial Uses." Staff determined this request is in compliance with the 2016 comp plan, as is a request to rezone to an industrial use-zoning district.

Conclusion:

The Commission is tasked to make a recommendation to the City Council on this request. The Commission's recommendation may be to deny the request, approve the request as presented, recommend a different zoning designation or request additional information be provided.

Attachments:

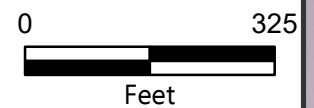
1. Letter of request
2. Zoning Vicinity Map
3. Aerial Photo Map
4. Future Land Use Map
5. Site Photos

Casperson Rezone Application

- C.
1. Copy of Warranty Deed is attached.
 2. Property owner list within 1000 feet of subject property is attached.
 3. Vicinity map is attached.
 4. The rezone to M2 is consistent with the Comprehensive Plan map. Much of the area around the subject property is already industrial in character. The property lying to the north of the subject property is currently being used for storage unit rentals. The applicant intends to construct additional storage unit rentals on the subject property.

Zoning Vicinity Map

-  Area Of Impact
-  M-1
-  M-2
-  R-4



**AERIAL PHOTO APRIL 2016
REFERENCE ONLY**

STEELE ST

471
SOUTH

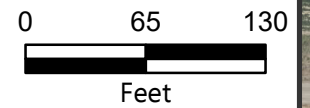
322
DIAMON

DIAMOND AVE

635
SOUTH

304
WASHINGTON

Aerial Map



AERIAL PHOTO APRIL 2016
REFERENCE ONLY

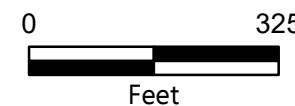
Future Land Use Map

Industrial

STEELE ST

BUTLER ST

DIAMOND AVE



AERIAL PHOTO APRIL 2016
REFERENCE ONLY



NW Corner Looking SE



NE Corner Looking SW



Public Hearing: **Tuesday, January 23rd, 2018**

To: Planning and Zoning Commission

Presenter: Steve O'Connor, Planner I

Editor: Rene'e V. Carraway-Johnson, Zoning Administrator

Authors: Jonathan Spendlove & Steve O'Connor

AGENDA ITEM 6c

Request: Request for a **Special Use Permit** to allow storage unit rentals & warehousing for existing structures on property located at 1205 Addison Avenue West. c/o Kevin Faria on behalf of Manuel & Mary Faria. (app. 2922)

Time Estimate:

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

Background:

Applicant Manuel & Mary Faria 2655 N 2700 E Twin Falls, ID 83301 208.731.6276 fariadairy@gmail.com Representative Kevin Faria 637 Caitlin Ave. Twin Falls, ID 83301 208.731.4244 Kev.Faria@gmail.com	Status: Owners	Size: 1.28 +/- acres
	Current Zoning: C-1 Commercial Highway District	Requested Zoning: SUP for storage unit rentals and warehousing
	Comprehensive Plan: Industrial	Lot Count: 1 Lot
	Existing Land Use: Residential	Proposed Land Use: Storage Units and Warehousing
	Zoning Designations & Surrounding Land Use(s)	
	North: C-1; Addison Ave. W.; Auto Repair	East: C-1; Commercial
	South: C-1; Open Equipment & Storage Yard	West: C-1 & M-2; Storage units and Auto Salvage
Applicable Regulations: 10-1-4, 10-1-5, 10-4-8, 10-11-1 thru 8, 10-13		

Approval Process:

The Special Use Permit process requires a public hearing to be held in which interested persons have the opportunity to be heard with regards to the application.

Within thirty (30) days after the public hearing, the Commission shall approve, conditionally approve, or disapprove the application as presented during the hearing. If conditions are placed on the permit, the Administrator shall issue a special use permit listing the specific conditions specified by the Commission for approval. Conditions shall be implemented within 6 months or the permit is void.

If an applicant or interested party appeals the decision of the Commission with fifteen (15) days from the date of action (when the Findings of Fact are signed), the City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Budget Impact:

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

Regulatory Impact:

Approval of this request will allow the applicant to establish storage unit rentals and warehousing.

A special use permit is for zoning purposes only. Other permits such as sign, building, electrical or plumbing permits, etc. may be required. All facilities must comply with all Building and Fire Code Regulations.

History:

Historical aerial imagery dating back to 1950 shows what appears to be a residence with residential accessory buildings. Over the years, it was developed further, and building department records show a Sign Permit issued in 1999. SUP #0917 was granted to Mr. Bob Hyde in 2005 to construct fifty (50) residential storage unit rentals, however the use was never established and the special use permit was voided.

Analysis:

This is a request to establish storage unit rentals and warehousing at property located at 1205 Addison Ave. W. The C-1 zone requires a Special Use Permit to legally establish storage unit rentals. Gateway arterial landscaping is required for Addison Ave West. Also four (4) parking spaces plus 1 space per 250 sq. ft. of office will be required per city code.

Per City Code 10-4-8:

Requires an SUP to establish storage unit rentals in the C-1 zone.

Per City Code 10-11-1 thru 8:

Required improvements including access, drainage, landscaping, paving, storm water and any others that apply will be evaluated and all applicable code requirements will be enforced at the time of building permit submittal.

Comprehensive Plan Compliance:

The 2016 Comprehensive Plan; "Grow With Us" designates this corridor as appropriate for "Industrial." Industrial is an intense land use category which leans towards manufacturing or and use which are not compatible with residential uses. Staff has determined this request complies with the 2016 comprehensive plan.

Possible Impacts:

Staff nor the applicant anticipate any increase in negative impacts to the surrounding properties from this request.

Conclusion:

Should the Commission grant this request as presented; staff recommends approval be subject to the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to all lighting being downward facing and not to encroach onto surrounding properties.
3. Subject to no "temporary" or off-site rental units (commonly referred to as PODS) being stored outside any building on this property.
4. Subject to no outside storage.
5. Subject to full compliance prior to special use permit being issued.

Attachments:

1. Letter of request
2. Zoning Vicinity Map
3. Aerial Photo Map
4. Future Land Use Map
5. Applicant Submitted Site Plan
6. Site Photos

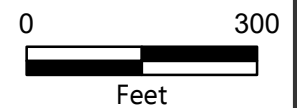
The reason that we, Manuel and Mary Faria, are applying for a special use permit, is so that the property in which we purchased, located at 1205 Addison Avenue West, may be used to the fullest potential for profit.

We are asking to use the existing buildings, which include a large shop, and five additional storage units, to be used as rentable storage facilities. The gravel yard which is located at the south end of the property would remain unused and have locked gates.

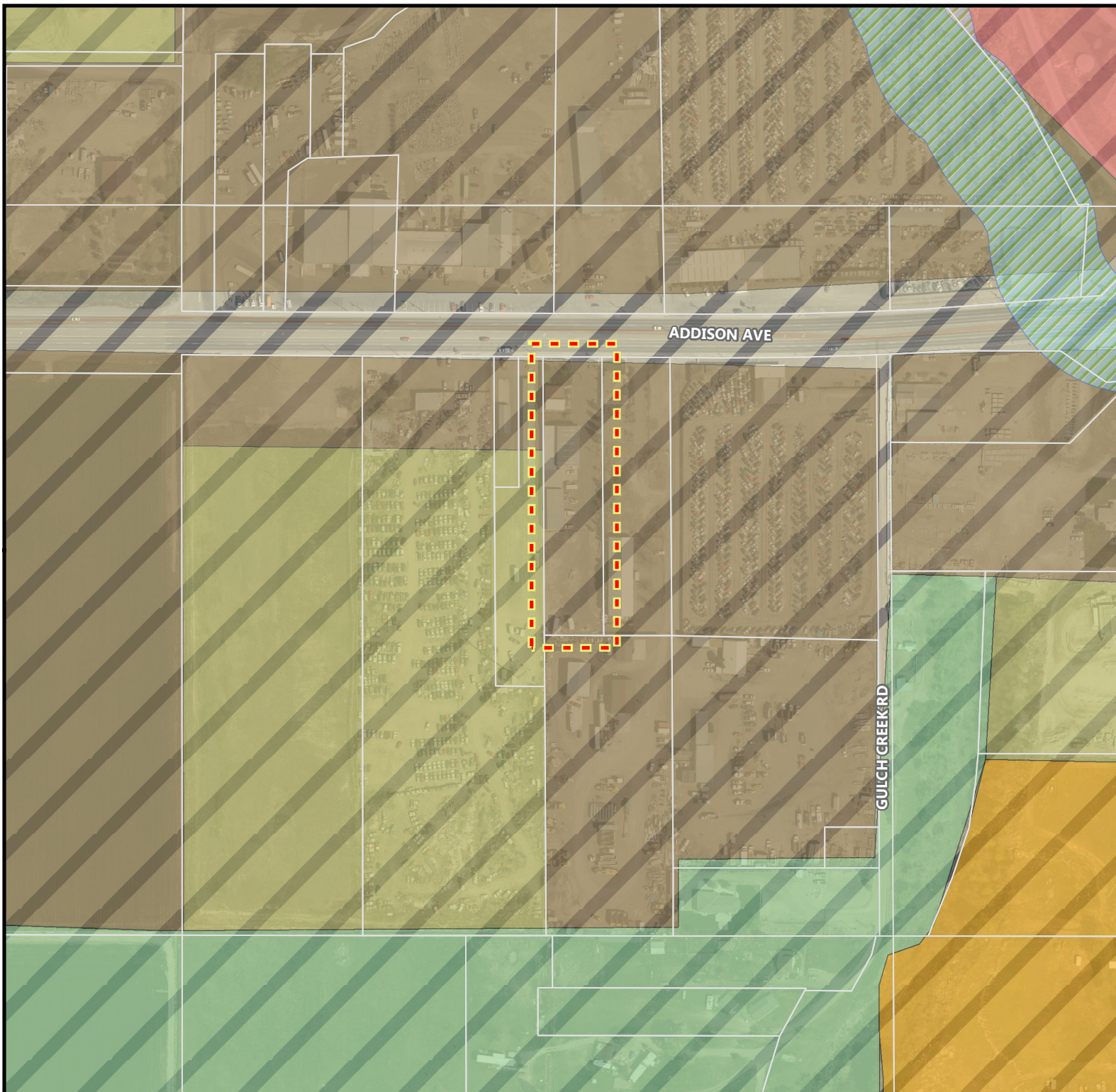
We anticipate no business operations to occur beyond storage, so we would also anticipate minimal traffic, and no employees.

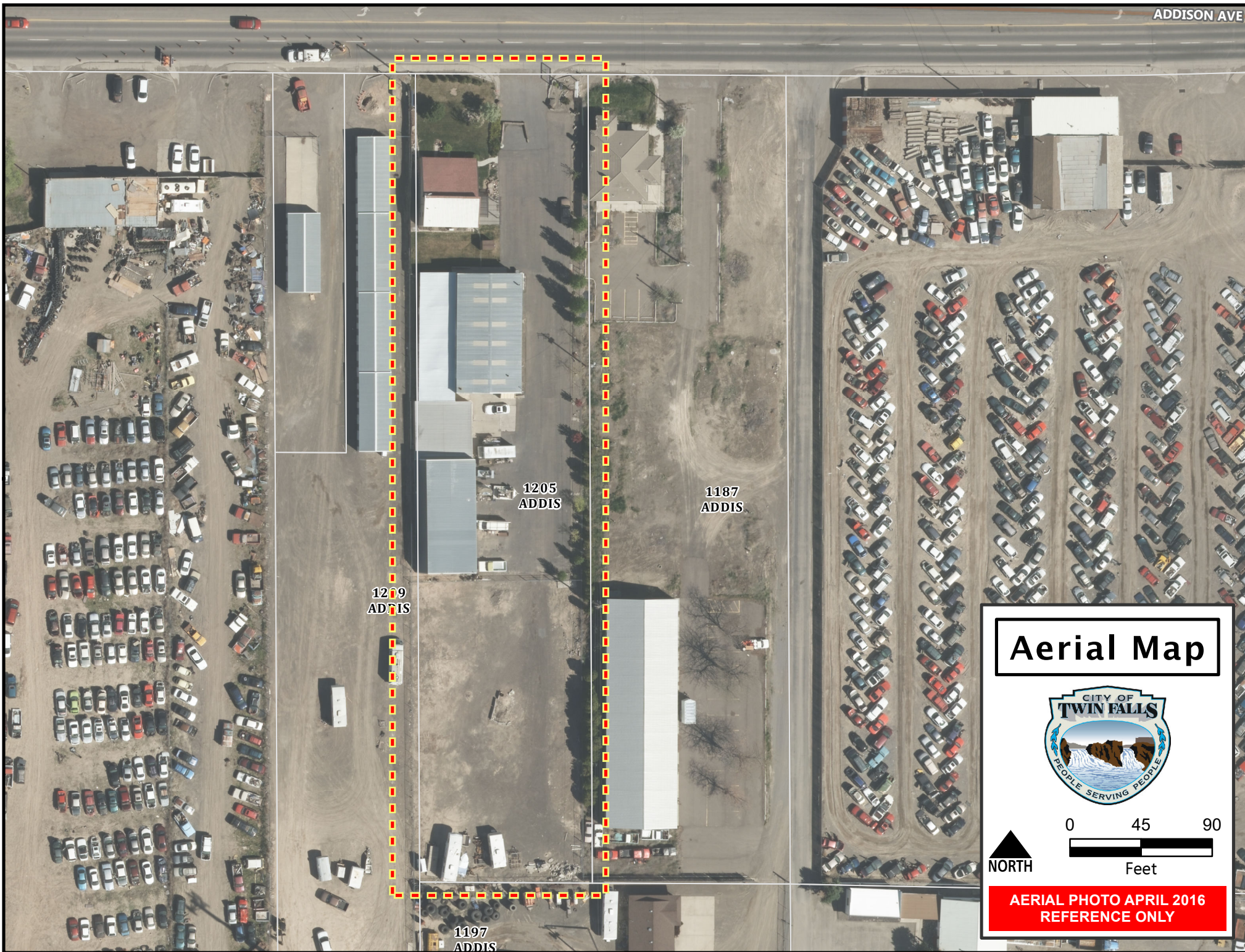
Zoning Vicinity Map

-  CRO
-  C-1
-  M-2
-  OS
-  R-4
-  SUI
-  Area Of Impact

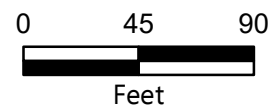


**AERIAL PHOTO APRIL 2016
REFERENCE ONLY**





Aerial Map



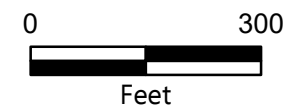
AERIAL PHOTO APRIL 2016
REFERENCE ONLY

Future Land Use Map

- Industrial
- Natural Areas
- Town Neighborhood

ADDISON AVE

GULCH CREEK RD

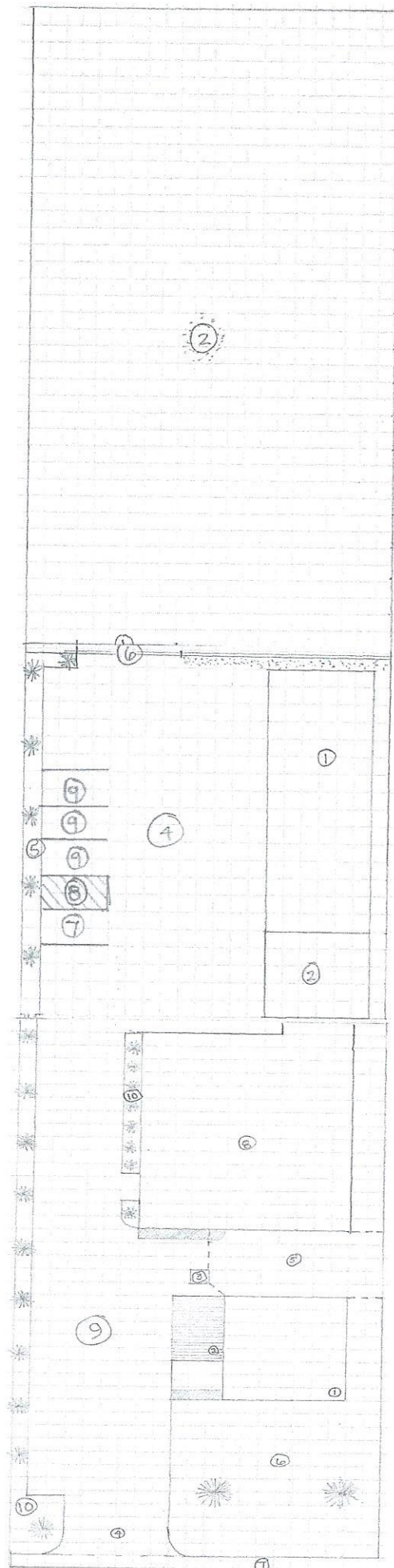


AERIAL PHOTO APRIL 2016
REFERENCE ONLY

RECIEVED

01/05/2018

City of Twin Falls
Planning & Zoning

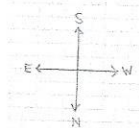


② GRAVEL YARD
ENTIRELY FENCED
WITH CHAINLINK

- ① 3 WAREHOUSE
- ② 3 SMALL HOUSEHOLD
- ③ SHOP/WAREHOUSE
- ④ PAVED ASPHALT
- ⑤ FLOWERBEDS
- ⑥ GATE TO YARD
- ⑦ HANDICAP PARKING
- ⑧ HANDICAP ACCESS
- ⑨ GENERAL PARKING

- ① DWELLING
- ② COVERED PATIO
- ③ WELL HOUSE
- ④ ENTRANCE FROM
- ⑤ ADDISON AVE. W.
- ⑥ FENCED LAWN
- ⑦ FRONT LAWN
- ⑧ SIDEWALK
- ⑨ SHOP/WAREHOUSE
- ⑩ PAVED ASPHALT
- ⑪ DRIVEWAY/ACCESS
- ⑫ FLOWERBEDS

50'





NE Corner Looking SW



Interior Looking West



Interior Looking North



Interior Looking South