



Twin Falls Planning & Zoning Commission Agenda

Tuesday, May 8, 2018, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Members -

City Limits: Danielle Dawson, Vice-Chair; Craig Hawkins; Gerardo "Tato" Muñoz, Chairman; Ed Musser; Carolyn Bolton; Curtis Hansen; Craig Kelley

Area of Impact: Ryan Higley; David Detweiler

- 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 from the following meeting:

- 04-10-16

Approval of Findings of Fact and Conclusions of Law for:

- Dutch Brothers (SUP_Amend 03-27-18)
- Rio Vista Subdivision, a PUD (Pre-plat 04-10-18)

Purpose: **ACTION ITEM**

- 5) Items of Consideration
 - a) Consideration of the Commission to reinstate/reactivate SUP #1417, granted on December 13th, 2016 to establish an auto dealership and accessory uses also including vehicle display pad sites on Kimberly Road on property located at 160 Eastland Drive.
Purpose: **ACTION ITEM** By:
- 6) Public Hearings
 - a) Request for an Amendment to Special Use Permit#1380 granted December 8, 2015 by adding a storage unit facility on property located at 147 Madrona Street. c/o U-Haul Co. of Idaho (app. 2932)
Purpose: **ACTION ITEM** By: Steve O'Connor, Planner
- 7) Upcoming Meeting(s)
 - a) May 22, 2018 Public Hearing
June 6, 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, April 10, 2018, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Members -

City Limits: Danielle Dawson, Vice-Chair; Craig Hawkins; Gerardo "Tato" Muñoz, Chairman; Ed Musser; Carolyn Bolton; Curtis Hansen; Craig Kelley

Area of Impact: Ryan Higley; David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

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

Members Present: Hansen, Dawson, Detweiler, Kelley, Musser, Munoz

Staff Present: Carraway-Johnson, O'Connor, Spendlove, Strickland, Vitek

2) Consideration of Amendments to Agenda

None

3) General Public Input

None

4) Consent Calendar

a) Approval of Minutes from the following meeting:

- March 27, 2018

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

- Alexa Lane (Pre-plat 03-27-18)
- The Springs at the Preserve (Pre-plat 03-27-18)

Motion:

Commissioner Hansen made a motion to approve the consent calendar, as presented.

Commissioner Dawson seconded the motion.

Unanimously Approved

5) Items of Consideration

- a) Consideration of the **Preliminary Plat** for the Rio Vista Subdivision, approximately 28.84 (+/-) acres consisting of 38 lots on property located on the north side of the 1800-1900 blocks of Pole Line Road East. c/o EHM Engineers, Inc. on behalf fo Notch Butte Farms, LLC

Applicant Presentation:

David Thibault, EHM Engineers, Inc., representing the applicant stated he is here to request approval of the Rio Vista preliminary plat. This subdivision is part of a ZDA and they have been

working with staff to ensure it could move forward for approval. The property is located north of Pole Line Road East and it is a mixed-use development. Sewer and water will be provided for the development and a lift station will be constructed to service this plat as well as the Pillar Falls plat. Once constructed and inspected the lift station will be turned over to the City for ownership and maintenance. They ask that the Commission approve this request.

Staff Presentation:

Planner I O' Connor reviewed the request on the overhead and stated this property was agriculturally utilized until development appeared around it. A preliminary ZDA presentation was conducted for the Planning and Zoning Commission on July 26, 2016, the public hearing was held on Tuesday, August 9th, 2016, and the City Council Public Hearing occurred on September 12, 2016. The Annexation and associated Rezone to R-2, R-6, and C-1 CRO ZDA was recorded in March 2018.

This is a request for approval of a Preliminary Plat of the Rio Vista Subdivision, a ZDA, consisting of 28.8 +/- acres with 38 Lots; located on the north side of the 1800 & 1900 block of Pole Line Rd. E.

This is the first step of the plat approval process. A preliminary plat is presented to the Planning and Zoning Commission. The Commission may approve the preliminary plat, deny it, or approve it with conditions. A final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. Only after a final plat has been approved by the City Council and construction plans approved, may the final plat be recorded and lots sold for development.

Approval of a preliminary plat does not constitute a commitment by the City to provide water or waste water services. The plat indicates that each lot will be connected to City of Twin Falls water and sewer systems. A guarantee of services comes when the City Engineer signs a will-serve letter after final and construction plans are reviewed

The plat is consistent with City Code in regards to subdivision development criteria, follows the applicable Zoning District - Rio Vista ZDA, and is in conformance with the current Comprehensive Plan, which designates this area as "Mixed Use."

Planner I O'Connor stated upon conclusion should the Commission approve the request as presented staff recommends the following conditions:

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with the Rio Vista ZDA and all applicable city code requirements and standards.

Public Hearing: Opened & Closed Without Comments

Discussion Followed:

- Commissioner Hansen asked about the number of lift stations.

- Mr. Thibault explained there will be one lift station that supports the Pillar Falls and Rio Vista development, there will not be multiple private lift stations.
- Commissioner Munoz asked about future connections and payback.
- Planner I O'Connor explained that if the group that is constructing the lift station applies for payback there will be reimbursement for their costs as people connect to the system.
- Commissioner Detweiler asked about storm water retention.
- Mr. Thibault explained the retention has been calculated for residential however as commercial develops they will have to address retention for those sites.

Motion:

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

Approved, As Presented, With the Following Conditions

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with the Rio Vista ZDA and all applicable city code requirements and standards.

6) Public Hearings

- a) Request for a **Recommendation** on a **PUD Amendment** to the Cedar Park PUD # 210 to allow a planned Residential 4-plex Development on one (1) lot within the C-1 Zoned Designated area as shown on the Master Development Plan, located at the North West corner of Meadow View Lane, extended, and Addison Avenue East c/o Dave Thibault/EHM Engineers, Inc. on behalf of Summit Development EHM, Engineers, Inc. (app. 2934)

Applicant Presentation:

David Thibault, EHM Engineers, Inc. representing the applicant explained that this request is to amend the Cedar Park PUD #210 for a portion of the property from Addison Avenue East extended northerly incorporating approximately 12 (+/-) acres. The change is to add 4-plex to the outright permitted uses within the C-1 area.

Staff Presentation:

Senior Planner Spendlove reviewed the request on the overhead and stated the Cedar Park PUD is a 132 acre planned commercial/residential mixed-use development. The Rezone/PUD was approved in 1997 after multiple public hearings following the process outlined in City Code. The PUD Agreement was signed and recorded in April 2004. There has been steady residential development, in compliance with the PUD Agreement, occurring to the north of this site since 2004. The undeveloped commercial portion has continued to be farmed without interruption up to this point.

On March 27, 2018 a preliminary presentation was made to the Planning Commission. There

was minimal comment on the matter when opened for public comment.

This is a request to amend the Cedar Park PUD #210 to allow a planned Residential Development consisting of 4-Plex Dwellings on one (1) large commercially zoned future lot within the C-1 Zoned Designated area as shown on the Master Development Plan. This area is located at the North West corner of Meadow View Lane extended (not currently constructed), and Addison Ave East. The applicant is wishing to develop a residential 4-plex planned development on future 4 +/- acre lot in the C-1 designated area.

Per Current City Code 10-4-8 Commercial Highway: Residential Developments with *Dwellings – multiple household (5 units or more)*, are a Permitted Use. Therefore, current code prohibits residential developments which consist of 4-Plex Buildings, they are required to have 5 units or more per building.

The change in PUD language will allow developments with four units per building. Current code does not implicitly cap the total number of dwelling units on C-1 Zoned property. Since this is only changing the layout/construction type of the buildings being proposed, staff does not foresee largely detrimental impacts to surrounding properties with the requested change.

Senior Planner Spendlove stated upon conclusion should the Commission recommend approval of the request, as presented, staff recommends the following conditions:

1. Subject to site plan amendments as required by Building, Engineering, Fire & Zoning Officials to ensure compliance with applicable codes and standards.
2. Subject to approval by the property owner(s) prior to recordation.
3. Subject to a signed PUD Amendment being recorded prior to any development or platting occurring on the property.

PZ Questions/Comments:

- Commissioner Munoz asked about ownership of the 4-plexes.
- Senior Planner Spendlove explained it will be one lot under one ownership.
- Commissioner Kelley asked about access to the development.
- Senior Planner Spendlove explained Meadow View will be constructed and this will be for discussion when the preliminary plat is presented for approval.

Public Hearing: Opened

- Eileen Vanholzen, owns a duplex on Whispering Pine Drive and she has questions about the water pressure.

Public Hearing: Closed

Discussion Followed:

- Assistant City Engineer Vitek, explained a water model has to be provided in the preliminary plat process to verify there will not be a negative impact created with the development of the plat. This subdivision will be required to tie into the system on

Meadow View South and a then it will turn and tie off to Carriage Lane line, and there should not be deterioration in the current water pressure in the area.

- Mr. Thibault explained they plan to design the subdivision according to code.

Motion:

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

Recommended for Approval, As Presented, With the Following Conditions

1. Subject to site plan amendments as required by Building, Engineering, Fire & Zoning Officials to ensure compliance with applicable codes and standards.
2. Subject to approval by the property owner(s) prior to recordation.
3. Subject to a signed PUD Amendment being recorded prior to any development or platting occurring on the property.

Scheduled for City Council Public Hearing May 7, 2018

7) Upcoming Meeting(s)

Zoning & Development Manager Carraway-Johnson announced that this will be her last public hearing. She explained that she has had many challenges along the way but that it has been rewarding as well. She also announced the Jonathan Spendlove has been selected as her replacement.

- a) April 24, 2018 Public Hearing
May 2, 2018 Work Session

8) Adjournment

Chairman Munoz thanked Zoning & Development Manager Carraway-Johnson for her 27 years of service and explained that she has done a wonderful job. He adjourned the meeting at 6:35 pm.



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

In Re:	)	
	)	
<u>Special Use Permit</u> , Application, Amendment	)	FINDINGS OF FACT,
	)	
	)	CONCLUSIONS OF LAW,
<u>Dutch Bros</u>	)	
<u>c/o BB Holdings</u>	)	AND DECISION
Applicant(s)	)	

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho on March 27, 2018 for public hearing pursuant to public notice as required by law for a Special Use Permit for the purpose of constructing a drive-through coffee shop business with extended hours of operation , to add parking and drive aisles on an undeveloped portion of Lot 3, Block 1 of the Pole Line Commercial Subdivision #1, a PUD, for property located at 572 Pole Line Road, 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 constructing a drive-through coffee shop business with extended hours of operation to add parking and drive aisles on an undeveloped portion of Lot 3, Block 1 of the Pole Line Commercial Subdivision #1, a PUD, for property located at 572 Pole Line Road
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: September 25, 2014
3. The property in question is zoned C-1 PUD pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Commercial/Retail 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, Pole Line Road; to the south, DaVita Dialysis; to the east; Randy Hansen Automotive; and to the west, Undeveloped

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 constructing a drive-through coffee shop business with extended hours of operation to add parking and drive aisles on an undeveloped portion of Lot 3, Block 1 of the Pole Line Commercial Subdivision #1, a PUD, for property located at 572 Pole Line Road is consistent with the purpose of the C-1 PUD 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 PUD 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 constructing a drive-through coffee shop business with extended hours of operation to add parking and drive aisles on an undeveloped portion of Lot 3, Block 1 of the Pole Line Commercial Subdivision #1, a PUD, for property located at 572 Pole Line Road 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 constructing a drive-through coffee shop business with extended hours of operation to add parking and drive aisles on an undeveloped portion of

Lot 3, Block 1 of the Pole Line Commercial Subdivision #1, a PUD, for property located at 572 Pole Line Road 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 & Zoning Officials to ensure compliance with applicable City Code requirements and standards
2. Subject to hours of operation being no earlier than 5:00 am and no later than 11:00 pm.
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.
4. Subject to landscaping, directional signs, marking, and paint to be maintained and in good visible condition at all times.

APPLICATION #2677
SUP#1334



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

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

SPECIAL USE PERMIT

Amended 03-27-18 by Planning & Zoning

Permit No.1334

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on October 14, 2014 to Dutch Bros c/o BB Holdings whose address is 110 SW 4th St Grants Pass, OR 97526 for the purpose of constructing a drive-through coffee shop business with extended hours of operation **to add parking and drive aisles on an undeveloped portion of Lot 3, Block 1 of the Pole Line Commercial Subdivision #1, a PUD, for property located at 572 Pole Line Road** and legally described as Pole Line Commercial #1 Lot 2 Blk 1 (RPT0010107040626)

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.2677

1. Subject to the site plan amendments as required by Building, Engineering, Fire & Zoning Officials to ensure compliance with applicable City Code requirements and standards
2. Subject to hours of operation being no earlier than 5:00 am and no later than 11:00 pm.
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.
4. **Subject to landscaping, directional signs, marking, and paint to be maintained and in good visible condition at all times.**

CHAIRMAN - TWIN FALLS CITY PLANNING & ZONING COMMISSION

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>Preliminary Plat Application,</u>	)	FINDINGS OF FACT,
	)	
<u>Rio Vista Subdivision, A ZDA</u>	)	CONCLUSIONS OF LAW,
<u>c/o Notch Butte Farms, LLC-John Lezamiz</u>	)	
<u>Applicant(s)</u>	)	AND DECISION

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho at the April 10, 2018 hearing for consideration of the preliminary plat of Rio Vista Subdivision, a ZDA, approximately 28.84 (+/-) acres, to develop 38 lots located on the north side of the 1800-1900 blocks of Pole Line Road East, 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 requested approval of the preliminary plat of Rio Vista Subdivision, a ZDA, approximately 28.84 (+/-) acres, to develop 38 lots located on the north side of the 1800-1900 blocks of Pole Line Road East

2. The property in question is zoned R-2, R-6, C-1 CRO ZDA pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Mixed Use 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, Snake River Canyon; to the south, Pole Line Road East; to the east, Residential/Vacant; to the west, Assisted Living

5. The City Engineering Office has reviewed the preliminary plat and has approved the proposed street accesses and public utility extensions, subject to availability of such services at the time of

development. The developer will pay all costs of public improvements, including but not limited to streets, curb, gutter and sidewalks, sewer, water and pressurized irrigation systems. The proposed development includes dedication of additional right-of-way in compliance with the Master Street Plan.

6. Any detrimental effects on the neighborhood would be ameliorated by observance of the conditions, which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

Based on the foregoing Findings of Fact and the regulations and standards set forth below, the Planning and Zoning Commission hereby makes the following

CONCLUSIONS OF LAW

1. The preliminary plat of the Rio Vista Subdivision, a ZDA, approximately 28.84 (+/-) acres, to develop 38 lots located on the north side of the 1800-1900 blocks of Pole Line Road East is in conformance with the objectives of the zoning ordinance and the policy for developments in Twin Falls City Code §10-1-4. Specifically, the land can be used safely for building purposes without danger to health or peril from fire, flood or other menace, proper provision has been made for drainage, water, sewerage and capital improvements including schools, parks, recreation facilities, transportation facilities and improvements, all existing and proposed public improvements conform to the Comprehensive Plan.

2. The preliminary plat is in conformance with the Comprehensive Plan as required by Twin Falls City Code §10-12-2.3(H) (2) (a).

3. Public services are currently available to accommodate the proposed development, as required by Twin Falls City Code §10-12-2.3(H) (2) (b). Public services may not be available at the time of development, depending upon the speed of development of this and other subdivisions and the ability of the City to obtain additional water and/or sewer capacity.

4. The development of streets, sewer, water, irrigation, dedication of park land and other public improvements at the cost of the developer will not adversely affect any capital improvement plan and will integrate with existing public facilities, as required by Twin Falls City Code §10-12-2.3(H)(2)(c).

5. There is sufficient public financial capability of supporting services for the proposed development, as required by Twin Falls City Code §10-12-2.3(H) (2) (d).

6. There are no other health, safety or environmental problems associated with the proposed development that were brought to the Commission's attention, per Twin Falls City Code §10-12-2.3(H)(2)(e).

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

DECISION

The request for approval of the preliminary plat of Rio Vista Subdivision, a ZDA, approximately 28.84 (+/-) acres, to develop 38 lots located on the north side of the 1800-1900 blocks of Pole Line Road East is hereby granted, subject to final technical review by the City Engineer's Office and subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein. 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.

CHAIRMAN-TWIN FALLS CITY PLANNING & ZONING COMMISSION

DATE

"EXHIBIT NO. A"

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with the Rio Vista ZDA and all applicable city code requirements and standards.



Date: Tuesday, May 8, 2018
To: Planning and Zoning Commission
From: Steve O'Connor, Planner

ACTION ITEM

Request:

Consideration of the Commission to reinstate/reactivate SUP #1417, granted on December 13th, 2016 to establish an auto dealership and accessory uses also including vehicle display pad sites on Kimberly Road on property located at 160 Eastland Drive.

Time Estimate:

Staff will take approximately 5 minutes

Background:

Approval Process:

Approval process will follow City Code 10-13-2-2.

Budget Impact:

Regulatory Impact:

N/A

History:

SUP #1417 was granted on December 13th, 2016, and the special use was not established within the one (1) year time frame required.

Analysis:

This is a request for the commission's consideration to reinstate SUP #1417. The SUP was approved on December 13th, 2016 and 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 construction of the building being consistent with the submitted drawings/elevations, as presented.
3. Subject to the vehicle display pads along Kimberly Road not to exceed 16 pad sites.

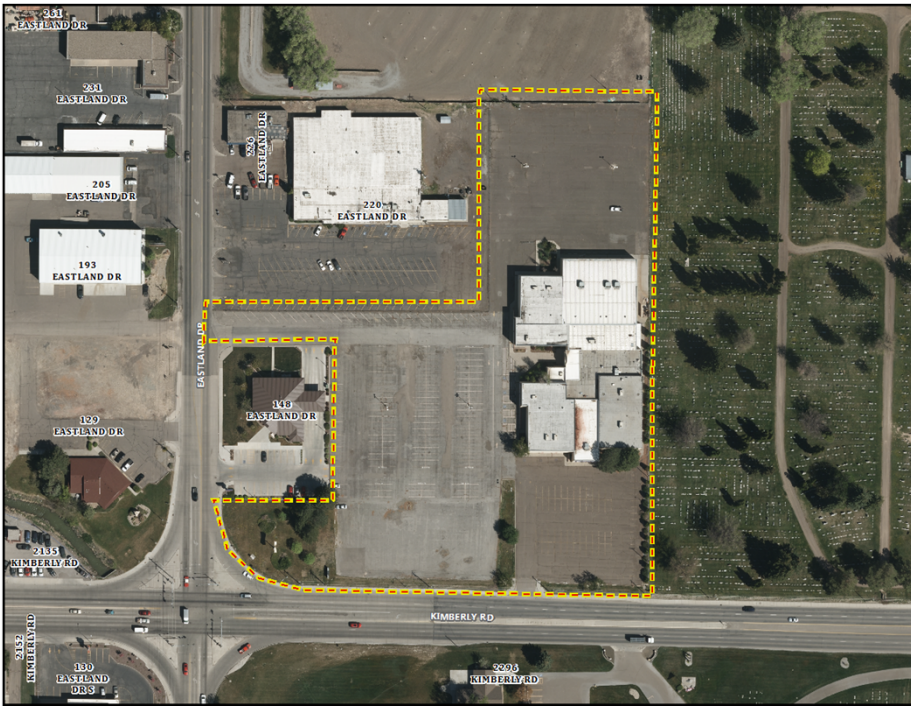
The property owner has yet to establish the auto dealership or display pads and more than one (1) year has lapsed.

Conclusion:

Staff recommends that the Commission review and act on the attached request to reactivate Special Use Permit #1417, as presented.

Attachments:

1. SUP #1417 Reactivation - Goode Motors
2. 1 - SUP #1417 Goode Motor 12-13-16 (SUP)
3. 2 - Goode Mazda SUP SITE PLAN -2016-10-25
4. 3 - Elevations and Floor Plan
5. 4 - Aerial



Comprehensive Staff Report



To: Planning & Zoning Commission

From: Steve O'Connor

Presenter: Steve O'Connor

Request: Request to reactivate SUP #1417 on property located at 160 Eastland Dr.

Public Meeting: May 2nd, 2018

Analysis

This is a request for the commission's consideration to reinstate SUP #1417. The SUP was approved on December 13th, 2016 and 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 construction of the building being consistent with the submitted drawings/elevations, as presented.
3. Subject to the vehicle display pads along Kimberly Road not to exceed 16 pad sites.

The property owner has yet to establish the auto dealership or display pads and more than one (1) year has lapsed.

Approval Process

The commission may review any Special Use Permit which has not been established within one (1) year of approval. The commission should review the current situation and determine if the conditions of the surrounding properties has changed enough to warrant a new SUP or approve reinstatement of the SUP.

Applicable Regulations or Codes

Per City Code 10-13-2.2(I); Any Special use which was not established within one year of the date of issuance may be reviewed by the commission.

Facts

The Property is zoned C-1, Commercial Highway District. A SUP is required to establish an Automobile dealership. SUP #1417 was granted on December 13th, 2016. The applicant has yet to establish the use of a car dealership on the property. The applicant is now requesting to reinstate the SUP in order to place a temporary building to start the 1st phase of renovation of the old theater.

Conclusion

Staff recommends that the Commission review and act on the attached request to reactivate Special Use Permit #1417, as presented.

Attachments

1. SUP #1417
2. Site plan
3. Elevations
4. Aerial

Public Meeting: May 2nd, 2018



**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.1417

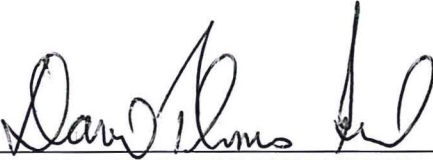
Granted by the Twin Falls City Planning and Zoning Commission, as presented, on December 13, 2016 to Goode Motor c/o CRC Property Holding, LLC whose address is P.O. Box 1108 Burley, ID 83318 for the purpose of establishing an auto dealership and accessory uses also including vehicle display pad sites on Kimberly Road on property located at 160 Eastland Drive and legally described as TWIN FALLS ACRES INSIDE PARCEL 2 OF TAX #1252, SW SW EXC NW .791A (14-10-17) RPT00107146030A

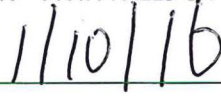
The Commission has attached the following conditions which must be fully implemented to avoid permit revocation (City Code Section 10-13-2.3):

This permit corresponds to Zoning Application No.2828

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 construction of the building being consistent with the submitted drawings/elevations, as presented.
3. Subject to the vehicle display pads along Kimberly Road not to exceed 16 pad sites.



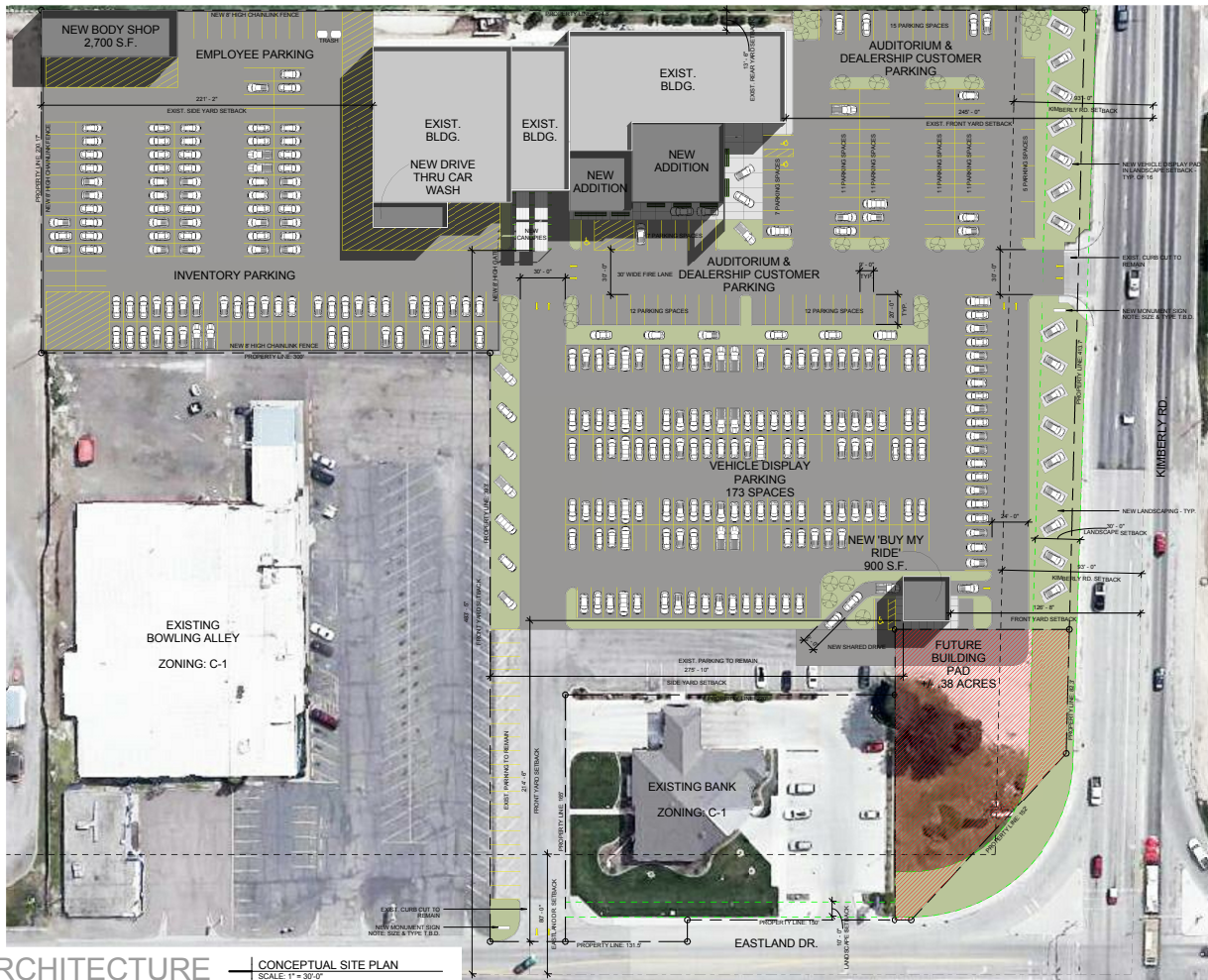

CHAIRMAN - TWIN FALLS CITY PLANNING & ZONING COMMISSION


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



SITE DATA - DEALERSHIP & AUDITORIUM

SITE ADDRESS:
160 EASTLAND DRIVE
TWIN FALLS, IDAHO 83301

POTENTIAL OWNER:
CFC PROPERTY HOLDINGS, LLC
100 S. 1100
BURLY, IDAHO 83316
PHONE: 208.375.0266
CONTACT: MATT COOK

ZONING DISTRICT:
COMMERCIAL HIGHWAY DISTRICT C-1

LOT AREA:
208,320 S.F. (8.16 ACRES)

BUILDING GROSS AREA:
EXISTING BUILDING: 21,180 S.F.
PROPOSED FIRST FLOOR ADDITION: 4,000 S.F.
PROPOSED SECOND FLOOR ADDITION: 1,180 S.F.
TOTAL GROSS AREA: 32,360 S.F.

LANDSCAPE SETBACK, KIMBERLY RD:
REQUIRED: 30'-0" FROM BACK OF SIDEWALK
PROVIDED: 30'-0" FROM BACK OF SIDEWALK

MIN. FRONT YARD SETBACK, KIMBERLY RD:
REQUIRED: 50'-0" FROM CENTERLINE OF STREET
PROVIDED: 245'-0" FROM CENTERLINE OF STREET

MIN. FRONT YARD SETBACK, EASTLAND DR:
REQUIRED: 80'-0" FROM CENTERLINE OF STREET
PROVIDED: 452'-0" FROM CENTERLINE OF STREET

MIN. REAR YARD SETBACK:
REQUIRED: 2'-0"
PROVIDED: 12'-0"

MIN. SIDE YARD SETBACKS:
REQUIRED: 2'-0"
PROVIDED: 222'-0"

MAX. BUILDING HEIGHT:
REQUIRED: 35'-0"
PROVIDED: 24'-0"

PARKING:
AUDITORIUM
REQUIRED: 1 SPACE FOR EACH SEAT - 322 SEAT = 322 SPACES
PROVIDED: 63 SPACES

DEALERSHIP SALESROOM:
REQUIRED: 1 SPACED 800 S.F. OF STRUCTURE - 2,115 S.F. 800 = 5 SPACES
PROVIDED: 15 SPACES

SERVICE DRIVE:
REQUIRED: 1 SPACES + 1 SPACES/SERVICE BAY - 1 BAY = 1 SPACE
PROVIDED: 15 SPACES

TOTAL PARKING:
REQUIRED: 342
PROVIDED: 192

SITE DATA - BUY MY RIDE

SITE ADDRESS:
160 EASTLAND DRIVE
TWIN FALLS, IDAHO 83301

POTENTIAL OWNER:
CFC PROPERTY HOLDINGS, LLC
100 S. 1100
BURLY, IDAHO 83316
PHONE: 208.375.0266
CONTACT: MATT COOK

ZONING DISTRICT:
COMMERCIAL HIGHWAY DISTRICT C-1

LOT AREA:
SEE ABOVE

BUILDING GROSS AREA:
900 S.F.

LANDSCAPE SETBACK, KIMBERLY RD:
REQUIRED: 30'-0" FROM BACK OF SIDEWALK
PROVIDED: 30'-0" FROM BACK OF SIDEWALK

MIN. FRONT YARD SETBACK, KIMBERLY RD:
REQUIRED: 50'-0" FROM CENTERLINE OF STREET
PROVIDED: 126'-0" FROM CENTERLINE OF STREET

MIN. FRONT YARD SETBACK, EASTLAND DR:
REQUIRED: 80'-0" FROM CENTERLINE OF STREET
PROVIDED: 214'-0" FROM CENTERLINE OF STREET

MIN. REAR YARD SETBACK:
REQUIRED: 2'-0"
PROVIDED: 376'-0"

MIN. SIDE YARD SETBACKS:
REQUIRED: 2'-0"
PROVIDED: 275'-10"

MAX. BUILDING HEIGHT:
REQUIRED: 35'-0"
PROVIDED: 25'-0"

PARKING:
REQUIRED: 1 SPACED 800 S.F. OF STRUCTURE - 900 S.F. 800 = 2 SPACES
PROVIDED: 2 SPACES

LANDSCAPE REQUIREMENTS

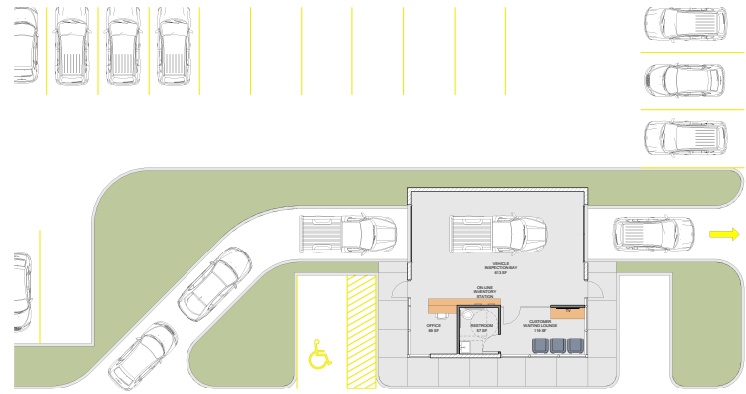
TOTAL LOT AREA:
208,320 S.F. (8.16 ACRES)

PARKING AREA REQUIRED:
95 SPACES AT 100 S.F. EACH = 17,100 S.F.

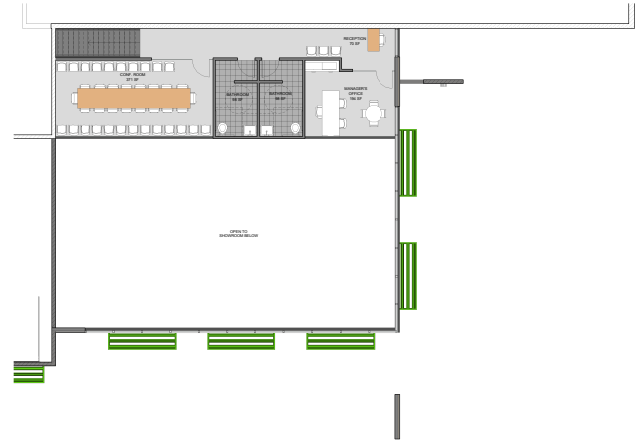
LANDSCAPING AREA OPTION 1:
REQUIRED: 10% OF TOTAL REQUIRED PARKING AREA = 1,710 S.F.

LANDSCAPING AREA OPTION 2:
REQUIRED: 20% OF TOTAL LOT AREA = 4,166 S.F.

LANDSCAPING AREA PROVIDED:
91,536 S.F.



CONCEPTUAL FLOOR PLAN - BUY MY RIDE
SCALE: 1/8" = 1'-0"



CONCEPTUAL SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



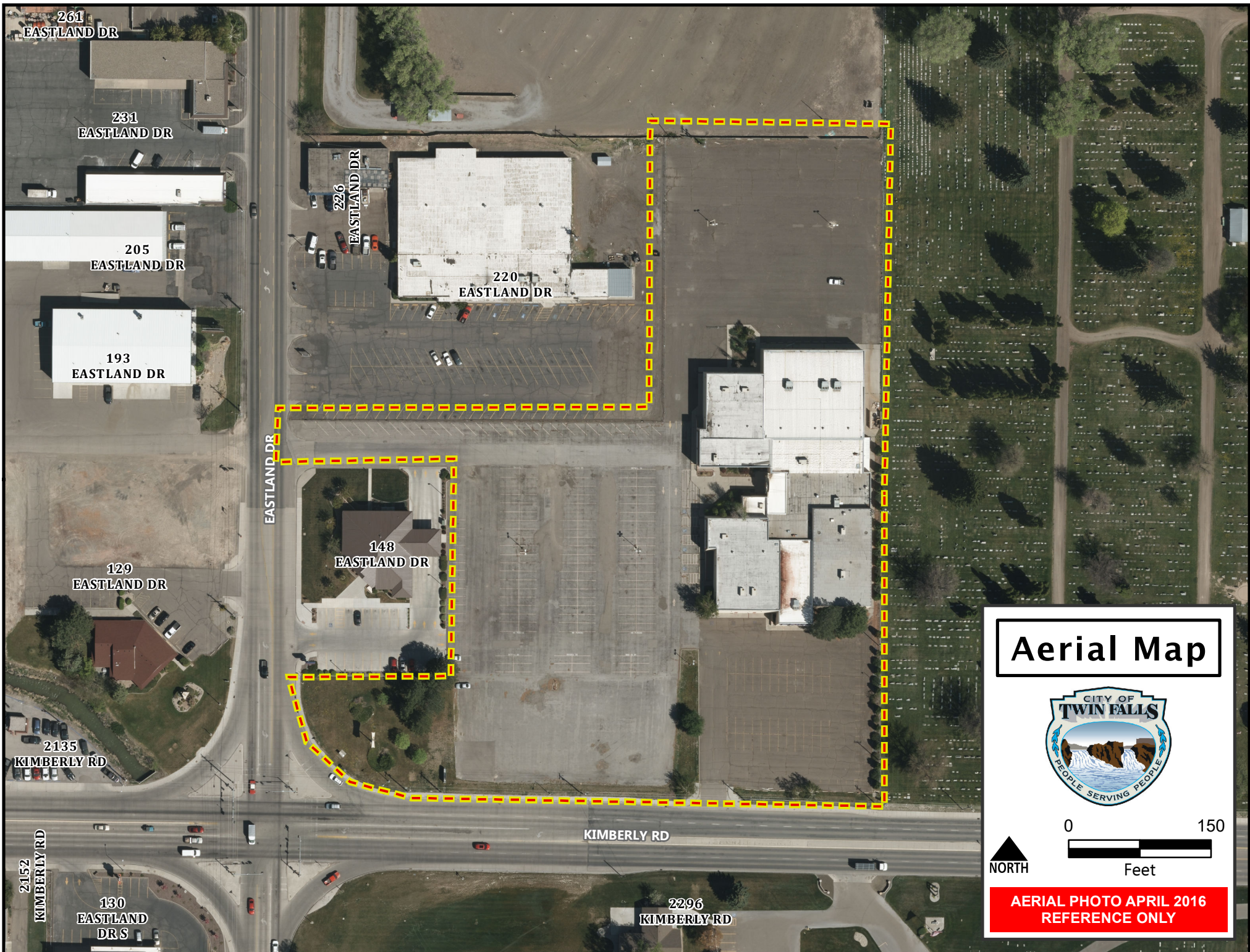
PERSPECTIVE VIEW - LOOKING NORTHEAST
SCALE: N.T.S.



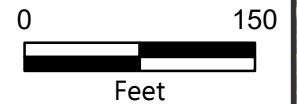
CONCEPTUAL WEST ELEVATION
SCALE: 1/8" = 1'-0"



CONCEPTUAL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



Aerial Map



AERIAL PHOTO APRIL 2016
REFERENCE ONLY



Date: Tuesday, May 8, 2018
To: Planning and Zoning Commission
From: Steve O'Connor, Planner

ACTION ITEM

Request:

Request for an Amendment to Special Use Permit#1380 granted December 8, 2015 by adding a storage unit facility on property located at 147 Madrona Street. c/o U-Haul Co. of Idaho (app. 2932)

Time Estimate:

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

Background:

Approval Process:

Approval will follow City Code 10-13-2-2.

Budget Impact:

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

Regulatory Impact:

N/A

History:

This property was a Plumbing supply store from the 1970's to the late '80's. U-Haul started operating next door to the south in the early 1980's and expanded onto this property with SUP #1380 in 2015.

Analysis:

This is a request to amend SUP #1380 with an expansion of the rental Storage Unit operation. The proposed expansion is 2,600 sq. ft. with prefabricated units anchored to the ground as approved by the Building Dept. The submitted site plan shows the proposed southern units being installed over and within a 15' foot sewer easement. Any site plan submitted for the building permit will have to show no building on or within this stated easement.

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 conditions from SUP #1380.

Attachments:

1. U-Haul SUP Staff Report
2. 1 - Narrative
3. 2 - Zoning
4. 3 - Aerial
5. 4 - FLU
6. 5 - Site Plan
7. 6 - Elevations
8. 7 - Miller Unit Brochure
9. 8 - Photos



Public Hearing: **Tuesday, March 27th, 2018**

To: Planning and Zoning Commission

Presenter: Steve O'Connor, Planner I

Editor: Renee Carraway-Johnson, Zoning Administrator

Authors: Jonathan Spendlove & Steve O'Connor

AGENDA ITEM 6e

Request: Request for an Amendment to Special Use Permit #1380 granted December, 8 2015 by adding a storage unit facility on property located at 147 Madrona Street. U-Haul Co. of Idaho (app. 2932)

Time Estimate:

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

Background:

Applicant U-Haul Co. of Idaho 8155 10 Chinden Blvd Garden City, ID 83714 208.377.2770 casey_jones@uhaul.com Representative Kean McHaddad Forge Building Co 2619 Lambert Dr. Boise, ID 83705 208.629.2952 keanm@forgebuildings.com	Status: Owner/Operator	Size: .52+/- acres
	Current Zoning: C-1	Requested Zoning: SUP Amend for Storage Unit Expansion
	Comprehensive Plan: Commercial	Lot Count: 1 Lot
	Existing Land Use: Rental Storage Units	Proposed Land Use: No Change
	Zoning Designations & Surrounding Land Use(s)	
	North: C-1; Commercial	East: Madrona St; C-1; Commercial Retail
	South: C-1; Commercial (U-Haul)	West: C-1; Vacant
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-8, 10-11-1 thru 8, 10-13, SUP #1380	

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 if 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 expand and build addition rental storage units on property located on the 100 block of Madrona St.

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 property was a Plumbing supply store from the 1970's to the late '80's. U-Haul Started operating at 1757 Kimberly Ave in the early 1980's and expanded onto this property with SUP #1380 in 2015.

Analysis:

This is a request to amend SUP #1380 with an expansion of the rental Storage Unit operation currently there. The applicant proposes to install a total of 21 new "Miller Building Units." The total expansion is 2,600 sq. ft. and the units are prefabricated and then anchored to the ground with specific engineered tie downs as approved by the Building Dept. The submitted site plan shows the proposed southern units being installed over and within a 15' foot sewer easement. City Code does not allow this so any approved site plan will have to show an alternative to what is being presented to the Commission tonight.

Comprehensive Plan Compliance:

The 2016 Comprehensive Plan; "Grow With Us" designates this corridor as appropriate for "Commercial." Commercial land use designations are more intense in commercial activity than mixed use and is less focused on residential livability. Staff has determined this request complies with the 2016 comprehensive plan.

Per City Code 10-4-8:

The C-1 Zone requires an SUP for Rental Storage Units.

Per City Code 10-13-2-2:

Requires an SUP when a 25% expansion is proposed over the original square footage of the original SUP.

Per City Code 10-11-1 thru 8:

Required improvements include access, drainage and storm water. These required improvements will be evaluated and all applicable code requirements will be enforced at the time of building permit submittal.

Possible Impacts:

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

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 conditions from SUP #1380

Attachments:

- | | |
|-----------------------------------|--------------------------|
| 1. Letter of request | 7. Miller Unite Brochure |
| 2. Zoning Vicinity Map | 8. Site Photos |
| 3. Aerial Photo Map | |
| 4. Future Land Use Map | |
| 5. Applicant Submitted Site Plan | |
| 6. Applicant Submitted Elevations | |



Maxey Tookey Architects

1412 W Idaho St Boise, Idaho 83702

E-Mail: chuck@maxey-tookey.com
WWW: <http://www.maxey-tookey.com>

Phone: (208) 344-9600

February 15, 2018

**City of Twin Falls
Twin Falls, ID 83301**

**Project: Uhaul Storage Miller Relocatable's
Twin Falls, Idaho**

Subject: Letter of Explanation

To Whom it may Concern:

We are requesting a Special Use Permit to allow for enclosed Miller Relocatable Storage Units on the site. The site is currently approved for just open storage of vehicles.

Hours of Operation: 7 am – 7pm Monday through Saturday, Sunday 9 am – 5 pm
Traffic anticipated: Anticipate 10 more trips per month
Number of Employees: There are 8 employees. No more hires are anticipated.

An evaluation of the effects on adjoining property are minimal. The site is currently used for storage and will still be used for storage. The only difference is the storage will be enclosed. It doesn't affect the property to the south as that is Uhaul's property. It doesn't affect the property to the west as that is a parking lot. It doesn't affect the property to the north as it abuts their parking lot. All the properties in this area appear to be commercial / industrial in nature. There will be no additional glare, noise, odor, fumes, etc. generated

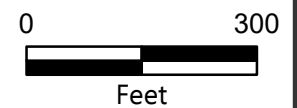
Let me know if you have any questions.

Respectfully,

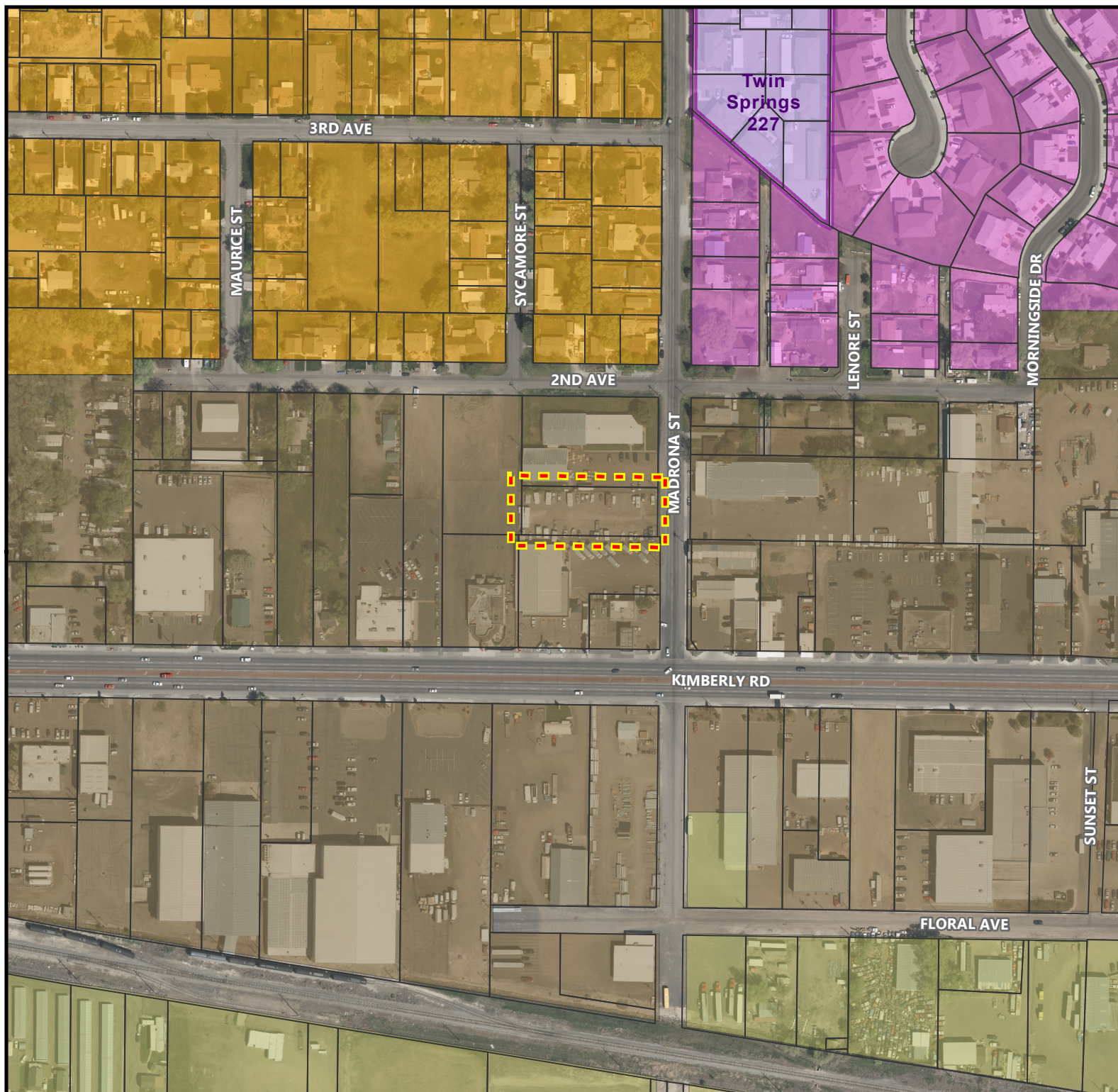
Chuck Tookey
Maxey Tookey Architects, L.L.P.

Zoning Vicinity Map

- PUD
- C-1
- M-1
- M-2
- R-4
- R-6



AERIAL PHOTO APRIL 2016
REFERENCE ONLY





150
MADRON

169
MADRON

MADRONA ST

1757
KIMBE

Aerial Map

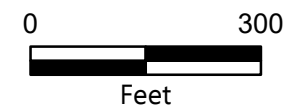


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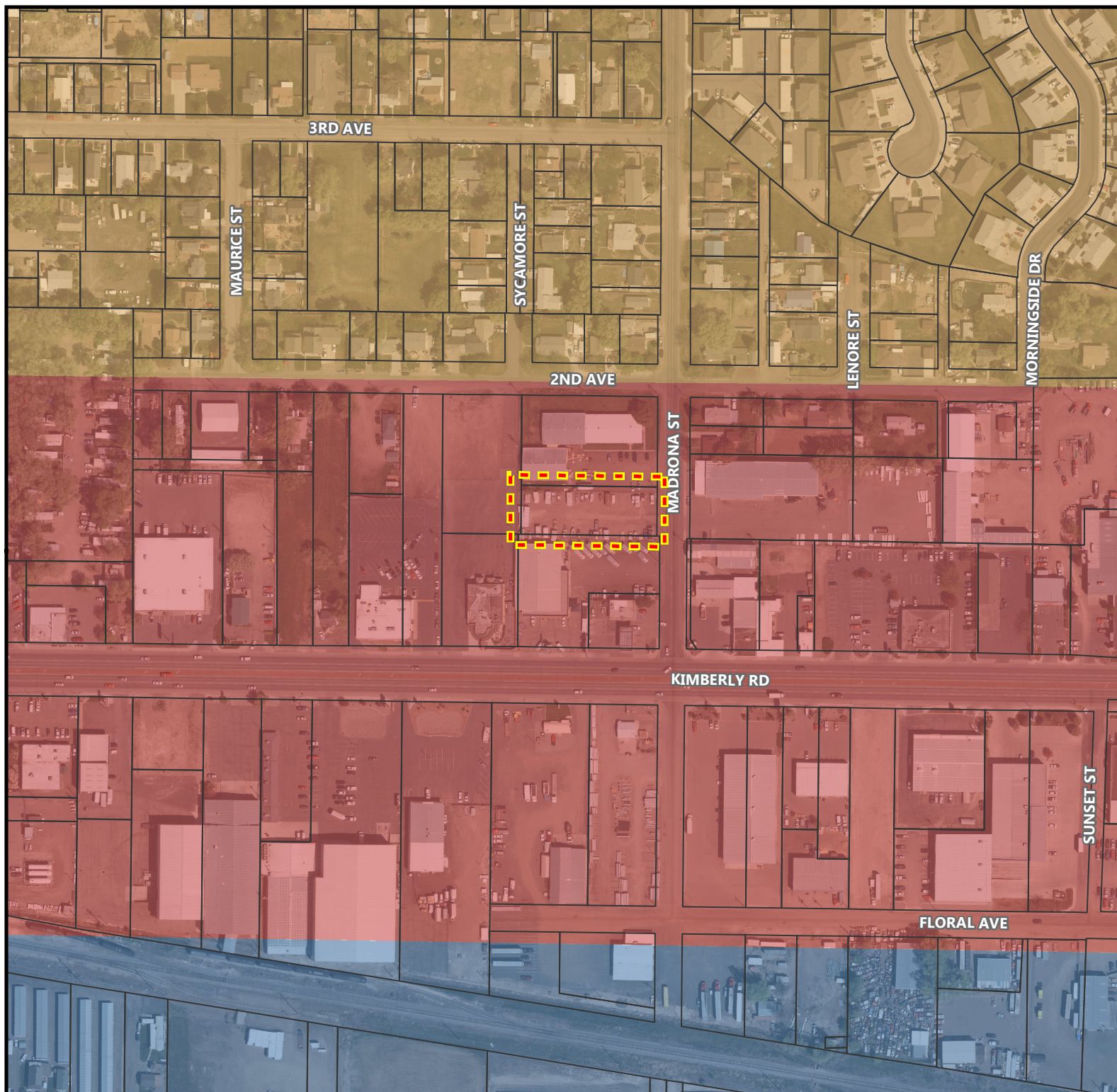
AERIAL PHOTO APRIL 2016
REFERENCE ONLY

Future Land Use Map

- Commercial
- Industrial
- Town Neighborhood



AERIAL PHOTO APRIL 2016
REFERENCE ONLY



GENERAL NOTES

1. PAYER, NAME, REFERENCE NO.
2. OWNER, NAME, MAIL, PHONE NO.
TNT PATENT, 1000
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TNT PATENT, 1000
3. LEGAL DESCRIPTION
4. LOT NO., ACRES, 177441 84
5. EXISTING BUILDING SQUARE FOOTAGE, 2481 84
6. NEW FLOOR AREA, 1000 84
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- ATTACHED SIDE WALK

LANDSCAPE LEGEND

SYMBOL	COTTON NAME Botanical name	SIZE	QUANTITY
	Dogwood White Flowering Cotton Florida Mature Size 36-50"	3" GUL	2
	Mature Size 36"	6" x 7"	2

		SIZE IN IN. FOR AREAS
	LAWN (NEW BOO) (Boots) turf type tall (secure)	



DECIDUOUS TREE PLANTING DETAIL

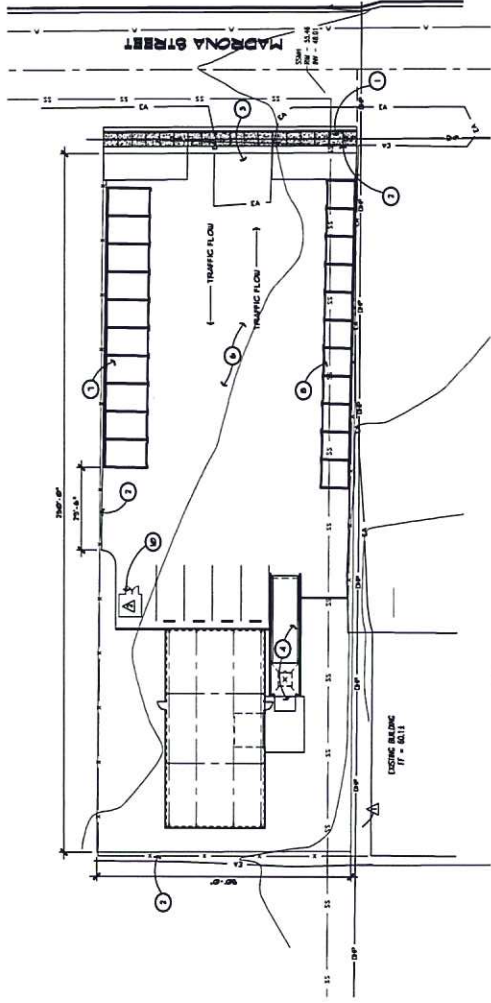
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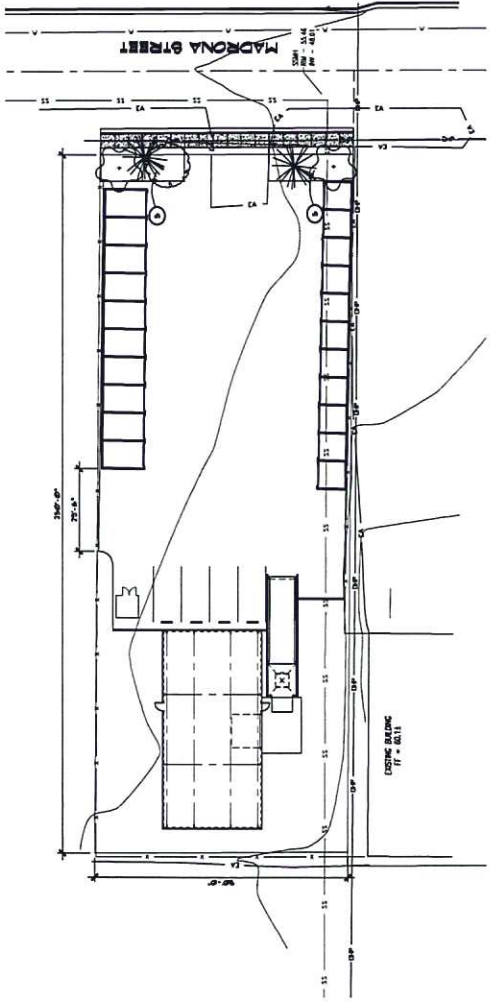
CONFEROUS TREE PLANTING DETAIL

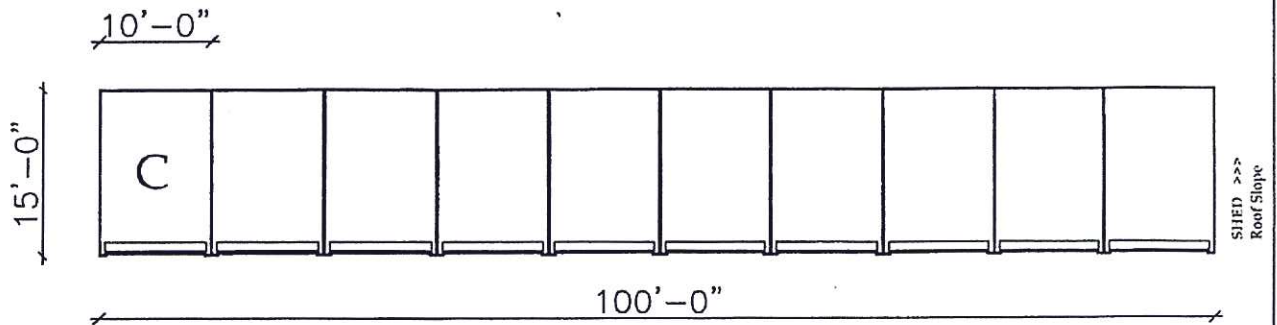
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ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'
NORTH

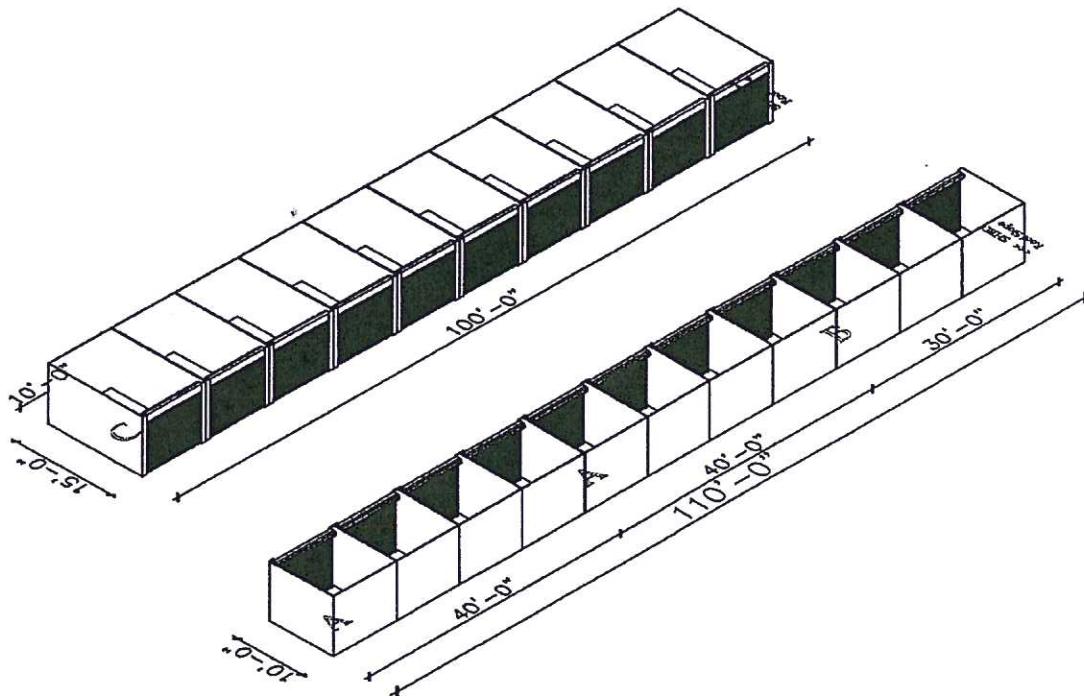
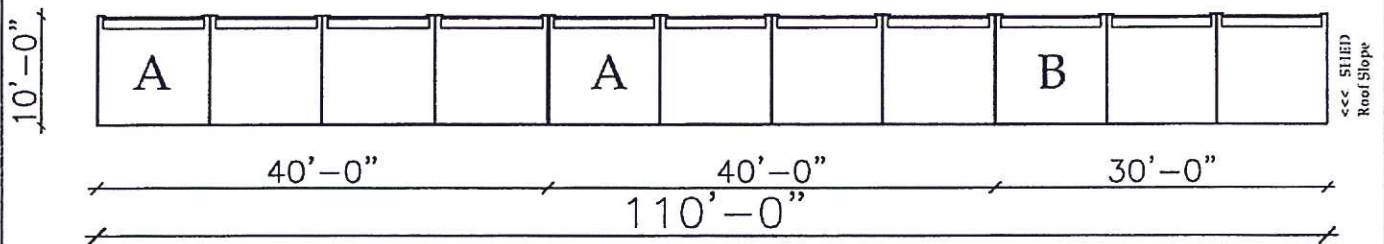


LANDSCAPE PLAN





Miller Building Unit Mix			
Quantity	Style	Sq Ft	Total
11	10x10 - Exterior Rollup	100 SF	1100 SF
10	10x15 - Exterior Rollup	150 SF	1500 SF
			2600 SF



Date 8-29-17	Job Description Uhaul of Twin Falls Twin Falls, ID 83301		MILLER BUILDING SYSTEMS	<table border="1"> <tr><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td></tr> </table>																														
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Contact Us for Your Free Consultation Today! ([free-consultation.html](#))

MENU



RELOCATABLE SPECIFICATIONS

- Standing Seam Roof Design
- Sizes up to 10' X 50'
- Peak or Shed Roof Design
- Galvalume Plus® Partitions
- Delivered Complete or Knocked Down
- Plywood or Steel Floors
- Dummy Doors

MAXIMIZE self storage USAGE... Miller Building Systems Relocatables can maximize property usage for your self storage business, increasing cash flow with seven year depreciation. Miller mobile storage units are available in a variety of sizes and colors. The units do not require foundations, and can be placed on stone or asphalt for immediate use. Miller Relocatable customers include U-Haul™, Public Storage™ and Devon Storage.



18 year old storage buildings get moved on a truck.



Relocatable Self Storage Buildings



Relocatable Mobile Storage Units for the Self Storage Industry

For over 30 years, Miller Building Systems has been building prefabricated steel buildings and prefabricated structures for use in the self storage industry and other storage applications. The portability of mobile storage units makes them a great alternative to conventional construction in the case of setbacks, easements, or leased ground. Take advantage of accelerated depreciation on this type of prefabricated mobile storage unit that is considered equipment. Miller's mobile storage units have the appearance of a traditional self storage building, more attractive than the portable storage containers that are set in driveways and front lawns.

Relocatable prefabricated steel buildings fill in gaps and push occupancy over the top.

Mobile Storage Units - Storage in a Snap

Most facilities have gaps—vacant, unused space in setback areas, utility easements, parking lots or other spots that for whatever reason never made it into building plans. Operators with growing waiting lists often wish for ways to fill these gaps and push occupancies past 100 percent. One solution is prefabricated structures that can be dropped off and rented—in a snap.

Relocatable buildings can be placed temporarily or permanently. Unlike movable PODs or mobile minis, they perform like traditional buildings, but without a foundation system. Instead, they rely on an integrated floor system constructed with steel or pressure-treated lumber.

The first generation of relocatable storage buildings was created out of old sea containers or tractor trailers that were retrofitted with storage doors. Fortunately, they have evolved to resemble typical self-storage design, blending in well with existing facilities and complementing modern construction.

On Demand

Relocatable buildings work well with converted warehouses and on sites with unused parking lots. They add outside-

access rentals, greatly enhancing conversion projects designed exclusively with indoor units. Outdoor units are easily accessible and make self-storage more recognizable from the street.

The structures are most cost-effective when placed on an already-existing hard surface, eliminating excavation and circumventing construction issues. For example, several relocatable buildings were the perfect choice for expansion at Philly Self Storage in Pennsylvania.

Operator Gary Ott already had a successful conversion running. However, his construction-contractor tenants needed outside units to store large equipment. The facility had a large paved area, but the soil was contaminated, eliminating any options for excavation. Ott ordered relocatable buildings and, using the existing black top, added more than 6,000 square feet of rentable exterior-access units, meeting customer demand efficiently.

Self-Starters

Relocatable buildings are also great for testing future self-storage sites. Many self-proclaimed storage entrepreneurs have ordered modules to get a feel for the market before a total property transformation.

Tom Brownell of Mattapoisett Self Storage in Massachusetts had reservations about closing his legendary 30-year-old boat-hauling and storage yard and converting it into self storage. Instead of taking a flying leap, he took baby steps and added 2,000 square feet of relocatable storage buildings alongside his existing warehouse.

"I was renting the units the same day they were dropped off, without any advertising or signage," Brownell says. His first tenants were the same ones who stored their boats at the site. When they noticed the easily recognizable self-storage doors popping up on his site, they lined up. Before he had numbers on the doors, his units reached 100 percent occupancy.

After filling the units in a few weeks, it was obvious demand was abundant. Brownell moved forward with his dream to build a traditional storage building, including climate control and sliding glass doors.

In urban locations, relocatable buildings perform well in land-lease situations, allowing storage owners to take businesses elsewhere as necessary. The relocatable buildings can be up and running in a fraction of the time it takes for traditional construction, usually ready to rent in six to seven weeks.

The only site requirement for the buildings is placement on a level and compact surface—gravel, compacted stone, existing asphalt, recycled pavement, even abandoned tennis courts will do. Temporary buildings on impervious surfaces don't reduce green areas, and require no storm-water management responsibilities.

Permits can usually be obtained quickly for temporary storage modules because they are self contained and not new construction. Still, it's always advisable to check property zoning restrictions and investigate the required application process.

Relocatable buildings, because of their compactness, are more expensive than traditional on-slab construction and competitive with similarly sized expansions. However, costs are recovered more quickly. Public Storage in Bronx, N.Y., added 3,000 square feet of additional storage on a Saturday morning, moving customers in by afternoon. To help defer costs, some owners denote buildings as equipment to take advantage of accelerated seven-year depreciation. In many markets, premium rental rates help pay off the structures in less than three years.

Back to the Future

Relocatable structures debuted in self-storage in the late '80s, prompting many in the industry to place bets on whether the modules would survive the self-storage revolution ... and they have. While alternate designs for portable structures come and go, owners are increasingly looking to use them in new and creative ways.

The variety of applications for the relocatable buildings is endless. They will never eliminate on-slab buildings but will

continue to be a creative choice for the aggressive developer looking to go over the top—100 percent occupancy and beyond.



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Relocatable Storage

Delivery and Unloading Sequence



1 Delivery Date



2 Positioning



3 Crane Hooks Up



4 Truck Pulls Away



5 Placement



6 Maximize Coverage



7 Unhook From Crane



8 Ready to Rent



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