



Twin Falls Planning & Zoning Commission Agenda

Tuesday, June 12, 2018, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Vicinity Map Amended for Item 6d

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:

- 05-08-18

Approval of Findings of Fact and Conclusions of Law for:

- Goode Motor (SUP-reactivation)
- U-Haul (SUP Amendment)

Purpose: **ACTION ITEM** By:

- 5) Items of Consideration
 - a) **Preliminary ZDA Presentation** for a Zoning District Change and Zoning Map Amendment from R-4 to R-4 NCO ZDA for property located at 1122 Washington Street South. c/o Community Council of Idaho; Terrance a Blom (app. PZ 18-0018)
Purpose: **Informational** By: Planning & Zoning Director, Jonathan Spendlove
- 6) Public Hearings
 - a) Request for **Special Use Permit** for the purpose of expanding a veterinary hospital on property located at 544 Main Avenue South. c/o Magic Valley Veterinary Hospital; Connie Rippel (app. PZ 18-0014)
Purpose: **ACTION ITEM** By: Planner, Brock Cherry
 - b) Request for a **Special Use Permit** for the purpose of operating a drive-thru carwash on property located at 221 Pole Line Road. c/o Dan Abel (app. PZ18-0015)
Purpose: **ACTION ITEM** By: Planner, Steve O'Connor

- c) Request for a **Special Use Permit** for the purpose of constructing a detached accessory building larger than 1500 sq. ft. on property located at 3281 Meadow Ridge Lane. c/o Eric Evans (app. PZ 18-0016)

Purpose: **ACTION ITEM** By: Planner, Brock Cherry

- d) Request for a **Special Use Permit** for the purpose of operating a drive-thru carwash on property located on the northeast corner of Washington Street North and Cheney Drive. c/o BCM&W, LLC; Gary Williams (app. PZ18-0017)

Purpose: **ACTION ITEM** By: Planner, Steve O'Connor

7) Upcoming Meeting(s)

- a) June 26, 2018 Public Hearing

8) Adjournment

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

CITY OF TWIN FALLS

PLANNING & ZONING COMMISSION

Public Hearing Procedures for Zoning Requests

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

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

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

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



Twin Falls Planning & Zoning Commission Minutes

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

Members Present: Munoz, Musser, Hawkins, Hansen, Bolton, Musser, Kelley, Detweiler

Staff Present: Cherry, Nope, Spendlove, Strickland, Vitek

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

2) Consideration of Amendments to Agenda

None

3) General Public Input

None

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)

Motion:

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

Commissioner Bolton seconded the motion.

Unanimously Approved

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. c/o Goode Motor (app. 2828)

Staff Presentation:

P&Z Director Spendlove reviewed the request on the overhead and explained that the Commission can reactivate the Special Use Permit or request that the applicant come back

through for another Special Use Permit. They plan to use the property as presented at the previous meeting, and there has not been any significant change in the area.

PZ Questions/Comments:

- Commissioner Musser asked to clarify the display in the landscaping.
- P&Z Director Spendlove explained to park in required landscaping you have to have a special use permit, the site has to be hard surfaced and must be 9x20 in size. The Commission placed a limit on the site to 16 for display. They still have to provide the same amount of trees and bushes for the square footage regardless of display of vehicles.
- Commissioner Bolton asked about significant changes.
- P&Z Director Spendlove explained that this is a very stable area, there may have been a few businesses move in an out of the building in the area but nothing significant. Commissioner Detweiler asked about the small building shown along the west end of the property.
- P&Z Director Spendlove explained it is a building where someone with an appointment could have his or her vehicle assessed for possible purchase from the dealer.

Public Comment: Opened & Closed Without Comments

Deliberations Followed: Without Concerns

Motion:

Commissioner Bolton made a motion to approve the request, as presented, with staff recommendations. Commissioner Detweiler 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 & 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.

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)

Applicant Presentation:

Chuck Tookey, representing the applicant stated this is a request to amend the existing Special Use Permit to add modular storage units to the facility. He explained that there is an easement along the south property line and the buildings will not be built in the easement.

Staff Presentation:

P&Z Director Spendlove reviewed the request on the overhead and stated this is a request to amend SUP #1380 with an expansion of the rental storage unit operation. The expansion would be approximately 2600 sq. ft. with prefabricated units anchored to the ground and inspected for approval by the Building Department. The submitted site plans shows the proposed southern units being installed within a 15' easement. In order for a building plan to be approved the site plan will have to show no buildings on or within the easement. 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 & Zoning Officials to ensure compliance with applicable City Code requirements and standards.
2. Subject to all conditions from SUP#1380

PZ Questions/Comments:

- Commissioner Munoz asked if storage of recreational vehicles is outright permitted and does it need to be screened.
- P&Z Director Spendlove explained that it is a separate use identified in the code, and the original SUP would preclude such use. The area is hard surfaced for parking and maneuvering.
- Commissioner Bolton asked about security fencing.
- Mr. Tookey explained the site is fully fenced with limited access.
- Commissioner Hansen asked if access is 24/7 for customers.
- Mr. Tookey explained it would have 24 hour access available to the customers.
- Commissioner Detweiler asked if the buildings in the easement will be moved.
- P&Z Director Spendlove explained they will move the buildings out of the easement.
- Commissioner Hansen asked if they will be permanent with anticipation of being able to be moved if necessary.
- P&Z Director Spendlove explained they will be anchored to the ground, he is not sure what the business model is for the applicant, however staff has seen this use on several pieces of property because the buildings can easily be moved if the property were to sell leaving the buyer with an empty piece of ground. Anything there longer than 6 months is considered permanent.

Public Hearing: Opened & Closed Without Comments**Deliberations: Without Concerns****Motion:**

Commissioner Musser made a motion to approve the request, as presented, with staff recommendations. Commissioner Kelley 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 & Zoning Officials to ensure compliance with applicable City Code requirements and standards.
2. Subject to all conditions from SUP#1380

7) Upcoming Meeting(s)

- a) May 22, 2018 Public Hearing
June 6, 2018 Work Session

8) Adjournment

Chairman Munoz adjourned the meeting at 6:30 pm.

Lisa A. Strickland, Administrative Assistant



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

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

SPECIAL USE PERMIT
Re-activated 05-08-18

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



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

In Re:	)	
	)	
<u>Special Use Permit, Application,</u>	)	FINDINGS OF FACT,
<u>Amendment</u>	)	
	)	CONCLUSIONS OF LAW,
<u>U-Haul Co. of Idaho</u>	)	
<u>Applicant(s)</u>	)	AND DECISION

This matter having come before the Planning & Zoning Commission of the City of Twin Falls, Idaho on May 8, 2018 for public hearing pursuant to public notice as required by law for a Special Use Permit for the purpose of amending Special Use Permit # 1380 to allow storage unit rentals on property located on the west side of the 100 block of Madrona Street, 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 amending Special Use Permit # 1380 to allow storage unit rentals on property located on the west side of the 100 block of Madrona Street
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: April 19, 2018
3. The property in question is zoned C-1 pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as 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, Commercial Business; to the south, U-Haul/Stinker Station/Kimberly Road; to the east; Madrona Street/Power Plant, LLC; and to the west, Parking Area/The Pressbox Sports Bar.

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

CONCLUSIONS OF LAW

1.The application for a Special Use Permit for the purpose of amending Special Use Permit # 1380 to allow storage unit rentals on property located on the west side of the 100 block of Madrona Street is consistent with the purpose of the C-1 Zone, and is not detrimental to any of the outright permitted uses or existing special uses in the area.

2. The proposed use does constitute a special use as established by zoning requirements for the zone involved as required by Twin Falls City Code 10-13-2.2(D)1.

3. The proposed use will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations as required by Twin Falls City Code 10-13-2.2(D)2

4. The proposed use will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area as required by Twin Falls City Code 10-13-2.2(D)3.

5. The proposed use will not be hazardous or disturbing to existing or future neighboring uses as required by Twin Falls City Code 10-13-2.2(D)4.

6. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community as required by Twin Falls City Code 10-13-2.2(D)6.

7. The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors as required by Twin Falls City Code 10-13-2.2(D)7.

8. The proposed use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares as required by Twin Falls City Code 10-13-2.2(D)8.

9. The proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance as required by Twin Falls City Code 10-13-2.2(D)9.

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

11. The application for a Special Use Permit for the purpose of amending Special Use Permit # 1380 to allow storage unit rentals on property located on the west side of the 100 block of Madrona Street 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 Planning & Zoning Commission hereby enters the following

DECISION

1. The application for a Special Use Permit for the purpose of amending Special Use Permit # 1380 to allow storage unit rentals on property located on the west side of the 100 block of Madrona Street and 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.

Chairman-Planning & Zoning Commission

DATE

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 no outside storage of containers or materials associated with this business.
3. Subject to no outside storage of U-Haul rental trucks or rental equipment on this site.
4. Subject to the receiving and delivering of containers/pods via U-Haul trucks and trailers only.



**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 05-08-18

Permit No.1380

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on December 8, 2015 to U-Haul Co. of Idaho whose address is 8155 Chinden Boulevard Garden City, ID 83714 for the purpose of operating an indoor storage container rental warehouse on property located on the west side of the 100 block of Madrona Street and legally described as Twin Falls Severson Subd S 90' of E 250' of Block 3 (15-10-17 SW) RPT48010030000B

Amended on May 8, 2018 to allow storage unit rentals following the conditions stated below.

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.2756

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 no outside storage of containers or materials associated with this business.
3. Subject to no outside storage of U-Haul rental trucks or rental equipment on this site.
4. Subject to the receiving and delivering of containers/pods via U-Haul trucks and trailers only.

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



Date: Tuesday, June 12, 2018
To: Planning and Zoning Commission
From: Planning & Zoning Director, Jonathan Spendlove

Informational

Request:

Preliminary ZDA Presentation for a Zoning District Change and Zoning Map Amendment from R-4 to R-4 NCO ZDA for property located at 1122 Washington Street South. c/o Community Council of Idaho;
Terrance a Blom (app. PZ 18-0018)

Time Estimate:

Applicant may take up to 10 or more minuets, staff's presentation will be approximately 5 mins.

Background:

N/A

Approval Process:

The applicant is required to present a preliminary review to the Planning and Zoning Commission in which the commission may give suggestions and ask questions of the applicant about the proposed ZDA. A public hearing shall be held before the Commission for a recommendation to City Council to; amend the zoning district and the zoning map, amend with recommendations or deny the request.

Budget Impact:

Regulatory Impact:

N/A

History:

El Milagro has a long history of providing low cost housing options in Twin falls since it was established in the mid 20th century as a migrant camp for transient farm workers. The property established a Head Start early childhood education center in 1989 and has expanded that operation several times over the years.

Analysis:

This is a preliminary presentation of a request for a Zoning District Change and Zoning Map Amendment from the Community Council of Idaho, for redevelopment of the El Milagro Housing Project. Staff give no analysis at this time.

A public hearing regarding this request will be heard at the regularly scheduled Planning and Zoning Commission public meeting on **Tuesday June 26th, 2018**. Further staff analysis will be provided at that time.

Conclusion:

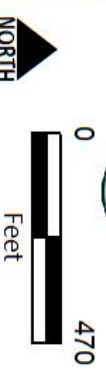
Staff makes no recommendation a this time.

Attachments:

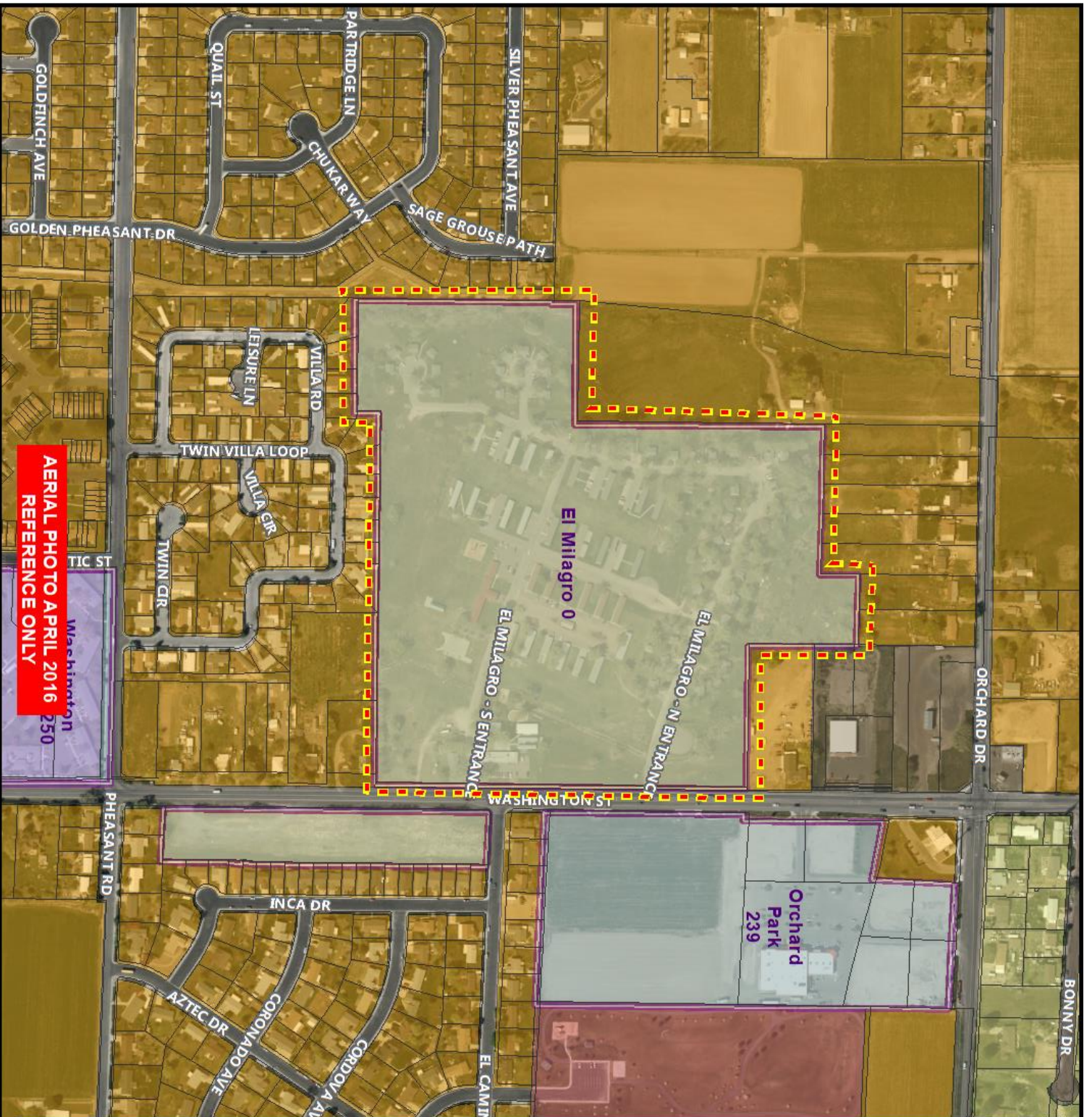
1. 1 - Vicinity Map
2. 2 - Aerial
3. 3 - Narrative
4. 4 - Draft ZDA
5. 6 - Elevations
6. 7 - Photos

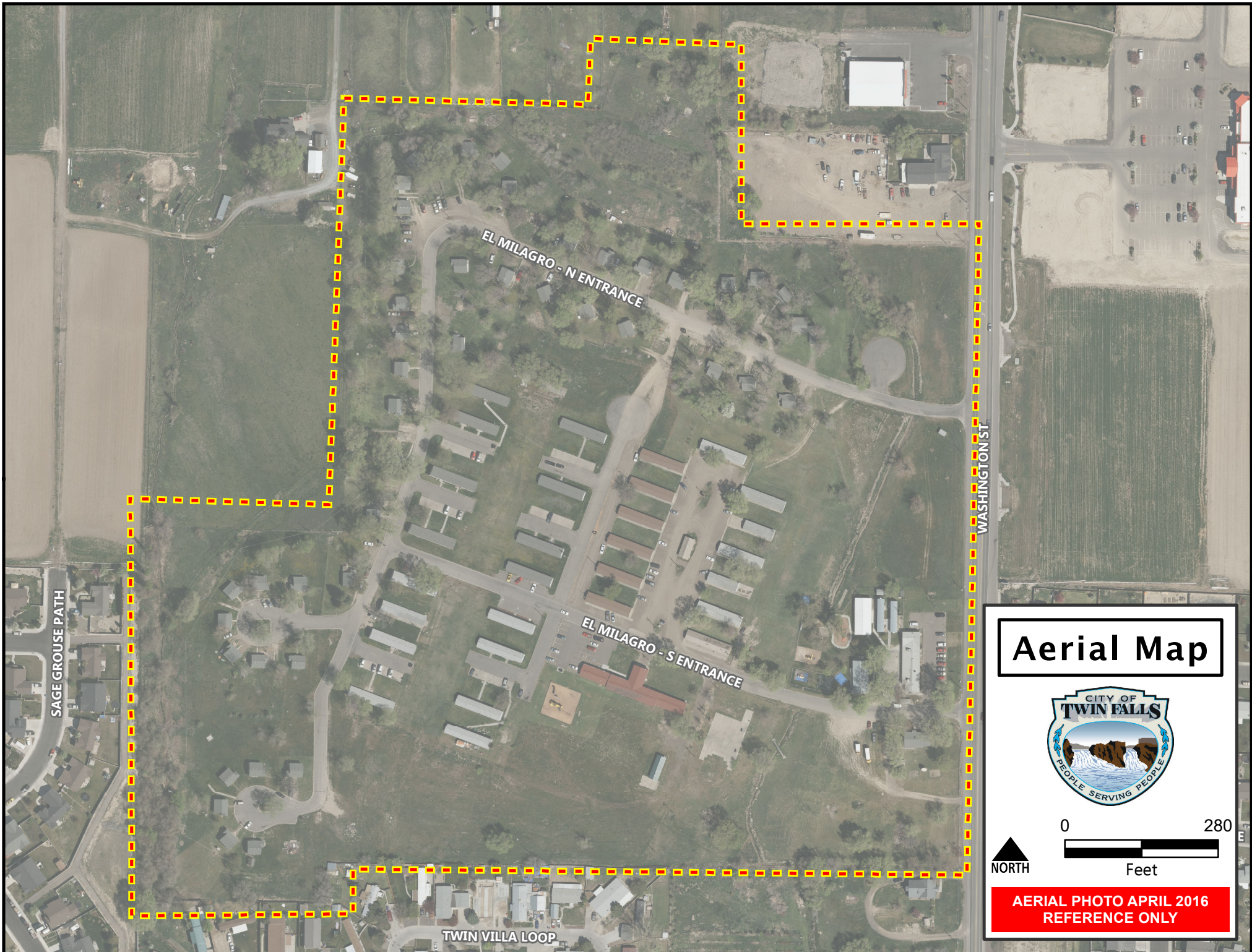
Vicinity Map

-  PUD
 -  C-1
 -  OS
 -  R-2
 -  R-4
 -  R-6
- Current Zoning & Land Use:**
 R-4 PUD; Residential
- Comprehensive Plan:**
 Town Neighborhood &
 Neighborhood Commercial
- Adjacent Zoning & Land Uses:**
- North:**
R-4; Residential
 - South:**
R-4; Residential
 - East:**
R-4 & C-1 PUD, Residential &
Commercial
 - West:**
R-4; Residential

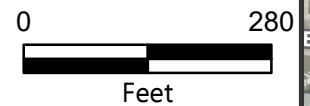


AERIAL PHOTO APRIL 2016
 REFERENCE ONLY





Aerial Map



AERIAL PHOTO APRIL 2016
REFERENCE ONLY



The El Milagro Project

A Multi-use Development of Affordable Multifamily Residential & Non-Profit Community Campus

Application – C - 4

Requested Written Statement

The reason for the request;

The Community Council of Idaho is desiring to develop the property located at 1122 Washington St. S., Twin Falls ID as a multiuse development to include; replacing the existing aging housing with new four-plexes (with garages), an open space/park space, a professional business park for non-profit organizations and possible preservation of two buildings memorializing the farmworker labor and Japanese Internment histories associated with this property. The current zoning provisions on this property are R3 and we will be requesting R4 and Commercial Highway District.

A statement on:

How the proposed zoning change relates to the Comprehensive Plan; and

This development is in line with the City of Twin Falls Comprehensive Plan:

- The Commercial use aligns with the designation of Washington Street South as a “gateway” highway to the City from the Twin Falls Airport to the downtown historic district. It is similar in scale and design to other commercial developments along Washington St. S and the proposed services will complement the existing business community.
- The residential development proposed for the area is similar in density to the current units at the location but the replacement units will improve the quality of the housing and aesthetics of the community. The R4 density is similar to the existing scattered units (which will all be replaced), housing that is proposed by other developers for the eastern side of Washington (adjacent to the El Milagro subdivision) and is complimentary in design and features to the existing housing inventory in the surrounding developments.



The El Milagro Project

A Multi-use Development of Affordable Multifamily Residential & Non-Profit Community Campus

Compatibility with the surrounding area, and

As stated above this development has been designed to be complimentary in density and design with the existing residential and commercial developments surrounding the 40 acres to be developed. It is also being designed to incorporate the “green belt” that is underdevelopment to the east of the property and provide open space/part space which will enhance all of the surrounding neighborhoods.

An explanation of the intended use/development of the property

This development will over the various phases replace all of the existing aging affordable housing units with new primarily four-plex units and possible duplex units (proposed with garages) which will be developed through partnerships with affordable housing developers. Phase 1 will be a Low Income Housing Tax Credit development in partnership with Syringa Development. The Commercial Development will allow for the expansion of non-profit social services on the site which will be open to all of the community. These may include the following CC Idaho services (Migrant & Seasonal Head Start, Employment & Training, Immigration Services, Housing, Health Care and Youth Build. Partners who have expressed interest include Boys & Girls Club TF, YMCA, College of Southern Idaho, Family Medical Clinics, Twin Falls School District, Friends of Minidoka and others.

A list of requested exceptions for specific uses and/or development standard(s)

See the attached development phase by development phase descriptive documents.

List to include detailed & specific list of land uses/development allowances not permitted outright by code

There are no specific items requested that are not allowed by Twin Falls Code.



The El Milagro Project

A Multi-use Development of Affordable Multifamily Residential & Non-Profit Community Campus

NOW THEREFORE:

1. All future development and improvements shall conform to the standards and regulations of the Twin Falls City Code Title 10 – Chapter 4 – Section 5; Residential Medium Density District, and Title 10 - Chapter 4 – Section 21; Neighborhood Commercial Overlay for the area designated on the Master Development Plan as “Phase 3”, or as amended, and all references to other sections therein except for the following:
2. R-4, Residential Medium Density District: Modified as follows;
 - a. R-4 ZDA Zone
 - i. Permitted uses;
 1. Cultural Facilities
 - a. Historic sites and monuments
 - b. Museums, libraries, and art gallery
 2. Parks
 - a. Public Park and playgrounds with crowd attracting facilities
 - b. Park concessions.
 3. Residential
 - a. Management office and community resource building.
 - b. Community clubhouse.
 - c. Dwellings – triplex and fourplex.
 4. Sports Facilities
 - a. Outdoor athletic fields and support facilities, including but not limited to Soccer and Baseball fields.
 5. Transportation:
 - a. Bus facilities, including pickup shelters
 - ii. Property Development Standards
 1. Use of lots: Multiple dwelling units allowed on one lot
 2. Other Site Development Criteria: Private Streets
 - a. Internal streets may be private. Private streets shall meet or exceed City of Twin Falls Master Transportation Plan and subsequent revisions to the Idaho Standards for Public Works Construction for Residential street sections.
 - b. Private street width's, edge to edge of asphalt, shall be thirty-three ft (33'), but may be reduced to thirty feet (30'), however, they shall be posted “No Parking.”
 - c. Curbs, gutters, and sidewalks are not required, however, all residential units shall have access meeting or exceeding the Americans with Disabilities Act standards.
 - d. All private streets shall provide provisions for storm water runoff management.
3. NCO, Neighborhood Commercial Overlay; Modified as follows, and applies only to the area identified as “Phase 3” on the Master Development Plan.
 - a. NCO ZDA Overlay
 - i. Permitted uses;
 1. Medical Facilities:
 - a. Doctor's Office
 - b. Hospital and clinics
 - c. Rehabilitation service



The El Milagro Project

A Multi-use Development of Affordable Multifamily Residential & Non-Profit Community Campus

2. Parks:
 - a. Park concessions
 3. Public Assembly:
 - a. Auditoriums.
 - b. School - private, vocational and/or academic.
 - c. Theater – indoor
 4. Service:
 - a. Professional organizations
 - b. Welfare and charitable facilities
 5. Transportation:
 - a. Bus facilities, including pickup shelters
- ii. Property Development Standards
1. Other Site Development Criteria: Private Streets
 - a. Internal streets may be private. Private streets shall meet or exceed City of Twin Falls Master Transportation Plan and subsequent revisions to the Idaho Standards for Public Works Construction for Residential street sections.
 - b. Private street width's, edge to edge of asphalt, shall be thirty-three ft (33'), but may be reduced to thirty feet (30'), however, they shall be posted "No Parking."
 - c. Curbs, gutters, and sidewalks are not required, however, all commercial units shall have access meeting or exceeding the Americans with Disabilities Act standards.
 - d. All private streets shall provide provisions for storm water runoff management.
4. PROJECT PHASING:
- a. The improvements shall be installed in phases as the developer chooses based upon market demand and the discretion of the developer. The developer shall provide the City with written notification of the timing and scope of each phase or phases contemplated for development. No phase shall be constricted without first meeting the approval of the City for inter-connection of utilities and/ or construction of temporary facilities required to accommodate a particular phase.
 - b. Approval for each phase may be obtained by submission of a technically correct final plat for each phase to the City Council, The designation and location of specific uses on the Master Plan are conceptual and minor changes therefrom shall not provide basis for disapproval of any final plat. There shall be no minimum time and no maximum limit between phases.

The El Milagro Project

A Multi-use Development of Affordable
Multifamily Residential & Non-Profit Community
Campus



Sample Elevations – Housing (Areas 1, 2 & 4)

The El Milagro Project

A Multi-use Development of Affordable
Multifamily Residential & Non-Profit Community
Campus



Sample Elevations – Housing (Areas 1, 2 &4)

The El Milagro Project

A Multi-use Development of Affordable
Multifamily Residential & Non-Profit Community
Campus



Sample Elevations – Commercial Development (Area 3)

The El Milagro Project

A Multi-use Development of Affordable
Multifamily Residential & Non-Profit Community
Campus



Sample Elevations – Commercial (Area 3)



El Milagro Head Start



Housing Unit in Disrepair



Typical Housing Unit



Washington St S Frontage looking W



North Entrance from Washington St S



Date: Tuesday, June 12, 2018
To: Planning and Zoning Commission
From: Planner, Brock Cherry, Planner

ACTION ITEM

Request:

Request for **Special Use Permit** for the purpose of expanding a veterinary hospital on property located at 544 Main Avenue South. c/o Magic Valley Veterinary Hospital; Connie Rippel (app. PZ 18-0014)

Time Estimate:

Staff will be approximately 5 minutes. The applicant can take up to approximately 10 minutes.

Background:

NA

Approval Process:

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

Budget Impact:

Regulatory Impact:

NA

History:

Magic Valley Plumbing rented half of the building to the applicant in 1992. The applicant received SUP approval for an “animal hospital” on 01/14/1992. The applicant has since purchased the building in its entirety.

Analysis:

This is a request for a Special Use Permit to allow for the expansion, over 25%, of the veterinary clinic under SUP #0308 for the property located at 544 Main Ave S. Additional exam rooms, treatment rooms, pharmacy and office areas will be added. The number of dog kennels will not be increased. However, 6 – 10 cat boarding kennels may be added. The applicant stated there will not be any significant increase in traffic, noise, or odor.

Conclusion:

If the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to site plan amendments as required by City Code Standards
2. Subject to noise levels being kept to a reasonable level at the property boundaries.

3. Subject to no outdoor boarding of animals.

Attachments:

1. PZ-18-0014-SUP Staff Report
2. 1 - Vicinity Map
3. 2 - Narrative
4. 3 - Original Special Use Permit Approval
5. 4 - Site Plan
6. 5 - Photos



Comprehensive Staff Report



To: Planning & Zoning Commission
Presenter: Brock Cherry, City Planner
Editor: P&Z Director
Authored by: Brock Cherry, City Planner
Request: A **Special Use Permit** to amend SUP-0308 for the purposes of expanding an existing veterinary clinic.
Application No. : PZ18-0014

Public Hearing: June 12th, 2018

Analysis

This is a request for a Special Use Permit to allow for the expansion, over 25%, of the veterinary clinic under SUP #0308 for the property located at 544 Main Ave S. Additional exam rooms, treatment rooms, pharmacy and office areas will be added. The number of dog kennels will not be increased. However, 6 – 10 cat boarding kennels may be added. The applicant stated there will not be any significant increase in traffic, noise, or odor.

Approval Process

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

The Commission shall make a decision on the request within thirty (30) days after the public hearing. The Administrator If conditions are placed on the permit, 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 the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, 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.

History

Magic Valley Plumbing rented half of the building to the applicant in 1992. The applicant received SUP approval for an "animal hospital" on 01/14/1992. The applicant has since purchased the building in its entirety.

Applicable Regulations or Codes

Per City Code 10-4-7.2, a SUP is required in order for use of an "animal hospital" to be permitted in the C-B Zone.

Per City Code 10-13-2-2, a SUP is required for an expansion of more than twenty five percent (25%) over the original square footage approved through the special use permit process.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Downtown." Staff has determined this request complies with the 2016 comprehensive plan.

Possible Impacts

Staff nor the Applicant anticipate an increase in detrimental impacts on the surrounding properties from this request.

Conclusion

If the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to site plan amendments as required by City Code Standards
2. Subject to noise levels being kept to a reasonable level at the property boundaries.
3. Subject to no outdoor boarding of animals.

Attachments

1. Vicinity Map
2. Narrative
3. Original SUP Approval
4. Site Plan
5. Photos

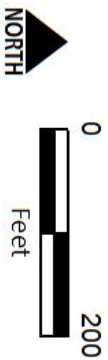
Public Hearing: June 12th, 2018



AERIAL PHOTO APRIL 2016
REFERENCE ONLY

Vicinity Map

- C-B
 - M-1
 - M-2
 - R-6
 - WHO
 - CRO
 - PRO
 - Parking Overlay - One
 - Parking Overlay - Two
- Current Zoning & Land Use:**
C-B & Animal Hospital
- Comprehensive Plan:**
Downtown
- Adjacent Zoning & Land Uses**
Northwest:
C-B & Residence
Southeast:
C-B & Parking
Southwest:
C-B & Auto Sales
Northwest:
C-B & Residence



We have been in business as Magic Valley Veterinary Hospital at 542 Main Avenue South since 1992 so for 26 years. We originally rented our half of the building from Magic Valley Plumbing. We eventually bought the building and then rented the other half back to Magic Valley Plumbing until Ed McLinn retired.

Our plan is to expand into the other half of the building so we can have more room. We are adding more exam rooms as well as a treatment room, pharmacy, and office areas. Our hours of operation are 8:00 – 5:30 Monday through Friday and 8 – noon on Saturdays. We currently see on average thirty to forty people per day either with their animals or coming in to pick up medication or pet food. We do have on street parking. I don't anticipate a large increase in traffic. We have nine employees but not all are working on any individual day. We have employee parking in the back.

I do not expect any changes that will affect the adjoining properties. We are not going to be increasing our number of dog kennels. Over the years our boarding has decreased with the increasing number of boarding kennels in the area. We will add probably 6 – 10 additional cat boarding kennels but they don't increase noise or odor to the neighbors in any way.

We do not have any outdoor runs. We do walk our hospitalized dogs on leashes mainly in the alley out back but sometimes around the block. We do pick up their bowel movements immediately. We also clean our area up front every day as well as our neighbors on either side of us. We do keep the lid closed on the dumpster out back in accordance with our special use permit. We do not have anything that creates fumes or vibration on adjoining property. Our lighting will be very similar to what we have now. In general there should be very little change from what we have been for the last 26 years to the surrounding area. I believe we have been a good steady commercial business at this end of Main that helps to allow for other businesses to thrive and prosper.

SPECIAL USE PERMIT

Permit No. 0308

Granted by the Twin Falls City Planning and Zoning Commission/~~Council~~ on
1-14-92 to Edward M. McLinn for Connie Rippel,

whose address is 542 Main Ave. S.

Twin Falls, Idaho 83301

for the purpose of veterinary clinic

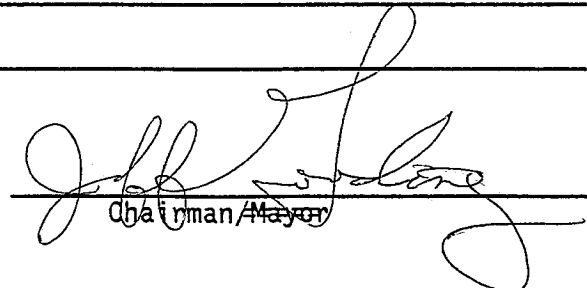
on real property located at 542 Main Ave. S.

and legally described as NW 25' Lot 6 Block 107 Twin Falls Original Townsite

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

- 1) The applicant shall not permit noise levels above reasonable levels at the
property boundaries.
- 2) A covered trash dumpster is required.
- 3) No outdoor boarding of animals allowed.
- 4) _____
- 5) _____
- 6) _____

DUPLICATE ORIGINAL


Chairman/Mayor

This permit is for zoning purposes only. Other permits such as sign,
building, electrical or plumbing permits, etc. may be required.
Please contact the Building Department at 736-2238 for further information.

This permit corresponds to Application No. 0785

2ND AVE S

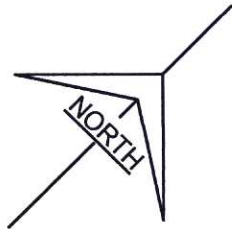
542 MAIN AVE,
Twin Falls, ID 83301

MAGIC VALLEY
VETERINARY HOSPITAL

No on-site parking
required.

ALLEY

MAIN AVE E.



LIBERTY ST S

① SITE PLAN
1" = 50'-0"

Laughlin Ricks Architecture
—architecture/planning—

935 Shoshone Street North * Twin Falls, Idaho 83301
(208) 736-8050 Fax: (208) 733-0950

CONNIE RIPPEL
PHONE: (208) 733-1445
EMAIL: echobia@cablone.net

MAGIC
VALLEY
VETERINARY
HOSPITAL

SITE PLAN

Drawn by KL
Checked by RCR

SUP

Scale 1" = 50'-0"



Posting along Main Ave E



From across Main Ave. E



Date: Tuesday, June 12, 2018
To: Planning and Zoning Commission
From: Planner, Steve O'Connor

ACTION ITEM

Request:

Request for a **Special Use Permit** for the purpose of operating a drive-thru carwash on property located at 221 Pole Line Road. c/o Dan Abel (app. PZ18-0015)

Time Estimate:

Applicant will take Approximately 10 mins. Staff's presentation will be approximately 5 mins

Background:

N/A

Approval Process:

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

Budget Impact:

Regulatory Impact:

N/A

History:

This lot was platted with the Westpark Commercial Subdivision No. 9 as Lot 2 Block 1. The plat was recorded in October 2015. It is also governed by the Northbridge PUD #2185 recorded in September 1993.

Analysis:

This is a request for a car wash with a drive through on property located at 221 Pole Line Road. A special use is required per the PUD and C-1 zone for both a car wash and any drive through service.

Staff has had extensive conversations with the applicant in regards to impacts on the city sewer system particularly with the operations and resulting excess waste water. Industry Best Management Practices are encouraged by the City Engineering Department. However, following BMP's are not a guarantee that waste water will be managed to city, state, or federal standards. To this effect, city staff needs a way to monitor flows from the facility in the future should they exceed the federal industrial usage standard of more than 25,000/gallons a day.

As a result, the Engineering Department has requested a condition for a sewer manhole be placed on the property within an access easement for future monitoring.

Conclusion:

If the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to site plan amendments as required by applicable City Code's and/or Standards
2. Subject to. a discharge monitoring plan, including infrastructure elements and associated access easements, to be approved by City Engineer prior to Building Permit approval.

Attachments:

1. PZ18-0015-SUP Staff Report
2. 1 - Vicinity Map
3. 2 - Narrative
4. 3 - Site Plan
5. 4 - Elevations
6. 5 - Photos



Comprehensive Staff Report



To: Planning & Zoning Commission

Presenter: Steve O'Connor

Editor: Administrator

Authored by: Steve O'Connor

Request: A **Special Use Permit** for a car wash with a drive through located at 221 Pole Line Road.

Application: PZ18-0015

Public Hearing: Tuesday, June 12th, 2018

Analysis

This is a request for a car wash with a drive through on property located at 221 Pole Line Road. A special use is required per the PUD and C-1 zone for both a car wash and any drive through service.

Staff has had extensive conversations with the applicant in regards to impacts on the city sewer system particularly with the operations and resulting excess waste water. Industry Best Management Practices are encouraged by the City Engineering Department. However, following BMP's are not a guarantee that waste water will be managed to city, state, or federal standards. To this effect, city staff needs a way to monitor flows from the facility in the future should they exceed the federal industrial usage standard of more than 25,000/gallons a day.

As a result, the Engineering Department has requested a condition for a sewer manhole be placed on the property within an access easement for future monitoring.

Approval Process

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

The Commission shall make a decision on the request within thirty (30) days after the public hearing. 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 the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, 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.

History

This lot was platted with the Westpark Commercial Subdivision No. 9 as Lot 2 Block 1. The plat was recorded in October 2015. It is also governed by the Northbridge PUD #2185 recorded in September 1993.

Applicable Regulations or Codes

Per City Code 10-4-8, an SUP is required for any carwash and/or drive through service.

Per city Code 10-11-1 thru 8, required improvements and all applicable code requirements are enforced at the time of building permit submittal.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Mixed Use." Staff has determined this request complies with the 2016 comprehensive plan.

Possible Impacts

The typical impacts from a facility like this, such as vehicular traffic and noise, are not anticipated to be detrimental to the surrounding properties. The applicant stated it takes approximately 20+/- gallons to clean a vehicle. With the stated 300-350 cars per day that is upwards of 7,000 gallons of water a day. There is a possibility that the facility can handled more than the anticipated 350/day. As such impacts to the city's sewer system must be addressed.

Conclusion

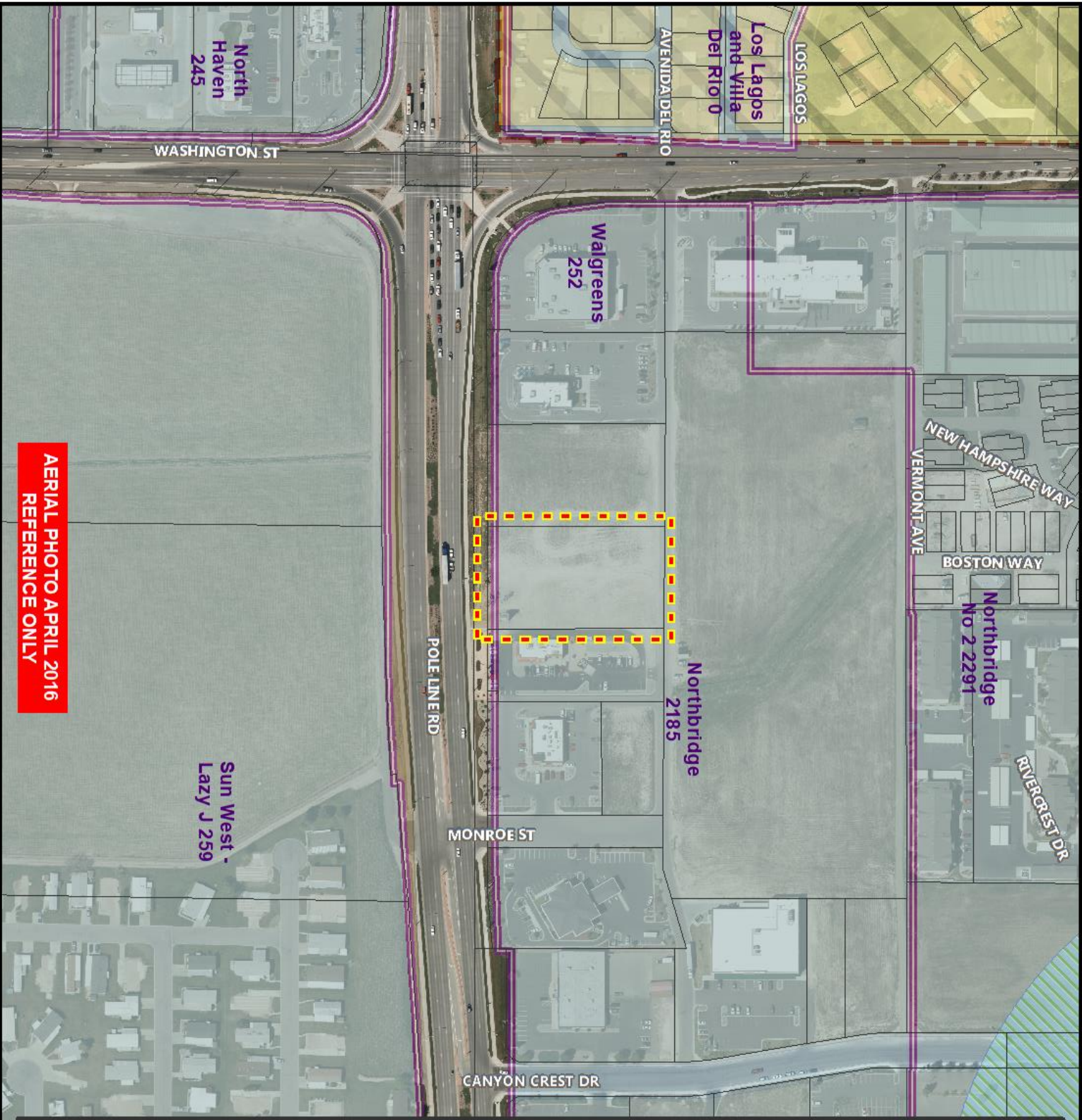
If the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to site plan amendments as required by applicable City Code's and/or Standards
2. Subject to. a discharge monitoring plan, including infrastructure elements and associated access easements, to be approved by City Engineer prior to Building Permit approval.

Attachments

1. Vicinity Map
2. Narrative
3. Site Plan
4. Elevations
5. Photos

Public Hearing: Tuesday, June 12th, 2018

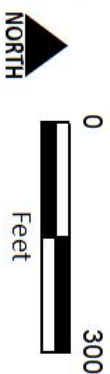


AERIAL PHOTO APRIL 2016
REFERENCE ONLY

Vicinity Map



Current Zoning & Land Use:
C-1 PUD (PUD #2185)
Comprehensive Plan:
Mixed Use
Surrounding Zoning:
North:
C-1 PUD; Vacant
South:
Pole Line Rd.; C-1 PUD;
Vacant
East:
C-1 PUD; Popeye's
West:
C-1 PUD; Vacant



**Twin Falls
Special Use Permit Application
Car Wash**

April 26, 2018

Reason for the Request

We are requesting a special use permit to construct and operate an express car wash in a C-1 zone. This zone requires a special use permit for our use.

Explanation of the Project

Hours of Operation

Opening and closing times are adjusted based on the time of year. Typically, the winter hours are from 9 am to 6 pm. The car wash remains open until approximately 9:00 pm in the summer months.

Traffic Anticipated

Our projections anticipate approximately 300 - 350 cars per day. These cars trickle in throughout the day, without a real 'peak' time.

Number of Employees

We anticipate a total of 13 employees. However, no more than 4 employees are typically on site simultaneously.

Evaluation of the Effects on Adjoining Properties

Noise

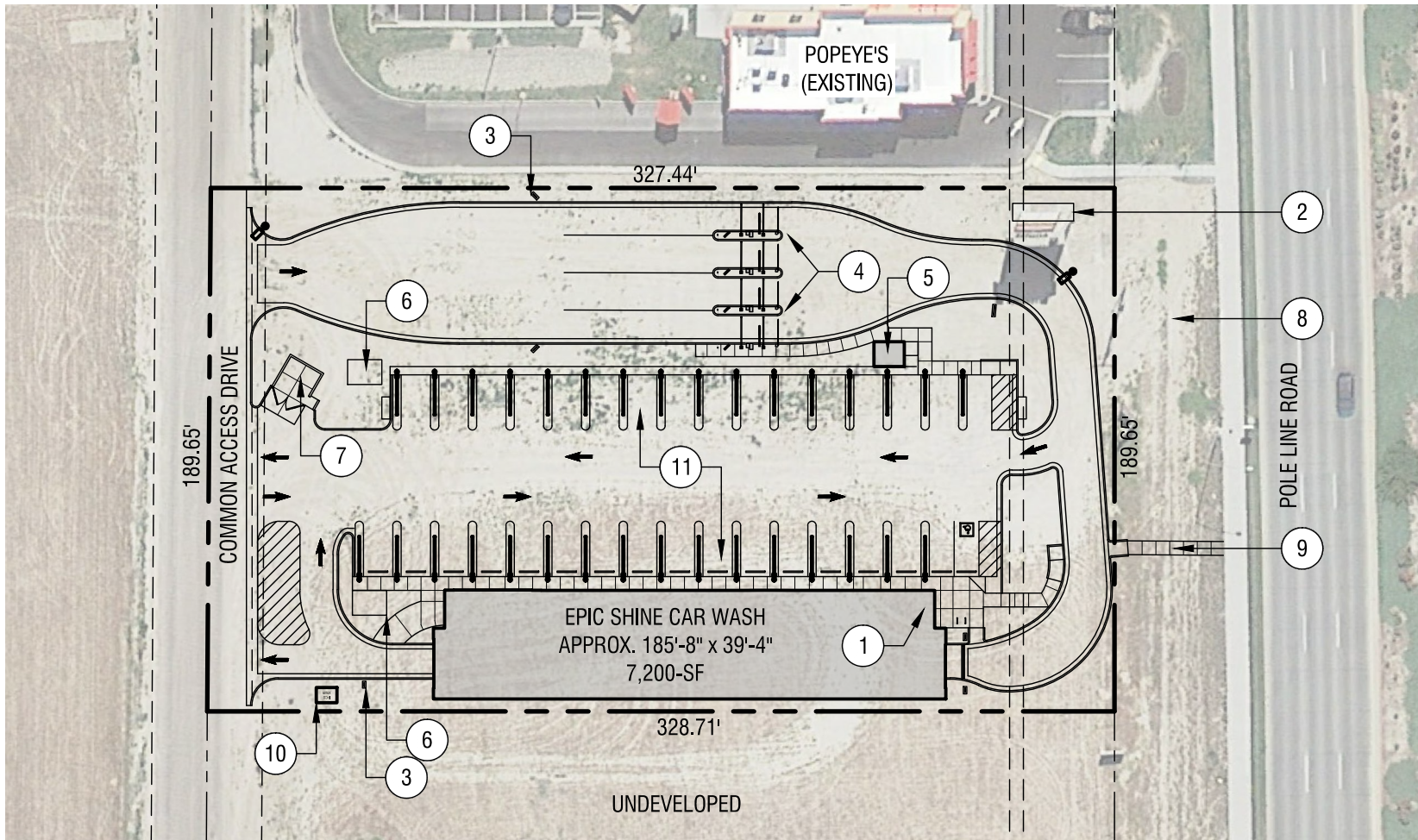
The dryers within the tunnel generate some noise. We operate four other car washes and have never received a noise complaint from our neighbors. The vacuum motors do not create any significant amount of noise.

Glare, Odor, Fumes & Vibration

We don't anticipate glare, odor, fumes or vibration to cause any concern to adjoining properties.

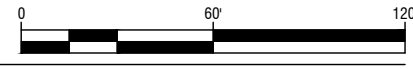
General Compatibility

We feel the car wash is compatible with other commercial uses in the vicinity. We maintain a high standard of cleanliness on our sites and we expect this project to be a boon to our neighbors and community.



Site Plan

HORIZONTAL SCALE: 1" = 60'



Keynotes:

- | | |
|---|---|
| 1. BUILDING FRONT ENTRANCE / OFFICE AREA. | 8. LANDSCAPE AREA |
| 2. PYLON SIGN (EXISTING) | 9. SIDEWALK CONNECTION TO PUBLIC FACILITIES |
| 3. SITE DIRECTIONAL SIGNAGE (TYP) | 10. ELECTRICAL TRANSFORMER |
| 4. PAY ISLAND | 11. VACUUM STALL WITH ARCH (TYP) |
| 5. "FLIGHT DECK" BUILDING FOR EMPLOYEES ASSISTING PAY ISLANDS | |
| 6. VACUUM EQUIPMENT PAD | |
| 7. TRASH ENCLOSURE | |

This document and the information contained herein may not be copied or reproduced without express written permission of The Land Group, Inc.
 Unauthorized disclosure or construction use are prohibited by copyright law.

Sheet Title:

Epic Shine Car Wash Special Use Permit Site Plan Lot 1, Block 1, Westpark Commercial Sub'd

Idaho
 Twin Falls

THE LAND GROUP
 INCORPORATED

462 East Shore Drive, Suite 100
 Eagle, Idaho 83616
 Ph. 208.939.4041 Fax 208.939.4445
www.thelandgroupinc.com

Project No.: 118029
 Date of Issuance: 05-01-2018
 Designed by: TLG
 Checked by: JCD

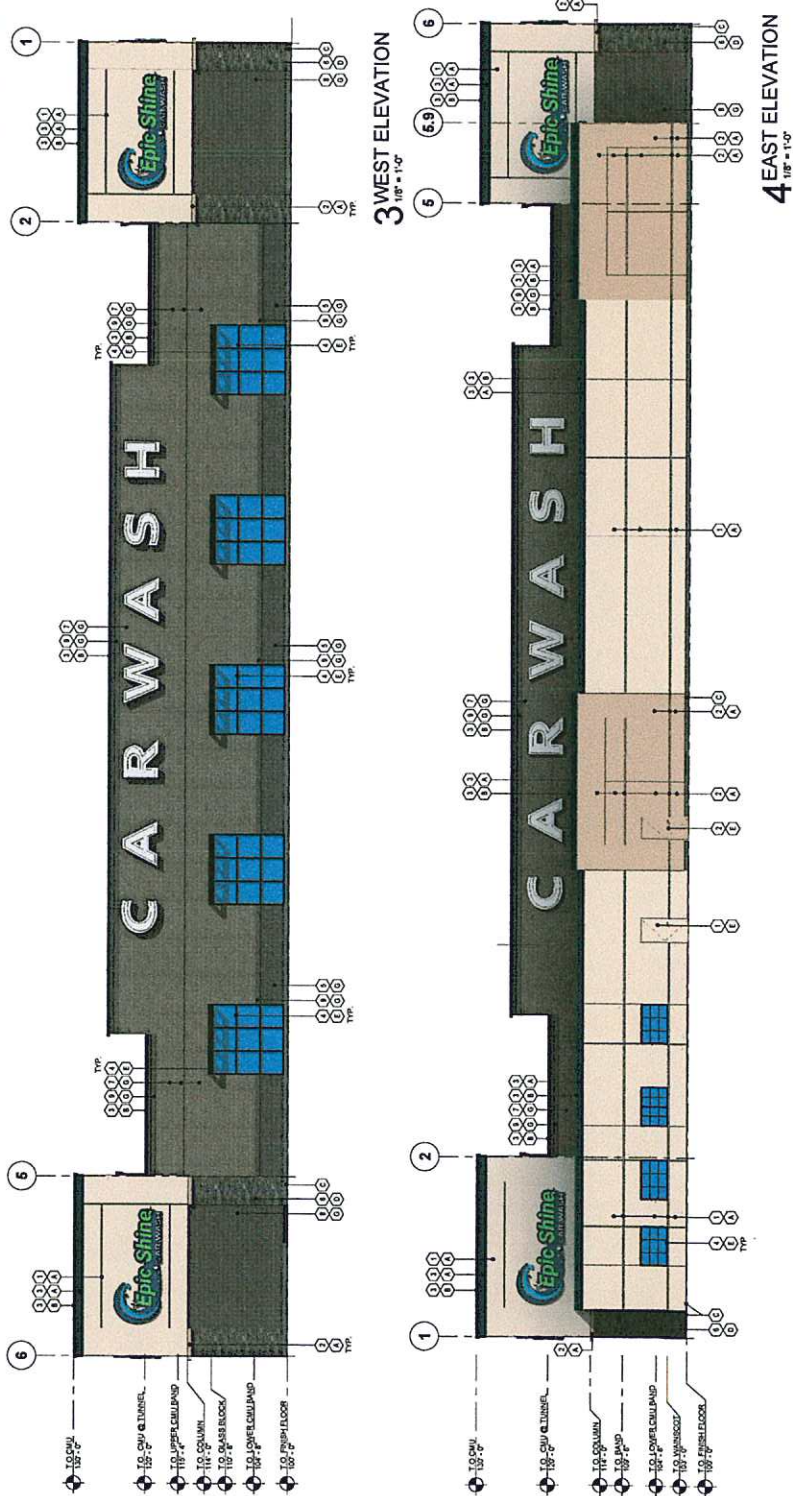
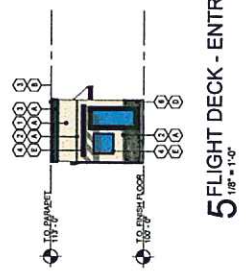
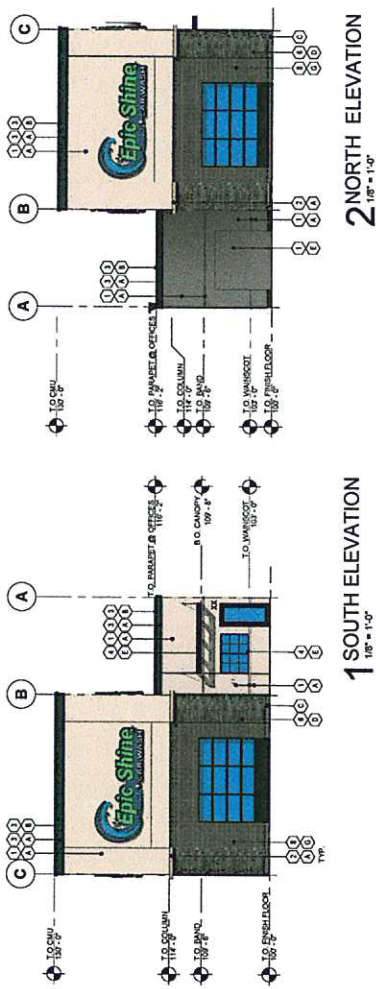
Sheet No.:
SUP 1

###

1. PROVIDE MATERIAL SAMPLES FOR OWNER/ARCHITECT'S APPROVAL.
2. FINISHES ARE ALSO REQUIRED ON PORTIONS OF EXTERIOR, INSIDE
3. THE REFERENCE IS REQUIRED AND TO BE EXPOSED TO PUBLIC VIEW
HIGHLIGHTS RELATIVE TO INTERIOR FLOOR DATUM ASSUMED AT 100'-0".
4. ALL MATERIAL SYMBOLS ARE FOR REPRESENTATION ONLY.
CONTRACTOR IS RESPONSIBLE FOR DETERMINING PROPER
COUNING, ETC.
5. ROOF TOP MECHANICAL UNITS TO BE SCREENED BY PARAPET WALLS

**MATERIALS & FINISH
SCHEDULE:**

MATERIAL	FINISH / COLOR
STUCCO	1 BREWSTER WILLIAMS, SWH114
	2 SOFTER TAN
METAL COING	3 BREWSTER WILLIAMS, SWH141
CONCRETE	4 BREWSTER WILLIAMS, SWH141
STONE	5 BERKEGGE, BUCKEN
	6 DARK BRIDGE
GLASS	7 COGNATE, SMOOTH FACE
CEMENT BLOCK	8 DONALD STONE, SPYTHACK
CMU	9 LEDGESTONE, BUZZE
	10 COGNATE, SMOOTH FACE
CLAY	11 BASALITE, SMOOTH FACE
	12 COGNATE, SMOOTH FACE
SPUT FAZE	13 COGNATE, SPUT FAZE
	14 CLEAR





NE Corner Looking SW



Nw Corner Looking SE



Date: Tuesday, June 12, 2018
To: Planning and Zoning Commission
From: Planner, Brock Cherry, Planner

ACTION ITEM

Request:

Request for a **Special Use Permit** for the purpose of constructing a detached accessory building larger than 1500 sq. ft. on property located at 3281 Meadow Ridge Lane. c/o Eric Evans (app. PZ 18-0016)

Time Estimate:

Staff will be approximately 5 minutes. The applicant may take up to approximately 10 minutes.

Background:

NA

Approval Process:

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

Budget Impact:

Regulatory Impact:

NA

History:

Building Records indicate this residence was built in 2003, and has remained unchanged since that time. Prior to the residence being built the land was vacant/undeveloped.

Analysis:

This is a request to construct a detached accessory structure exceeding 1,500 sq. ft. on property located at 3281 Meadow Ridge Ln. The SUI Zone requires an SUP for all detached accessory buildings exceeding 1,500 sq. ft. The applicant has stated the structure will be utilized for personal use only for storage of an RV, yard equipment and other garage type items.

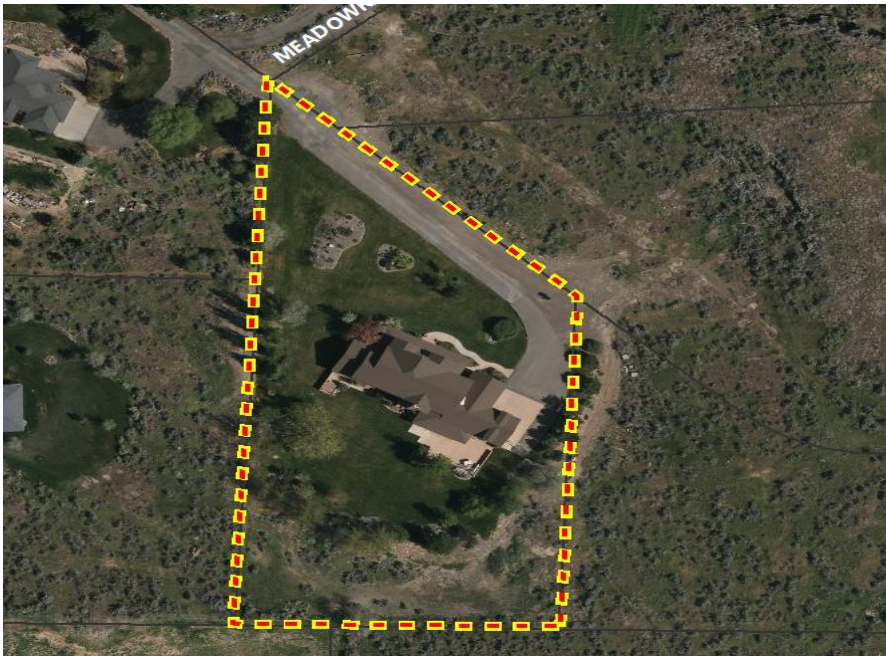
Conclusion:

If the Commission approves this request as presented, then staff recommends the following conditions:

1. Subject to site plan amendments as required by City Code Standards.
2. Subject to personal use only – no commercial activity.

Attachments:

1. PZ-18-0016-SUP Staff Report
2. 1 - Narrative
3. 2 - Vicinity Map
4. 3 - Site Plan
5. 4 - Elevations
6. 5 - Photos



Comprehensive Staff Report



To: Planning & Zoning Commission

Presenter: Brock Cherry, City Planner

Editor: Administrator

Authored by: Brock Cherry, City Planner

Request: A **Special Use Permit** to construct a Detached Accessory Garage exceeding 1,500 sq. ft. (approx. 2700sq. ft.) located at 3281 Meadow Ridge Ln.

Application No. : PZ18-0016

Public Hearing: June 12th, 2018

Analysis

This is a request to construct a detached accessory structure exceeding 1,500 sq. ft. on property located at 3281 Meadow Ridge Ln. The SUI Zone requires an SUP for all detached accessory buildings exceeding 1,500 sq. ft. The applicant has stated the structure will be utilized for personal use only for storage of an RV, yard equipment and other garage type items.

Approval Process

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

The Commission shall make a decision on the request within thirty (30) days after the public hearing. The Administrator If conditions are placed on the permit, 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 the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, 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.

History

Building Records indicate this residence was built in 2003, and has remained unchanged since that time. Prior to the residence being built the land was vacant/undeveloped.

Applicable Regulations or Codes

Per City Code 10-4-2, an SUP is required for any detached accessory buildings exceeding 1,500 sq. ft.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Rural Residential." Staff has determined this request is in compliance with the 2016 comprehensive plan

Possible Impacts

Staff nor the Applicant anticipate an increase of detrimental impacts from this request on the surrounding properties.

Conclusion

If the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to site plan amendments as required by City Code Standards.
2. Subject to personal use only – no commercial activity.

Attachments

1. Narrative
2. Vicinity Map
3. Site Plan
4. Elevations
5. Photos

Public Hearing: June 12th, 2018

City of Twin Falls Community Development Services
P.O. Box 1907
324 Hansen Street E
Twin Falls, ID 83303
(208)735-7267

March 26, 2018

RE: Special Use Permit Application

To whom it may concern,

As part of the application process I have been asked to provide a detailed written statement in section 4 of the application.

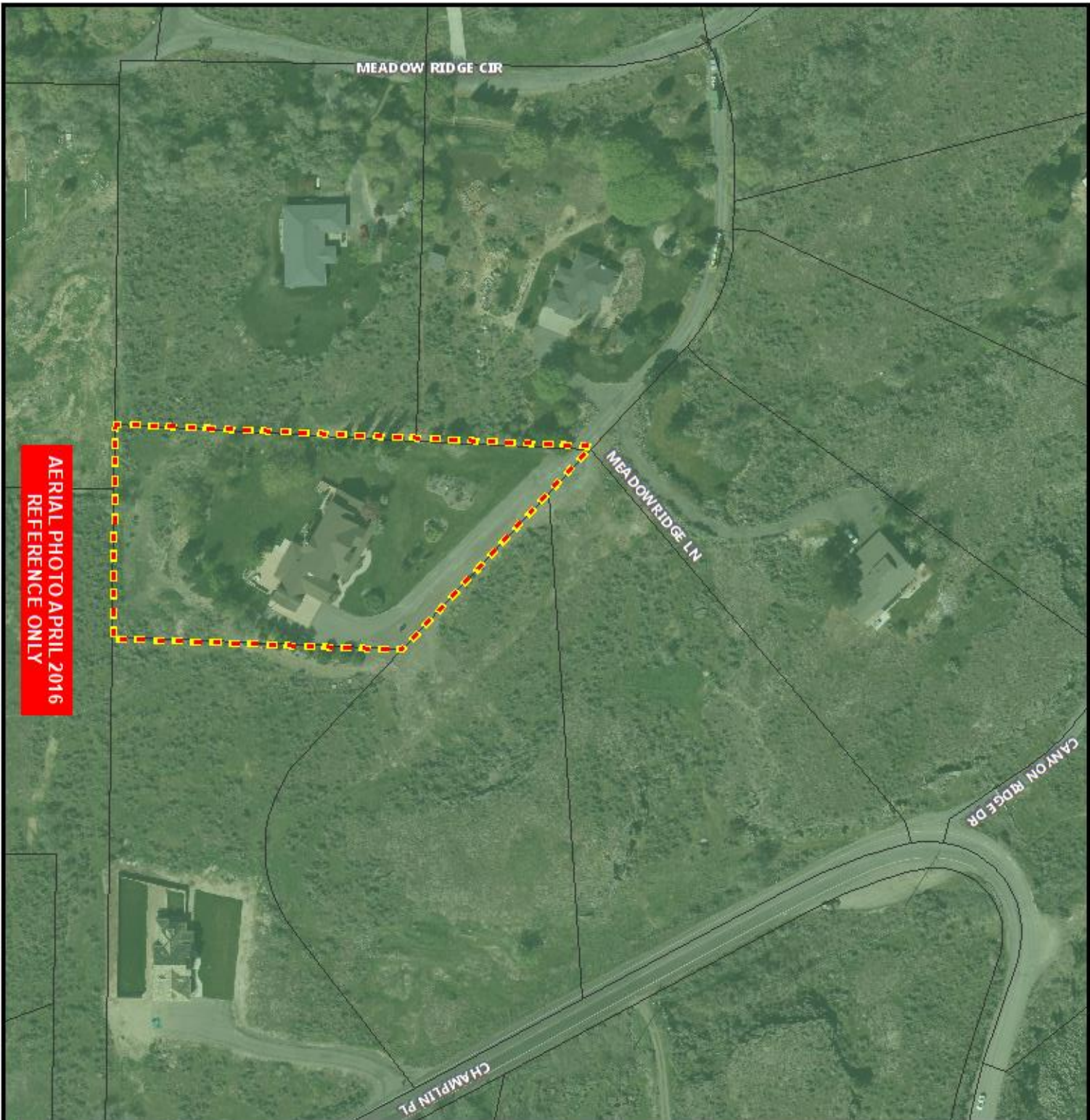
- a.) The reason for my special use permit application is that I would like to build a detached garage next to my home. I would like to use this space for RV and/or vehicle storage so that I do not have to store the vehicle outside. I believe this will be much preferred by my neighbors and community as well as it will keep the vehicle out of the weather. I also plan to use this space for storage of yard equipment and other garage type items.
- b.) An explanation of the project, including:
 - a. Hours of operation: N/A
 - b. Traffic anticipated: N/A
 - c. Number of employees, etc.: N/A
- c.) An evaluation of the effects on adjoining property including the effect of such elements as:
 - a. Noise: N/A
 - b. Glare: N/A
 - c. Odor: N/A
 - d. Fumes and vibration on adjoining property: N/A
 - e. A discussion of the general compatibility with adjacent and other properties in the district.
 - i. It will be my intent to have this new structure blend in with my existing home to the greatest extent possible. It will be on the backside of my home at the end of a dead-end lane.

I thank you for your consideration of this special use permit.

Sincerely,



Eric Evans
3281 MeadowRidge Ln.
Twin Falls, ID 83301



AERIAL PHOTO APRIL 2016
REFERENCE ONLY

Vicinity Map

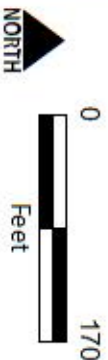
- OS
- SUI

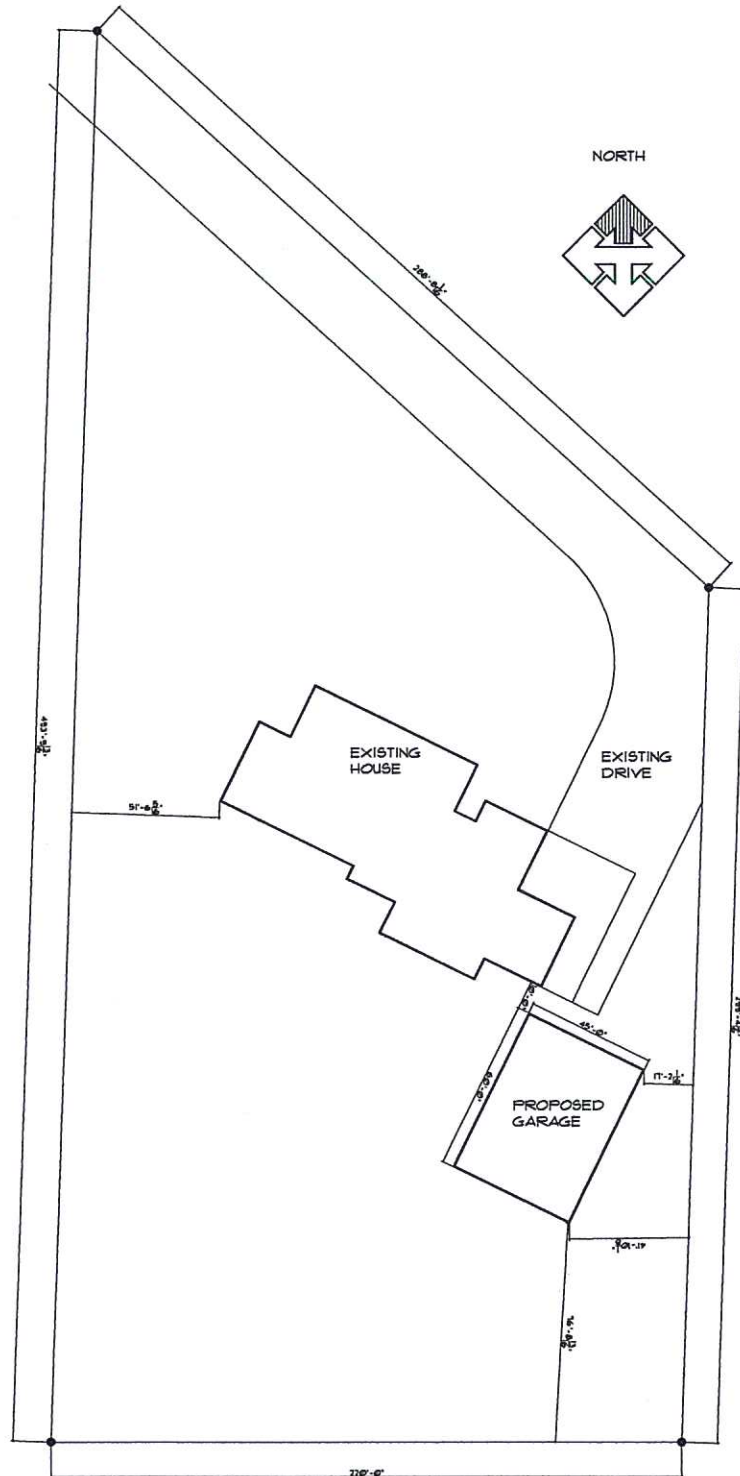
Surrounding Zoning & Land Use

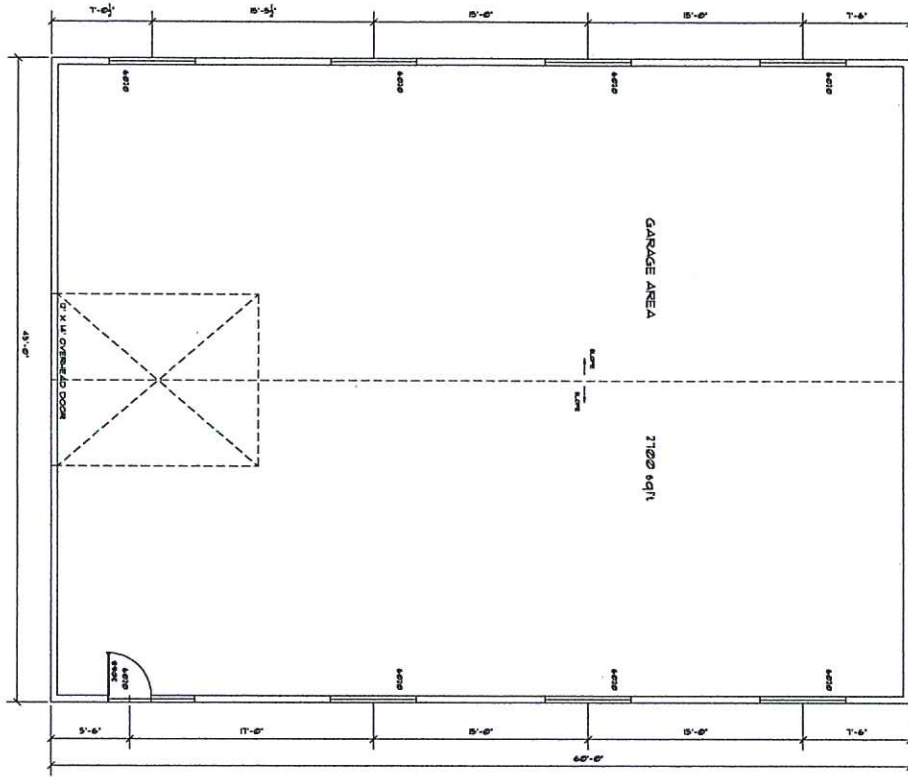
- North:
SUI; Vacant
- South:
SUI; Residential
- East:
SUI; Residential
- West:
SUI; Residential

Future Land Use Designation

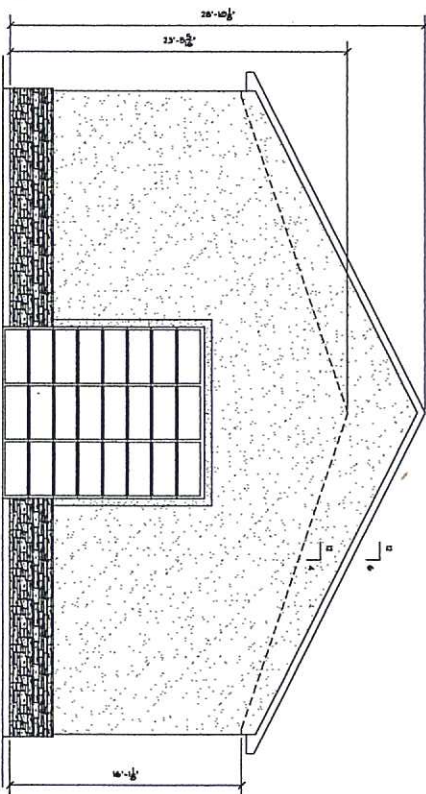
Rural Residential



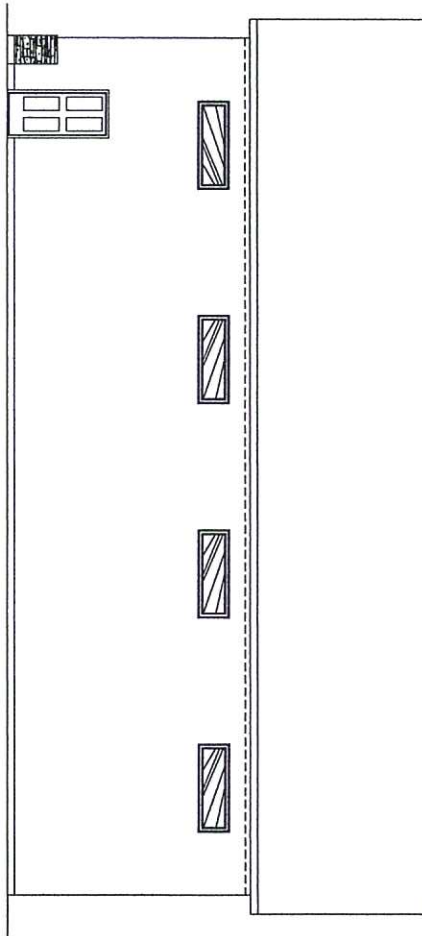




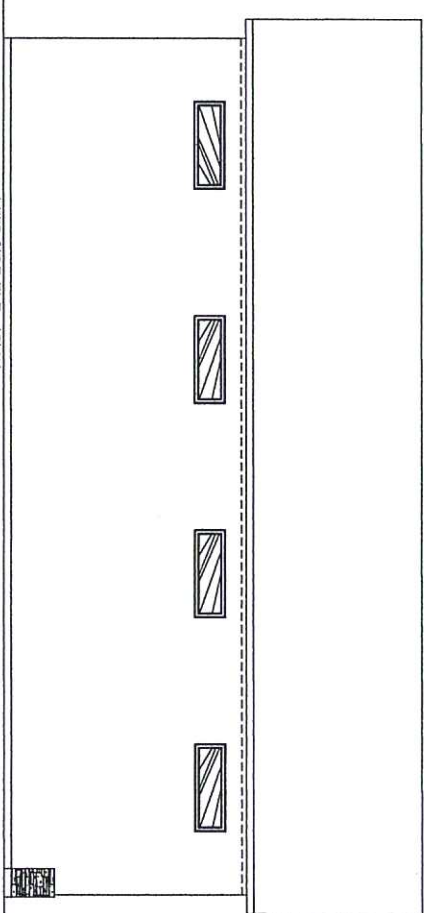
FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



SHEET # 3 of 6 	 RYAN STEEL DRAFTING CUSTOM DESIGN YOUR DREAM HOME PH: 208-535-6650 Email: ryansteel@ryan.com	CONTRACTOR: JOSH RUF	
		HOMEOWNER: EVANS	
		ADDRESS: LOT BLOCK	SCALE: 1/4" = 1'-0"
		SUBDIVISION:	DATE: 4-22-16
SHEET TITLE: FLOOR PLAN			









Front Facade of Home



Backyard, approximate location of detached accessory building



Date: Tuesday, June 12, 2018
To: Planning and Zoning Commission
From: Planner, Steve O'Connor

ACTION ITEM

Request:

Request for a **Special Use Permit** for the purpose of operating a drive-thru carwash on property located on the northeast corner of Washington Street North and Cheney Drive. c/o BCM&W, LLC; Gary Williams (app. PZ18-0017)

Time Estimate:

Applicant may take up to 10 Minuets. Staff will be approximately 5 minuets

Background:

N/A

Approval Process:

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

Budget Impact:

Regulatory Impact:

N/A

History:

This lot is part of the Sun West Subdivision No. 1 Platted May 2018. It is also governed by the Sun West – Lazy J PUD # 259 recorded in December 2011.

Analysis:

This is a request for a car wash with a drive through on property located at the SE corner of Pole Line Rd, and Washington St. N. A special use is required per PUD #259 for both a car wash and any drive through service.

Staff has had extensive conversations with the applicant in regards to impacts on the city sewer system particularly with the operations and resulting excess waste water. Industry Best Management Practices are encouraged by the City Engineering Department. However, following BMP's are not a guarantee that waste water will be managed to city, state, or federal standards. To this effect, city staff needs a way to monitor flows from the facility in the future should they exceed the federal industrial usage standard of more than 25,000/gallons a day.

As a result, the Engineering Department has requested a condition for a sewer manhole be placed on the property within an access easement for future monitoring.

Conclusion:

If the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to site plan amendments as required by City Code Standards

2. Subject to a discharge monitoring plan, including infrastructure elements and associated access easements, to be approved by City Engineer prior to Building Permit approval.

Attachments:

1. PZ18-0017-SUP Staff Report
2. 1 - Vicinity Map
3. 2 - Narrative
4. 3 - Site Plan
5. 4 - Elevations
6. 5 - Photos



Comprehensive Staff Report



To: Planning & Zoning Commission

Presenter: Steve O'Connor

Editor: Administrator

Authored by: Steve O'Connor

Request: A **Special Use Permit** for a car wash with a drive through located at the NE corner of Washington St. N. & Cheney Dr.

Application: PZ18-0017

Public Hearing: Tuesday June 12th, 2018

Analysis

This is a request for a car wash with a drive through on property located at the SE corner of Pole Line Rd, and Washington St. N. A special use is required per PUD #259 for both a car wash and any drive through service.

Staff has had extensive conversations with the applicant in regards to impacts on the city sewer system particularly with the operations and resulting excess waste water. Industry Best Management Practices are encouraged by the City Engineering Department. However, following BMP's are not a guarantee that waste water will be managed to city, state, or federal standards. To this effect, city staff needs a way to monitor flows from the facility in the future should they exceed the federal industrial usage standard of more than 25,000/gallons a day.

As a result, the Engineering Department has requested a condition for a sewer manhole be placed on the property within an access easement for future monitoring.

Approval Process

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

The Commission shall make a decision on the request within thirty (30) days after the public hearing. 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 the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, 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.

History

This lot is part of the Sun West Subdivision No. 1 Platted May 2018. It is also governed by the Sun West – Lazy J PUD # 259 recorded in December 2011.

Applicable Regulations or Codes

Per PUD #259, an SUP is required for any car wash and or drive through service.

Per city Code 10-11-1 thru 8, required improvements include access, drainage and storm water. Required improvements will and all applicable code requirements are enforced at the time of building permit submittal.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Mixed Use."

Staff has determined this request complies with the 2016 comprehensive plan.

Possible Impacts

The typical impacts from a facility like this, such as vehicular traffic and noise, are not anticipated to be detrimental to the surrounding properties. There is a possibility that the facility can handle more than the anticipated traffic. As such impacts to the city's sewer system must be addressed.

Conclusion

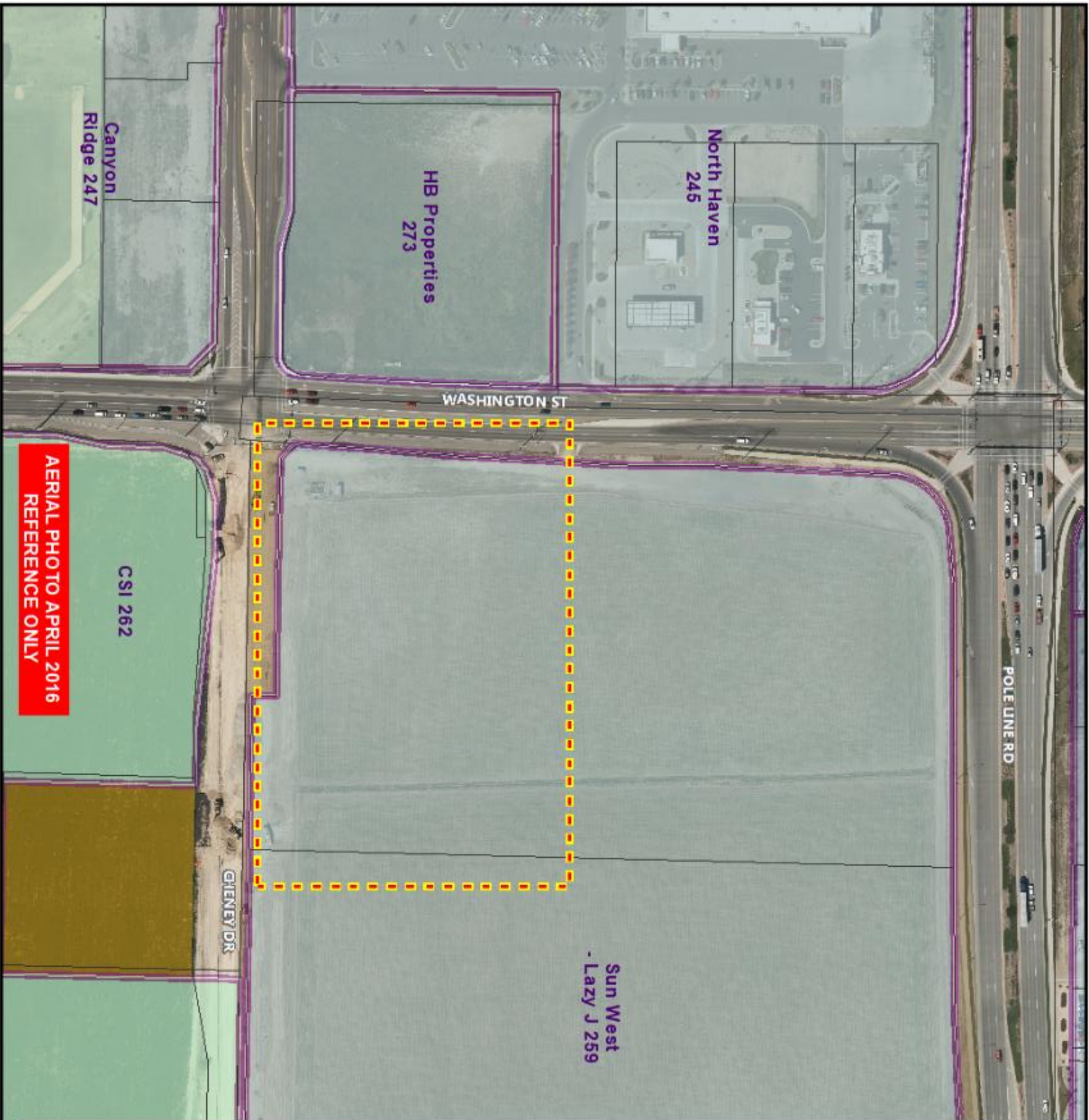
If the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to site plan amendments as required by City Code Standards
2. Subject to. a discharge monitoring plan, including infrastructure elements and associated access easements, to be approved by City Engineer prior to Building Permit approval.

Attachments

1. Vicinity Map
2. Narrative
3. Site Plan
4. Elevations
5. Photos

Public Hearing: Tuesday June 12th, 2018



Vicinity Map

- C-1
- CSI
- R-2
- R-4
- PUD

Current Zoning & Land Use:
C-1 PUD; Vacant
Comprehensive Plan:
Mixed Use
Surrounding Zoning:
North:
Pole Line Rd.; C-1 PUD;
Commercial
South:
R-2 PUD & R-4; CSI & Vacant
East:
C-1 PUD; Residential
West:
Washington St. N.; C-1 PUD;
Commercial



NARRATIVE

Purpose

The purpose is to allow construction of an automatic car wash facility at the northeast corner of Washington Street North and Cheney Drive.

Hours of Operation

The facility will operate from 8 am to 8 pm seven days a week when weather allows.

Traffic

All vehicles will access the facility from a private roadway that connects to Cheney Drive or from a private roadway approach to Washington Street North. No traffic will access the site directly from a public street.

The site is on a signalized corner providing adequate traffic capacity and traffic control.

Number of Employees

The facility will have 6-10 employees on a daily basis depending on season and weather.

Noise

The noise from wash equipment and vehicles will be minimal and compatible with the commercial uses developed in the areas.

Glare

The glare will be minimal. The facility will have site lighting compatible with a commercial site. All lighting will be located to preclude observation of the light source from the adjacent public streets.

Odor

The automated car wash will produce no objectionable odors.

Fumes/Vibration

The automated car wash will create no fumes or vibrations that impact neighboring property.

Compatibility

The automated car wash is a commercial use activity totally compatible with adjacent property within the Sun West Subdivision and currently developing commercial uses on commercial properties to the west.

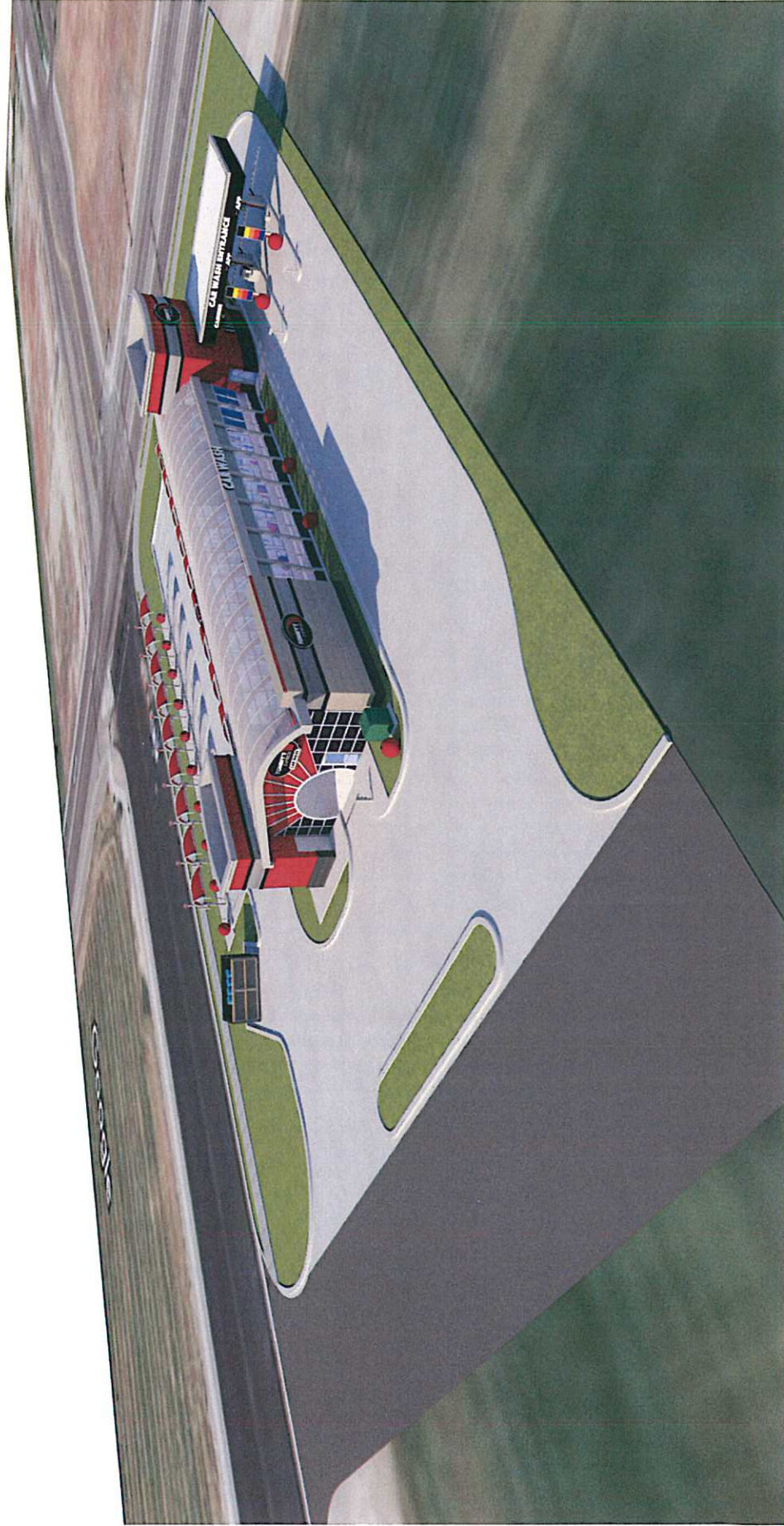
091-18

621 North College Rd., Suite 100 • Twin Falls, Idaho 83301 • [208] 734-4888 • Fax [208] 734-6049
3501 W. Elder St., Suite 100 • Boise, Idaho 83705 • [208] 386-9170 • Fax [208] 386-9076

Customer
Location
Date
Revision

Donald VanderPoel
Washington St N & N College Rd - Twin Falls, ID
02/23/18
1

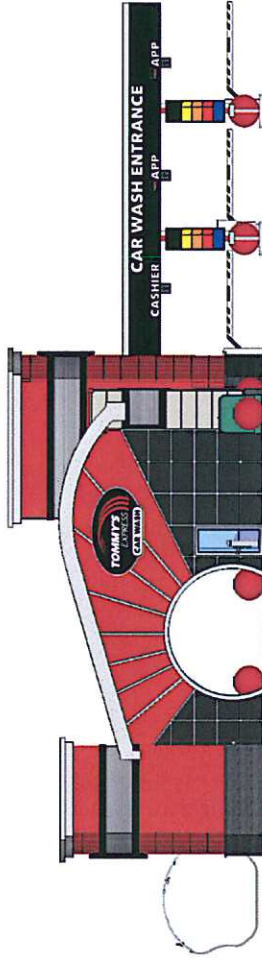
Confidential Warning: This sheet contains and constitutes confidential information, images and trade secrets of Tommy Car Wash Systems. Any unauthorized use or disclosure of any portion thereof, is strictly prohibited. This work is the exclusive property of Tommy Car Wash Systems. All rights reserved.



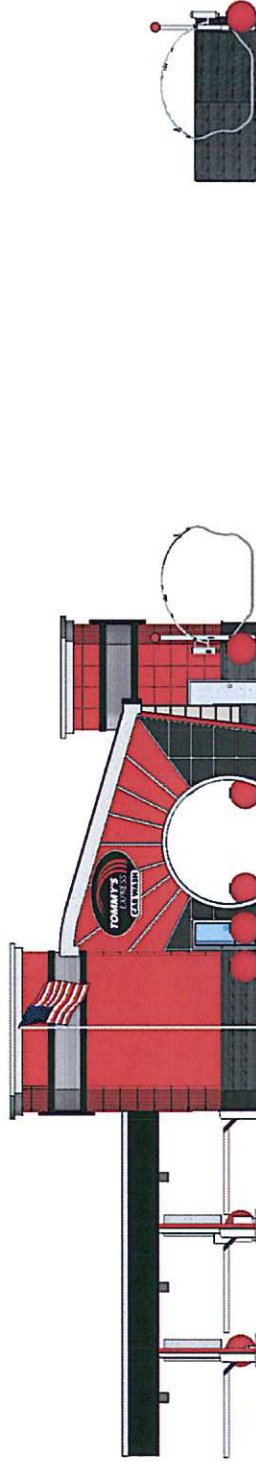
Customer
Location
Date
Revision

Donald VanderPoel
Washington St N & N College Rd - Twin Falls, ID
02/23/18
1

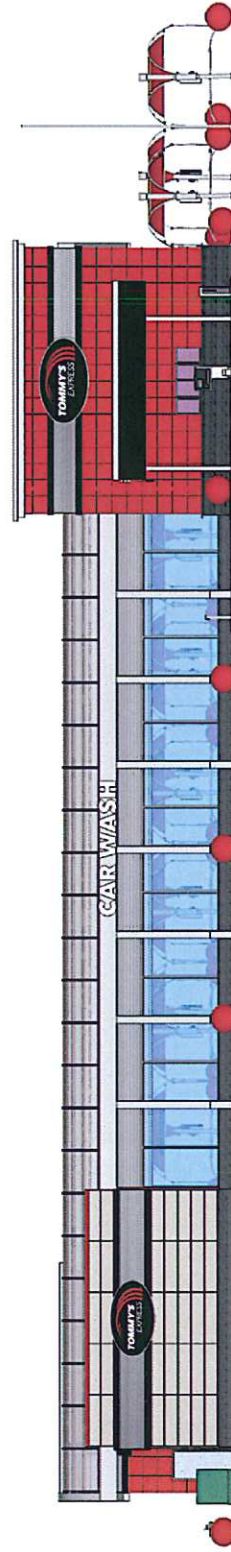
Confidential Warning: This sheet contains and constitutes confidential information, images and trade secrets of Tommy Car Wash Systems. Any unauthorized use or disclosure of any portion thereof, is strictly prohibited. This work is the exclusive property of Tommy Car Wash Systems. All rights reserved.



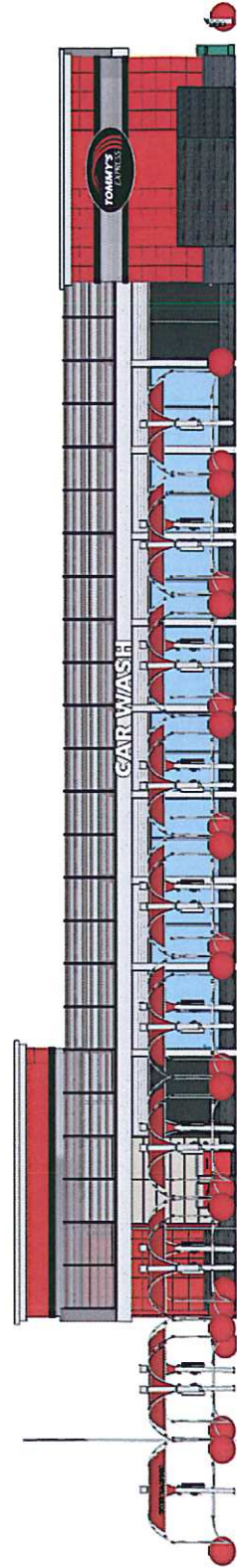
Exit End Elevation



Entry End Elevation



Front Elevation



Back Elevation



SE Corner Looking NW



SW Corner Looking NE