



Twin Falls Planning & Zoning Commission Agenda

Tuesday, February 13, 2018, 6:00 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
- 5) Items of Consideration
- 6) Public Hearings
 - a) Request for a **Special Use Permit** to operate an Indoor Recreation Facility operating as a nightclub to include a dance floor, alcohol for consumption onsite and extended retail hours of operation to 12:00 midnight on property located in the basement of 132 Main Avenue North. c/o Tim Stastney on behalf of Magic Valley Dining & Entertainment, LLC (app. 2923)
Purpose: Action By: Steve O'Connor, Planner I
 - b) Consideration of a request for a **Zoning District Change & Zoning Map Amendment** from C-1 PUD To R-6 & C-1 ZDA to allow a multi-family residential and commercial Planned Development for 12.46 (+/-) acres located at the Northeast corner of Addison Ave E and Carriage Lane North aka 2695 Addison Avenue East. c/o Scott Allen / JUB Engineers, Inc. on behalf of Thad Farnham (app. 2994)
Purpose: Recommendation By: Jonathan Spendlove, Senior Planner
- 7) Upcoming Meeting(s)
 - a) February 27, 2018 Public Hearing
 - b) March 7, 2018 Work Session
- 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



Public Hearing: **Tuesday, February 13th, 2018**

To: Planning and Zoning Commission

Presenter: Steve O'Connor, Planner I

Editor: Renee V Carraway-Johnson, Zoning Administrator

Authors: Jonathan Spendlove & Steve O'Connor

AGENDA ITEM 6a

Request: Request for a **Special Use Permit** to operate an Indoor Recreation Facility operating as a nightclub to include a dance floor, alcohol for consumption onsite and extended retail hours of operation to 12:00 midnight on property located in the basement of 132 Main Avenue North. c/o Tim Stastney on behalf of Magic Valley Dining & Entertainment, LLC

Time Estimate:

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

Background:

Applicant Tim Stastney Magic Valley Dining & Entertainment, LLC 132 Main Ave. N. Twin Falls, ID 83301 208.595.2777	Status: Lessee	Size: 1,500 sq.ft. within the basement of a commercial building
	Current Zoning: CB P-1 within the Historic Downtown Overlay	Requested Zoning: SUP for Indoor Recreation & Extended hours to 1:00am
	Comprehensive Plan: Downtown	Lot Count: 1 Lot (~.06 +/- acres)
	Existing Land Use: Restaurant upstairs with Storage in basement	Proposed Land Use: Private event facility & indoor recreation
	Zoning Designations & Surrounding Land Use(s)	
	North West: CB P-1 within HDO; Restaurant (Yellow Brick Café)	North East: CB P-1 within HDO; Parking Lot
	South East: CB P-1 within HDO; Restaurant (Sandwich Co.)	South West: CB P-1 within HDO; Main Ave N/W; Retail (Design 125)
Applicable Regulations: 10-1-4, 10-1-5, 10-4-7, 10-10-12, 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 an indoor recreation facility for private events with extended hours to midnight.

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:

This address falls in the Model Building which is a contributing building on the Twin Falls Historic Properties list. It was built in the early 1920's. In 1950, the Polk directories listed this address as Brunswick Cigars. In 2011, the P&Z Commission granted a special use permit to operate a hookah lounge with extended hours of operation for 1 year. The SUP expired with no further action requested. The Slice is operating a restaurant at this location.

Analysis:

This is a request to operate an Indoor Recreation Facility operating as a nightclub to include a dance floor, alcohol for consumption onsite and extended retail hours of operation to 12:00 midnight on property located in the basement of 132 Main Avenue North. The request is specific to the basement of 132 Main Ave. N. and does not apply to the operation of Slice, the restaurant at street level of 132 Main Ave. N. The applicant plans to remodel the basement of this building, approximately 1,500 sq. ft. of space, to accommodate a space for private events. There will likely be a bar in the space to allow for a full service bar during events. The applicant also has no plans in the future to operate beyond the requested extended hours of midnight.

Comprehensive Plan Compliance:

The 2016 Comprehensive Plan; "Grow With Us" designates this area as appropriate for "Downtown." Downtown is described as promoting infill development in the central business district. Staff has determined this request complies with the 2016 comprehensive plan as it repurposing underutilized space in the central business district.

Per City Code 10-4-7:

Requires an SUP for an indoor recreation facility and extended retail hours as presented.

Per City Code 10-11-1 thru 8:

Required improvements may include access, drainage, landscaping, screening, stormwater, etc. These required improvements will be evaluated and all applicable code requirements will be enforced at the time of building permit submittal.

Possible Impacts:

The applicant nor staff anticipate any increase in negative impacts from a private event facility operating to midnight.

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.

Attachments:

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

4.

a. TO OPEN A SPACE FOR PRIVATE EVENTS AS WELL AS A SPEAKEASY NIGHTCLUB.

b.

I. HOURS WILL DEPEND ON PRIVATE EVENTS. BUT WILL USUALLY BE FROM 11:00 A.M. POTENTIALLY TO 12:00 P.M.

II. TRAFFIC WILL BE MINIMAL SINCE SLICE AND OTHER DOWNTOWN BUSINESSES WILL BE OPEN AT THE SAME TIME.

III. THERE WILL BE UP TO FIVE NEW EMPLOYEES.

c.

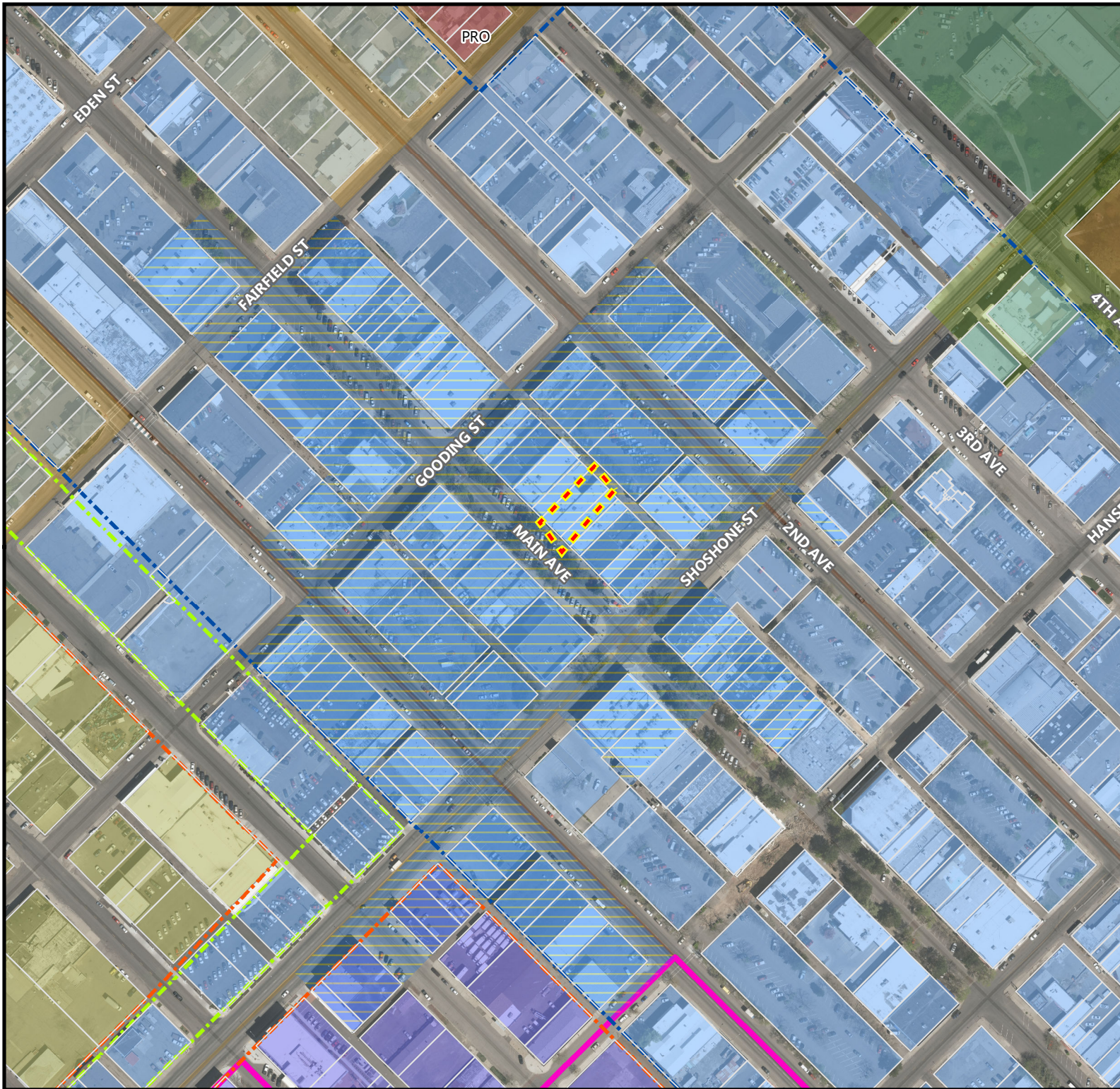
I. THERE WILL BE NO NOTICABLE NOISE AS THIS WILL BE LOCATED IN THE BASEMENT BENEATH SLICE - 132 MAIN AVE. NORTH

II. THERE WILL BE NO GLARE VISIBLE.

III. THERE WILL BE NO ODOR FROM THIS SPACE.

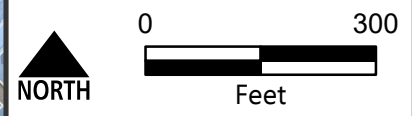
IV. THERE WILL BE NO FUMES AS THERE WILL BE NO FOOD. MILD VIBRATION MAY BE FELT IN SLICE BUT NO OTHER SPACES.

V. WE ARE BRINGING THE SAME CONCEPT TO DOWNTOWN WHICH ALREADY EXISTS IN OTHER BUSINESSES.



Zoning Vicinity Map

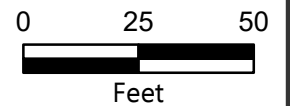
- Parking Overlay - One
- Parking Overlay - Two
- Parking Overlay - Three
- Historic City Park District
- Historic Downtown Overlay
- Original Townsite District
- WHO
- PRO
- C-B
- M-2
- O-T
- OS
- R-6



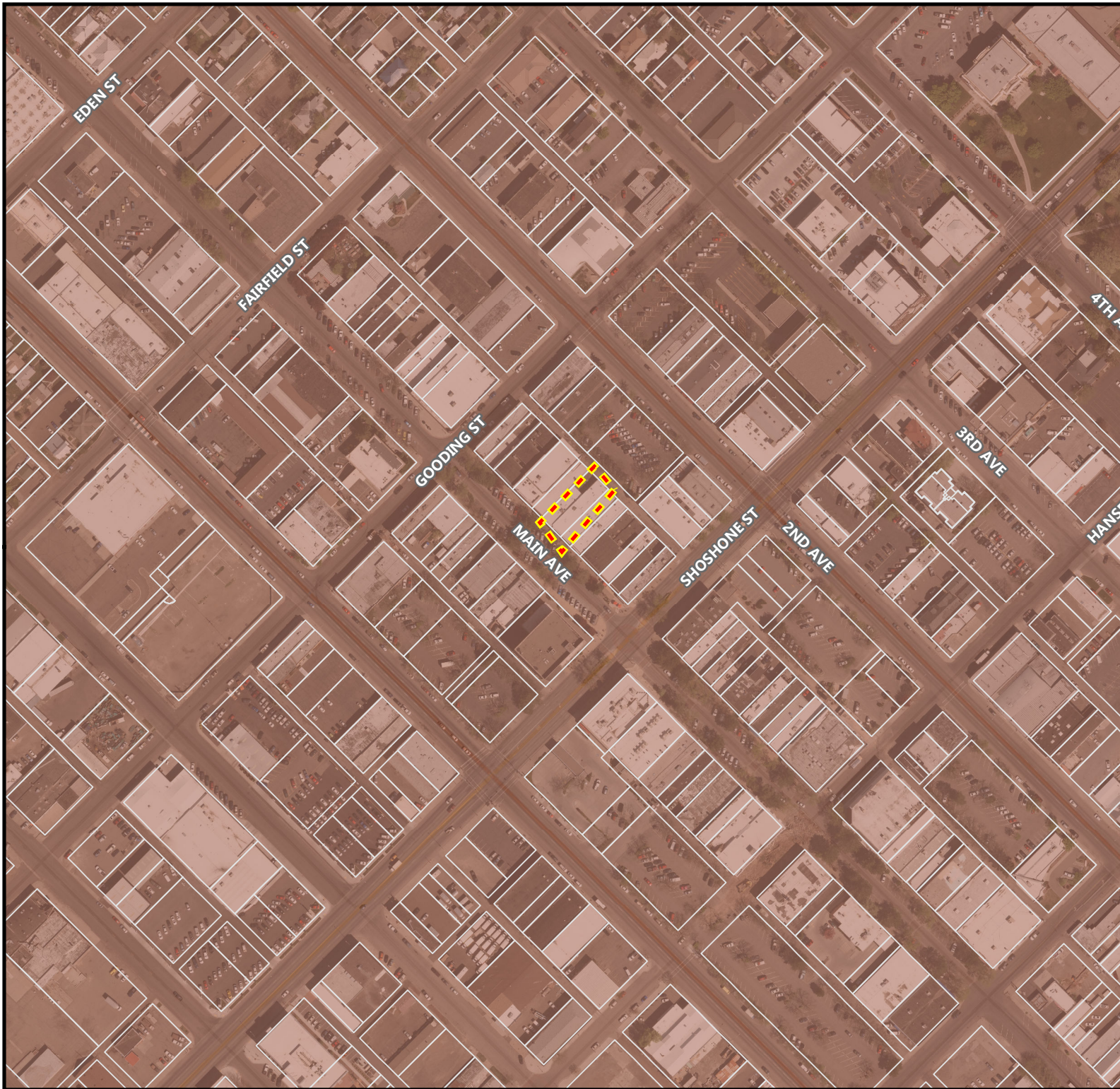
**AERIAL PHOTO APRIL 2016
REFERENCE ONLY**



Aerial Map

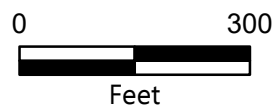


**AERIAL PHOTO APRIL 2016
REFERENCE ONLY**

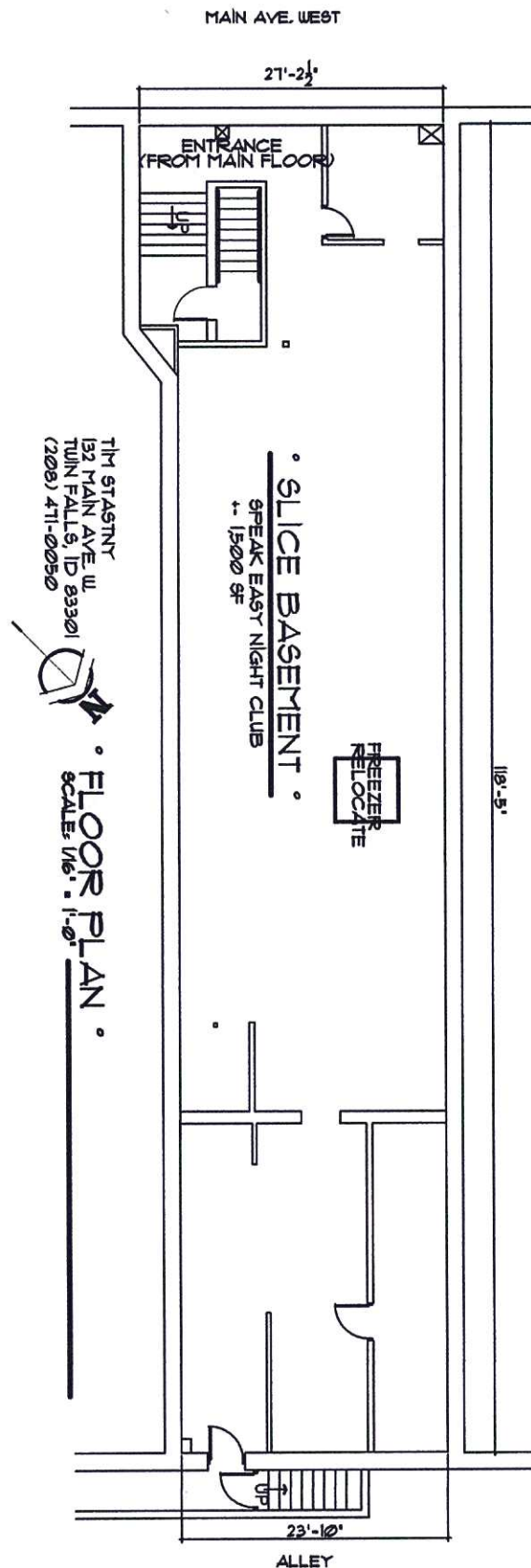


Future Land Use Map

 Downtown



**AERIAL PHOTO APRIL 2016
REFERENCE ONLY**



Laughlin Ricks Architecture

architecture/planning

935 Shoshone Street North * Twin Falls, Idaho 83301

(208) 736-8050 Fax: (208) 733-0950



Public Notice Sign



Main Ave Entrance



Rear Entrance



Public Hearing: **Tuesday, February 13th, 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: Consideration of a request for a **Zoning District Change and Zoning Map Amendment** from C-1 PUD to R-6 & C-1 ZDA to allow a multi-family residential and commercial Planned Development for 12.46+/- acres located at the northeast corner of Addison Ave E and Carriage Lane North aka 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 Representative Scott Allen, JUB Engineers, Inc. 115 Northstar Ave. Twin Falls, ID 83301 sallen@jub.com 208.733.2414	Status: Owner	Size: 12.46 +/- acres
	Current Zoning: C-1 PUD Cedar Park PUD #210	Requested Zoning: R-6 & C-1 ZDA
	Comprehensive Plan: Neighborhood Commercial and Town Neighborhood	Lot Count: 1 Lot – to be platted
	Existing Land Use: Agricultural	Proposed Land Use: Mixed-R & C Multi-Family Residential and Commercial/Retail to include a Storage Unit Facility
	Zoning Designations & Surrounding Land Use(s)	
	North: R-4 PRO PUD; Religious Facility	East: C-1 PUD; Agricultural
	South: C-1 - Addison Ave. E.; Commercial & Residential	West: R-4 & C-1 PUD - Carriage Lane North; Undeveloped & Multi-Family 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 10-6-1.6-procedure for conformance with a ZDA:

Final development plans, including plats, construction plans, and/or site plans, submitted for the development of the ZDA subject parcel shall conform to the approved conceptual development plan. Details on the final development plan(s) with minor variations from the conceptual development plan may be approved by the administrator, or designated city official without public hearing. If it is determined that a proposed change(s) constitutes a departure from the conceptual development plan and/or the development standards, the ZDA written commitment document shall be adequately amended using the initial approval process contained herein. ***Changes to any of the following items constitute a departure from the conceptual development plan and/or development standards, thus changing the basic relationship of the proposed development to the adjacent property:***

The permitted uses, Increase in density, Increase in building height, Increase in building coverage of the site, Reduction in the off-street parking ratio, Reducing the building setbacks provided at the boundary of the site,

Reduction of any open space plans, or Alteration of the overall design theme, primary architectural elements, or building materials. (Ord. 3082, 12-8-2014)

Budget Impact:

Approval of this request may have a financial impact on the City budget as commercial development could 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 an additional public hearing and a decision.

History:

This parcel has been in agricultural use since at least 1950 and likely before then. Development has occurred around it and most recently it was part of the Cedar Park PUD #210, recorded in April 2008.

Analysis:

This is a request to rezone a 12.46 +/- acre parcel from C-1 PUD to R-6 & C-1 ZDA. The Applicants intent is to establish a commercial/retail zone on the southern ~5+/- acres of the property that fronts Addison Ave. E. and a multi-family, multi-building residential development - consisting of 4-plexes and 8 plexes, on the northern ~7+/- acres portion of the property. The applicant does not have plans to sell off the residential units at this time. Prior to development this property shall require platting.

The applicant is requesting the following Deviations from the R-6 and C-1 zones uses and development standards;

(1) Land Use Regulations:

a. R-6 ZDA Zone:

- i. A clubhouse is a permitted use.

b. C-1 ZDA Zone:

- i. Storage rental units are a permitted use.

(2) Property Development Standards:

a. R-6 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 North frontage.

b. C-1 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 North 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.

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 signed and notarized written Zoning Development Agreement identifying land uses and development requirements that are variations to minimum zoning code requirements. The Zoning Development Agreement shall include a color Master Development Plan that illustrates the phasing and specific development criteria specific to this project. The Zoning Development Agreement shall also include, a Master Landscaping Plan, a Master Lighting Plan, a Master Parking Plan, building heights-if greater than allowed by code, building materials, identify non-vehicular pathways and any other specific land uses or development criteria -if not permitted by code.

Comprehensive Plan Compliance:

Twin Falls “Grow With Us” 2016 Comprehensive Plan identified this area as both “Neighborhood Commercial” and “Town Neighborhood.” This request complies with both designations in that the C-1 portion of the request is located within the Neighborhood Commercial designated area and the R-6 residential development is generally located within the Town Neighborhood designated area. Staff has determined this project, as presented, complies with the 2016 Comprehensive Plan.

Potential Impacts:

The impacts seen from this development are not unlike any impacts that would be experienced from any other type of residential and commercial development. All new development will inevitably bring an increase in vehicular traffic as residents move in and customers utilize the spaces of the commercial units occupied by businesses. An increase in usage of surrounding public amenities can also be expected. However these impacts cannot be completely mitigated as the growth and development of vacant land in and around the city continues.

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 a recorded final plat prior to development.
3. Subject to all outside lighting being downward facing and which shall not encroach onto surrounding properties.
4. Subject to no “temporary” or off-site rental units (commonly referred to as PODS) being utilized or stored on this property.
5. Subject to no outside storage allowed.

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.

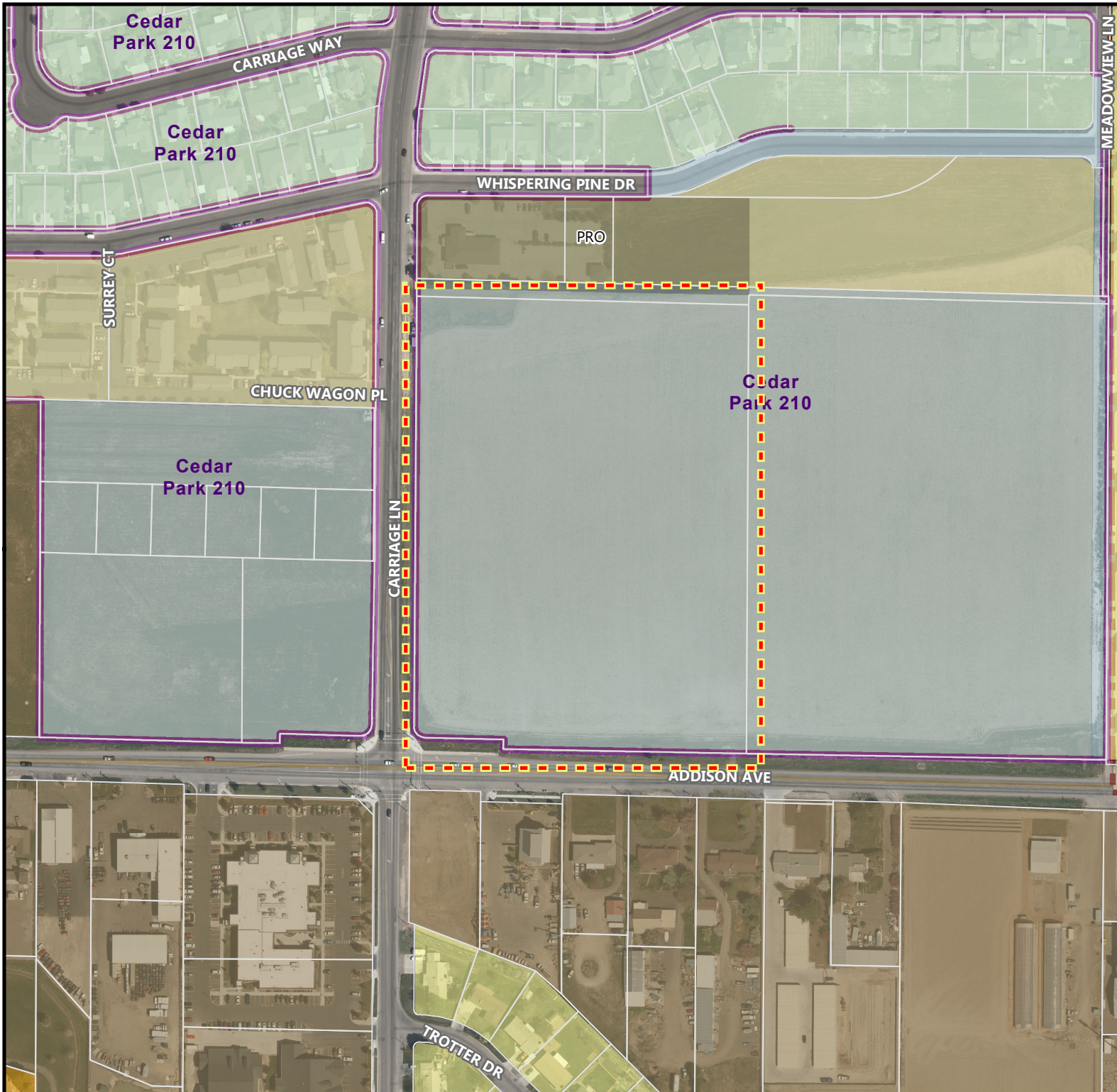
Item 4b) iii – An explanation of the intended use / development of the property:

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.

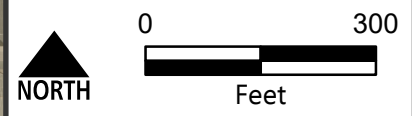
Item 4b) iv - A list of requested exceptions for specific for specific uses and/or development standards:

See attached ZDA document for list of requested code exceptions.



Zoning Vicinity Map

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



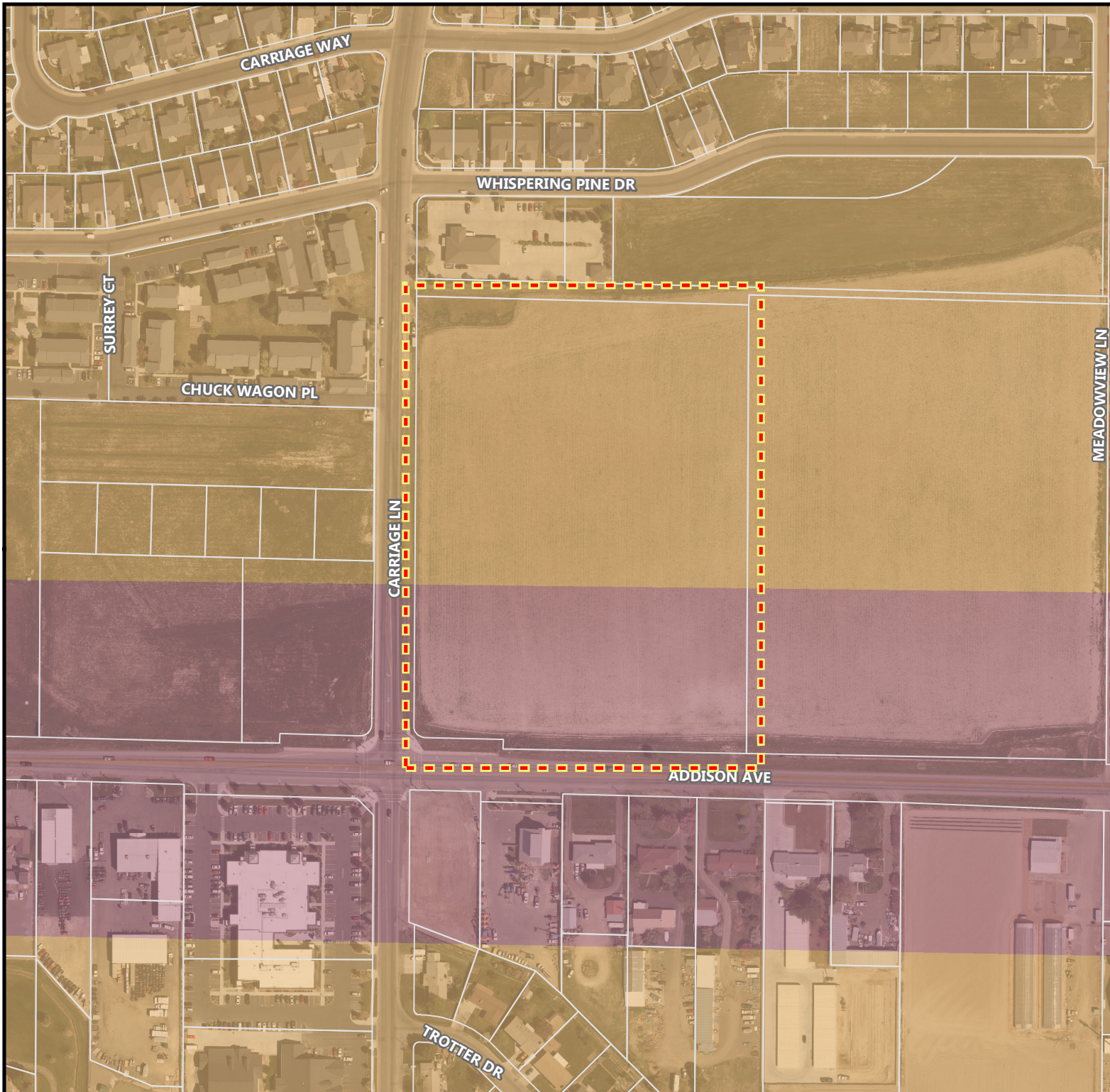
**AERIAL PHOTO APRIL 2016
REFERENCE ONLY**

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

For

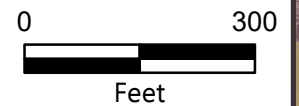
THAD FARNHAM

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 _____)

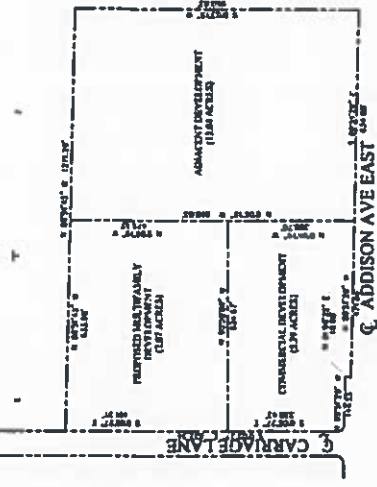
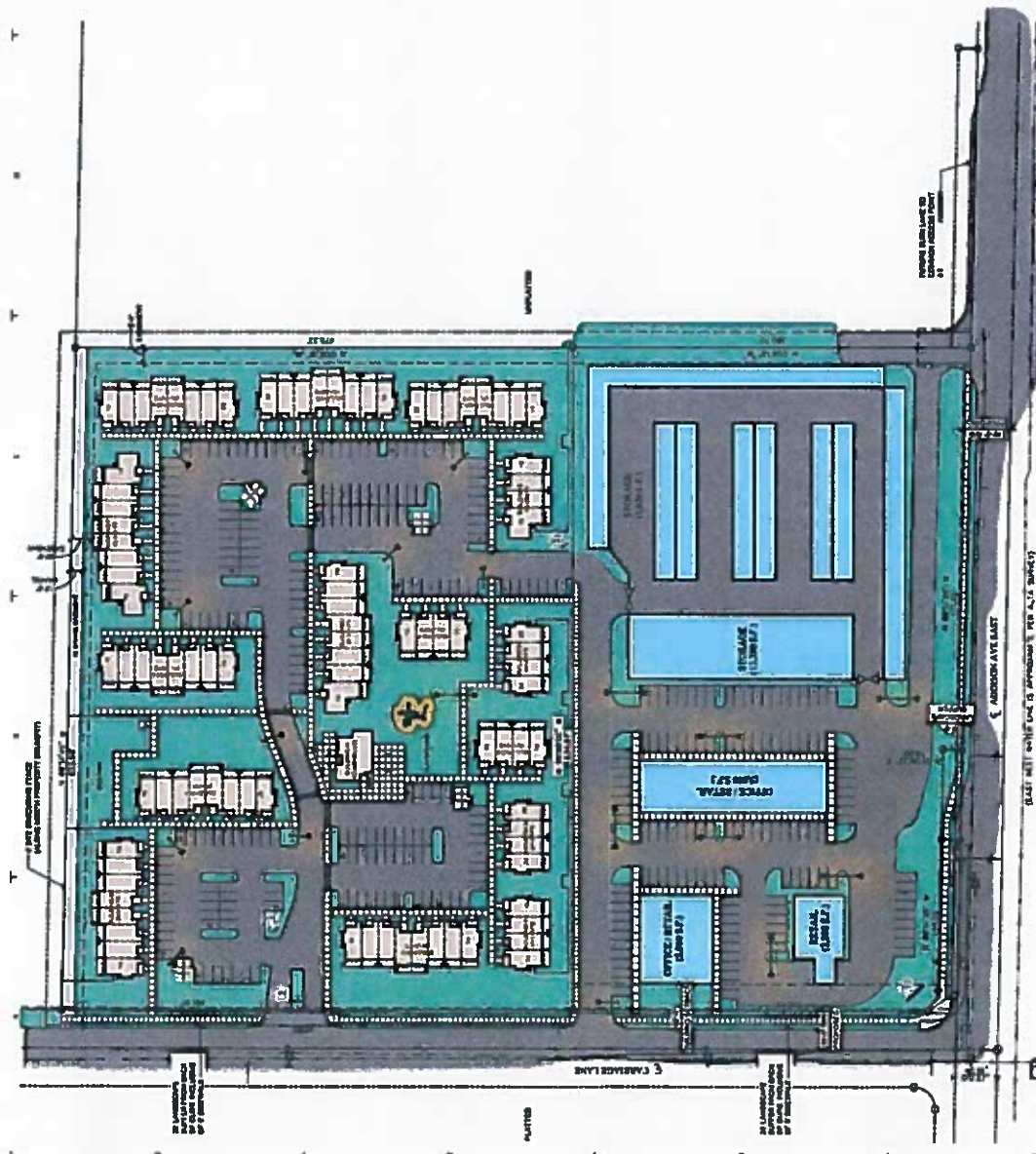
On this ____ day of _____, 2018, before me, the undersigned, a Notary Public for Idaho, personally appeared _____, know to me to be the person whose name is subscribed to the within instrument on behalf of said Owner, and he acknowledged to me that said Owner executed the same.

Notary Public for Idaho

Residing at _____, Idaho

My commission expires _____

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



SYMBOL LEGEND	
	PROJECT SITE
	FUTURE DEVELOPMENT
	EXISTING DEVELOPMENT
	STREET
	ALLEY
	RIGHT-OF-WAY
	EASEMENT
	UTILITY
	FENCE
	TREE
	WATER
	SEWER
	GAS
	ELECTRIC
	TELEPHONE
	CABLE
	FIRE HYDRANT
	LIGHT POLE
	SIGN
	MAILBOX
	BENCH
	TRASH CAN
	FIRE STATION
	POLICE STATION
	FIRE DEPARTMENT
	POLICE DEPARTMENT
	FIRE STATION
	POLICE STATION
	FIRE DEPARTMENT
	POLICE DEPARTMENT

Chancey Rockwell & Associates
Architectural Planning
1275 West River Street, Suite 110
Twin Falls, Idaho 83403
Phone: 208.333.1111
Fax: 208.333.1112
www.chanceyrockwell.com

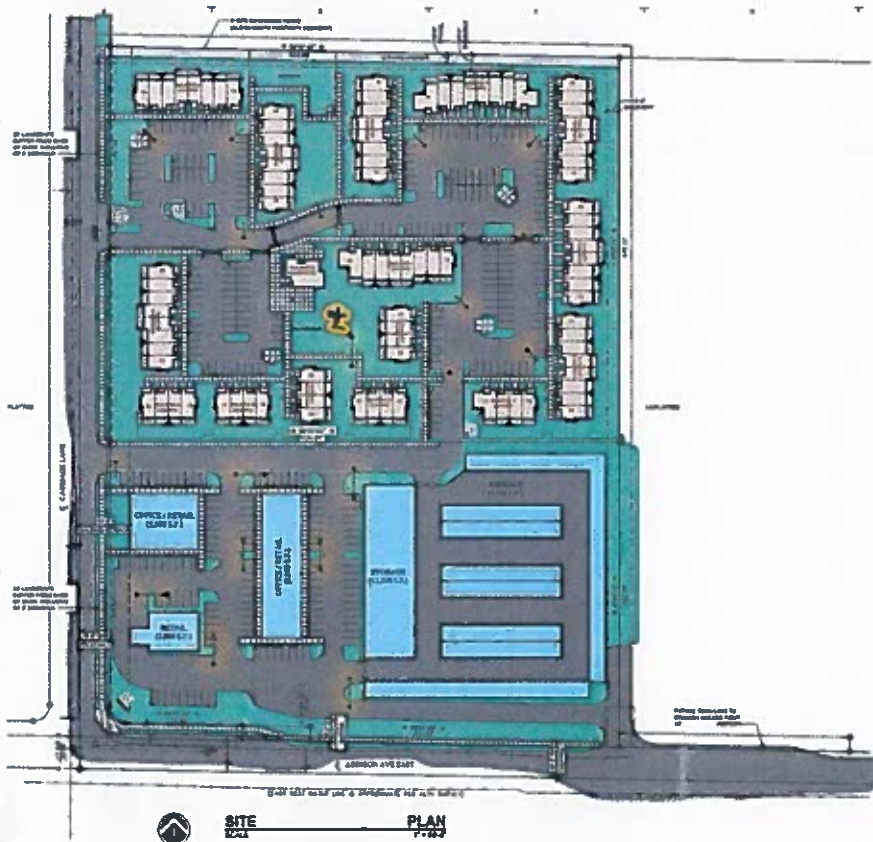
Visser Building Company
NE CORNER ADDISON ROAD & CARRIAGE LANE
TWIN FALLS, ID 83401

Scale
1" = 50'

North Arrow

Legend

Notes



PROJECT _____ DETAILS

[illegible][illegible]

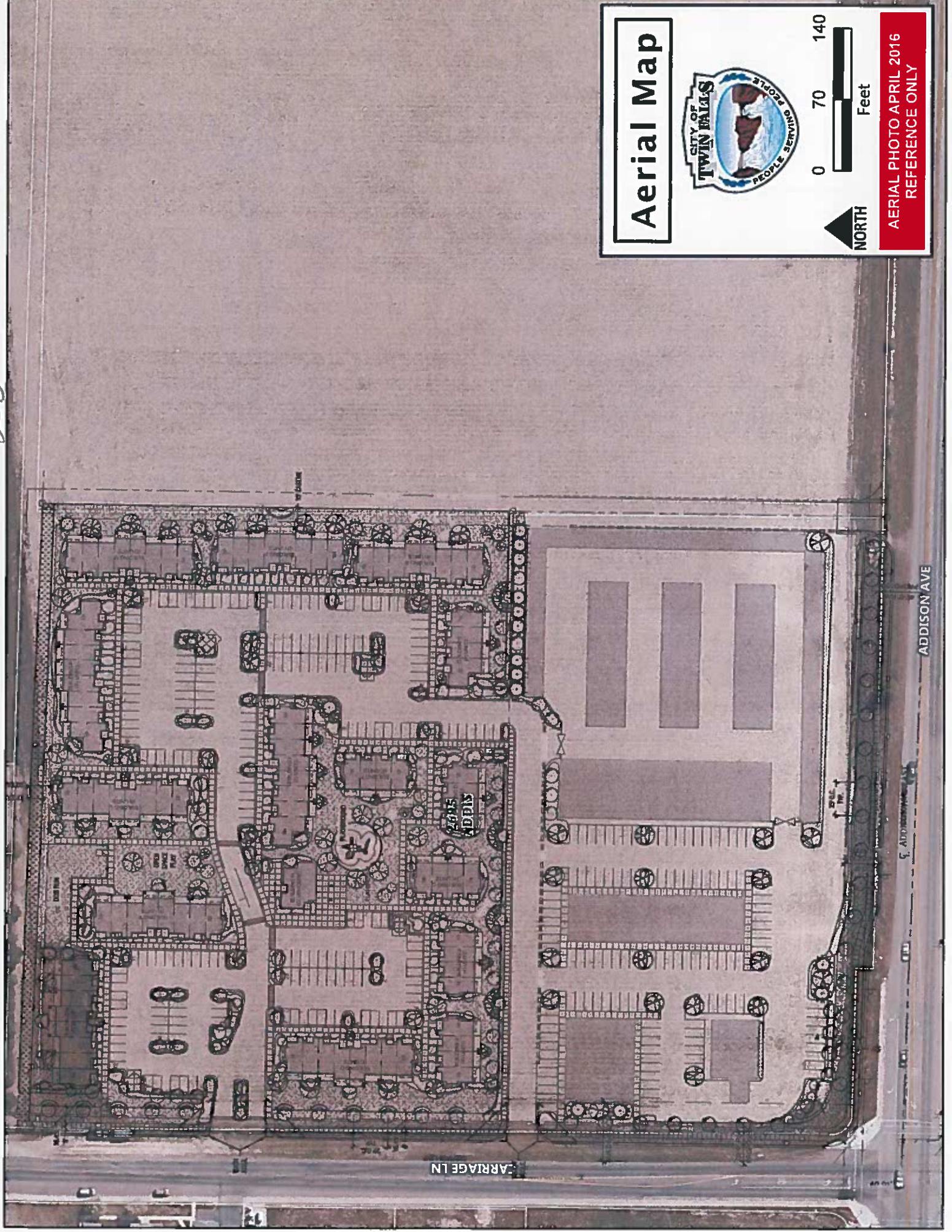
SYMBOL LEGEND

- ④ ⑤ ⑥ ⑦**

①	②	③	④	⑤	⑥	⑦	⑧	⑨	⑩	⑪	⑫	⑬	⑭	⑮	⑯	⑰	⑱	⑲	⑳	㉑	㉒	㉓	㉔	㉕	㉖	㉗	㉘	㉙	㉚	㉛	㉜	㉝	㉞	㉟	㊱	㊲	㊳	㊴	㊵	㊶	㊷	㊸	㊹	㊺	㊻	㊼	㊽	㊾	㊿
①	②	③	④	⑤	⑥	⑦	⑧	⑨	⑩	⑪	⑫	⑬	⑭	⑮	⑯	⑰	⑱	⑲	⑳	㉑	㉒	㉓	㉔	㉕	㉖	㉗	㉘	㉙	㉚	㉛	㉜	㉝	㉞	㉟	㊱	㊲	㊳	㊴	㊵	㊶	㊷	㊸	㊹	㊺	㊻	㊼	㊽	㊾	㊿

REVISIONS	
Rev. No.	Date
1	10/10/00
2	10/10/00
3	10/10/00
4	10/10/00
5	10/10/00
6	10/10/00
7	10/10/00
8	10/10/00
9	10/10/00
10	10/10/00

20



Aerial Map



0 70 140



Feet



AERIAL PHOTO APRIL 2016
REFERENCE ONLY

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

For

THAD FARNHAM

COLORED LANDSCAPE PLAN



ADDISON SPRINGS Twin Falls, Idaho
Schematic Concept | 01.04.18

RECIEVED

01/05/2018

City of Twin Falls
Planning & Zoning

Carriage Lane



Addison Avenue



This is a detailed site plan for a proposed development. The plan shows a large rectangular building footprint on the left side, with several smaller rectangular buildings and parking areas to its right. The parking areas are filled with individual parking spaces, some of which are marked with 'P' and 'V' symbols. The buildings are surrounded by landscaping, including trees and shrubs. The plan also shows a road on the right side, labeled '4000 N. 4th Avenue', and a road on the left side, labeled '1st Avenue'. The plan is oriented with North at the top.

[illegible][illegible]

**Schematic Landscape Plan
City of Twin Falls
ZDA Re-Submittal**



THE LAND GROUP
A Division of



Category	Subcategory	Value
Category 1	Subcategory 1	Value 1
Category 1	Subcategory 2	Value 2
Category 2	Subcategory 1	Value 3
Category 2	Subcategory 2	Value 4
Category 3	Subcategory 1	Value 5
Category 3	Subcategory 2	Value 6
Category 4	Subcategory 1	Value 7
Category 4	Subcategory 2	Value 8
Category 5	Subcategory 1	Value 9
Category 5	Subcategory 2	Value 10

L1.00

Landscape Plan

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)



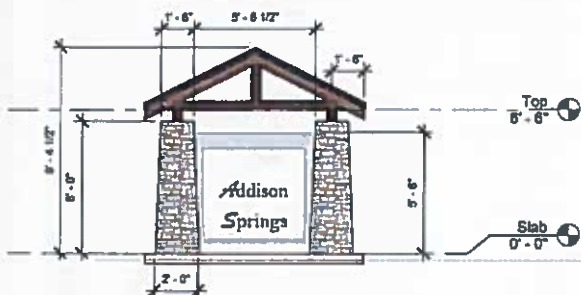
Sherwin Williams
HC-80



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:

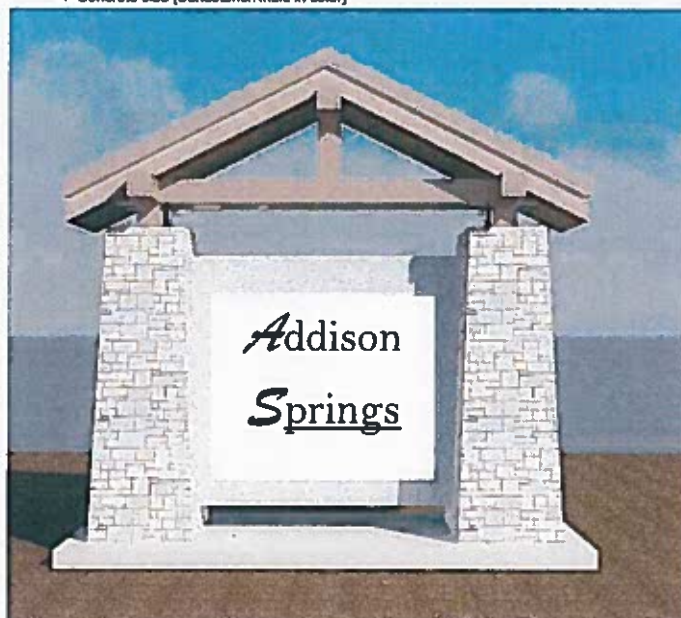
3" Tapered plywood column
Stone veneer [Champagne/Light Brown in color] with full stone cap/waterstable
Stone Veneer - Bucks Country Country LedgeStone

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:

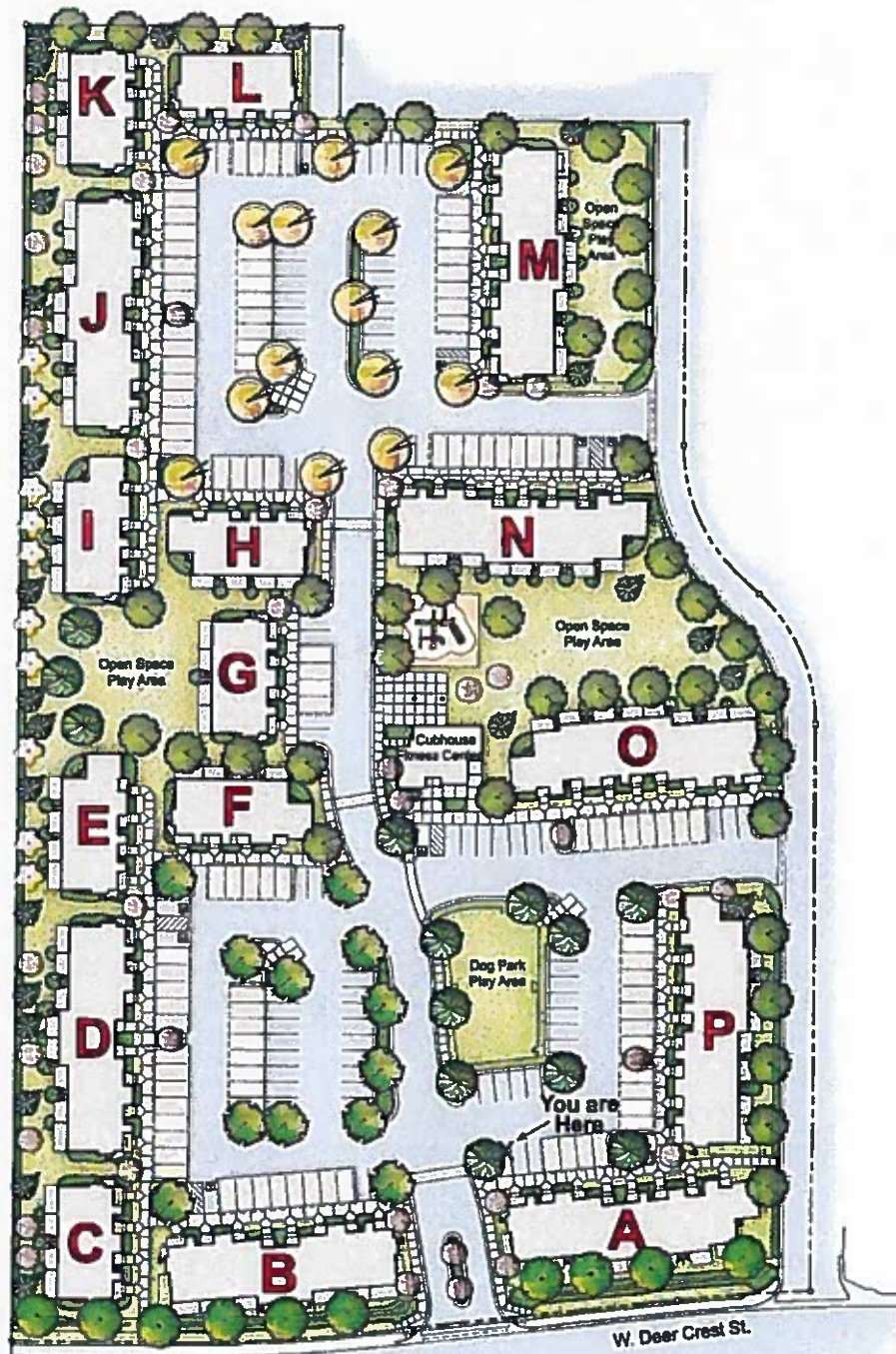
4" Concrete slab [Sandstone/Khaki in color]



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: MICRORY (T.V.S.)
- TIMBERS: SEMI-SOLID 0138 (CADET STAINS)
- ENTRY DOORS: 1001

SW- DENOTES SHERWIN WILLIAMS



REAR ELEVATION

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)





SW Corner Looking NE



NE Corner Looking SW