



Twin Falls Planning & Zoning Commission Agenda

Tuesday, August 14, 2018, 6:00 PM

203 Main Avenue E
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: 07-24-18
Purpose: **ACTION ITEM**
 - b) Approval of Findings of Fact and Conclusions of Law for the following meeting: 07-24-18
Purpose: **ACTION ITEM**
- 5) Items of Consideration
 - a) Request for consideration of a preliminary plat for The Falls at the Preserve, a PUD subdivision approximately 4.18 acres consisting of 3 lots located along the 2400 Block of Pole Line Road East. c/o Gerald Martens on behalf of Connie Storrer (app. PZ18-0034)
Purpose: **ACTION ITEM**
- 6) Public Hearings
 - a) Request for Special Use Permit to operate an indoor recreation facility "Gym" on property located at 1763 Fillmore Street. c/o WEC97H-Idaho Investment Trust (app. PZ18-0037)
Purpose: **ACTION ITEM**
 - b) Request for a Special Use Permit for a home occupation to operate a gunsmith shop on property located at 3362B Addison Avenue East. c/o Ron Holmgren (app. PZ18-0041)
Purpose: **ACTION ITEM**
 - c) Request for a Special Use Permit to store & blend agricultural seed treating chemicals on property located at 252 Deere St. c/o The McGregor Company (app. PZ18-0044)
Purpose: **ACTION ITEM**

- d) Request for annexation with a zoning designation of M-2 for approximately 40 (+/-) acres currently zoned M-2 and located at 630 Hankins Road South. c/o Randy Musser (app. PZ18-0045)

Purpose: **ACTION ITEM**

7) Upcoming Meeting(s)

- a) August 28, 2018 Public Hearing - Cancelled

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, July 24, 2018, 6:00 PM
203 Main Ave E
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

Member Musser called the meeting to order, reviewed the meeting procedures and introduced staff.

Members Present: Hansen, Musser, Detweiler, Hawkins, Bolton (via phone)

Staff present: Cherry, 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: 07-10-18

b) Approval of Findings of Fact and Conclusions of Law for the following meeting: 07-10-18

- Jones, Charlotte (SUP)
- Smith, Max (SUP)

Motion:

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

Commissioner Hawkins seconded the motion.

Unanimously Approved

5) Items of Consideration

6) Public Hearings

a) Request for a **Special Use Permit** to construct a detached accessory building greater than 1500 sq. ft. for property located at 1152 South View Drive. c/o Mike Bishcoff on behalf of Brian Davis (app. PZ18-0035)

Applicant Presentation:

Mike Bischoff, representing the applicant, explained this is a request for a special use permit that is for a 1500 sq. ft. detached accessory building that will be used for private storage.

Staff Presentation:

City Planner Cherry, reviewed the request and stated this is a request for a **Special Use Permit** to construct a detached accessory building greater than 1500 sq. ft. for property located at 1152 South View Drive. 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 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. Building Records indicate this residence was built in 1990, and has remained unchanged since that time. Prior to the residence being built the land was vacant/undeveloped.

This is a request to construct a detached accessory structure exceeding 1,500 sq. ft. on property located at 1152 South View Drive. 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 storage and personal shop space. The Twin Falls Highway District approves this application with the condition that the existing approach be utilized.

Should the Commission approve 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.
3. Existing approaches will be utilized and no new approaches will be created.

PZ/Questions & Comments:

- Commissioner Bolton asked if the exterior will match the existing home and if it will be used for anything other than storage and if there will be plumbing.
- Mr. Bischoff explained it will blend in with the existing home and only be used for storage with no plans to install plumbing.

Public Hearing: Opened & Closed Without Concerns

Discussions Followed: Without Concerns

Motion:

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

Approved, As Presented, With the Following Conditions

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

3. Existing approaches will be utilized and no new approaches will be created.

- b) Request for a **Special Use Permit** to operate a drive-thru window on property located at 163 Cheney Drive. c/o Gerald Martens on behalf of Reeds Dairy (PZ18-0036)

Applicant Presentation:

Gerald Martens, representing the applicant, explained this is a request for a drive thru in conjunction with the creamery. The location of the drive thru will be around the east side of the building so that they can sell ice cream products.

P&Z Comments/Questions:

- Commissioner Hansen asked if the building was under construction.
- Mr. Martens explained this building is being constructed under a shell building, this will be a tenant for one of the spaces within this building.
- Commissioner Detweiler asked about a fence between the school and the business.

Staff Presentation:

City Planner Cherry reviewed the request on the overhead and stated this is a request for a **Special Use Permit** to operate a drive-thru window on property located at 163 Cheney Drive.

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.

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. This is a request to construct a drive-through at 163 Cheney Drive W. The subject property is located in the C-1 Zone within the C-1 PUD lots in the River Hawk Commercial PUD. The C-1 Zone requires a special use permit (SUP) for drive-through services. The proposed drive-through will be used to facilitate the delivery of food to customers.

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.

Public Hearing: Opened & Closed Without Concerns

Discussions Followed: Without Concerns

Motion:

Commissioner Hansen 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 site plan amendments as required by City Code Standards.

7) Upcoming Meeting(s)

- a) August 1, 2018 Work Session
August 14, 2018 Public Hearing

8) Adjournment

Commissioner Musser adjourned the meeting.

Lisa A. Strickland, Administrative Assistant



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

203 Main Avenue East
P.O. Box 1907
Twin Falls, Idaho 83303-1907
Phone: 208-735-7267 Fax: 208-736-2641

SPECIAL USE PERMIT

Permit No. PZ18-0035

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on **July 24, 2018** to **Brian Davis** whose address is **1152 South View Drive Twin Falls, ID 83301** for the purpose of **Constructing a detached accessory building greater than 1500 sq. ft. on property located at 1152 South View Drive** and legally identified with the following Parcel ID: **RPO82010000020A**

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. PZ18-0035

- 1. Subject to site plan amendments as required by City Code Standards.**
- 2. Subject to personal use only – no commercial activity.**
- 3. Existing approaches will be utilized and no new approaches will be created.**

CHAIRMAN - TWIN FALLS CITY PLANNING & ZONING
COMMISSION

DATE

ADMINISTRATIVE SIGNATURE

DATE

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

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



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

In Re:	)	
	)	
<u>Special Use Permit</u> , Application,	)	FINDINGS OF FACT,
	)	
<u>Brian Davis</u>	)	CONCLUSIONS OF LAW,
<u>c/o Mike Bischoff</u>	)	
Applicant(s)	)	AND DECISION

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho on **July 24, 2018** for public hearing pursuant to public notice as required by law for a Special Use Permit for the purpose of **constructing a detached accessory building greater than 1500 sq. ft. on property located at 1152 South View Drive**, 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 detached accessory building greater than 1500 sq. ft. on property located at 1152 South View Drive**
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: **July 5, 2018**
3. The property in question is zoned **SUI** pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as **Agriculture** 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, **Residential**; to the south, **Residential**; to the east, **Residential**; and to the west, **Residential**.
5. Relevant criteria and standards for consideration of this application are set forth in the Twin Falls City Code.

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

CONCLUSIONS OF LAW

1. The application for a Special Use Permit for the purpose of **constructing a detached accessory building greater than 1500 sq. ft. on property located at 1152 South View Drive** is consistent with the purpose of the SUI 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 SUI 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 detached accessory building greater than 1500 sq. ft. on property located at 1152 South View Drive** 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 detached accessory building greater than 1500 sq. ft. on property located at 1152 South View Drive** 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 site plan amendments as required by City Code Standards.**
2. **Subject to personal use only – no commercial activity.**
3. **Existing approaches will be utilized and no new approaches will be created.**

APPLICATION # PZ18-0035
SUP# PZ18-0035



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

203 Main Avenue East
P.O. Box 1907
Twin Falls, Idaho 83303-1907
Phone: 208-735-7267 Fax: 208-736-2641

SPECIAL USE PERMIT

Permit No. PZ18-0036

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on **July 24, 2018** to **Reeds Dairy c/o Gerald Martens** whose address is **621 N College Rd, Ste 100 Twin Falls, ID 83301** for the purpose of **operating a drive-thru window on property located at 163 Cheney Drive** and legally identified with the following Parcel ID: **RPT45960010040 & RPT45960010030**

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. PZ18-0036

- 1. Subject to site plan amendments as required by Building, Engineering, Fire and Planning & Zoning to ensure compliance with all City Codes and standards.**

CHAIRMAN - TWIN FALLS CITY PLANNING & ZONING
COMMISSION

DATE

ADMINISTRATIVE SIGNATURE

DATE

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

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



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

In Re:

Special Use Permit, Application,

Reeds Dairy
c/o Gerald Martens
Applicant(s)

)
)
)
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)
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FINDINGS OF FACT,

CONCLUSIONS OF LAW,

AND DECISION

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho on **July 24, 2018** for public hearing pursuant to public notice as required by law for a Special Use Permit for the purpose of **operating a drive thru window on property located at 163 Cheney Drive West**, and the Planning and Zoning Commission having heard testimony from interested parties being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has applied for a Special Use Permit for the purpose of **operating a drive thru window on property located at 163 Cheney Drive West**
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: **July 5, 2018**
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 **Neighborhood Commercial** 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**; to the south, **Commercial**; to the east; **Commercial**; and to the west, **Vacant**.
5. Relevant criteria and standards for consideration of this application are set forth in Twin Falls City Code.

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

CONCLUSIONS OF LAW

1. The application for a Special Use Permit for the purpose of **operating a drive thru window on property located at 163 Cheney Drive West** 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 **operating a drive thru window on property located at 163 Cheney Drive West** should be granted, subject to all applicable requirements of the Zoning Ordinance,

Adopted Standard Drawings and City code of the City of Twin Falls, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

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

DECISION

1. The application for a Special Use Permit for the purpose of **operating a drive thru window on property located at 163 Cheney Drive West** is hereby granted, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.
2. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.
3. The Special Use Permit shall be issued, as presented.

CHAIRMAN- TWIN FALLS CITY PLANNING & ZONING COMMISSION

DATE

"EXHIBIT NO. A"

1. **Subject to site plan amendments as required by Building, Engineering, Fire and Planning & Zoning to ensure compliance with all City Codes and standards.**

APPLICATION # PZ18-0036
SUP# PZ18-0036



Date: Tuesday, August 14, 2018
To: Planning and Zoning Commission
From: Jonathan Spendlove, Planning and Zoning Director, Planning & Zoning Director

ACTION ITEM

Request:

Request for consideration of a preliminary plat for The Falls at the Preserve, a PUD subdivision approximately 4.18 acres consisting of 3 lots located along the 2400 Block of Pole Line Road East. c/o Gerald Martens on behalf of Connie Storrer (app. PZ18-0034)

Time Estimate:

5 minutes for staff presentation, 10 minutes for questions.

Background:

NA

Approval Process:

As per Twin Falls City Code 10-12-2.3: The Commission may approve, conditionally approve, deny or table for additional information when acting on the preliminary plat. If tabled, approval or denial shall occur at the regular meeting following the meeting at which the plat is first considered by the Commission. The action and the reasons for such action shall be stated in writing by the Administrator and forwarded to the applicant. The administrator shall also forward a statement of the action taken and the reasons for such action together with a copy of the approved preliminary plat to the Council for its information and record.

Budget Impact:

Regulatory Impact:

NA

History:

This parcel has been in open space/agriculture use since the 1950s. The subject property is part of The Preserve PUD #261, first recorded in 2006.

On April 23, 2018, City Council approved an amendment to the applicable PUD (#261) which allows for the three (3) lots of the proposed preliminary plat to be developed in accordance to SUI Zoning District Development Standards instead of R-2 Zoning District Development Standards.

Analysis:

This is a request for approval for the preliminary plat "The Falls at the Preserve", a proposed single-family development near the east extension of Pole Line Road, in the northern portion of The Preserve PUD (#261). The preliminary plat proposes three (3) lots with three (3) residential units located in the R-2 Zoning District.

This Plat complies with City Code in regards to development criteria for the SUI Zoning District and the applicable PUD.

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

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 plat be recorded and lots sold for development.

Conclusion:

Should the Commission approve the preliminary plat of “The Falls at the Preserve”, as presented, staff recommends approval be subject to the following conditions:

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.
2. A letter from the Idaho Department of Water Resources that indicates approval of individual wells for those proposed lots will be required prior to the submittal of a final plat.
3. A letter from South Central Health District that indicates approval of individual septic systems for those proposed lots will be required prior to the submittal of a final plat.

Attachments:

1. PZ-18-0034 Staff Report
2. 2 - Preliminary Plat
3. 3 - Photos



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Brock Cherry - City Planner

Editor: Jonathan Spendlove – P&Z Director

Authored by: Brock Cherry – City Planner

Request: For the Commission's approval of a Preliminary Plat for the "The Falls at the Preserve". c/o Gerald Martens on behalf of Connie Storrer.

Application: PZ18-0034

Applicant Information:

Connie Storrer, Gary's Westland LLC.

1042 Wildwood Way

Twin Falls, ID 83301

Public Meeting: August 14th, 2018

Analysis

This is a request for approval for the preliminary plat "The Falls at the Preserve", a proposed single-family development near the east extension of Pole Line Road, in the northern portion of The Preserve PUD (#261). The preliminary plat proposes three (3) lots with three (3) residential units located in the R-2 Zoning District.

This Plat complies with City Code in regards to development criteria for the SUI Zoning District and the applicable PUD.

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.

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 plat be recorded and lots sold for development.

Approval Process

As per Twin Falls City Code 10-12-2.3: The Commission may approve, conditionally approve, deny or table for additional information when acting on the preliminary plat. If tabled, approval or denial

shall occur at the regular meeting following the meeting at which the plat is first considered by the Commission. The action and the reasons for such action shall be stated in writing by the Administrator and forwarded to the applicant. The administrator shall also forward a statement of the action taken and the reasons for such action together with a copy of the approved preliminary plat to the Council for its information and record.

History

This parcel has been in open space/agriculture use since the 1950s. The subject property is part of The Preserve PUD #261, first recorded in 2006.

On April 23, 2018, City Council approved an amendment to the applicable PUD (#261) which allows for the three (3) lots of the proposed preliminary plat to be developed in accordance to SUI Zoning District Development Standards instead of R-2 Zoning District Development Standards.

Comprehensive Plan Compliance

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

Conclusion

Should the Commission approve the preliminary plat of "The Falls at the Preserve", as presented, staff recommends approval be subject to the following conditions:

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.
2. A letter from the Idaho Department of Water Resources that indicates approval of individual wells for those proposed lots will be required prior to the submittal of a final plat.
3. A letter from South Central Health District that indicates approval of individual septic systems for those proposed lots will be required prior to the submittal of a final plat.

Attachments

1. Vicinity Map
2. Preliminary Plat
3. Photos

Public Meeting: August 14th, 2018



Vicinity Map

-  OS
-  R-1 VAR
-  R-2
-  SUI
-  CRO
-  PUD
-  Area Of Impact

Current Zoning & Land Use:
R-2 PUD; Vacant

Comprehensive Plan:
Town Neighborhood

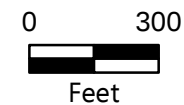
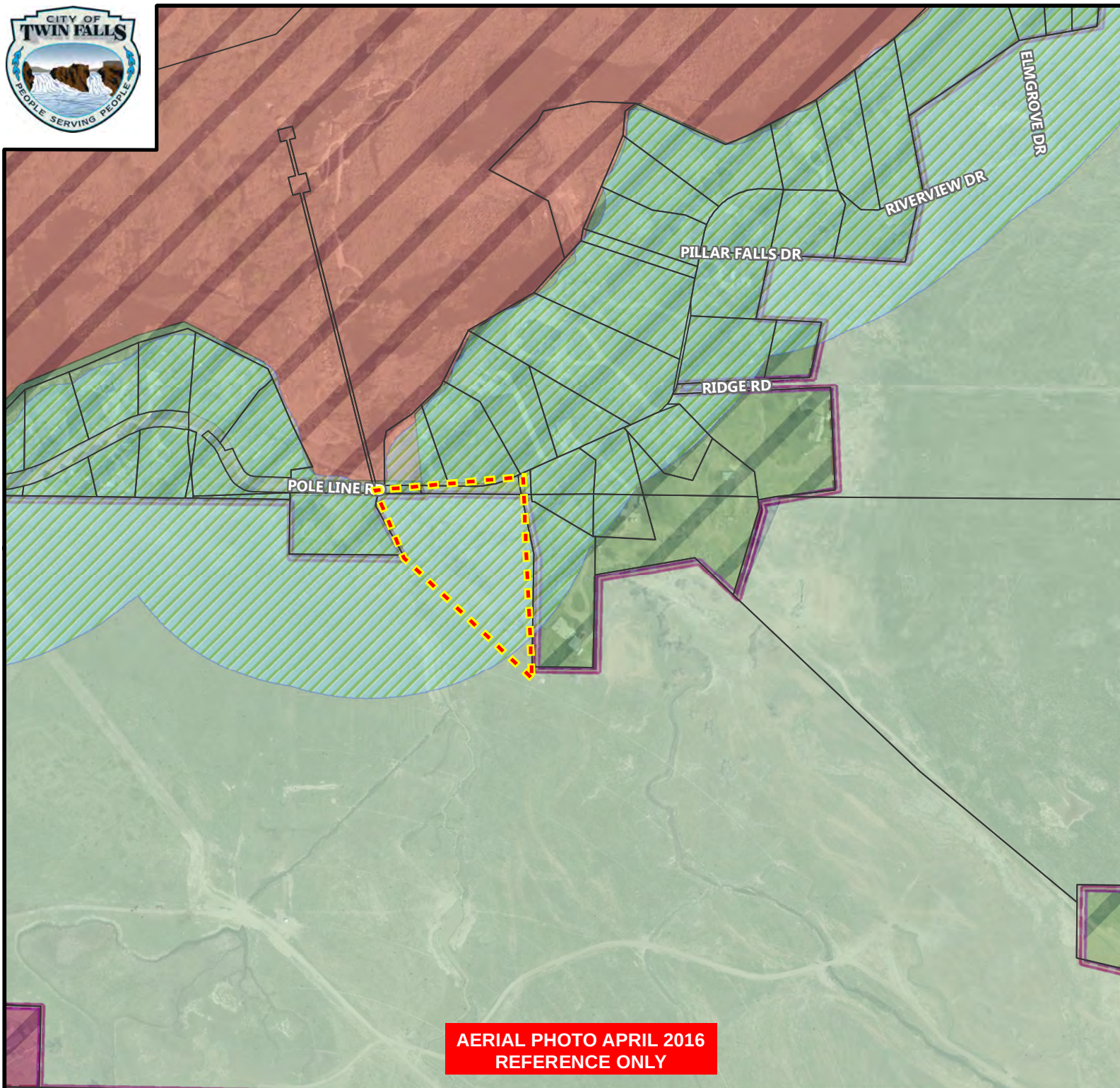
Adjacent Zoning & Land Uses:

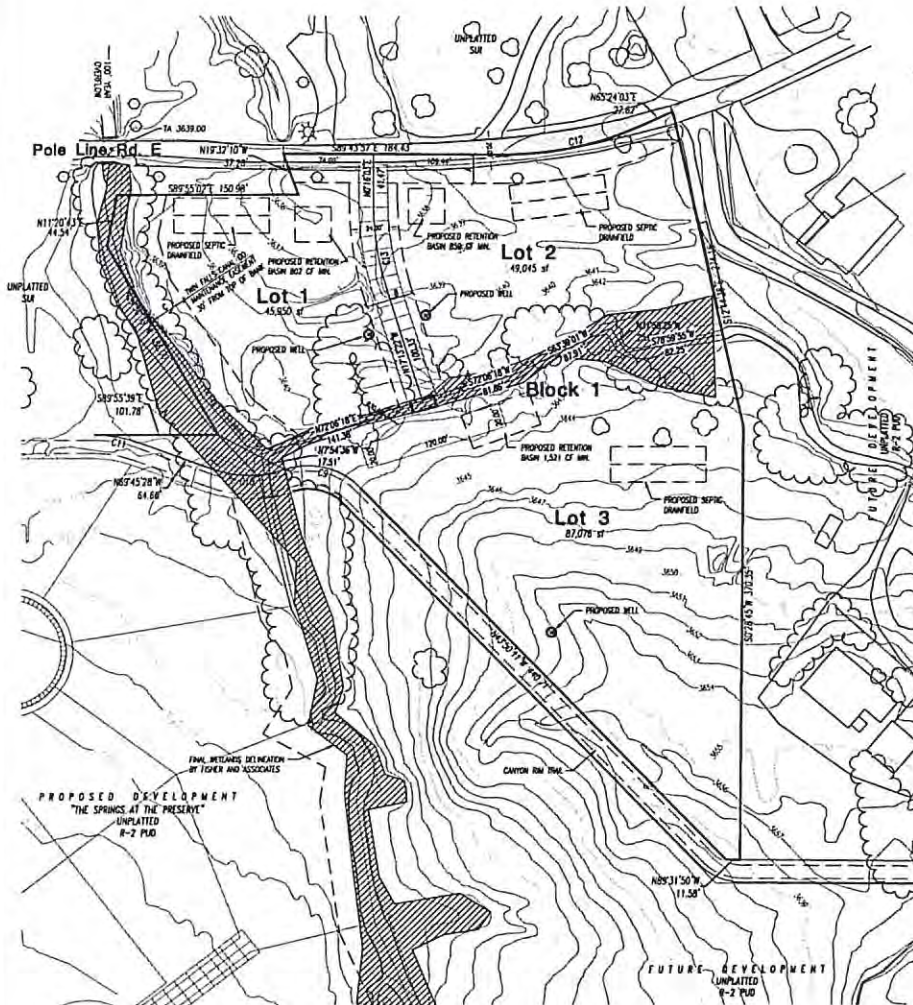
North:
SUI, CRO, AOI; Residential

South:
R-2 PUD, Vacant

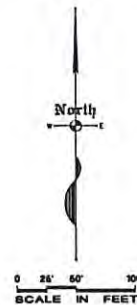
East:
SUI, CRO, AOI; Residential

West:
R-2 PUD, Vacant SUI,





Located In
Section 2
Township 10 South, Range 17 East,
Boise Meridian
Twin Falls County, Idaho
2018



PROJECT BENCH MARK TOWN 1000-3079
2" 100' ON FACE AND 9" NORTH SIDE OF
CANTERIDGE OR A NEAREST VIEW OR
ELEVATION = 3600.75

Storm Drainage:

Note: Drainage Runoff Factors: $R=1.6/120(100)^{.07}$ 25 Year Storm	
Impervious Area	+0.85
Landscaped Area	+0.25
Pre-Development	+0.35
Lot 1 = 45,620 - 33% Impervious per CIP Memorandum	
45,620 x 0.33 = 15,164 sq ft Impervious	1.6/12" 35" 15,164 = 1,820 cfs
45,620 x 0.67 = 30,456 sq ft Landscaped	1.6/12" 35" 30,456 = 1,036 cfs
Pre-Development Abstraction	1.6/12" 35" 45,620 = 2,146 cfs
Total Retention Req'd Lot 1 = 803 cfs	
Lot 2 = 45,015 - 33% Impervious per CIP Memorandum	
45,015 x 0.33 = 14,854 sq ft Impervious	1.6/12" 35" 14,854 = 1,820 cfs
45,015 x 0.67 = 30,161 sq ft Landscaped	1.6/12" 35" 30,161 = 1,036 cfs
Pre-Development Abstraction	1.6/12" 35" 45,015 = 2,146 cfs
Total Retention Req'd Lot 2 = 803 cfs	
Lot 3 = 87,078 - 33% Impervious per CIP Memorandum	
87,078 x 0.33 = 28,735 sq ft Impervious	1.6/12" 35" 28,735 = 1,820 cfs
87,078 x 0.67 = 58,343 sq ft Landscaped	1.6/12" 35" 58,343 = 1,954 cfs
Pre-Development Abstraction	1.6/12" 35" 87,078 = 4,064 cfs
Total Retention Req'd Lot 3 = 1,231 cfs	

Design Data

Owner/Developer:	CAP'S WESTLAND LLC 8 Carter Street 1542 National Rd. Twin Falls, ID 83301
Engineer:	EHM Engineers, Inc. 421 W. College Rd. Ste. 100 Twin Falls, ID 83301 (208) 734-6888
Development Area:	6.18 Acres
Setbacks:	Setbacks shall conform to Preserve PUD #201
Leading Zone:	R-2 PUD / CHD
Sever & Water:	Individual Wells and Septics
Proposed Zone:	No Change Requested
Utilities:	Overhead Power, TV and Telephone
Leading Use:	Hazard / Pasture
Easements:	As shown
Proposed Use:	Residential-Single Family Dwellings
Deformations:	None
Variances:	None Requested

Notes:

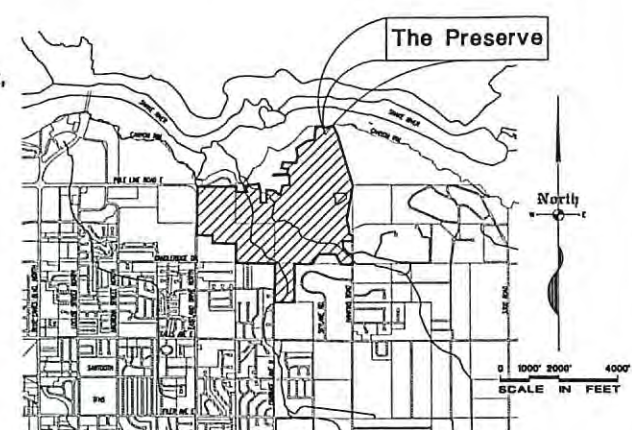
INTERIOR LOT LINES MAY BE ADJUSTED OR DELETED AS NECESSARY.
EASEMENTS FOR PUBLIC UTILITIES WILL BE PROVIDED ON FINAL PLAN.
STORM WATER SHALL BE RETAINED ON INDIVIDUAL LOTS. DESIGN TO BE PROVIDED WITH
INDIVIDUAL LOT SITE DEVELOPMENT PLAN APPLICATION.
IRRIGATION WATER SHALL BE PROVIDED FROM INDIVIDUAL WELLS.
DEVELOPMENT SUBJECT TO APPROVED DEVELOPMENT AGREEMENT.
APPROVAL OF THIS PLAN DOES NOT GUARANTEE THE CITY TO PROVIDE ANY SERVICE.
THE AREA INCLUDED WITHIN THE PROPOSED BOUNDARY OF THIS SUBDIVISION IS LOCATED
WITHIN ZONE C AS DESIGNATED ON TEMA COMMUNITY PANEL NUMBER 180120.002 B.
ZONE C IS DEFINED AS AREAS OF ANNUAL FLOODING.
WETLANDS DESIGNATION BY FISHER AND ASSOCIATES.
DEVELOPMENT OF LOT 3, BLOCK 1 SHALL INCLUDE APPROVED FIRE ACCESS ROAD PER
1750-305 IF REQUIRED. DESIGN TO BE PROVIDED WITH LOT SITE DEVELOPMENT PLAN
APPLICATION.
THE LOTS WILL CONFORM TO TITLE 45 OF THE IDAHO STATUTES (45-111) IN REFERENCE
TO RESTRICTIONS ON PAVING LAND FROM A DOMESTIC WELL.

Easement Legend

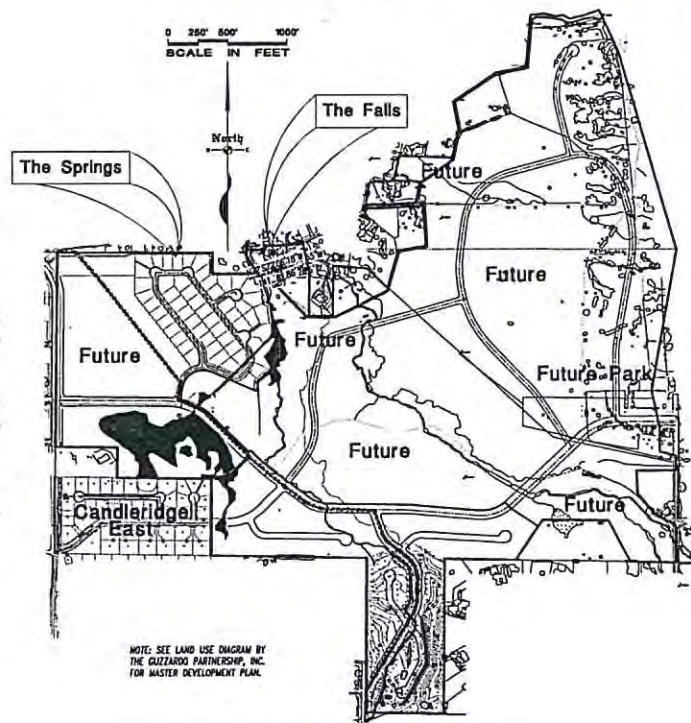
- A 25' WIDE ROADWAY, UTILITY AND DRAINAGE EASEMENT
- B 30' WIDE ACCESS, UTILITY AND DRAINAGE EASEMENT
- C 30' WIDE TWIN FALLS CANAL COMPANY MAINTENANCE EASEMENT
FROM TOP OF BANK

Legend

- Property Boundary Line
- Proposed Lot Lines
- Easement Line
- Existing Utility Pole



Vicinity Map



The Preserve Subdivision Development Key



Taken From Approximately the Center of the Northern Property Line



Date: Tuesday, August 14, 2018
To: Planning and Zoning Commission
From: Jonathan Spendlove, Planning and Zoning Director, Planning & Zoning Director

ACTION ITEM

Request:

Request for Special Use Permit to operate an indoor recreation facility "Gym" on property located at 1763 Fillmore Street. c/o WEC97H-Idaho Investment Trust (app. PZ18-0037)

Time Estimate:

Applicant may take up to 10 mins and 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.

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. 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.

Budget Impact:

Regulatory Impact:

N/A

History:

The Blue Lakes Investors Concept 91 PUD was approved and recorded in early 1992, and governs a significant portion of land north of Pole to the Canyon Rim, between Blue Lakes N and Harrison St. with the exception of the Breckenridge Property. This was the old Hancock Fabrics Store however it is vacant at this time.

Analysis:

This is a request to establish an indoor recreation facility on property located at 1736 Fillmore St. N. A health or fitness club is classified as indoor recreation and therefore requires an SUP per the Blue Lakes Concept 91 PUD and the C-1 zone.

The applicant has submitted a site plan showing a partial demolition of the north side of the building. This area will serve as additional parking. The site plan is not drawn to city code requirements, however, before any building permit is issued a site plan that meets city code is required.

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.

Attachments:

1. PZ18-0037 SUP Staff Report
2. 1 - Vicinity Map
3. 2 - Narrative
4. 3 - Site Plan
5. 4 - Photos



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Steve O'Connor, City Planner
 Editor: Administrator
 Author: Steve O'Connor, City Planner
 Request: A **Special Use Permit** to establish an indoor recreation facility located on property at 1736 Fillmore St N.
 Application: PZ18-0037
 Applicant:
 WEC97H – Idaho Investment Trust
 185 NW Spanish River Blvd Ste. 100
 Boca Raton, FL 33431
 c/o Sammy Salem
 651.988.2829
 ssalem@kinproperties.com

Public Hearing: August 14th, 2018

Analysis

This is a request to establish an indoor recreation facility on property located at 1736 Fillmore St. N. A health or fitness club is classified as indoor recreation and therefore requires an SUP per the Blue Lakes Concept 91 PUD and the C-1 zone.

The applicant has submitted a site plan showing a partial demolition of the north side of the building. This area will serve as additional parking. The site plan is not drawn to city code requirements, however, before any building permit is issued a site plan that meets city code is required.

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. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. 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

The Blue Lakes Investors Concept 91 PUD was approved and recorded in early 1992, and governs a significant portion of land north of Pole to the Canyon Rim, between Blue Lakes N and Harrison St. with the exception of the Breckenridge Property. This was the old Hancock Fabrics Store however it is vacant at this time.

Applicable Regulations or Codes

Per City Code 10-4-8, an SUP is required for an indoor recreation facility

Comprehensive Plan Compliance

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

Possible Impacts

The applicant and staff do not anticipate an increase of detrimental impacts from this request on the surrounding properties.

Conclusion

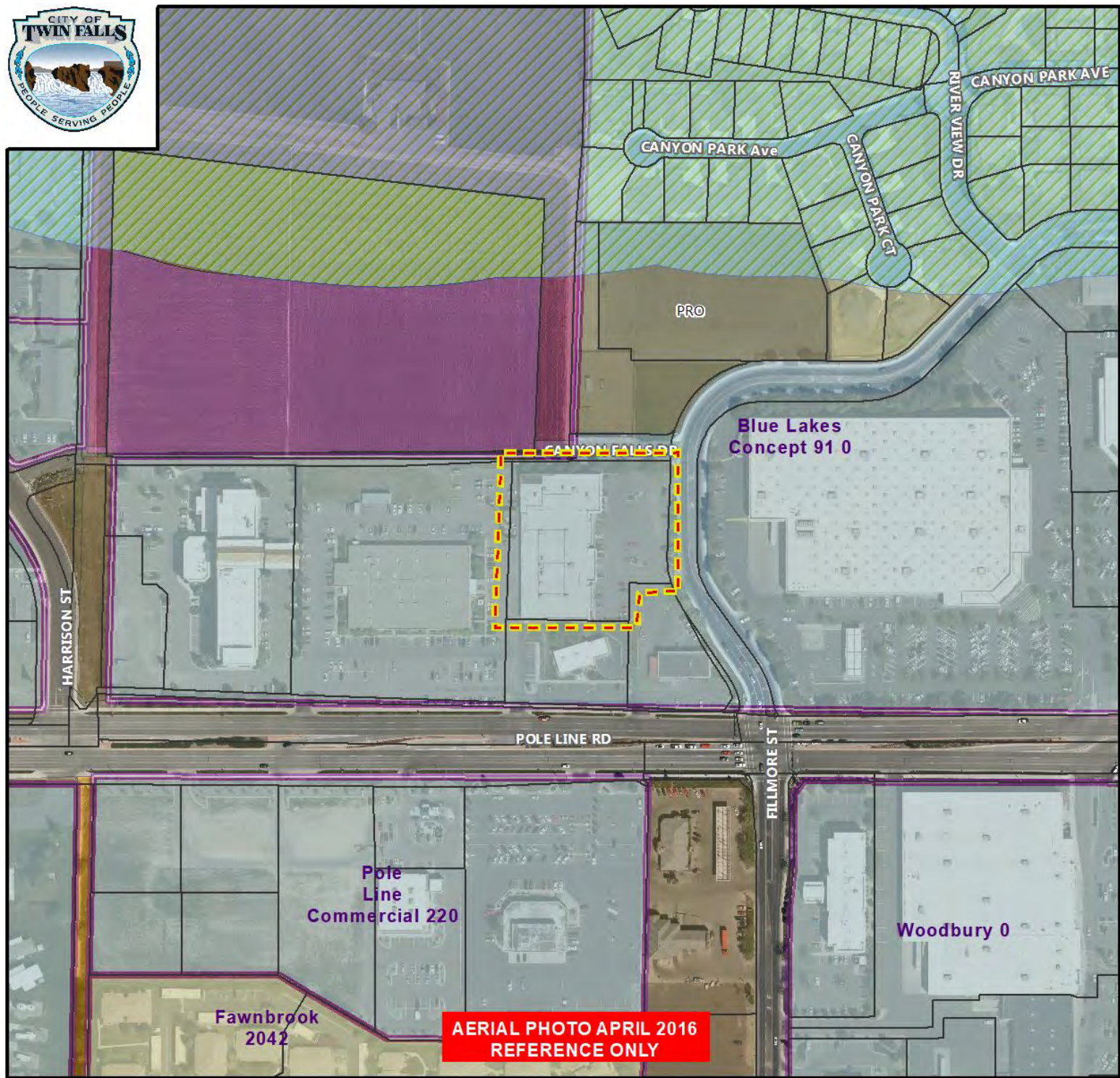
If the Commission approves this request as presented, then staff recommends the following conditions.

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

Attachments

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

Public Hearing: August 14th, 2018



Vicinity Map



Current Zoning & Land Use:

C-1 PUD

Comprehensive Plan:

Mixed Use

Adjacent Zoning & Land Uses:

North:

C-1 PUD & R-6; Vacant

South:

C-1 PUD; Commercial

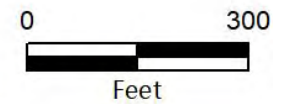
East:

Fillmore St; C-1 PUD

Commercial (Costco)

West:

C-1 PUD; Government Offices



We wish to apply for a conditional use approval of an indoor recreation facility within the C-1 (PUD) district. The proposed indoor recreation facility will operate 24 hours a day, 7 days a week, 365 days a year. We do not anticipate an increase in traffic in the area as the C-1 district is generally for retail tenants. The new indoor recreation facility will have approximately 10 employees as not many are needed to run this type of facility.

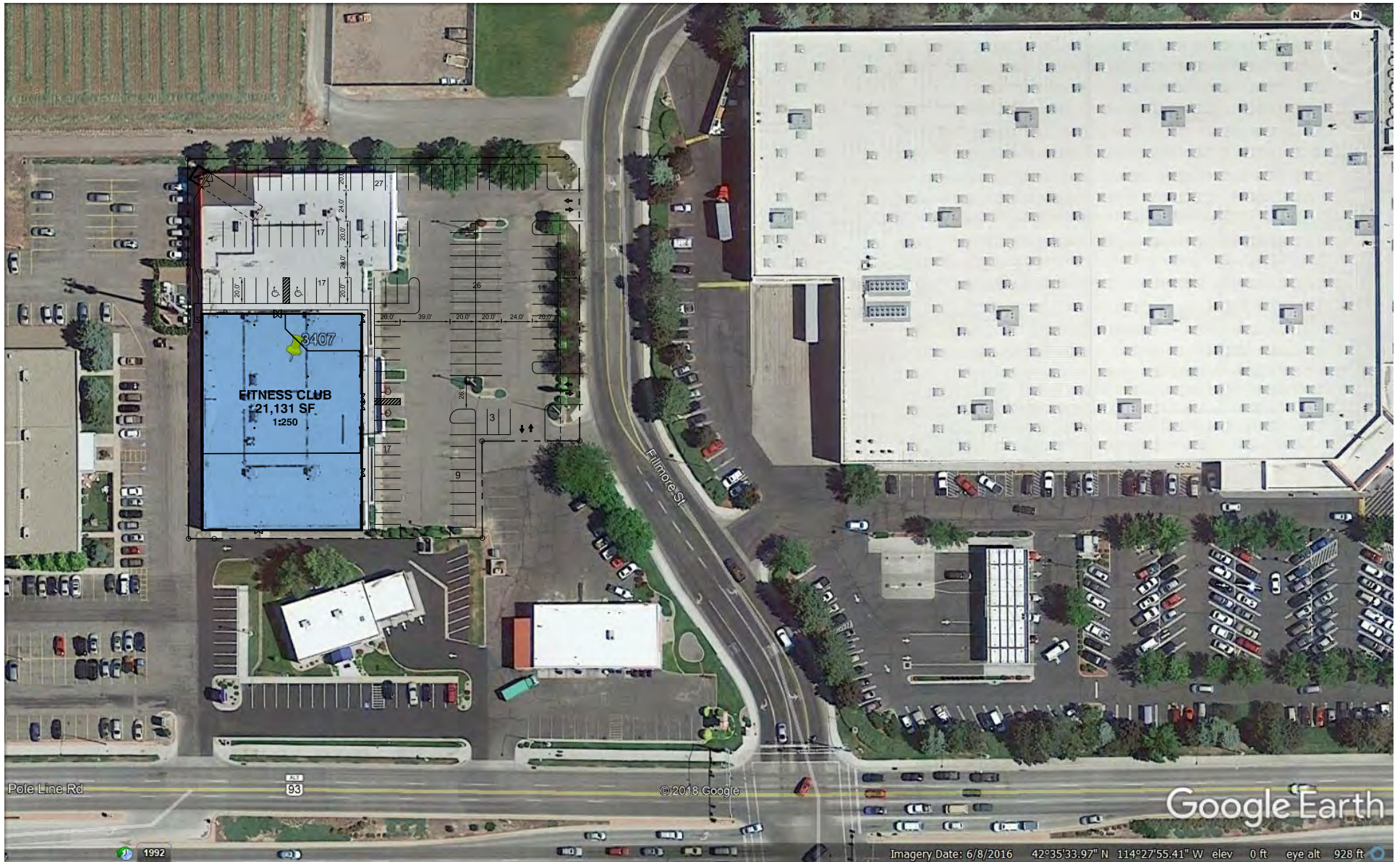
Since this is a stand-alone building the noise, glare, odor, and fumes will be either non-existent or minimal regarding the adjacent properties.

We feel the new use, if approved, will complement the existing neighbors and further enhance their customer base.

Sammy Salem

Property Manager

#3407 TWIN FALLS, ID
PROPOSED SITE PLAN OPTION "A"



TOTAL PARKING = 127



SE Corner Looking NW



NE Corner Looking SW



Date: Tuesday, August 14, 2018
To: Planning and Zoning Commission
From: Jonathan Spendlove, Planning and Zoning Director, Planning & Zoning Director

ACTION ITEM

Request:

Request for a Special Use Permit for a home occupation to operate a gunsmith shop on property located at 3362B Addison Avenue East. c/o Ron Holmgren (app. PZ18-0041)

Time Estimate:

5 minutes for staff presentation, 10 minutes for questions

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.

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. These 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.

Budget Impact:

Regulatory Impact:

NA

History:

The primary residence on this property was constructed in 1908 per Twin Falls County Records.

Analysis:

This is a request to establish a Home Occupation for a Gunsmith Shop (firearm maintenance, repair, modifications, and commissioned builds) on the property located at 3362 B Addison Ave. E within the SUI Zoning District.

The applicant intends to primarily receive firearms to gunsmith via mail deliveries. However, the applicant wishes to provide potential customers the opportunity to hand deliver their firearms to his residence.

A Special Use Permit is required for Home Occupations which generate traffic to the premises.

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 all federal, state, and local laws and regulations.

Attachments:

1. PZ18-0041 SUP Staff Report
2. 1 - Narrative
3. 3 - Site Plan
4. 4 - Photos



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Brock Cherry, City Planner
 Editor: Jonathan Spendlove, P&Z Director
 Authored by: Brock Cherry, City Planner
 Request: A **Special Use Permit** for a Home Occupation located at 3362 B Addison Ave E.
 Application: PZ18-0041

Public Hearing: August 14th, 2018

Analysis

This is a request to establish a Home Occupation for a Gunsmith Shop (firearm maintenance, repair, modifications, and commissioned builds) on the property located at 3362 B Addison Ave. E within the SUI Zoning District.

The applicant intends to primarily receive firearms to gunsmith via mail deliveries. However, the applicant wishes to provide potential customers the opportunity to hand deliver their firearms to his residence.

A Special Use Permit is required for Home Occupations which generate traffic to the premises.

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. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. These 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

The primary residence on this property was constructed in 1908 per Twin Falls County Records.

Applicable Regulations or Codes

Per City Code 10-4-2, an SUP is required for a home occupation in the SUI Zoning District.

Comprehensive Plan Compliance

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

Possible Impacts

The applicant and staff do not 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 all federal, state, and local laws and regulations.

Attachments

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

Public Hearing: August 14th, 2018



Vicinity Map

-  R-1 VAR
-  SUI
-  Area Of Impact

Current Zoning & Land Use
SUI, Residential

Comprehensive Plan
Agriculture

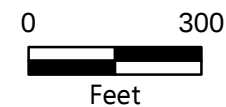
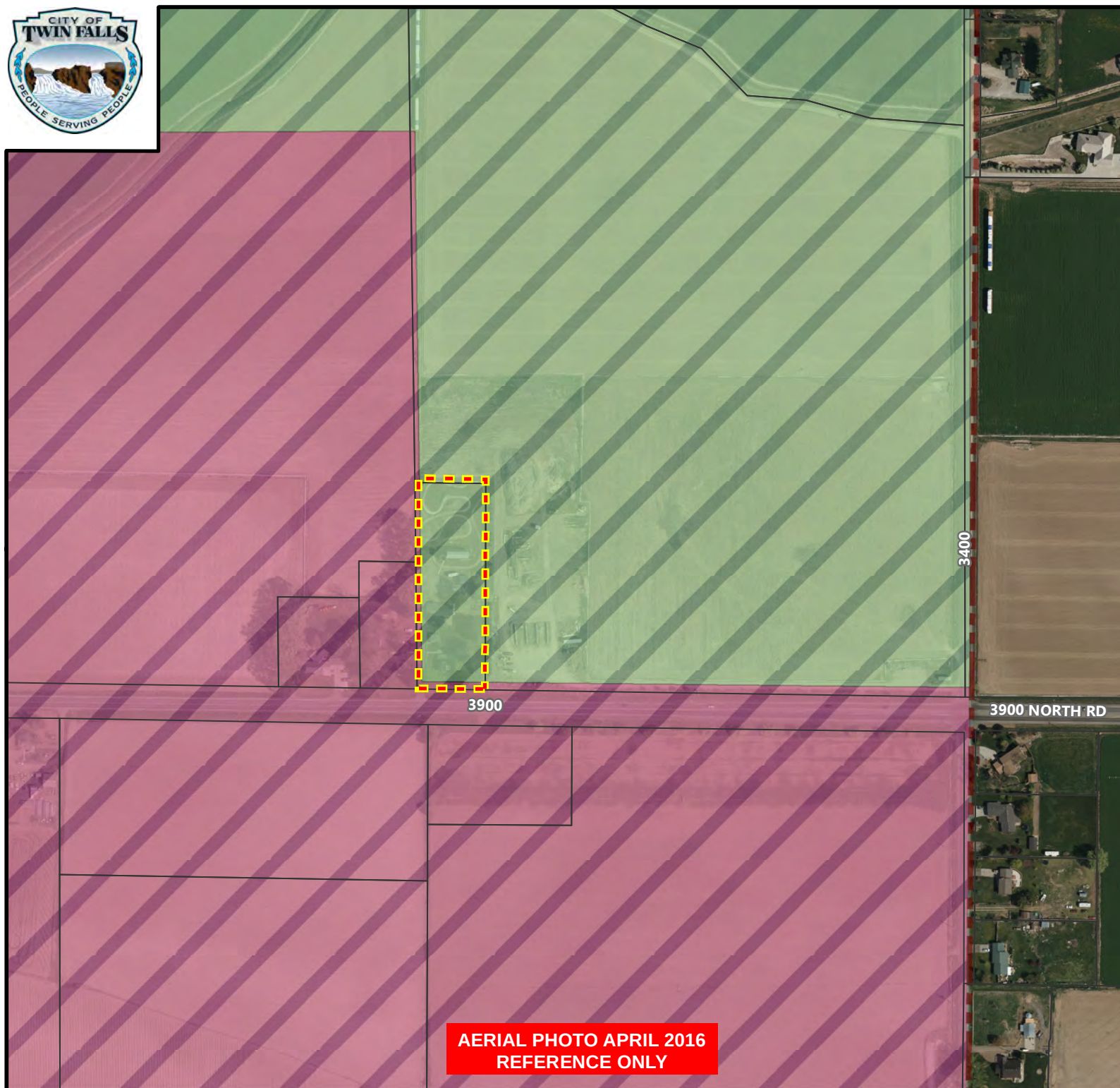
Adjacent Zoning & Land Uses:

North
SUI, Agriculture

South
R-VAR, Agriculture

East
SUI, Agriculture

West
R-VAR, Residential



Special Use Permit Written Statement

Application No.:

Applicant information:

Ron Holmgren
3362 B Addison Avenue East
Kimberly, Idaho 83341
(208) 329-3641 (mobile)

a. The reason for this request: This description is written in accordance with City of Twin Falls Special Use Permit Application section C4.

b. Explanation of the project.

i. Description: The project shall consist of gunsmithing work on a part or full-time basis. Work to be performed will be basic firearm maintenance, repair, modifying (customizing, re-finishing, fitting alternate parts) and occasional commissioned builds.

ii. Hours of operation: Hours of operation will be basic business hours, i.e: 9:00am-5:00pm Monday through Friday.

iii. Traffic anticipated: No additional traffic is anticipated beyond what occurs currently with friends and relatives and associates.

iv. Number of employees: None. The project will be ran solely by the applicant.

v. Location: The project work will be performed in a small portion of an existing detached workshop located on the property. See site plan for details.

c. Evaluation of effects on adjoining properties.

i. Noise: No additional noise impact above what occurs currently.

ii. Glare: No glare impact will be caused by any of the work.

iii. Odor: No odor impact will be caused by any of the work.

iv. Fumes: No fumes will be caused by any of the work.

v. Vibration: No vibration will be caused by any of the work.

vi. General compatibility with adjacent properties: This project, though located on residentially zoned property, is adjoined by only two other houses nearby. Both of these neighbors are known personally by the applicant and are appraised of the project and its proposed work. The vast majority of land surrounding the applicant's property for many thousands of feet is agricultural, which generates far more noise from large farm machinery and crop dusters, dust from working the soil, fumes and odors from chemical fertilizers, herbicides and pesticides, and traffic from farmers accessing their fields through the applicant's driveway. The residential property is also adjacent to and accessed via a fairly busy thoroughway (Addison Avenue) with a 60-mile per hour speed limit, which generates a significant amount of road noise, roadside trash, as well as a surprising amount of turn-around traffic (people who decide to use the applicant's driveway to make a u-turn). When compared to these other adjacent activities, the proposed project will have zero noticeable impact on adjacent properties.



Application No.:

Applicant information:
Ron Holmgren
3362 B Addison Avenue East
Kimberly, Idaho 83341
(208) 329-3641 (mobile)

Residential Site Plan





Date: Tuesday, August 14, 2018
To: Planning and Zoning Commission
From: Jonathan Spendlove, Planning and Zoning Director, Planning & Zoning Director

ACTION ITEM

Request:

Request for a Special Use Permit to store & blend agricultural seed treating chemicals on property located at 252 Deere St. c/o The McGregor Company (app. PZ18-0044)

Time Estimate:

5 minutes for staff presentation, 10 minutes for questions

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.

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 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.

Budget Impact:

Regulatory Impact:

NA

History:

The existing building on the northern portion of the property was constructed in 1985. The southern portion of the property is currently vacant/undeveloped.

Analysis:

This is a request to allow the storage and blending of agricultural seed treating chemicals at 252 Deere Street within the M-2 Zoning District.

The existing building on the northern portion of the property will be used for office space and chemical blending. A 10,000 square foot chemical storage facility will be constructed on the southern portion of the property.

The M-2 Zone requires a special use permit (SUP) for the storage of chemical products. The proposed facilities are at least three hundred feet (300') from a residential dwelling.

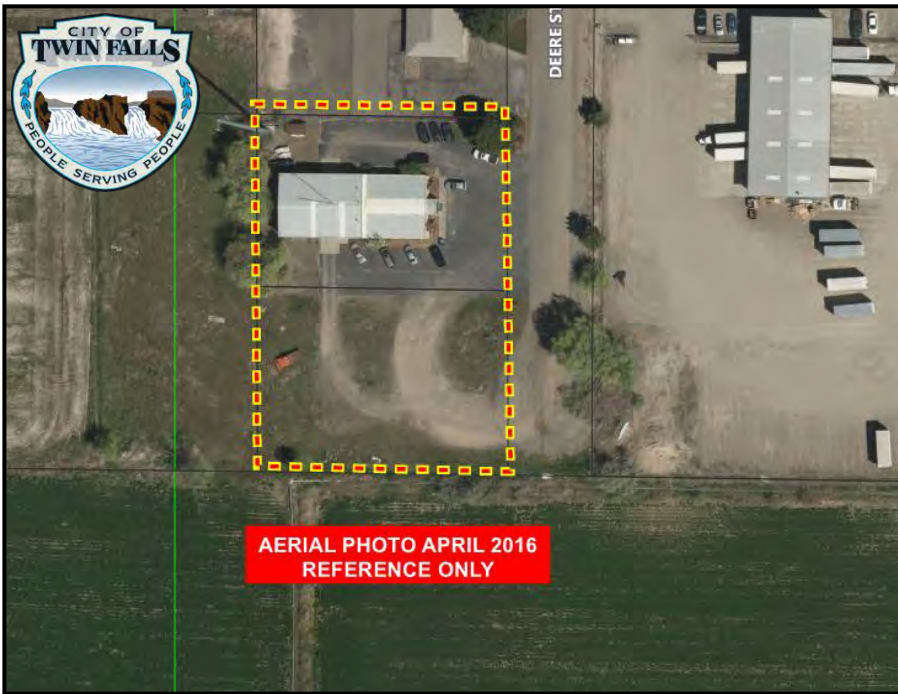
Conclusion:

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 all federal, state, and local laws and regulations.

Attachments:

1. PZ-18-0044 Staff Report
2. 1 - Narrative
3. 3 - Site Plan
4. 4 - Elevations
5. 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 allow the storage and blending of agricultural seed treating chemicals on the property located at 252 Deere Street.

Application: PZ18-0044

Public Hearing: August 14th, 2018

Analysis

This is a request to allow the storage and blending of agricultural seed treating chemicals at 252 Deere Street within the M-2 Zoning District.

The existing building on the northern portion of the property will be used for office space and chemical blending. A 10,000 square foot chemical storage facility will be constructed on the southern portion of the property.

The M-2 Zone requires a special use permit (SUP) for the storage of chemical products. The proposed facilities are at least three hundred feet (300') from a residential dwelling.

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 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

The existing building on the northern portion of the property was constructed in 1985. The southern portion of the property is currently vacant/undeveloped.

Applicable Regulations or Codes

Per City Code 10-4-10.2, an SUP is required for the storing of potentially hazardous chemical products. Such facilities shall not be located within three hundred feet (300') of a residential dwelling.

Comprehensive Plan Compliance

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

Possible Impacts

The applicant and staff do not 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 all federal, state, and local laws and regulations.

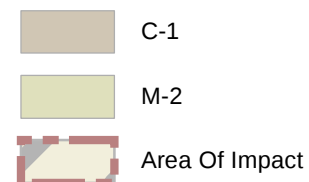
Attachments

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

Public Hearing: August 14th, 2018



Vicinity Map



Current Zoning & Land Use:

M-2, Office

Comprehensive Plan:

Industrial

Adjacent Zoning & Land Uses:

North:

M-2, Office

South:

M-2, Agricultural/Vacant

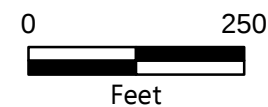
East:

M-2, Agricultural/Vacant

West:

M-2, Trucking/Deliveries

AERIAL PHOTO APRIL 2016
REFERENCE ONLY



The McGregor Company Special Use Permit Statement

4.a Reason For Request

The McGregor Company has entered into a purchase agreement with the current property owner to buy, remodel and develop the two properties. The project consists of two 0.52 acre properties located at 252 Deere St in Twin Falls, Idaho. The McGregor Company plans to own and occupy both properties and will use the property to store and blend agricultural seed treating chemicals. The existing building will be used as office space and to blend the chemicals, the other piece of property will be used to construct a new 10,000 square foot chemical storage facility. The property is zoned as M-2, which requires a Special Use Permit for the storage and handling of chemicals.

4.b.i Hours of Operation

The McGregor Company will maintain standard business hours, 7:00AM to 6:00PM five days a week.

4.b.ii

It is anticipated that the proposed facility would receive one (1) to three (3) freight deliveries per day. The delivery vehicles would include tractor trailer type vehicles. There would also be at least three (3) company vehicles that would arrive and depart from the facility multiple times a day.

4.b.iii

The McGregor Company will employ three (3) to five(5) employees

4.c.i

Noise is anticipated to be equal to that of other storage and warehouse facilities. The intensity of the sound generated from the chemical blending process is not sufficient to be heard outside of the building in which the processing is occurring. Notable sound sources will include forklift and tractor trailer operation.

4.c.ii

Any site lighting will be directed internal to the site and no unreasonable glare is anticipated.

4.c.iii

In an effort to preserve the chemicals that will be stored on site, the chemicals will be kept in closed tanks, totes and bins. Exposure to the atmosphere will be limited, and no chemicals will be stored in open tanks or lagoons. Furthermore, all piping, hosing and fittings will be assembled with zero drip fitting and couplers. Secondary containment for all chemical storage will be implemented according to the applicable standards.

4.c.iv

Vibration is not required in the chemical blending process and is not anticipated on adjoining properties. Fumes will be contained and limited in a manner similar to odors.

4.c.v

This development is anticipated to be compatible with surrounding neighbors. Adjacent property uses included trucking and transportation business like Transystem and Diamond Delivery, agricultural equipment dealership and repair shop like Stotz Equipment, and an animal rendering plant like Darling Ingredients, Inc. The volume of truck traffic generated by this project will be equal to or less than that of the surrounding uses. The McGregor Company wishes to construct a state of the art chemical storage and blending facility that is not only safe, but that is also environmentally friendly.

GENERAL NOTES:

- CONTRACTOR SHALL HAVE A CURRENT SET OF CONSTRUCTION PLANS STAMPED BY THE ENGINEER WITH AN APPROVAL STAMP BY THE CITY AT THE WORKSITE.
- ALL CONSTRUCTION SHALL CONFORM TO THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, THE CITY OF TWIN FALLS, THE CITY OF TWIN FALLS RESOLUTIONS TO IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, AND ALL OTHER LOCAL, STATE AND FEDERAL AGENCIES WHICH ARE APPLICABLE UNLESS OTHERWISE SHOWN.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM RUNOFF AND OR DEPOSITION OF SEDIMENT RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH SITE CONSTRUCTION. THE CONTRACTOR, AND EACH SUBCONTRACTOR, SHALL BE RESPONSIBLE FOR THE CLEAN-UP AND REMOVAL FROM THE JOB-SITE ANY TRASH OR EXCESS MATERIAL CREATED BY THE PERFORMANCE OF THEIR WORK. SUCH MATERIAL SHALL BE PLACED IN A DUMPSTER OR SIMILAR DEVICE PROVIDED BY THE CONTRACTOR OR TRANSPORTED FROM THE JOB-SITE.
- RECORDED AND/OR FIELD SURVEY MONUMENTS EXIST WITHIN THE LIMITS OF THIS PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND/OR HAVE REPLACED ANY MONUMENTS DESTROYED DURING CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITION BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND INGRESS AND EGRESS TO SAID CONSTRUCTION. CONTRACTOR SHALL REMOVE AND SORT ALL ON-SITE EXCAVATED NATIVE MATERIAL AND USE SATISFACTORY MATERIAL WHERE DESIGNATED ON THE CONSTRUCTION PLANS AS REQUIRING FILL MATERIAL. FILL SHALL BE PLACED AND COMPACTED BY METHODS APPROVED BY THE CITY OF TWIN FALLS AND APPROVED BY THE DESIGN ENGINEER. ALL STRIPS NOT SATISFACTORY FOR FILL MATERIAL, ON LOTS OR ROADWAYS SHALL BE USED AS DIRECTED BY THE ENGINEER OR DISCARDED OFF-SITE AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES ARE LOCATED ON THE PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE PROTECTION OF UTILITIES AND THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN ON THE PLANS OR NOT IN THE LOCATION SHOWN ON THE PLANS. THIS INCLUDES ALL SERVICE LATERALS AND/OR OTHER EXISTING FACILITIES NOT IN PROPER LOCATION BASED ON PROPOSED IMPROVEMENTS SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
- ATTENDED UTILITY COMPANIES SHALL BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. CALL TOLL-FREE 48 HOURS PRIOR TO COMMENCING WORK.
- MODIFICATIONS OF EXISTING UTILITIES SHALL CONFORM TO ALL APPLICABLE STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PROTECT EXIST. IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED TO THE ENGINEER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
- ALL CHANGES REQUIRE APPROVAL BY THE PROJECT ENGINEER AND THE CITY ENGINEER. THE ENGINEER TAKES NO RESPONSIBILITY FOR ANY DEVIATIONS FROM THESE PLANS UNLESS AUTHORIZED, IN WRITING, BY THE ENGINEER.
- IDAHO CODE 39-118 REQUIRES IDAHO DEPT. OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL PRIOR TO CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COMPLIANCE.
- ALL APPROACH RADI ARE TO BE 20' TO FACE OF CURB UNLESS OTHERWISE NOTED. RETURN RADI AT CULDESACS ARE TO BE 20' TO FACE OF CURB. ALL VALLEY OUTLET ARE TO BE 4' WIDE UNLESS OTHERWISE NOTED.
- ALL WATER MAINS AND SEWER MAINS SHALL BE INSTALLED AND CONSTRUCTED TO HAVE A MINIMUM OF 1' HORIZONTAL FEET OF CLEARANCE FROM FINISHED TOP OF GUTTER.
- PIPE TRENCHING AND BEDDING AND FIRE HYDRANT INSTALLATIONS SHALL COMPLY WITH THE AFORESAID STANDARDS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILL OUT AND SUBMIT A NOTICE OF INTENT (NOI) TO EPA AND HAVE A COPY OF THE POLLUTION PREVENTION PLAN AVAILABLE AT THE JOBSITE PRIOR TO CONSTRUCTION. SEE WEBSITE http://www.epa.gov/epaosper/nps/pollution_prevention_plan.pdf. QUESTIONS REGARDING THIS REQUIREMENT MAY BE REFERRED TO MISHA VAVROV OF EPA AT: (208) 533-6650. CONTRACTOR TO SUBMIT COPIES OF DOCUMENTS TO THE CITY OF TWIN FALLS.
- DEVELOPER WILL PROVIDE ONE SET OF CONSTRUCTION STAKES ONLY. ANY SUBSEQUENT STAKING & COSTS INCURRED WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- TRAFFIC CONTROL & SIGNALING FOR SUCH SHALL BE INCIDENTAL TO THE CONTRACT AND BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE PROJECT ENGINEER PRIOR TO COMMENCING WORK.

SANITARY SEWER NOTES:

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH TEN STATE STDS., THE 2017 IDAHO STDS. FOR PUBLIC WORKS CONSTRUCTION, THE CITY OF TWIN FALLS AND ALL OTHER APPLICABLE AGENCIES UNLESS OTHERWISE SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF THE CONTENTS OF THESE STDS.
- SEWER MAINS ONLY TO BE Laid IN SEWER TRENCHES.
- ALL LATERALS TO BE Laid AT NOT LESS THAN THE MINIMUM SLOPES AS SHOWN IN THE AFORESAID STANDARDS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM CONSTRUCTION AS PER THESE PLANS. ANY ADDITIONS, DELETIONS OR CHANGES SHALL FIRST MEET WITH THE WRITTEN APPROVAL OF THE CONTROLLING AGENCIES.
- ALL TESTING AND INSPECTION SHALL BE IN ACCORDANCE WITH STANDARDS.
- ALL SEWER MAINS AND FITTINGS TO BE CONSTRUCTED OUT OF ASTM 3034-B9, SDR 35 PVC PIPE.
- A MINIMUM OF 5 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR SEWER MAINS LOCATED ABOVE PRESSURE IRRIGATION MAINS AND FOR INSTALLATIONS WHERE AN 18 INCH VERTICAL SEPARATION IS AVAILABLE. A 3 FOOT HORIZONTAL SEPARATION IS ALLOWED IF THE SEWER MAIN IS INSTALLED BELOW THE PRESSURE IRRIGATION MAIN AT CROSSINGS. THE ORDER OF MAINS FROM LOWEST TO HIGHEST ELEVATION SHOULD BE AS FOLLOWS: SANITARY SEWER MAIN, PRESSURE IRRIGATION MAIN, AND THEN POTABLE WATER MAIN. A MINIMUM OF 18 INCHES VERTICAL SEPARATION BETWEEN EACH OF THESE UTILITIES SHALL BE PROVIDED (OUTSIDE PIPE TO OUTSIDE PIPE). IF 18" VERTICAL SEPARATION IS NOT POSSIBLE, SUPPORT TO PREVENT SETTLING AND INSTALL PER WATER SEPARATION NOTES.

LEGEND:

PROPERTY BOUNDARY	---
ROADWAY CENTERLINE	---
LANDSCAPING SETBACK	---
WATER LINE	---
SANITARY SEWER LINE	---
STORM DRAIN LINE	---
PRESSURE IRRIGATION LINE	---
GRAVITY IRRIGATION LINE	---
TELEPHONE LINE	---
OVERHEAD POWER LINE	---
GAS LINE	---
STANDARD CURB & GUTTER	---
RELEASE CURB & GUTTER	---
SIDEWALK	---
EDGE OF ASPHALT	---
GRADE BREAK CREST	---
CONTOUR LINE	---
SEWER SERVICE	---
WATER SERVICE	---
IRRIGATION SERVICE	---
CLEAN-OUT	---
BLOW-OFF ASSEMBLY	---
ARM-HYDRATION ASSEMBLY	---
FIRE HYDRANT	---
FROST FREE YARD HYDRANT	---
SEWER MANHOLE	---
STORM DRAIN MANHOLE	---
CATCH BASIN	---
CURB INLET	---
VALVE	---
GAS METER	---
TELEPHONE RISER	---
WELL	---
POWER POLE	---
POUT ANCHOR	---
SON	---
MALBOX	---

Site Exhibit for The McGregor Company Twin Falls, ID 2018

IDAPA 58.01.08.542.07 - SEPARATION OF POTABLE, NON-POTABLE, AND RAW WATER PIPELINES

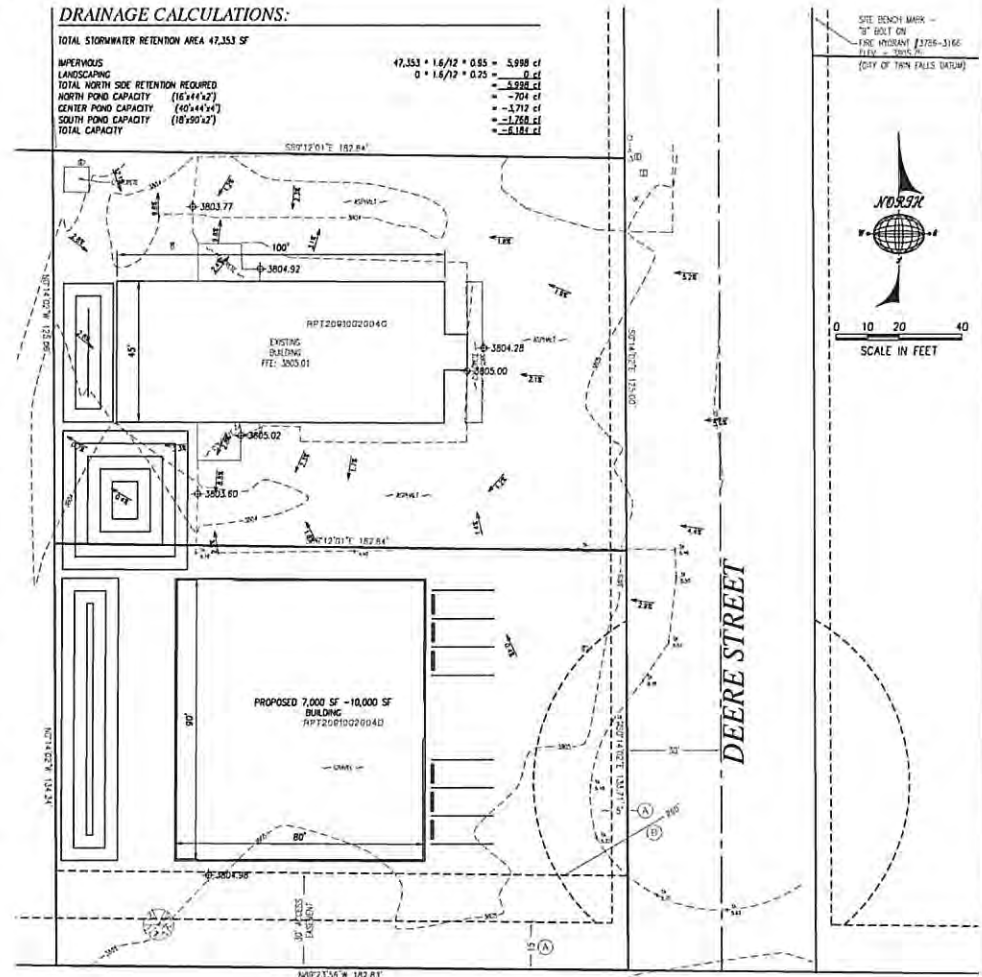
- SEPARATION OF POTABLE, NON-POTABLE, AND RAW WATER PIPELINES. THE REQUIREMENTS FOR THE PROTECTION OF POTABLE MAINS FROM CONTAMINATION BY NON-POTABLE PIPELINES ARE DESCRIBED IN SUBSECTION 542.07.A. THROUGH 542.07.E. FOR THE PURPOSES OF SUBSECTION 542.07, THE TERM "PIPELINE" APPLIES TO BOTH MAINS AND SERVICES. THE DEPARTMENT WILL USE THE MEMORANDUM OF UNDERSTANDING WITH THE PLUMBING BUREAU AS GUIDANCE IN DETERMINING THE RELATIVE RESPONSIBILITIES FOR REVIEWING SERVICE LINES. THE CONDITIONS OF SUBSECTIONS 542.07.A. THROUGH 542.07.E. SHALL APPLY TO ALL POTABLE SERVICES CONSTRUCTED OR RECONSTRUCTED AFTER APRIL 15, 2007 AND WHERE THE DEPARTMENT OR THE CITY IS THE REVIEWING AUTHORITY. RAW WATER MAINS MUST BE PROTECTED FROM CONTAMINATION FROM NON-POTABLE PIPELINES, AND MUST NOT CONTAMINATE POTABLE PIPELINES. THEY SHALL THEREFORE BEAT COUPLER SEPARATION DISTANCES SHOWN BELOW FROM EITHER POTABLE OR NON-POTABLE PIPELINES. (4-4-13)
- PARALLEL INSTALLATION REQUIREMENTS. (5-8-09)
- POTABLE MAINS IN RELATION TO NON-POTABLE MAINS. (5-8-09)
- GREATER THAN TEN (10) FEET SEPARATION: NO ADDITIONAL REQUIREMENTS. (4-4-13)
- TEN (10) FEET TO SIX (6) FEET SEPARATION: SEPARATE TRENCHES, WITH THE BOTTOM OF THE POTABLE MAIN ABOVE THE TOP OF THE NON-POTABLE MAIN, AND NON-POTABLE MAIN CONSTRUCTED WITH POTABLE WATER CLASS PIPE. (4-4-13)
- LESS THAN SIX (6) FEET SEPARATION: DESIGN ENGINEER TO SUBMIT DATA TO THE DEPARTMENT FOR REVIEW AND APPROVAL SHOWING THAT THIS INSTALLATION WILL PROTECT PUBLIC HEALTH AND THE ENVIRONMENT. NON-POTABLE MAIN TO BE CONSTRUCTED OF POTABLE WATER CLASS PIPE, AND WITH THE BOTTOM OF THE POTABLE MAIN ABOVE THE TOP OF THE NON-POTABLE MAIN. (4-4-13)
- NON-POTABLE MAINS ARE PROHIBITED FROM BEING LOCATED IN THE SAME TRENCH AS POTABLE MAINS. (3-30-07)
- PRESSURE WASTEWATER MAINS OR OTHER PRESSURIZED MAINS OR LINES CONTAINING NON-POTABLE FLUIDS SHALL BE NO CLOSER HORIZONTALLY THAN TEN (10) FEET FROM POTABLE MAINS. (4-7-11)
- NEW POTABLE SERVICES IN RELATION TO NON-POTABLE SERVICES, NEW POTABLE SERVICES IN RELATION TO NON-POTABLE MAINS, AND NON-POTABLE SERVICES, NEW POTABLE POTABLE MAINS. (5-8-09)
- GREATER THAN SIX (6) FEET SEPARATION: NO ADDITIONAL REQUIREMENTS BASED ON SEPARATION DISTANCE. (5-8-09)
- LESS THAN SIX (6) FEET SEPARATION: DESIGN ENGINEER TO SUBMIT DATA THAT THIS INSTALLATION WILL PROTECT PUBLIC HEALTH AND THE ENVIRONMENT AND NON-POTABLE SERVICE CONSTRUCTED WITH POTABLE WATER CLASS PIPE. (5-8-09)
- NEW POTABLE SERVICES ARE PROHIBITED FROM BEING LOCATED IN THE SAME TRENCH AS NON-POTABLE MAINS OR NON-POTABLE SERVICES. (5-8-09)
- REQUIREMENTS FOR POTABLE WATER MAINS OR SERVICES CROSSING NON-POTABLE WATER MAINS OR SERVICES. (4-4-13)
- IF THERE IS EIGHTEEN (18) INCHES OR MORE VERTICAL SEPARATION WITH THE POTABLE WATER PIPELINE ABOVE THE NON-POTABLE PIPELINE, THEN THE POTABLE PIPELINE JOINTS MUST BE AS FAR AS POSSIBLE FROM THE NON-POTABLE WATER PIPELINE. (4-7-11)
- IF THERE IS EIGHTEEN (18) INCHES OR MORE VERTICAL SEPARATION WITH THE POTABLE WATER PIPELINE BELOW THE NON-POTABLE PIPELINE, THEN THE POTABLE PIPELINE JOINTS MUST BE AS FAR AS POSSIBLE FROM THE NON-POTABLE PIPELINE, AND THE NON-POTABLE PIPELINE MUST BE SUPPORTED THROUGH THE CROSSING TO PREVENT SETTLING. (4-7-11)
- LESS THAN EIGHTEEN (18) INCHES VERTICAL SEPARATION: (5-8-09)
- POTABLE PIPELINE JOINT TO BE AS FAR AS POSSIBLE FROM THE NON-POTABLE PIPELINE, AND EITHER: (5-8-09)
- NON-POTABLE PIPELINE CONSTRUCTED WITH POTABLE WATER CLASS PIPE FOR A MINIMUM OF TEN (10) FEET EITHER SIDE OF POTABLE PIPELINE WITH A SINGLE TWENTY (20) FOOT SECTION OF POTABLE WATER CLASS PIPE CENTERED ON THE CROSSING. OR (5-8-09)
- SLEEVE NON-POTABLE OR POTABLE PIPELINE WITH POTABLE WATER CLASS PIPE FOR TEN (10) FEET EITHER SIDE OF CROSSING. USE OF HYDRAULIC CEMENTITIOUS MATERIALS SUCH AS CONCRETE, CONTROLLED DENSITY FILL, AND CONCRETE SLURRY ENGAGEMENT IS NOT ALLOWED AS A SUBSTITUTE FOR SLEEVING. (5-8-09)
- IF POTABLE PIPELINE IS BELOW NON-POTABLE PIPELINE, THE NON-POTABLE PIPELINE MUST ALSO BE SUPPORTED THROUGH THE CROSSING TO PREVENT SETTLING. (5-8-09)
- PRESSURE WASTEWATER MAINS OR OTHER PRESSURIZED MAINS OR LINES CONTAINING NON-POTABLE FLUIDS SHALL BE NO CLOSER VERTICALLY THAN EIGHTEEN (18) INCHES FROM POTABLE MAINS. (4-7-11)
- EXISTING POTABLE SERVICES IN RELATION TO NEW NON-POTABLE MAINS, EXISTING NON-POTABLE SERVICES IN RELATION TO NEW POTABLE MAINS, AND EXISTING POTABLE SERVICES IN RELATION TO NEW NON-POTABLE SERVICES SHALL BE AS FOLLOWS: SUBSECTION 542.07.A. THROUGH 542.07.E. WHERE PRACTICAL, BASED ON COST, CONSTRUCTION FACTORS, AND PUBLIC HEALTH SIGNIFICANCE, IF THE DEPARTMENT DETERMINES THAT THERE ARE SIGNIFICANT HEALTH CONCERNS WITH SUCH SERVICES, SUCH AS WHERE A LARGE EXISTING SERVICE AN APARTMENT BUILDING OR A SHOPPING CENTER, THEN THE DESIGN SHALL CONFORM WITH SUBSECTION 542.07.B. (5-8-09)

ABBREVIATIONS:

AS	AS-BUILT	LG	UP OF GUTTER
ADD	ADDITIONAL	LT	LEFT
BW	BENCH MARK	MANHOLE	MANHOLE
CD	CATCH BASIN	N/A	NOT APPLICABLE
CDU	CLUSTER BOX UNIT	NTS	NOT TO SCALE
CL	CENTER LINE	PRR or PI	PRESSURE IRRIGATION
COPT	CITY OF TWIN FALLS	RT	RIGHT
CONST	CONSTRUCT	REQD	REQUIRED
CT	CURB TIE	RW	RESIDENT WEDGE
CT	CURB TIE	ROW or R/W	RIGHT OF WAY
DW or D/W	DRIVEWAY	S	SQUARE FOOT
DWG	DRAWING	S	SLOPE
EA or EDA	EDGE OF ASPHALT	SD	STORM SEWER
EL	ELEVATION	SE	SANITARY SEWER/SEWER SERVICE
EFC	FACE OF CURB	STA	STATION
FHYD or FH	FIRE HYDRANT	TM	TEMPORARY BENCH MARK
FL	FINISHED GRADE	TA	TOP OF ASPHALT
FL	FLOW LINE	TCC	TOP OF CONCRETE
GB	GRADE BREAK	TR	TOP OF RELEASE CURB
GR	GRAVITY IRRIGATION	TBC, TDC, TC	TOP OF CURB (VERT, HIGHBACK, STD)
INT	INTERSECTION	TRANS	TRANSITION
INV	INVERT	TTC	TWIN FALLS CANAL COMPANY
IRI	IRRIGATION/IRRIGATION SERVICE	TYP	TYPICAL
ISPM	ISPM STANDARDS FOR PUBLIC WORKS CONSTRUCTION	VE	VALLEY CUTTER
LT	LEFT FOOT	WM	WATER METER

DRAINAGE CALCULATIONS:

TOTAL STORMWATER RETENTION AREA	47,353 SF
IMPERVIOUS	47,353 x 16/12 x 0.85 = 5,398 sf
LANDSCAPING	0 x 16/12 x 0.25 = 0 sf
TOTAL NORTH SIDE RETENTION REQUIRED	= 5,398 sf
NORTH POND CAPACITY	(1614x12) = 704 sf
CENTER POND CAPACITY	(4044x12) = 1,712 sf
SOUTH POND CAPACITY	(1830x12) = 1,768 sf
TOTAL CAPACITY	= 4,184 sf



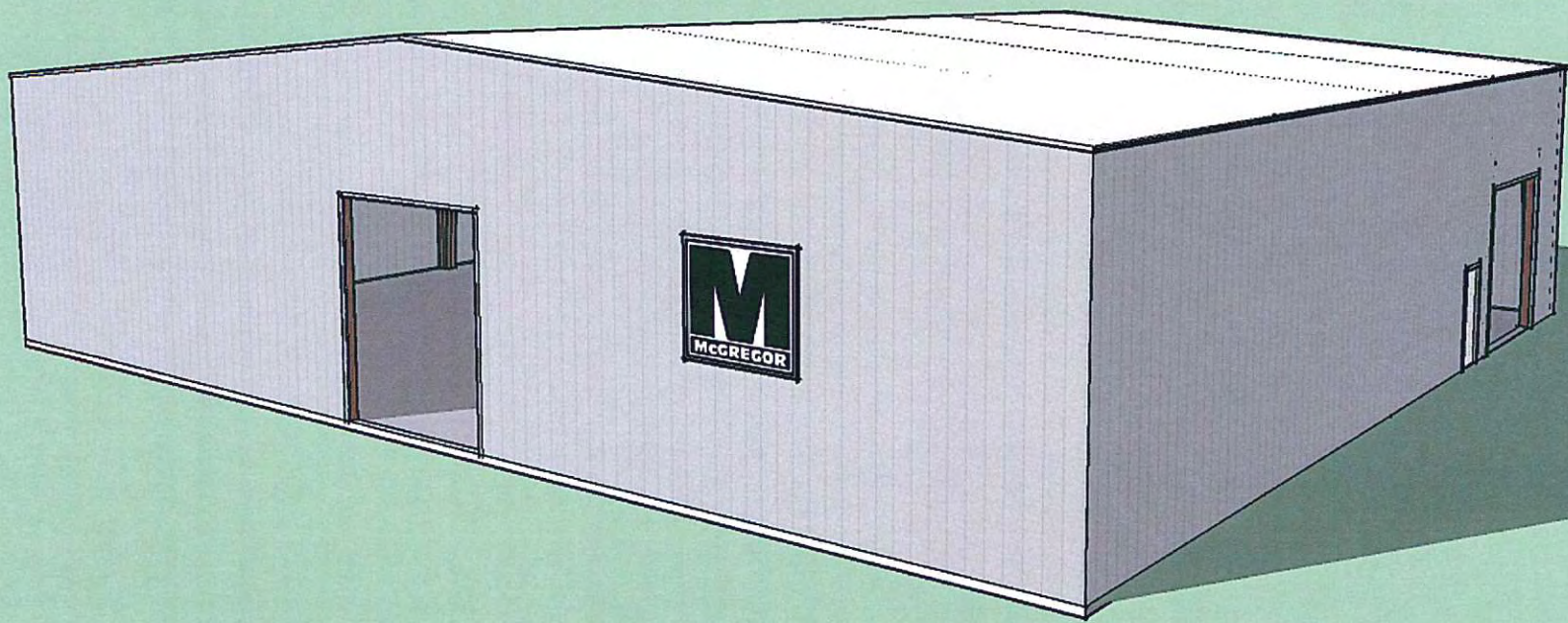
Legal Description

E 184.82' x 259.34', Block 2 Gen Industrial Sub, Twin Falls County, Idaho

Current Owner:
Bull Head
4111 N. Woodson Ridge Circle
Twin Falls, ID 83301

Proposed Owner:
The McGregor Company Inc.
508 Grange Lane
Twin Falls, ID 83301







Front Facade of Existing Building



Side of Existing Building



NE Corner Looking SW



SE Corner Looking NW



Date: Tuesday, August 14, 2018
To: Planning and Zoning Commission
From: Jonathan Spendlove, Planning and Zoning Director, Planning & Zoning

ACTION ITEM

Request:

Request for annexation with a zoning designation of M-2 for approximately 40 (+/-) acres currently zoned M-2 and located at 630 Hankins Road South. c/o Randy Musser (app. PZ18-0045)

Time Estimate:

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

Background:

N/A

Approval Process:

§10-15-2: Annexation

The Commission shall conduct at least one public hearing, to send a recommendation to City Council for the proposed plan and zoning designation. Interested persons shall have an opportunity to be heard at the commission and council hearings. The Planning & Zoning Commission hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)

Budget Impact:

This request, if approved would increase the taxable property within city limits, however it will be a negligible amount.

Regulatory Impact:

Annexation of this property will affect the regulations by which this property is enforced. It will, if annexed, fall under all regulatory policies of the City of Twin Falls and not just Title 10, as with property in the Area of Impact.

History:

There is limited history on this property other than it is an original 40 acre parcel being utilized as ag and storage of RV trailers.

Analysis:

This is a request to annex parcel RP10S17E237200, a 40 acres +/- parcel located at 630 Hankins Rd. S. Currently the parcel is zoned M-2, and the applicant is not requesting a zoning change with this annexation. The property is currently being utilized with both agricultural and transportation uses, with the storage of R.V. trailers on the premises.

Conclusion:

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

Attachments:

1. PZ18-0045 Annex Staff Report
2. 1 - Vicinity Map
3. 2 - Narrative
4. 3 - Photos



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Steve O'Connor, City Planner
 Editor: Administrator
 Author: Steve O'Connor, City Planner
 Request: **Annexation** with a zoning designation of M-2 for approximately 40 (+/-) acres currently zoned M-2 and located at 630 Hankins Road South.
 Application: PZ18-0045
 Applicant:
 Randy Musser
 3272 Falls Ave E.
 Twin Falls, ID 83301
 208.731.4700
 rtmusser@mbauction.com

Public Hearing: July 24th, 2018

Analysis

This is a request to annex parcel RP10S17E237200, a 40 acres +/- parcel located at 630 Hankins Rd. S. Currently the parcel is zoned M-2, and the applicant is not requesting a zoning change with this annexation. The property is currently being utilized with both agricultural and transportation uses, with the storage of R.V. trailers on the premises.

Approval Process

§10-15-2: Annexation

The Commission shall conduct at least one public hearing, to send a recommendation to City Council for the proposed plan and zoning designation. Interested persons shall have an opportunity to be heard at the commission and council hearings. The Planning & Zoning Commission hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)

Regulatory Impact:

Annexation of this property will affect the regulations by which this property is enforced. It will, if annexed, fall under all regulatory policies of the City of Twin Falls and not just Title 10, as with property in the Area of Impact.

History

There is limited history on this property other than it is an original 40 acre parcel being utilized as ag and storage of RV trailers.

Applicable Regulations or Codes

City Code 10-15; Annexation Regulations

City Code 10-4-10: Heavy Manufacturing district

Comprehensive Plan Compliance

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

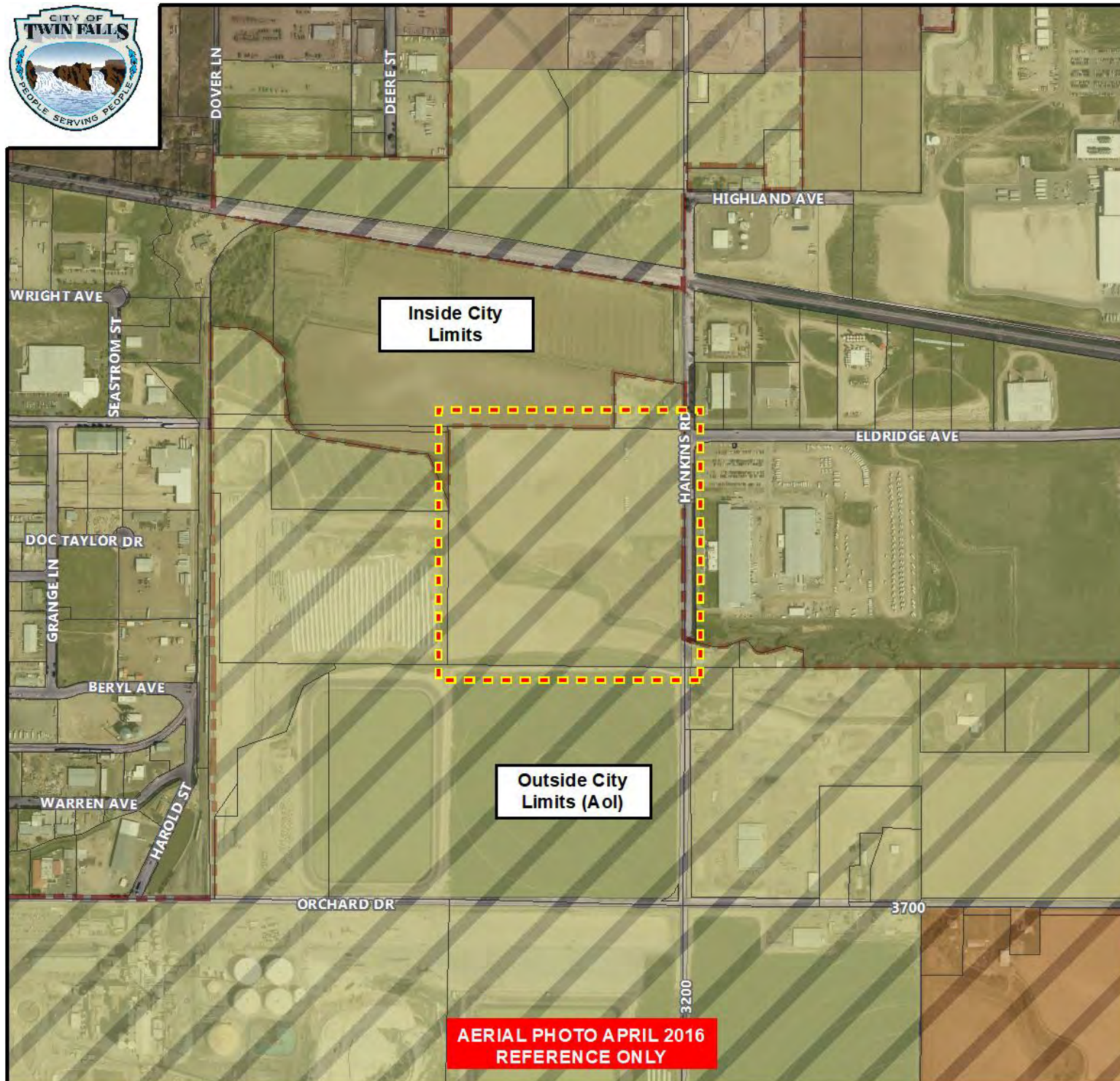
Conclusion

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

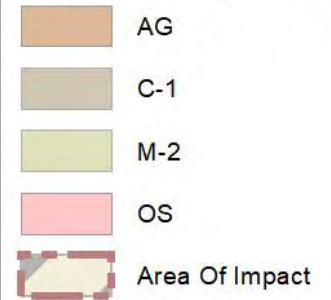
Attachments

1. Vicinity Map
2. Narrative
3. Photos

Public Hearing: July 24th, 2018



Vicinity Map



Current Zoning & Land Use:

Ag & industrial

Comprehensive Plan:

Industrial

Adjacent Zoning & Land Uses:

North:

M-2

South:

M-2 Aol

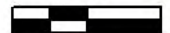
East:

Hankins Rd. S.; M-2

West:

M-2 Aol

0 300 600



Feet



ANNEXATION REQUEST

We are requesting annexation for 40 acres located at 630 Hankins Rd South. The reason for the annexation is so we can hook up to city water and sewer in order to serve a manufactured office for Star Fleet.

The annexation should not change the zoning of the property, as it is already zoned M2 Industrial.

The annexation and zoning is very compatible with the surrounding area as I believe most of the properties surrounding the subject property is all zoned M2.

The intended use of a portion of the property is to store new RV trailers until they can be transported to dealerships across the northwest region. There is approximately 25 acres that is still being farmed at this time.



NE Corner Looking SW



SE Corner Looking NW