



Twin Falls Planning & Zoning Commission Agenda

Wednesday, February 7, 2018, 12:00 PM

203 Main Avenue East
Twin Falls, ID 83301

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
 - a) Approval of minutes for the following meeting: 01-23-18 PH
 - b) Approval of Findings of Fact & Conclusions of Law:
 - Faria (SUP 01-23-18)
- 5) Items of Consideration
 - a) **Preliminary Presentation** for a request for a Zoning District Change & Zoning Map Amendment from C-1 PUD To R-1 C-1 ZDA to allow a mixed residential and commercial planned development for 12.46 (+/-) acres located at 2695 Addison Avenue East. c/o Scott Allen-JUB Engineers, Inc. on behalf of Thad Farnham (app. 2994)
- 6) Public Hearings
- 7) Upcoming Meeting(s)
- 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.



Twin Falls Planning & Zoning Commission Minutes

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

Chairman Frank called the meeting to order confirmed a quorum reviewed the public hearing procedure and introduced staff.

Members Present: Frank, Grey, Hawkins, Munoz, Musser, Higley, Woods

Staff Present: Carraway-Johnson, Nope, Spendlove, Strickland, Vitek, Williamson, Wonderlich

2) Consideration of Amendments to Agenda

None

3) General Public Input

None

4) Consent Calendar

a) Approval of minutes for the following meeting: 01-09-18

b) Approval of Findings of Fact & Conclusions of Law:

Allred (SUP 01-09-18) Lezamiz (SUP 01-09-18) Bybee (SUP 01-09-18) Fenderson (SUP 01-09-18)

Motion:

Commissioner Munoz made a motion to approve the consent calendar, as presented. Commissioner Grey seconded the motion.

Unanimously Approved

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)

Staff Presentation:

Senior Planner Spedlove stated 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.

Senior Planner Spendlove stated upon conclusion no action is needed at this time and cautioned further discussion on this specific issue as we now have an active application for amending the SUP on this property.

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**

Applicant Presentation:

Katie Breckenridge, the applicant, stated she is here to request annexation and rezone for the last piece of the Breckenridge Farm. This property is not for sale, the photos that were provided showed

photos of what was annexed at the last public hearing. The reason they are doing this is to get it annexed into the city limits so that they can move into the twentieth century. She reviewed the history of the property and stated she appreciates the Commission's time and patience.

Staff Presentation:

Senior Planner Spendlove reviewed the request on the overhead and stated 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.

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.

Senior Planner Spendlove stated upon 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.

PZ Questions/Comments:

- Commissioner Grey asked why the R-4 zoning density is being request.
- Commissioner Higley explained the property adjacent is zoned R-4 however is constructed to R-2 with minimum 6000 sq. ft. lots and asked if the R-2 zoning had been considered
- Ms. Breckenridge explained the R-4 gives a potential developer another option and doesn't put pressure on them to develop it as commercial.
- Commissioner Munoz asked about SUP and ZDA processes for this property.
- Senior Planner Spendlove explained SUP would not be required for a duplex in R-4 and a ZDA would be required for the property in the Canyon Rim Overlay.

Public Hearing: Opened & Closed

Closing Statement:

Ms. Breckenridge stated this is very difficult and that she wanted to thank the Commission.

Discussion Followed:

- Commissioner Munoz explained he is comfortable with the zoning designation.
- Commissioner Higley stated he is in support of the request.
- Commissioner Woods explained knowing that a ZDA would be required eased his concerns.

Motion:

Commissioner Grey made a motion to recommend an R-4 CRO zoning designation, if the property is annexed, as presented. Commissioner Munoz seconded the motion. All members present voted in favor of the motion.

Recommended R-4 CRO Zoning Designation, as presented, to City Council

Scheduled Public Hearing February 20, 2018

- 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)

Applicant Presentation:

Gary Slette, representing the applicant explained he is here to request a rezone for property located along Diamond Avenue West and would like to have it changed from R-4 to M-2.

Staff Presentation:

Senior Planner Spendlove reviewed the request and stated 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.

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.

Senior Planner Spendlove stated upon conclusion should 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.

Public Hearing: Opened & Closed**Discussion Followed: Without Concerns****Motion:**

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

Recommended for approval, as presented, to City Council
Scheduled Public Hearing February 20, 2018

- 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)

Applicant Presentation:

Kevin Faria, the applicant explained he is here to request a Special Use Permit for the shops located currently on the property for use as storage unit rentals. He explained there will not be an increase in traffic and impacts to the neighboring properties. The only thing that will be added is designated parking.

Staff Presentation:

Senior Planner Spendlove reviewed the request and stated the 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.

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.

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

Senior Planner Spendlove stated upon 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.

Public Hearing: Opened & Closed

Discussion Followed: Without concerns

Motion:

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

Approved, As Presented, 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 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.

7) Upcoming Meeting(s)

a) February 7, 2018 Work Session

b) February 13, 2018 Public Hearing

Zoning & Development Manager Carraway-Johnson explained that there are only a few items on the next public hearing scheduled for February 13, 2018.

8) Adjournment

Lisa A. Strickland, Administrative Assistant



**CITY OF TWIN FALLS
PLANNING AND ZONING DEPARTMENT**

324 Hansen Street East
P.O. Box 1907
Twin Falls, Idaho 83303-1907

SPECIAL USE PERMIT

Permit No.1464

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on January 23, 2018 to Manuel & Mary Faria c/o Kevin Faria whose address is 637 Caitlin Avenue Twin Falls, ID 83301 for the purpose of allowing storage unit rental & warehousing for existing structures on property located at 1205 Addison Avenue West and legally described as RPT 10S17E180621A SEC 18 T 10 R 17 NW 1.38A of Tax # 64 NW NE, Exc Hwy & Exc W 12.29'

The Commission has attached the following conditions which must be fully implemented to avoid permit revocation (City Code Section 10-13-2.3):

This permit corresponds to Zoning Application No.2922

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.

CHAIRMAN - TWIN FALLS CITY PLANNING & ZONING COMMISSION

DATE

ADMINISTRATOR SIGNATURE

DATE

This 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.

Please contact the Building Department at 735-7238 for further information.

cc: Building Inspection



BEFORE THE PLANNING & ZONING COMMISSION OF THE CITY OF TWIN FALLS

In Re:	)	
	)	
<u>Special Use Permit, Application,</u>	)	FINDINGS OF FACT,
	)	
<u>Manuel & Mary Faria</u>	)	CONCLUSIONS OF LAW,
<u>c/o Kevin Faria</u>	)	
Applicant(s)	)	AND DECISION

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho on January 23, 2018 for public hearing pursuant to public notice as required by law for a Special Use Permit for the purpose of allowing storage unit rental & warehousing for existing structures on property located at 1205 Addison Avenue West, and the Planning and Zoning Commission having heard testimony from interested parties being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has applied for a Special Use Permit for the purpose of allowing storage unit rental & warehousing for existing structures on property located at 1205 Addison Avenue West
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: January 4, 2018
3. The property in question is zoned C-1 pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Industrial in the duly adopted Comprehensive Plan of the City of Twin Falls.
4. The existing neighboring land uses in the immediate area of this property are: to the north, Auto Repair/Addison Avenue West; to the south, Open Equipment/Storage Yard; to the east; Commercial; and to the west, Storage Unit/Auto Salvage.
5. Relevant criteria and standards for consideration of this application are set forth in Sections 10-1-4, 10-1-5, 10-4-8, 10-11-1 thru 8, 10-13, Twin Falls City Code.

Based on the foregoing Findings of Fact, the Planning and Zoning Commission hereby makes the following:

CONCLUSIONS OF LAW

1. The application for a Special Use Permit for the purpose of allowing storage unit rental & warehousing for existing structures on property located at 1205 Addison Avenue West is consistent with the purpose of the C-1 Zone, and is not detrimental to any of the outright permitted uses or existing special uses in the area.
2. The proposed use does constitute a special use as established by zoning requirements for the zone involved as required by Twin Falls City Code 10-13-2.2(D)1.
3. The proposed use will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations as required by Twin Falls City Code 10-13-2.2(D)2
4. The proposed use will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area as required by Twin Falls City Code 10-13-2.2(D)3.
5. The proposed use will not be hazardous or disturbing to existing or future neighboring uses as required by Twin Falls City Code 10-13-2.2(D)4.
6. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community as required by Twin Falls City Code 10-13-2.2(D)6.
7. The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors as required by Twin Falls City Code 10-13-2.2(D)7.
8. The proposed use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares as required by Twin Falls City Code 10-13-2.2(D)8.
9. The proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance as required by Twin Falls City Code 10-13-2.2(D)9.

10 The proposed use is a proper use in the C-1 Zone, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

11. The application for a Special Use Permit for the purpose of allowing storage unit rental & warehousing for existing structures on property located at 1205 Addison Avenue West should be granted, subject to all applicable requirements of the Zoning Ordinance, Adopted Standard Drawings and City code of the City of Twin Falls, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

Based on the foregoing Conclusions of Law, the Twin Falls City Planning and Zoning Commission hereby enters the following

DECISION

1. The application for a Special Use Permit for the purpose of allowing storage unit rental & warehousing for existing structures on property located at 1205 Addison Avenue West is hereby granted, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

2. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

3. The Special Use Permit shall be issued, as presented.

CHAIRMAN- TWIN FALLS CITY PLANNING & ZONING COMMISSION

DATE

"EXHIBIT NO. A"

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.



Public Hearing: **WEDNESDAY, FEBRUARY 07, 2018**
 To: Planning and Zoning Commission – **WORK SESSION**
 Presenter: Jonathan Spendlove, Senior Planner
 Editor: Renee V. Carraway-Johnson, Zoning Administrator
 Authors: Jonathan Spendlove & Steve O'Connor

AGENDA ITEM 5a

Request: A **Preliminary Presentation** for the Commission's recommendation on a request for a Zoning District Change and Zoning Map Amendment from C-1PUD to R-6 & C-1 ZDA to allow a mixed residential and commercial planned development for 12.46+/- acres located at 2695 Addison Ave E. c/o Scott Allen / JUB Engineers, Inc. on behalf of Thad Farnham. (app. 2924)

Time Estimate:

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

Background:

Applicant Thad Farnham PO Box 3535 Ketchum, ID 83340 thadf@cox.com 208.720.1104	Status: Owner	Size: 12.46 +/- acres
	Current Zoning: C-1 PUD Cedar Park PUD #210	Requested Zoning: R-6 & C-1 ZDA
	Comprehensive Plan: Mixed Use 7 Town Neighborhood	Lot Count: 1 Lot – to be platted.
	Existing Land Use: Agricultural	Proposed Land Use: Commercial & Residential
Representative Scott Allen, JUB Engineers, Inc. 115 Northstar Ave. Twin Falls, ID 83301 sallen@jub.com 208.733.2414	Zoning Designations & Surrounding Land Use(s)	
	North: R-4 PRO PUD; Religious Facility	East: C-1 PUD; Agricultural
	South: Addison Ave. E.; C-1; Commercial & Residential	West: Carriage Ln N; R-4 & C-1 PUD; Vacant & Residential
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-6, 10-4-8, 10-6, 10-11-1 thru 8, 10-13, 10-14 Cedar Park PUD # 210	

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 for 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 could bring in additional tax 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:

This site has been in agricultural use since at least 1950 and likely before then. In June 1997, the City Council approved a rezone of this 132-acre site to R-2, R-4, R-4 PRO and C-1 PUD to allow a mixed residential, professional and commercial development. The Cedar Park PUD Agreement was recorded in 2004. Development has occurred in compliance with the Cedar Park PUD.

ANALYSIS:

This is a request to rezone and develop a 12.75 +/- acre undeveloped portion of the 132 acre Cedar Park PUD to an R-6 & C-1 ZDA.

A preliminary presentation is required prior to the public hearing. A preliminary presentation is an opportunity for the Applicant to make their presentation to the Commission and the public prior to the public hearing. It allows for the Commission and the public to get familiar with the project, ask questions of staff or the applicant, and give initial feedback.

There is no staff analysis at this time.

CONCLUSION:

Staff makes no recommendation at this time. Staff will present a full analysis of the request at the **PUBLIC HEARING – SCHEDULED FOR TUESDAY, FEBRUARY 13, 2018.**

ATTACHMENTS:

1. Narrative
2. Zoning Vicinity Maps
3. Future Land Use Map
4. Zoning Development Agreement w/Master Development Plan
5. Aerial with Master Development Plan
6. Master Landscape Plan
7. Master Sign/Light Plan
8. Master Building Elevation Styles

Supplemental Information
for
Thad Farnham – Zoning District Change & Zoning Map Amendment
As An R-6 & C-1 Zoning Development Agreement
for
Property Located at 2695 Addison Avenue East

Item 4a) Reason for the request:

The applicant is requesting a zoning district change to provide a Zoning Development Agreement (ZDA) that is specific to the development, and uses planned for the subject property.

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

The recently adopted Comprehensive Plan denotes the future land use, for the portion of the property fronting Addison Avenue East, as “neighborhood commercial”, and the north portion of the subject property, as “town neighborhoods”. The proposed uses of the property are: 1) commercial uses along the Addison Avenue East corridor, and 2) townhomes for rent along the north portion of the property. The proposed uses, and location of said uses, conform to the “land use mix” outlined for each “future land use category” in the Comprehensive Plan.

Item 4b) ii-Statement on the compatibility with the surrounding area:

Proposed R6 ZDA (North Portion): The north portion of the property is planned to be developed as a townhome for rent development utilizing four-plexes and eight-plexes. Current uses and zoning of surrounding properties include: 1) North – zoned R4 and R4 (PRO) and includes undeveloped property and a religious facility; 2) South – zoned C1 PUD and is undeveloped, agricultural property; 3) East – zoned C1 PUD and is undeveloped, agricultural property; and 4) West – zoned R4 PUD and C1 PUD and is developed as an apartment complex on the north and undeveloped property south of the apartments. The proposed townhomes will be compatible with the existing religious facility, apartments and undeveloped property that surround the residential portion of the proposed ZDA.

Proposed C1 ZDA (South Portion): The south portion of the property is planned to be developed as a commercial subdivision with individual lots. Current uses and zoning of surrounding properties include: 1) North – zoned C1 PUD and is undeveloped, agricultural property; 2) South – zoned C1 and fronts Addison Avenue East, property uses located south of Addison Avenue East include an equipment rental business, medical clinic, residence, accountant, automobile repair, welding shop, storage facility and a farmers market; 3) East – zoned C1 PUD and is undeveloped, agricultural property; and 4) West – zoned C1 PUD and is undeveloped property. The proposed commercial uses will be compatible with the aforementioned uses that surround the commercial portion of the proposed ZDA.

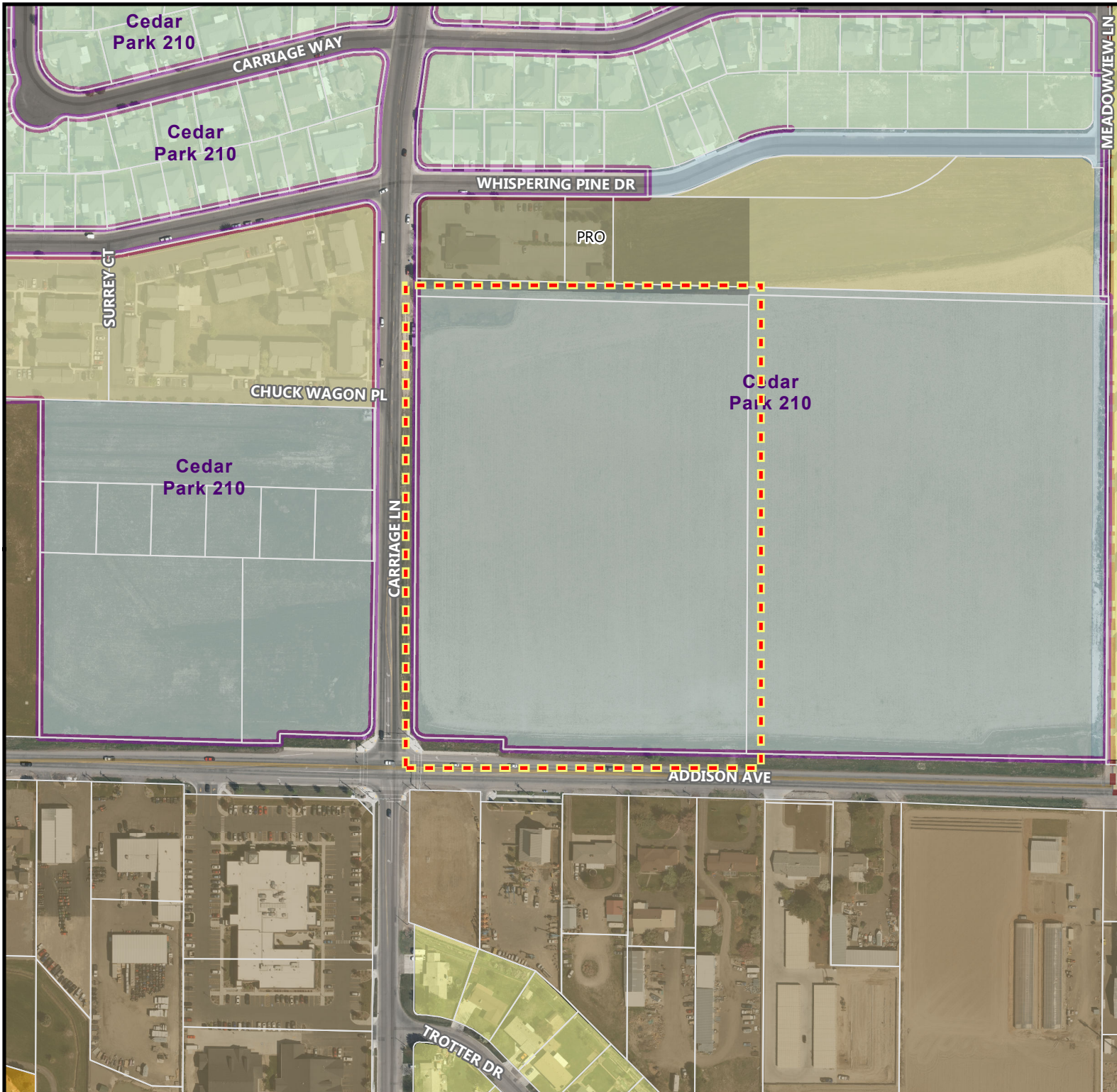
Item 4b) iii – An explanation of the intended use / development of the property:

Proposed R6 ZDA (North Portion): The north portion of the property is planned to be developed as a townhome for rent development utilizing fourplex and eightplex residential structures. The residential component of the ZDA will be developed as the initial construction phase.

Proposed C1 ZDA (South Portion): The south portion of the property is planned to be developed as a commercial subdivision with individual lots. The commercial component of the ZDA will be developed as the second phase of construction, as market demands dictate.

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

See attached ZDA document for list of requested code exceptions.

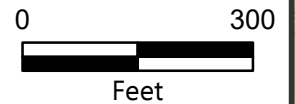


Zoning Vicinity Map

- PRO
- PUD
- C-1
- R-2
- R-4
- Area Of Impact



NORTH



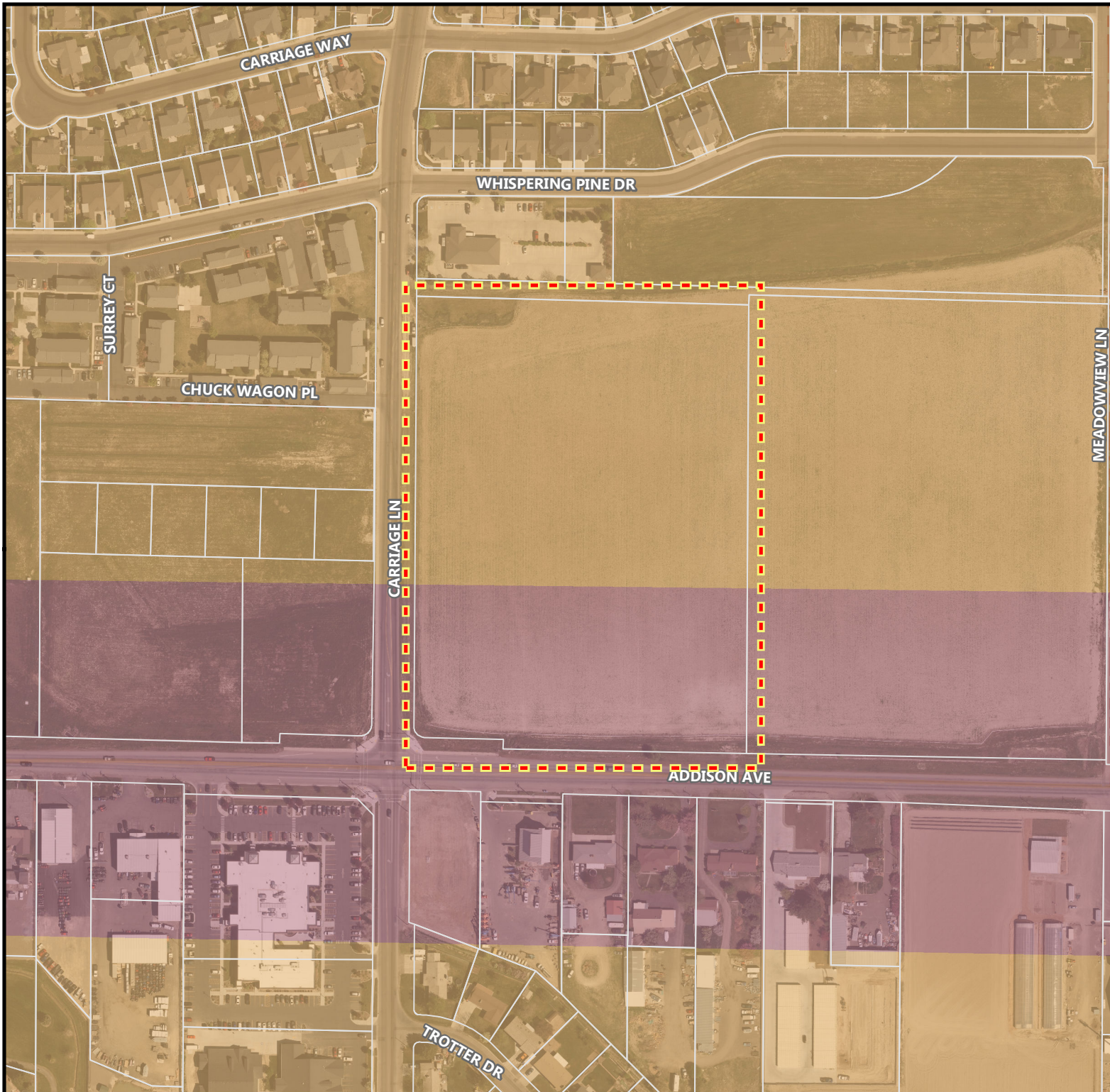
AERIAL PHOTO APRIL 2016
REFERENCE ONLY

**ZONING DISTRICT CHANGE & ZONING MAP AMENDMENT
AS AN R-6 & C-1 ZONING DEVELOPMENT AGREEMENT**

For

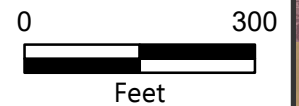
THAD FARNHAM

C3: VICINITY / AREA MAP



Future Land Use Map

-  Neighborhood Commercial
-  Town Neighborhood
-  Area Of Impact



**AERIAL PHOTO APRIL 2016
REFERENCE ONLY**

**ZONING DISTRICT CHANGE & ZONING MAP AMENDMENT
AS AN R-6 & C-1 ZONING DEVELOPMENT AGREEMENT**

For

THAD FARNHAM

ZDA DEVELOPMENT COMMITMENT AGREEMENT

ADDISON SPRINGS MULTI-USE DEVELOPMENT
ZDA Development Commitment Agreement
Pursuant to All Parts of the Planning Exhibit

RECEIVED

JAN 04 2018

CITY OF TWIN FALLS
PLANNING & ZONING

This ZDA Development Commitment Agreement is made and entered into this ____ day of _____, 201__, by and between the City of Twin Falls, State of Idaho, a municipal corporation, hereinafter called "City" and _____, hereinafter called "Developer", for developing a mixed-use townhome and commercial development as a Zoned Development Agreement (ZDA).

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

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

(1) Land Use Regulations:

- a. R6 ZDA Zone:
 - i. A clubhouse is a permitted use.
- b. C1 ZDA Zone:
 - i. Storage rental units are a permitted use.

(2) Property Development Standards:

- a. R6 ZDA Zone:
 - i. Multiple 4-plex townhome buildings, 8-plex townhome buildings and a singular clubhouse are permitted to be constructed on a single lot.
 - ii. A six (6) foot high sight-obscuring fence is required along the entire length of the north property line.
 - iii. A twenty (20) foot wide landscape buffer, as measured from back of curb and inclusive of a six (6) foot wide detached sidewalk, is required along the Carriage Lane frontage.
- b. C1 ZDA Zone:
 - i. A shared driveway approach onto Addison Avenue, and centered on the common southeast property corner, is permitted.
 - ii. A twenty (20) foot wide landscape buffer, as measured from back of curb and inclusive of a six (6) foot wide detached sidewalk, is required along the Carriage Lane frontage.
 - iii. A property line setback of fifteen feet (15') shall be maintained on the side yard and rear yard for buildings adjacent to existing residential uses with four (4) or fewer units per building, vacant property that is zoned for residential development or vacant property that is designated on the future land use plan for residential development.

(3) Project Phasing:

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

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

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

Owner:

By: _____

STATE OF IDAHO)
)ss.
County of _____)

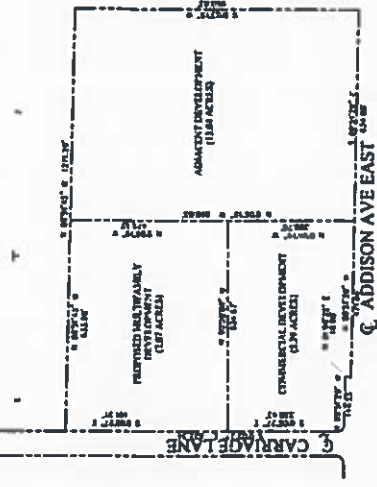
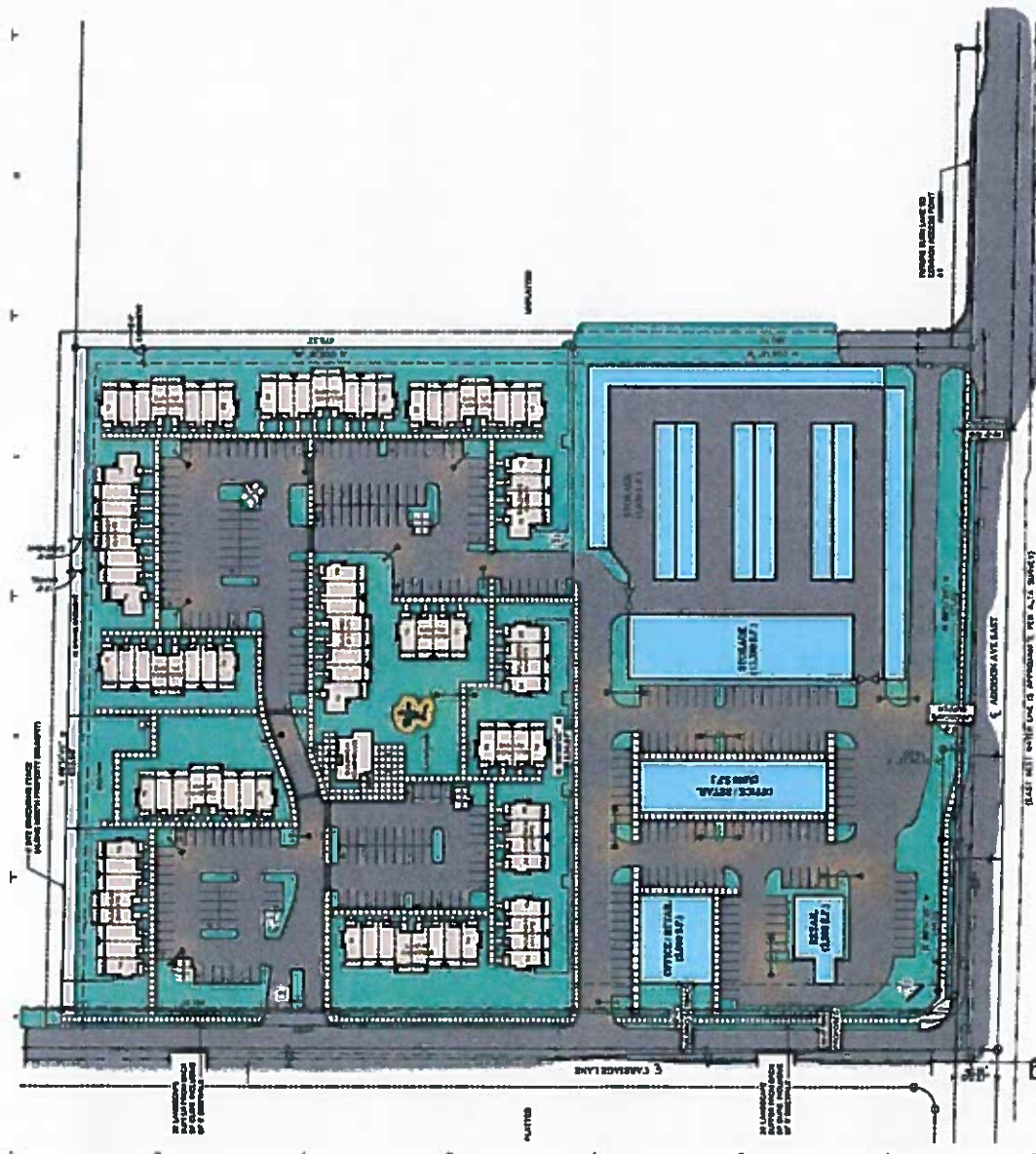
On this ____ day of _____, 2018, before me, the undersigned, a Notary Public for Idaho, personally appeared _____, know to me to be the person whose name is subscribed to the within instrument on behalf of said Owner, and he acknowledged to me that said Owner executed the same.

Notary Public for Idaho

Residing at _____, Idaho

My commission expires _____

CITY COUNCIL APPROVAL W/CONDITIONS ____-____-2018:



PROJECT DETAILS

PROJECT NAME: VISSEY BUILDING COMPANY
PROJECT ADDRESS: 1237 E. River Street, Suite 110, Twin Falls, ID 83401
PROJECT TYPE: COMMERCIAL DEVELOPMENT
PROJECT AREA: 1.10 ACRES
PROJECT ZONE: C-1 (COMMERCIAL)
PROJECT DESCRIPTION: VISSEY BUILDING COMPANY
PROJECT CONTACT: VISSEY BUILDING COMPANY
PROJECT PHONE: 208.333.1234
PROJECT FAX: 208.333.1234
PROJECT EMAIL: info@vissey.com
PROJECT WEBSITE: www.vissey.com

SYMBOL LEGEND

① SITE NOTES
 ② PROJECT AREA
 ③ PROJECT ZONE
 ④ PROJECT CONTACT

⑤ PROJECT NAME
 ⑥ PROJECT ADDRESS
 ⑦ PROJECT TYPE
 ⑧ PROJECT AREA
 ⑨ PROJECT ZONE
 ⑩ PROJECT DESCRIPTION
 ⑪ PROJECT CONTACT
 ⑫ PROJECT PHONE
 ⑬ PROJECT FAX
 ⑭ PROJECT EMAIL
 ⑮ PROJECT WEBSITE



PROJECT _____ DETAILS

[illegible]

PUBLISHED BY THE NATIONAL ARCHIVES
SERIES 9-10-11
Vol. 7 No. 1
ISSN 0896-1007

OF ACRES
0-00 ACRES

SYMBOL LEGEND

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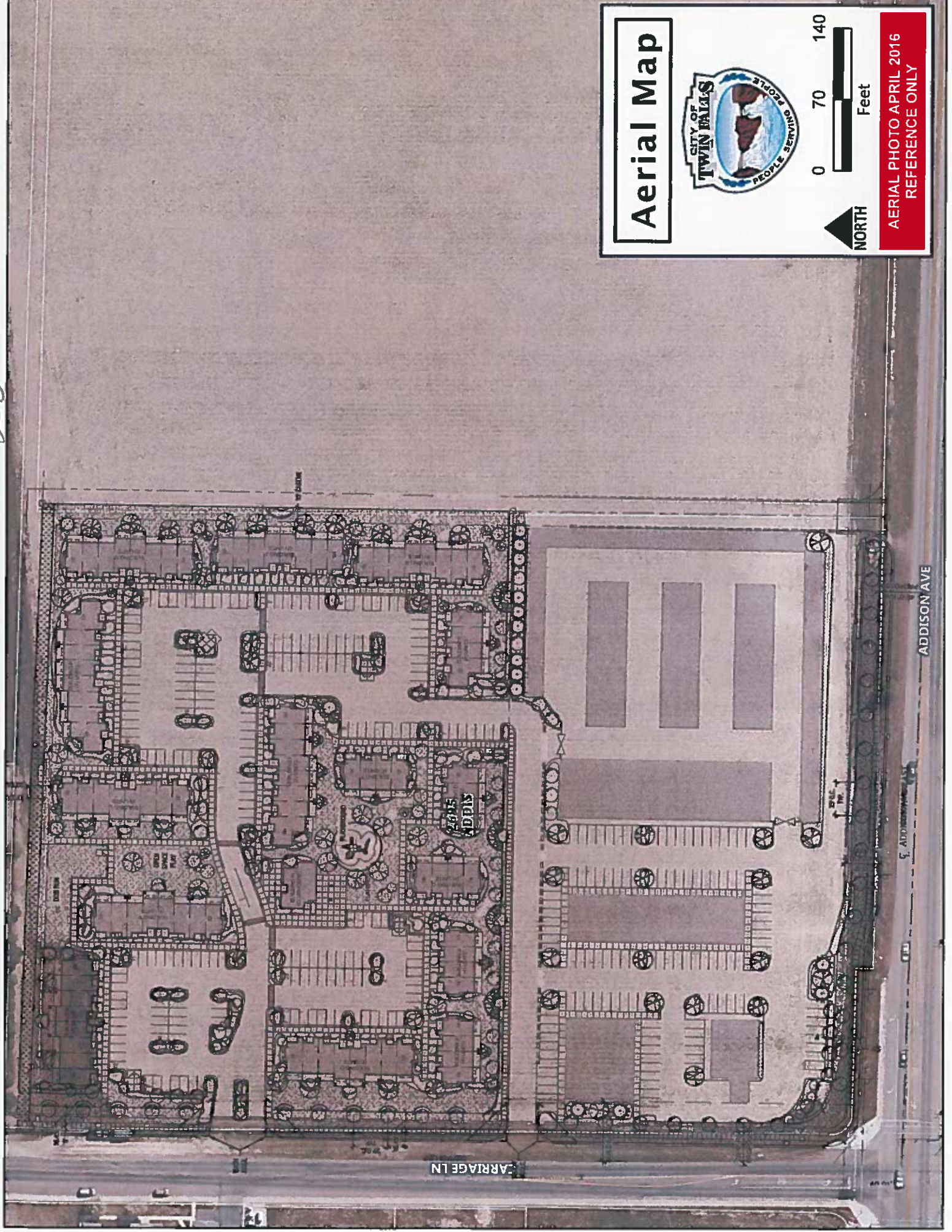






Services	
Accounting	100
Advertising	100
Business Development	100
Customer Service	100
Human Resources	100
Information Technology	100
Legal	100
Marketing	100
Operations	100
Product Development	100
Project Management	100
Quality Assurance	100
Research and Development	100
Sales	100
Supply Chain Management	100
Training and Development	100
Finance	100
Compliance	100
Security	100
Facilities Management	100
Environmental Health and Safety	100
Public Relations	100
Government Relations	100
Community Relations	100
Investor Relations	100
Corporate Governance	100
Business Ethics	100
Business Law	100
Business Tax	100
Business Insurance	100
Business Credit	100
Business Banking	100
Business Finance	100
Business Investment	100
Business Development	100
Business Marketing	100
Business Sales	100
Business Operations	100
Business Management	100
Business Administration	100
Business Education	100
Business Training	100
Business Development	100
Business Marketing	100
Business Sales	100
Business Operations	100
Business Management	100
Business Administration	100
Business Education	100
Business Training	100

20



Aerial Map



0 70 140



Feet



NORTH

AERIAL PHOTO APRIL 2016
REFERENCE ONLY

CARRIAGE LN

ADDISON AVE

**ZONING DISTRICT CHANGE & ZONING MAP AMENDMENT
AS AN R-6 & C-1 ZONING DEVELOPMENT AGREEMENT**

For

THAD FARNHAM

COLORED LANDSCAPE PLAN



The Land Group Inc.
PN:117122

ADDISON SPRINGS Twin Falls, Idaho

Schematic Concept | 01.04.18

RECIEVED

01/05/2018

City of Twin Falls
Planning & Zoning

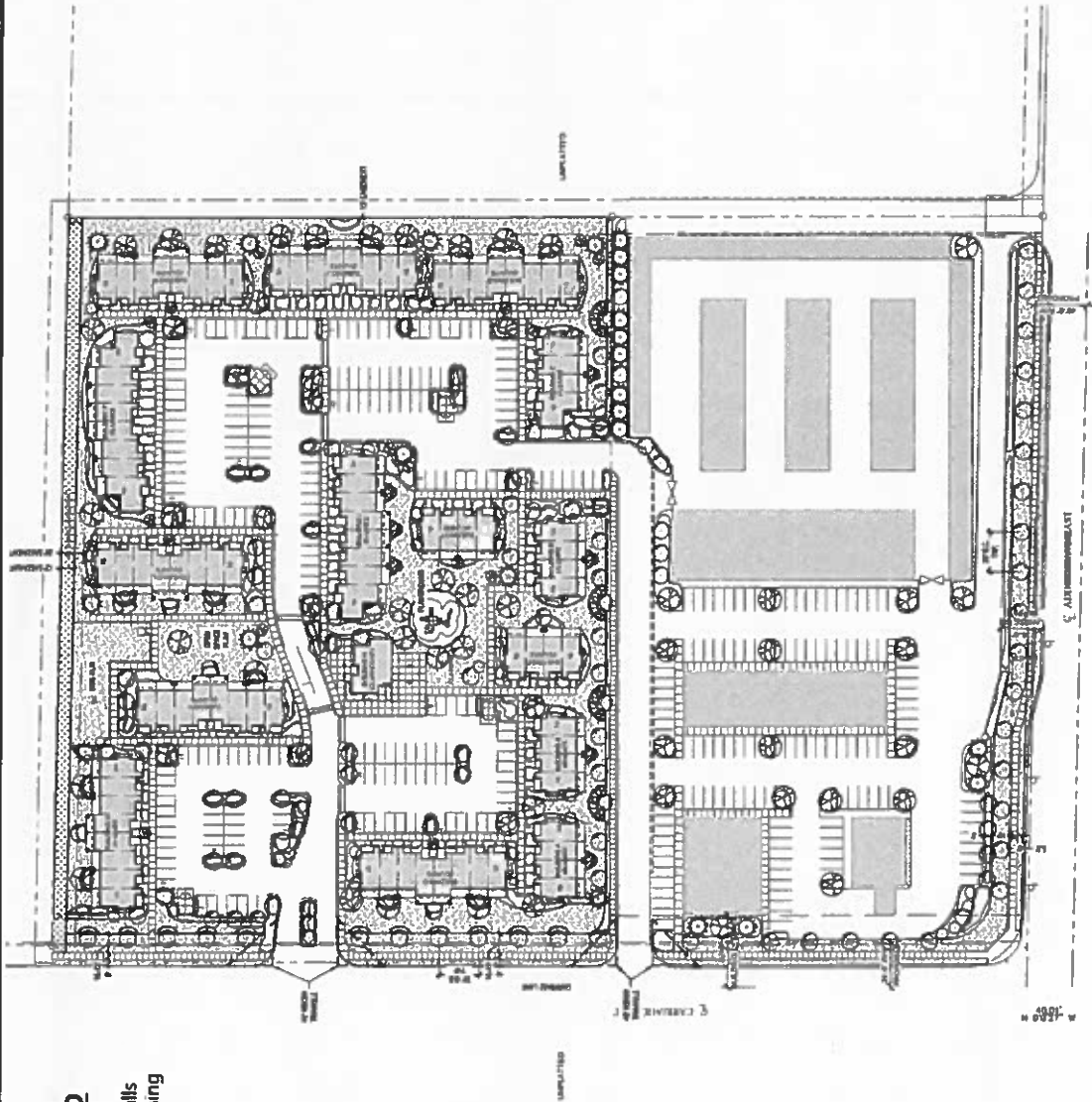
Carriage Lane



Addison Avenue



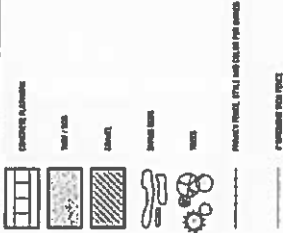
RECIEVED
01/05/2018
City of Twin Falls
Planning & Zoning



Landscape Plan
SHEET SCALE: 1" = 20'

- Landscape Plan Notes:**
1. CONSTRUCTION OF ALL LANDSCAPE SHALL BE IN ACCORDANCE WITH THE CITY OF TWIN FALLS LANDSCAPE PLAN SPECIFICATIONS.
 2. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF TWIN FALLS LANDSCAPE PLAN SPECIFICATIONS.
 3. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF TWIN FALLS LANDSCAPE PLAN SPECIFICATIONS.
 4. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF TWIN FALLS LANDSCAPE PLAN SPECIFICATIONS.
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 7. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF TWIN FALLS LANDSCAPE PLAN SPECIFICATIONS.
 8. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF TWIN FALLS LANDSCAPE PLAN SPECIFICATIONS.
 9. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF TWIN FALLS LANDSCAPE PLAN SPECIFICATIONS.
 10. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF TWIN FALLS LANDSCAPE PLAN SPECIFICATIONS.

Materials Legend:



Schematic Landscape Plan
City of Twin Falls
ZDA Re-Submittal

Addison Springs



L1.00

ZONING DISTRICT CHANGE & ZONING MAP AMENDMENT
AS AN R-6 & C-1 ZONING DEVELOPMENT AGREEMENT

For

THAD FARNHAM

COLORED ARCHITECTURAL SITE PLAN

WITH

SIGN & LIGHT LOCATIONS

Signage Area:
= 27.5 sq. ft.

Color Palette:



Cabot
Solid Stain 0138
(Bark)



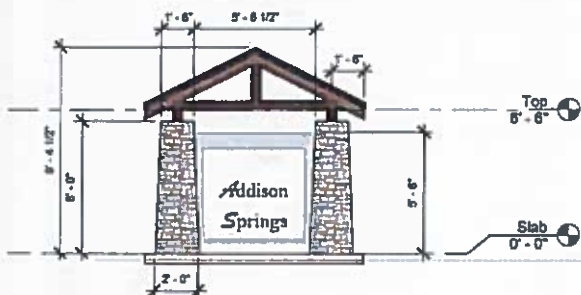
Sherwin Williams
HC-80



Bucks Country
Country LedgeStone



③ Sign - Angled View
12" = 1'-0"



② Front Elevation
1/4" = 1'-0"

Signage Construction:

Roof:

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

Posts, Beams, king posts, and outriggers:

6x6 wood [Dark Brown in color] Stain - Cabot - Semi Solid 0138

Columns:

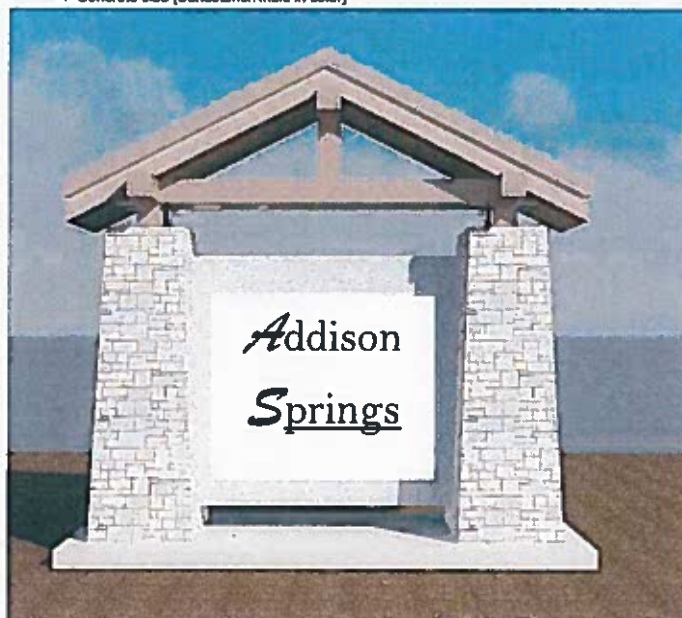
3" Tapered plywood column
Stone veneer [Champagne/Light Brown in color] with full stone cap/waterstable
Stone Veneer - Bucks Country Country LedgeStone

Sign Backpanel:

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

Base Slab:

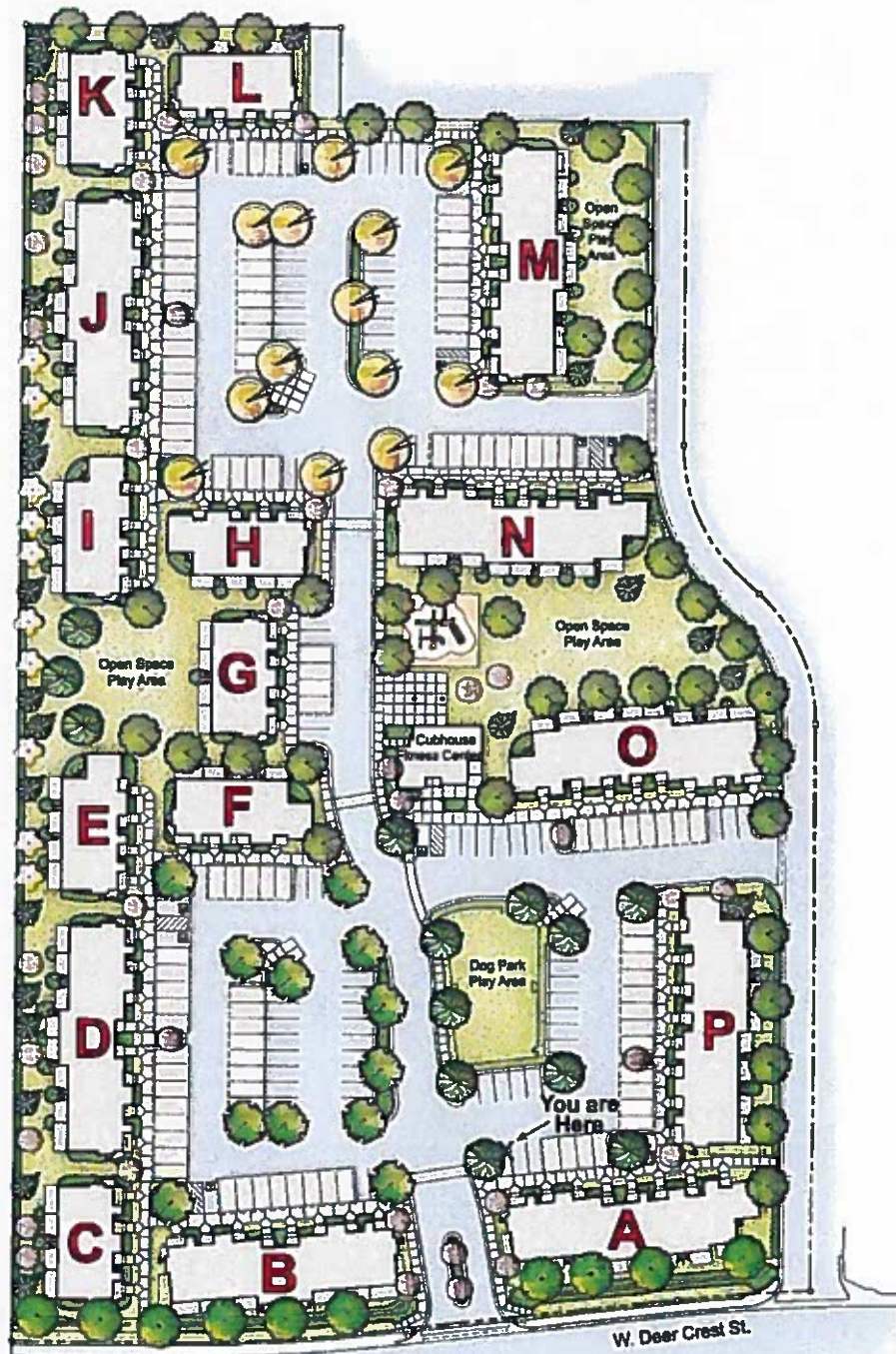
4" Concrete slab [Sandstone/Khaki in color]



① Sign - Front View
12" = 1'-0"

RESIDENTIAL
ENTRYWAY SIGN

EXAMPLE OF INTERIOR WAY-FINDING SIGN



THAD FARNHAM ZDA APPLICATION
EXAMPLES OF COMMERCIAL SIGNS (PHOTOGRAPHS)



THAD FARNHAM ZDA APPLICATION
EXAMPLES OF COMMERCIAL SIGNS (PHOTOGRAPHS)



ZONING DISTRICT CHANGE & ZONING MAP AMENDMENT
AS AN R-6 & C-1 ZONING DEVELOPMENT AGREEMENT

For

THAD FARNHAM

COLORED BUILDING ELEVATIONS

AND

BUILDING PHOTOGRAPHS



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

TYPICAL FINISHES & COLORS
(ALL EXTERIOR PAINT COLORS ARE BENJAMIN MOORE, U.S.A.)

- FASCIA: NC-70
- METAL ROOF: HICKORY (T.V.S.)
- TIMBER: SEMI-SOLID D138 (CABOT STAIN)
- ENTRY DOORS: 1001

SWP - DEMOTES SHERWIN WILLIAMS



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION

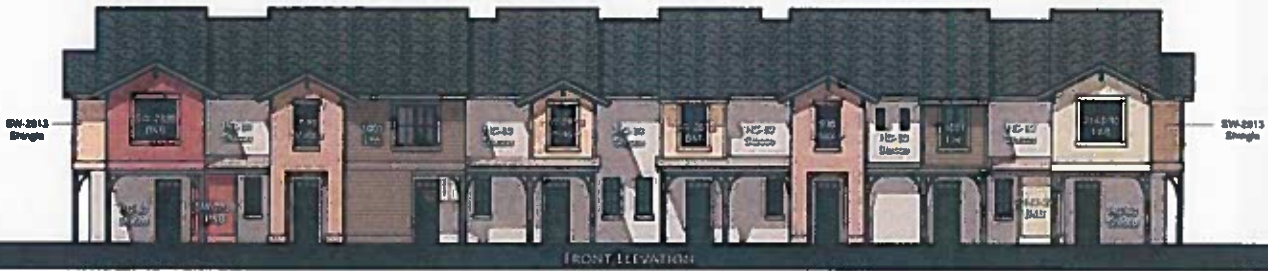
TYPICAL FINISHES & COLORS
 (ALL EXTERIOR PAINT COLORS ARE BY BENJAMIN
 MOORE, U.N.O.)

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

SW- DENOTES SHERWIN WILLIAMS



REAR ELEVATION



TYPICAL FINISHES & COLORS
 (ALL EXTERIOR PAINT COLORS ARE BENHANN
 MODEL U.N.03)

- FACIAL: HC-70
- METAL ROOF: HICKORY (T.V.3)
- TIMBERS: SEMI-SOLID 0138 (CABOT STAIN)
- ENTRY DOORS: 1001

SW- DENOTES SHERWIN WILLIAMS



THAD FARNHAM ZDA APPLICATION
EXAMPLES OF COMMERCIAL BUILDINGS (PHOTOGRAPHS)



THAD FARNHAM ZDA APPLICATION
EXAMPLES OF COMMERCIAL BUILDINGS (PHOTOGRAPHS)



THAD FARNHAM ZDA APPLICATION
EXAMPLES OF COMMERCIAL BUILDINGS (PHOTOGRAPHS)



THAD FARNHAM ZDA APPLICATION
EXAMPLES OF COMMERCIAL BUILDINGS (PHOTOGRAPHS)

