

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 and address, then commence with their comments. Following their statements, they shall write their name and address 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.



Public Hearing: **TUESDAY, April 8, 2014**

To: Planning & Zoning Commission

From: Rene'e V. Carraway, Community Development Department

AGENDA ITEM III-1

Request: Request for approval of the preliminary plat for the Laurelwood Subdivision-No. 3 consisting of 19.16 (+/-) acres with 13 lots on property located on the north side of the 3200-3400 blocks of Falls Avenue East Martha Sommercamp c/o Dave Thibault / EHM Engineers, Inc.

Time Estimate:

The applicant's presentation may take up to fifteen (15) minutes. Staff's presentation may be up to five (5) minutes.

Background:

Applicant:	Status: Owner	Size: 19.16(+/-) acres
Martha Sommercamp 1016 Santa Florencia Solana Beach, CA 92075 858-481-8314 sommercamp@roadrunner.com	Current Zoning: SUI Aol	Requested Zoning: Approval of a preliminary plat
	Comprehensive Plan: Medium Density Residential	Lot Count: 13 lots
	Existing Land Use: Agricultural	Proposed Land Use: Single Family Residential
Representative:	Zoning Designations & Surrounding Land Use(s)	
EHM Engineers Inc. 621 North College Road, Ste. 100 Twin Falls, ID 83301 David Thibault 208-734-4888 dthibault@ehminc.com	North: SUI Aol; residential and agricultural property	East: SUI Aol; residential
	South: R-1 VAR Aol; Falls Ave, agricultural property	West: SUI Aol; residential
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-2, 10-7-6, 10-11-1 through 9, 10-12-2.3	

Approval Process:

As per Twin Falls City Code 10-12-2.3 Action on Preliminary Plat:

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:

As the request is for a Preliminary Plat, approval of this request will have negligible impact on the City budget.

Regulatory Impact:

Upon approval of a preliminary plat 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.

History:

Laurelwood Subdivision #1 was recorded in 1997. Laurelwood Subdivision #2 was recorded on February 16, 2010.

Analysis:

This Preliminary Plat for the Laurelwood Subdivision-No. 3, includes 19.16 (+/-) acres and is zoned SUI (Suburban Urban Interface) in the Aol (Area of Impact). The request is to plat thirteen (13) lots for single family residential development. The site is located north of Falls Avenue East and east of 3300 East Road.

The proposed plat will allow for single family residences only. The minimum lot area per household dwelling shall be one acre, or as set forth in the "technical Guidance Manual for Individual and Subsurface Sewage Disposal Systems" as adopted by the South Central District Board of Health, whichever is larger. Wells and septic systems are allowed in the SUI zone. A building permit will not be issued without the approval of the South Central District Health Department and the Department of Water Resources.

This is the third phase of platting for the Laurelwood Subdivision. This property was included in the second phase of Laurelwood Subdivision but was revised due to technical problems. The technical problems have been resolved and the property owner is submitting the proposed Laurelwood Subdivision #3.

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

It is also indicated on the Preliminary Plat that the site will be on a private pressure irrigation (P.I.) system.

This request is in conformance with the Comprehensive Plan which designates this area as appropriate for commercial/retail.

Conclusion:

Staff recommends the Commission approve the preliminary plat of the Laurelwood Subdivision-No. 3, as presented, and subject to the following conditions:

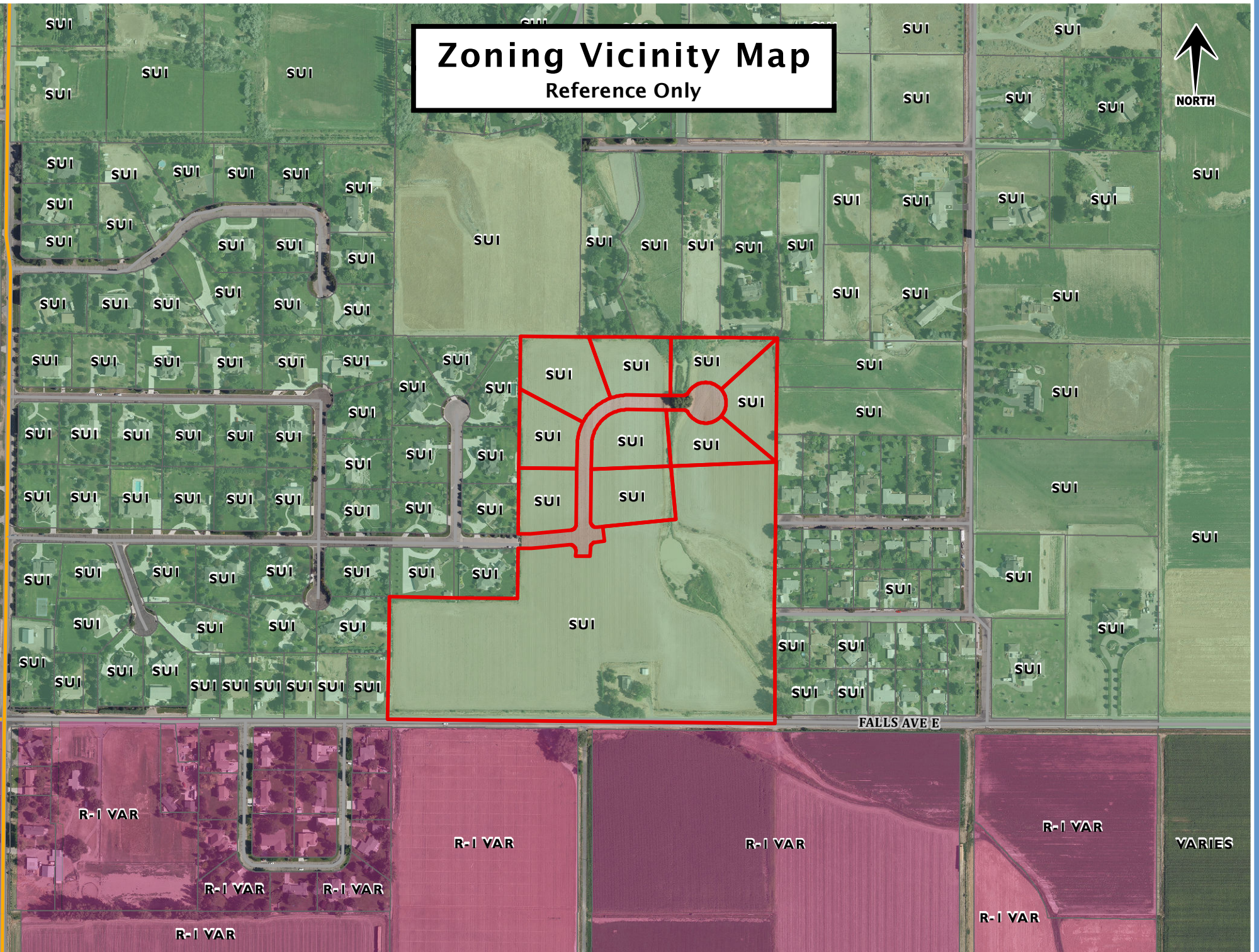
1. Subject to final technical review and amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and standards.

Attachments:

1. Zoning Vicinity
2. Aerial Map
3. Preliminary Plat Exhibit
4. Pictures

Zoning Vicinity Map

Reference Only



Aerial Image Map

Reference Only



LAURELWOOD DR

CANYON PL

RIDGE PL

FALLS AVE E

WILDWOOD WAY

LAURELWOOD CT



Frontage along Falls, South Property Line. Looking to the North.

03/19/2014 08:40 AM



West Property boundary at Laurelwood Dr. Looking to the North East.

03/19/2014 08:30 AM





Public Hearing: **TUESDAY, APRIL 8, 2014**

To: Planning & Zoning Commission

From: Rene'e V. Carraway, Zoning and Development Manager

AGENDA ITEM IV-1

Request: Request for the Commission's recommendation on a Zoning District Change & Zoning Map Amendment to rezone 6.927 (+/-) acres from R-1 VAR to SUI for property located west of 3236 Addison Avenue East within the City's Area of Impact. c/o Leon & Mary Corr (app. 2627)

Time Estimate:

The applicant's presentation may take up to fifteen (15) minutes. Staff presentation will be approximately ten (10) minutes.

Background:

Applicant:	Status: Property Owner	Size: 6.927 (+/-) acres
Leon & Mary Corr 3236 Addison Ave East Twin Falls, ID 83301 208-733-2911 208-420-6952 1mcorr@cableone.net	Current Zoning: R-1 VAR within the Area of Impact (Aol)	Requested Zoning: SUI (Aol)
	Comprehensive Plan: Rural Residential	Lot Count: 1 Lot
	Existing Land Use: single family residence and agricultural	Proposed Land Use: subdivide for residential development
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: R-1 VAR Aol; residential	East: R-1 VAR Aol; residential
	South: R-2 Aol; Addison Ave East; residential	West: R-1 VAR Aol; residential
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-2, 10-4-3, 10-8-1 thru 6, 10-14-1 thru 6	

APPROVAL PROCESS:

At the conclusion of this Public Hearing, the Planning Commissioners will be asked to make a recommendation on the requested zoning of the property. The recommendation will be forwarded to the City Council for consideration.

Budget Impact:

Approval of this request will have little to no impact the City budget.

Regulatory Impact:

Following a public hearing and recommendation from the Planning and Zoning Commission, the request will be scheduled for a public hearing and decision by the City Council.

History:

This parcel is located in the Aol, and was zoned from Rural Residential to R-1 VAR in June 2004 under Ordinance #2796 which addressed updating the Comprehensive Plan and changing the Zoning Districts Map.

The Planning & Zoning Commission recommended approval of a rezone request from R-1 VAR to SUI. The Council recommended approval of the zoning district change and zoning map amendment from R-1VAR to SUI to the County Commissioners.

On January 8, 2013 the County Commissioners heard the request for the zoning district change and zoning map amendment from R-1 VAR to SUI. The County Commissioners denied the request. They felt the request was

spot zoning and did not meet the comprehensive plan requirements for the Twin Falls County Comprehensive Plan 5.7.2. They also felt the change would lower the value of the property and surrounding properties.

Analysis:

This is a request for a Zoning District Change and Zoning Map Amendment for 6.927 (+/-) acres of property from R-1 VAR, (Residential Single Household District), to SUI (Suburban-Urban Interface) designation. The property, 10 +/- acres, is located at 3236 Addison Ave East. They have indicated in their narrative that they wish to rezone the 6.3+/- acres of undeveloped property west of their existing residence. They further describe in their narrative they wish to subdivide this property into six (6) residential lots with each lot being approximately one (1) acre in size to allow for future residential development.

Their property currently has a single family residence on approximately 3 +/- acres with approximately 6.9 +/- acres of undeveloped land being used as agricultural land. The properties to the north, east, and west are developed with existing residences. The area to the south, across Addison Ave E, has also been developed with residences with agricultural land.

The current zoning of R-1 VAR was established to ensure future developments were built with connections to City Sewer and Water. Currently, the closest access to utilities is to the west at the intersection of Hankins and Addison. This distance places this property 1050 – 1700 feet away from services. For this reason, the request to rezone this parcel to SUI has been made, in order to allow the development to be placed on septic and well water per South Central Public Health District approval. This type of development is consistent with the surrounding existing residential development.

In reviewing a request for a Zoning District Change and Zoning Map Amendment the Commission has two (2) main tasks: **1-** to determine whether the request is in conformance with the Comprehensive Plan and **2-** to evaluate the request to determine the extent and nature of the amendment requested.

1- The Comprehensive Plan's Future Land Use Map 2-4 designates this area as Rural Residential.

This land use designation was established in February 2009 with the adoption of the Comprehensive Plan. The comprehensive plan defines Rural Residential as “areas (that) provide transitions from agricultural land located on the outskirts of the community to urban areas contained in the Water Limit Boundary. Large-lot rural residential.” (Page 2-35) The designation of this parcel as SUI would follow that goal for the area as stated in the comprehensive plan.

2- The Commission also reviews the extent and nature of the amendment proposed.

This proposal of rezoning for residential uses along Addison Ave E would be compatible with the adjacent uses in the area. The land to the north, south east & west has been developed in a similar way. Allowing this zoning change will not cause incompatible land uses to be developed next to each other.

The process to amend Title 10 of the Twin Falls City Code requires a public hearing be made to the commission. The commission is asked to make a recommendation on the request. Their recommendation is automatically scheduled for a public hearing before the city council who shall make a decision on the request.

Conclusion:

The commission is asked to make a recommendation on this request which automatically is scheduled for a public hearing before the City Council. The commission's recommendation may be either to deny the request, approve the request as presented, or they may table the request and ask that additional information be provided for their review. For the Commission to make a positive recommendation to the City Council the Commission must determine that both tasks have been met.

Should the Commission determine that **1-** the request is in conformance with the Comprehensive Plan and **2-** the extent and nature of changing the zoning of this property to SU1 would be compatible with residential development and would not detract from the surrounding area then Staff recommends the Commission recommend approval of this request, as presented.

As This Property Is Within The Area Of Impact The Final Decision Shall Be Made By The County Commissioners, As Per Twin Falls City Code 10-8-4;

10-8-4: Administration:

(D) All Applications For Preliminary Plats Of Subdivisions, Vacations, Rezones, Special Use Permits And Variances Shall Be Submitted To The City Planning And Zoning Commission. All Applications For Final And Conveyance Plats Of Subdivisions, For Vacations And For The Rezoning Of Property Within The Area Of City Impact Shall Be Submitted To The City Council For Their Recommendation, Prior To Submission To The Board Of County Commissioners. The Board Of County Commissioners May Approve The Application As Recommended By The City Council, Deny The Application Or Remand The Application To The City For Further Proceedings. (Ord. 2922, 10-22-2007)

Attachments:

1. Reason for Request
2. Zoning and Aerial Map
3. Comprehensive Plan – Future Land Use Map
4. Site Photos

Leon & Mary Corr
3236 Addison Ave. E.
Twin Falls, Idaho 83301

Planning & Zoning:

The reason for the request is to divide the 6.927 acres into 6 lots. The zoning change would conform to the current comprehensive plan and the compatibility of 1 acre lots would blend in with the surrounding neighborhood on all four sides. Changing zoning gives this property potential to be development to it's highest and best use.

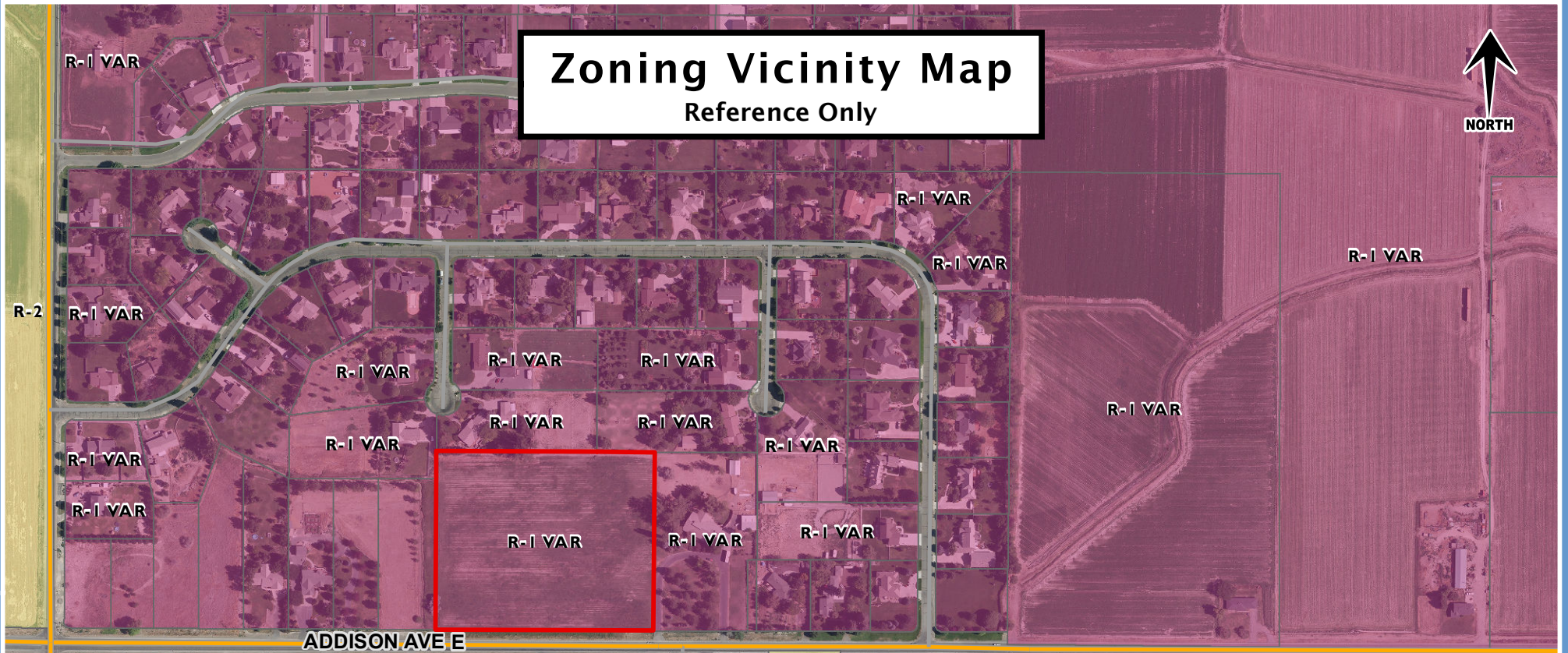
Kindest Regards,

A handwritten signature in black ink, appearing to be 'LMC' or similar initials, written in a cursive style.

Leon & Mary Corr

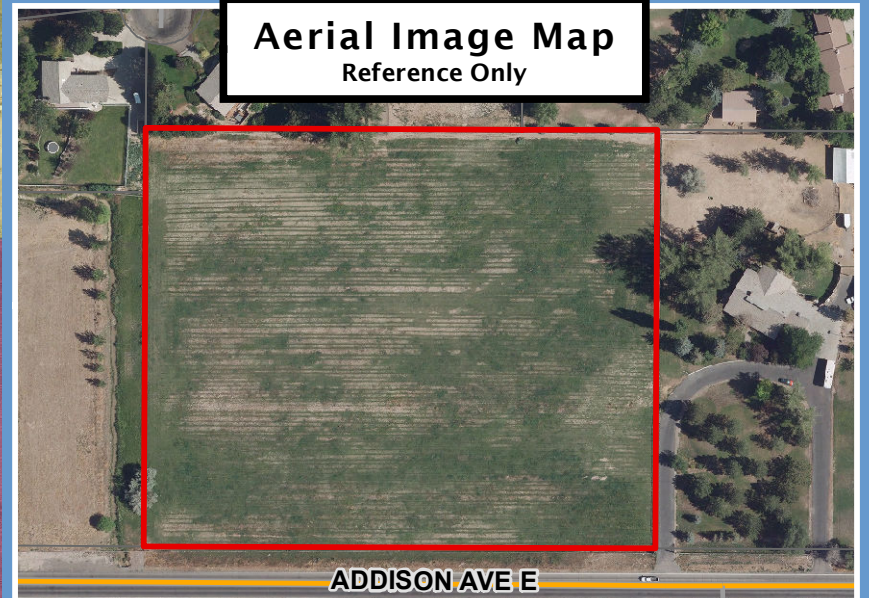
Zoning Vicinity Map

Reference Only



Aerial Image Map

Reference Only



Future Land Use Map

Reference Only



HANKINS RD N

OAK CREEK CIR

WOODRIDGE DR

GE CIR

EL CIR

Rural Residential Designation

WO CIR

SUN CIR

Agriculture Designation

ADDISON AVE E

3900 North Rd

Rural Residential Designation

HANKINS RD

Agriculture Designation

9TH AVE E



Frontage along Addison, South
Property Line. Looking to the North.

04/02/2014 09:13 AM



East Property boundary.
Looking to the West.

04/02/2014 09:12 AM



South and West Property line.
Looking to the North East.

04/02/2014 09:16 AM



Public Hearing: **TUESDAY, APRIL 8, 2014**

To: Planning & Zoning Commission

From: Rene'e V. Carraway, Zoning and Development Manager

AGENDA ITEM IV-2

Request: Request for the Commission's recommendation on a Zoning District Change & Zoning Map Amendment to rezone .83 (+/-) acres from R-6 PRO to C-1 for property located on the south side of the 200 block of Shoup Avenue West c/o E. Dan Carter on behalf of Cowboy Investments (app. 2628)

Time Estimate:

The applicant's presentation may take up to fifteen (15) minutes. Staff presentation will be approximately ten (10) minutes.

Background:

Applicant:	Status: Property Owner	Size: .83 (+/-) acres
E. Dan Carter Cowboy Investments P.O. Box 1148 Twin Falls, ID 83301 208-731-1655 208-420-6952 haybyr1@yahoo.com	Current Zoning: R-6 PRO	Requested Zoning: C-1
	Comprehensive Plan: Commercial/Retail	Lot Count: 1 Lot
	Existing Land Use: vacant	Proposed Land Use: RV Park or Commercial Building
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: R-6 PRO; Shoup Ave W, St Luke's Magic Valley Walker Center	East: C-1; professional office
	South: C-1; Phillips 66 Gas Station/Car and Truck wash, A&W Restaurant	West: R-6 PRO; professional office
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-8, 10-7-6, 10-10-1 thru 3, 10-11-1 thru 10-11-9, 10-14-1 thru 6	

APPROVAL PROCESS:

At the conclusion of this Public Hearing, the Planning Commissioners will be asked to make a recommendation on the requested zoning of the property. The recommendation will be forwarded to the City Council for consideration.

Budget Impact:

Approval of this request will have little to no impact the City budget.

Regulatory Impact:

Following a public hearing and recommendation from the Planning and Zoning Commission, the request will be scheduled for a public hearing and decision by the City Council.

History:

This lot is a portion of Lot 23 of the Delong Addition Subdivision. No other zoning history.

Analysis:

This is a request for a Zoning District Change and Zoning Map Amendment for .83 (+/-) acres of property from R-6 PRO, (Residential Multi-Household District) (Professional Office Overlay), to C-1 (Commercial Highway District) designation. The property, .83 +/- acres, is located on the south side of the 200 block of Shoup

Avenue West. They have indicated in their narrative that they wish to develop this property as a fifteen (15) unit RV Park.

The property currently is undeveloped land being used unofficially as truck parking. The properties to the north, east, and west are developed with existing professional office/medical uses. The area to the south has been developed with a Phillips 66 Convenience Store/Car and Truck Wash/A&W Restaurant.

In reviewing a request for a Zoning District Change and Zoning Map Amendment the Commission has two (2) main tasks: **1-** to determine whether the request is in conformance with the Comprehensive Plan and **2-** to evaluate the request to determine the extent and nature of the amendment requested.

1- The Comprehensive Plan's Future Land Use Map 2-4 designates this area as Commercial/Retail.

The comprehensive plan defines Commercial/Retail as "areas (that) will accommodate large-scale commercial, retail, light industrial, office park, and similar uses." (Page 2-36)

2- The Commission also reviews the extent and nature of the amendment proposed.

This proposal of rezoning for commercial uses on this proposed site would be compatible with the adjacent uses in the area. The land to the north, east & west has been developed in a similar way. Allowing this zoning change will not cause incompatible land uses to be developed next to each other.

The process to amend Title 10 of the Twin Falls City Code requires a public hearing be made to the commission. The commission is asked to make a recommendation on the request. Their recommendation is automatically scheduled for a public hearing before the city council, who shall make a decision on the request.

Conclusion:

The commission is asked to make a recommendation on this request which automatically is scheduled for a public hearing before the City Council. The commission's recommendation may be either to deny the request, approve the request as presented, or they may table the request and ask that additional information be provided for their review. For the Commission to make a positive recommendation to the City Council the Commission must determine that both tasks have been met.

Should the Commission determine that

- 1-** the request is in conformance with the Comprehensive Plan and
- 2-** the extent and nature of changing the zoning of this property to C-1 would be compatible with commercial development and would not detract from the surrounding area

then Staff recommends the Commission recommend approval of this request, as presented.

Attachments:

1. Reason for Request
2. Vicinity Zoning/Aerial Map
3. Comprehensive Plan – Future Land Use Map
4. Site Photos

Twin Falls Planning and Zoning

Twin Falls, Idaho

Commission,

I am asking for a zoning change on a piece of property, located behind the A&W on Addison in the DeLong Addition. In particular in the NW1/4 of Lot 23.

I am proposing the change from R6 to C1. I don't see any adverse effect to the City's Comprehensive plan at all. In that immediate area the other business's on that same block are mostly commercial.

In Lieu of selling the property, I would like to build a "nice" RV park on that lot. I realize that once zoned I would still need a special use permit. The proposed park would be for about 15 RV ers. All common area would be in grass and graded gravel.

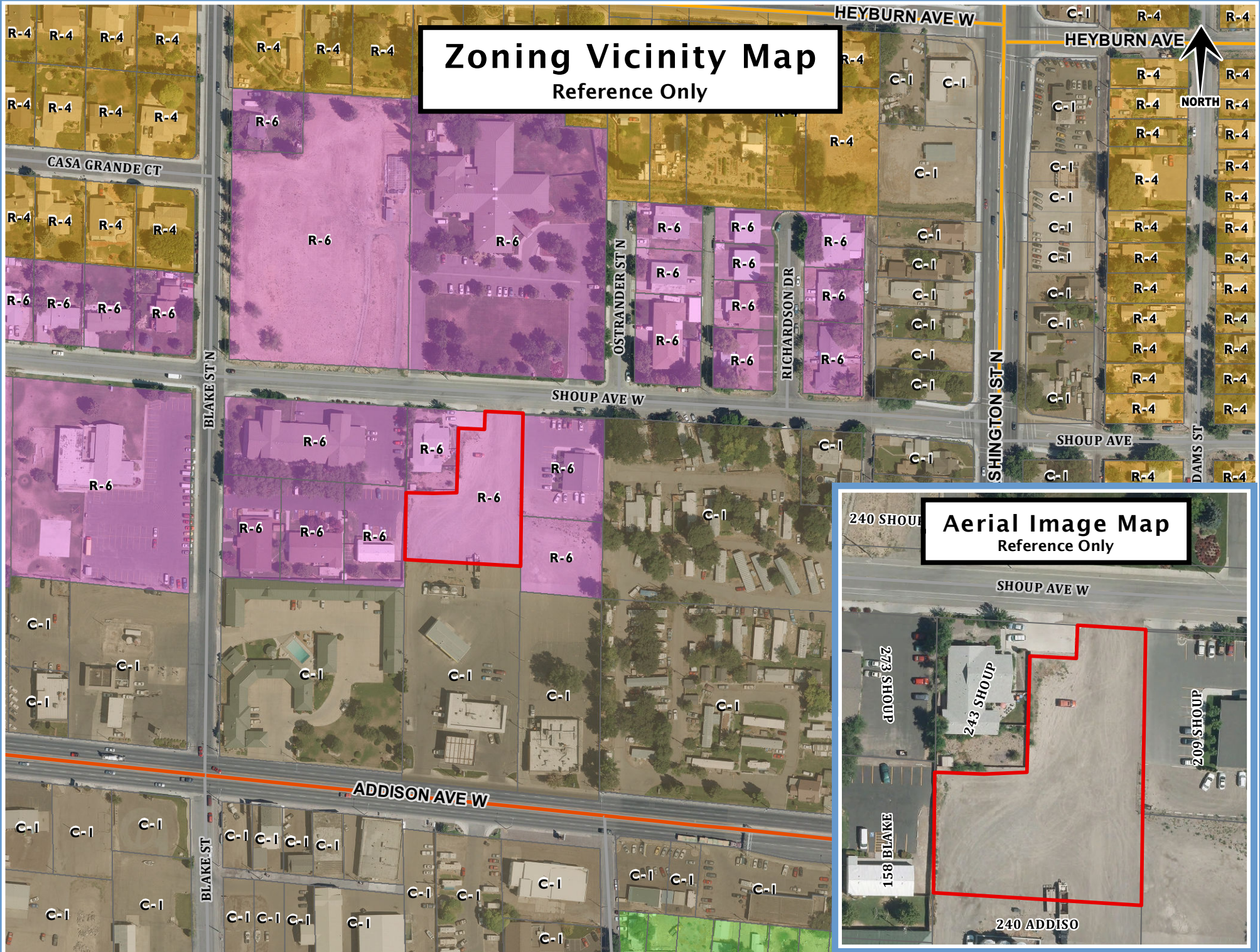
I believe compatibility with the surrounding area would be just fine. For example the new Baxter's park would be right across Shoup. What a nice convenience for some of the RV world.

Thank you for your consideration. Dan Carter

March 13, 2014

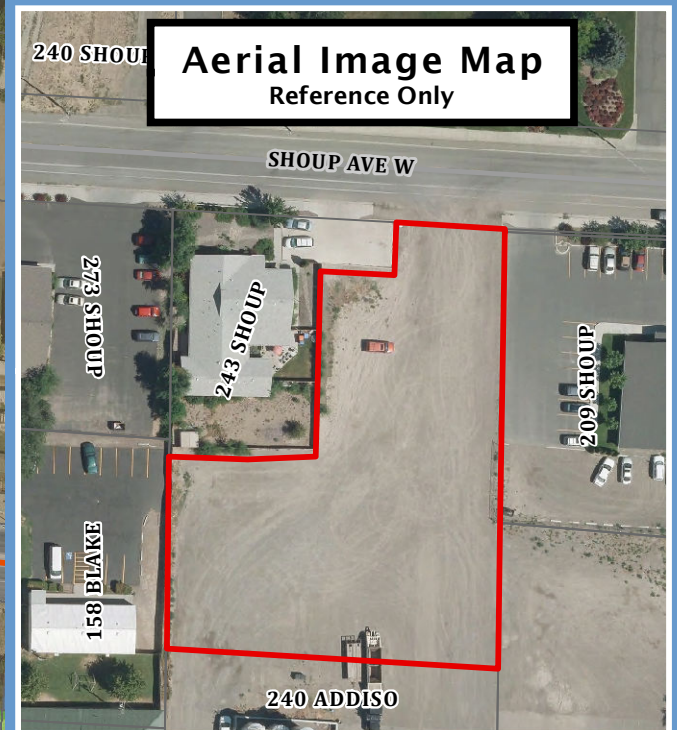
Zoning Vicinity Map

Reference Only



Aerial Image Map

Reference Only

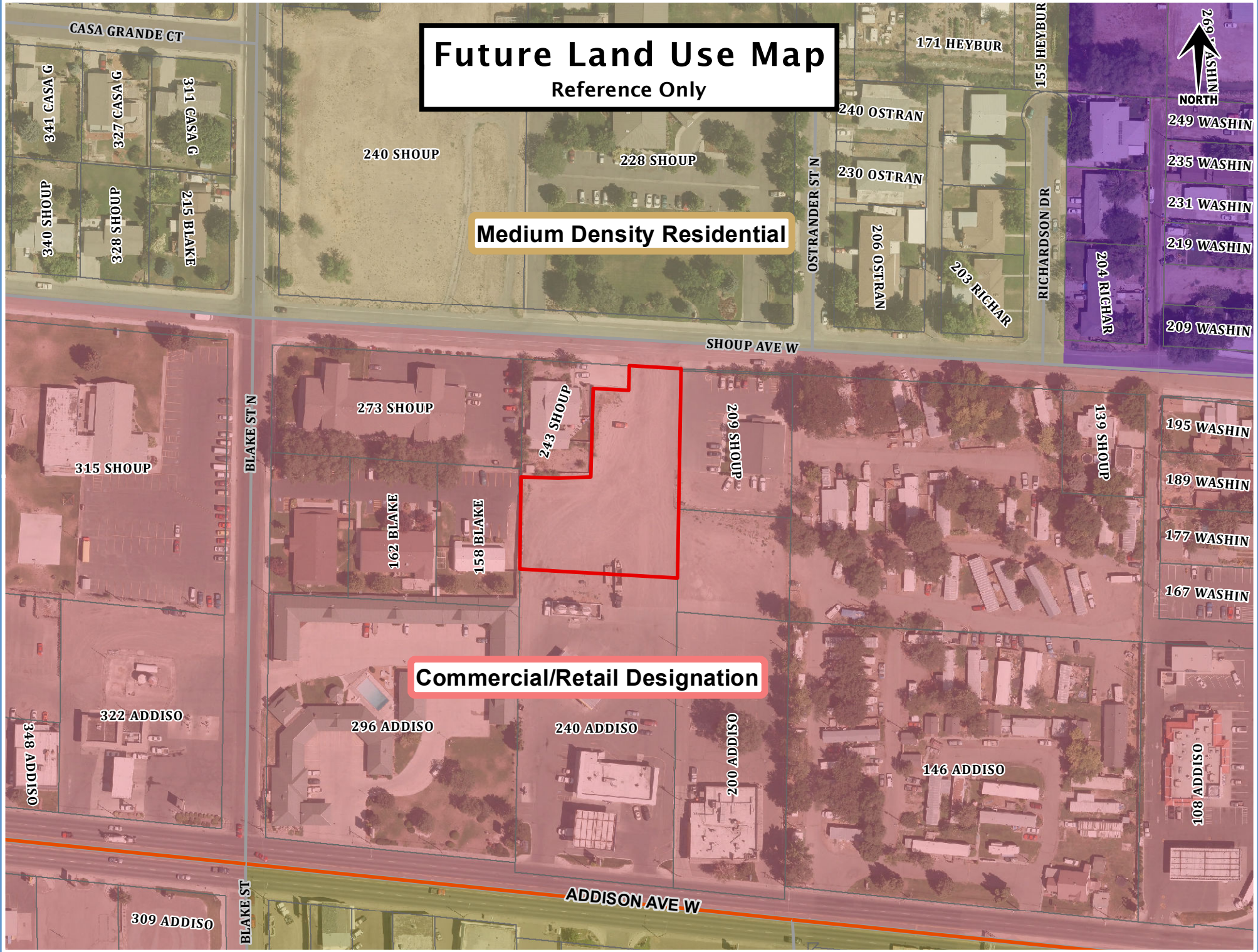


Future Land Use Map

Reference Only

Medium Density Residential

Commercial/Retail Designation







South and West Property line.
Looking to the North East.

04/02/2014 09:01 AM