



NOTICE OF AGENDA
TWIN FALLS CITY PLANNING & ZONING COMMISSION
OCTOBER 28, 2014
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Nikki Boyd Jason Derricott Tom Frank Kevin Grey Gerardo "Tato" Munoz Christopher Reid Jolinda Tatum
Chairman Vice-Chairman

AREA OF IMPACT:

Ryan Higley Steve Woods

City Council Liaison

Rebecca Mills Sojka

I. CALL MEETING TO ORDER:

1. Confirmation of quorum
2. Introduction of staff

II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s): **10-1-14 WS, 10-14-14 PH**
2. Approval of Findings of Fact and Conclusions of Law:
 - Dutch Bros Coffee (SUP 10-14-14)

III. GENERAL PUBLIC INPUT:

IV. ITEMS OF CONSIDERATION:

1. Consideration of an Alternative Landscape Plan as per SUP #1331 granted 09-09-2014, c/o Gary's Woodworking.

V. PUBLIC HEARINGS:

1. Requests a **Special Use Permit** to operate an automobile body and paint business on property located at 810-836 2nd Avenue West c/o Phil Labat aka Pro Image Body & Paint (app. 2681)
2. Request a **Special Use Permit** to construct an 1800 sf +/- detached accessory building on property located at 1095 Skyline Drive within the Area of Impact c/o Roy and Heather Murray (app. 2682)
3. Requests a **Special Use Permit** to construct a 2800 sf +/- detached accessory building on property located at 3869 North 3400 East within the Area of Impact c/o James Ray on behalf of Jim Roth (app. 2684)
4. Requests the Commission's recommendation for a **Zoning Title Amendment** to delete Title 10; Chapter 6; Section 1; Planned Unit Development Subdistrict and replace with a new section Title 10; Chapter 6; Section 1; Zoning Development Agreement, to add a definition of Zoning Development Agreement to Title 10; Chapter 2; Definitions and to amend Title 10; Chapter 2; definition of Planned Unit Development c/o City of Twin Falls (app. 2683)

VI. ITEMS FROM THE ZONING DEVELOPMENT MANAGER AND/OR THE PLANNING & ZONING COMMISSION:

VII. UPCOMING PUBLIC MEETINGS: (held at the City Council Chamber unless otherwise posted)

1. Work Session- **(Wed) November 5, 2014**
2. Public Hearing- **WEDNESDAY, November 12, 2014**

VIII. ADJOURN MEETING:

Si desea esta información en español, llame Leila Sanchez al (208) 735-7287

Any person(s) needing special accommodations to participate in the above noticed meeting should contact
Lisa A. Strickland at (208) 735-7267 at least two (2) working days before the meeting.

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.



Date: [Tuesday, September 28, 2014](#)

To: Planning and Zoning Commission

From: Renee Carraway-Johnson, Zoning Administrator

AGENDA ITEM IV-1

Request:

Consideration of a request from Gary's Woodworking to approve an alternative landscape plan, as required by condition on their approved Special Use Permit.

Time Estimate:

Staff presentation may take five (5) minutes.

Background:

A Special Use Permit was granted to Gary's woodworking On September 9, 2014, to operate a handcrafted wood cabinet shop on property located at 1825 Floral Ave. The approval of the Special Use Permit was subject to 4 conditions. Condition #2 was "Subject to the applicant providing an alternative landscaping plan to be approved by the commission at a later date. "

This property is zoned C-1, Highway Commercial. The C-1 Zone requires this lot provide 441 square feet of landscaped area. City Code 10-11-2: Required Improvements places a minimum amount of trees and bushes per square feet of required landscaped area; this requirement, applied to this particular lot, equals 1 tree and 5 bushes.

Mr. Henning has submitted an alternative landscape plan, see Attachment #2. The alternative plan shows an area of approximately 91 sf with 1 tree 2 bushes and 2 pots which will be planted with a bush each. The Commission is tasked with determining whether this plan is appropriate, or it may direct the applicant to resubmit a new plan.

Conclusion:

Staff recommends that the Commission review and act on the attached request for an Alternative Landscape Plan for the Gary's Woodworking project located at 1825 Floral Ave.

Attachments:

1. Area/GIS Maps (1)
2. Area Map showing existing Landscaping onsite
3. Applicant Submitted Alternative Landscape Plan
4. Special Use Permit #1331

Zoning Vicinity Map

Reference Only

Reference Only

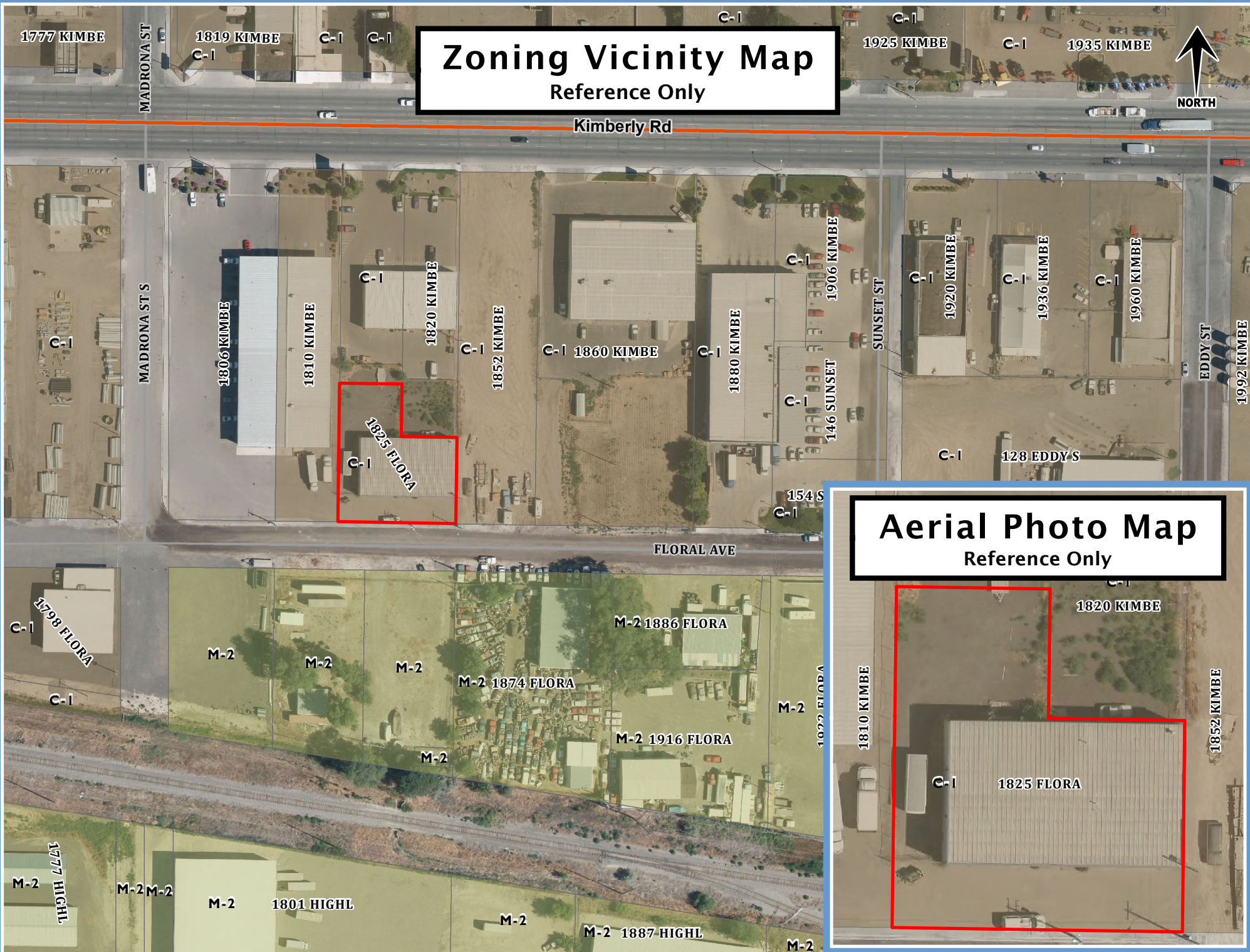
Kimberly Rd

NORTH

Aerial Photo Map

Reference Only

Reference Only





09/02/2014 10:50 AM





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

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

SPECIAL USE PERMIT

Permit No.1331

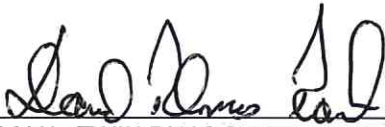
Granted by the Twin Falls City Planning and Zoning Commission, as presented, on September 9, 2014 to Gary Henning dba Gary's Woodworking whose address is 1825 Floral Avenue Twin Falls, ID 83301 for the purpose of operate a handcrafted wood cabinet shop on property located at 1825 Floral Avenue and legally described as Twin Falls Surtees Subd S 145' of E 123.6' N or Floral Ave, Exc NE 300' x 58' Lot 12 (22-10-17 NE) RPT5201000012HA

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.2669

1. Site plan amendments as required by Building, Fire, Engineering, and Zoning Officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to the applicant providing an alternative landscaping plan to be approved by the commission at a later date.
3. Subject to all of the parking and maneuvering area being hard surfaced with asphalt or concrete.
4. Subject to the applicant obtaining a Special Use Permit before installation and operation of a paint spray booth.





CHAIRMAN - TWIN FALLS CITY PLANNING & ZONING COMMISSION



DATE

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

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

cc: Building Inspection



Public Hearing: **Tuesday, October 28, 2014**

To: Planning & Zoning Commission

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

AGENDA ITEM V1

Request: Request for a **Special Use Permit** to operate an automobile body and paint business on property located at 810-836 2nd Avenue West c/o Phil Labat aka Pro Image Body & Paint (app. 2681)

Time Estimate:

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

Background:

Applicant:	Status: Owner	Size: +/- 6336 sf Building; 0.43 Acre lot
Pro Image Body & Paint c/o Phill Labat 810-836 2 nd Ave W Twin Falls, ID 83301 208-732-8712	Current Zoning: C-B P-2	Requested Zoning: Special Use Permit to operate an automobile body and paint business.
	Comprehensive Plan: Townsite	Lot Count: 3 Lots
	Existing Land Use: Vacant building	Proposed Land Use: Automobile body and paint business.
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: C-B P-2, Alley; Commercial, Residential, Norm's Cafe	East: C-B P-2, Albion St W; Residential
	South: C-B P-2, 2 nd Ave W; City Open Space	West: C-B P-2, Commercial, The Hide-Out, Washington St.
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-7.2(B)-11b, 10-7-18, 10-10, 10-11-1 thru 8,10-13-2-2	

Approval Process:

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

Within thirty (30) days after the public hearing, the Commission shall approve, conditionally approve, or disapprove the application as presented during the hearing. If conditions are placed on the permit, the Administrator shall issue a special use permit listing the specific conditions specified by the Commission for approval.

Budget Impact:

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

Regulatory Impact:

Approval of this request will allow the applicant to continue with the building permit process to remodel the building so he can operate an automobile body and paint business.

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

History:

In July of 2008 the Commission approved Special Use Permit #1106 to Adam Climer to operate an automobile detail shop at this location in Suite #5. There were five (5) conditions. The conditions were not met and this special use permit was revoked due to non-compliance in August of 2009.

There was a building permit issued on September 26, 2006 for a shell building. The shell building received a letter of completion in May of 2013. There was a Tenant Improvement permit issued in February 2008 for restrooms. Four (4) of the six (6) units have Certificates of Occupancy.

Analysis:

The applicant has supplied a narrative outlining the details of the proposed use of the property and building. The hours of operation will be 8:30 AM – 5:30 PM, Monday – Friday; and Saturday by appointment, closed Sunday. There are three (3) employees.

The applicant believes that the impacts to neighboring land uses will be minimal. His narrative states that he does not anticipate any change in odor, glare, or otherwise objectionable impacts to neighboring properties. The applicant believes there will be little to no noise heard outside the repair shop due to air sanders and compressors. There will be no fumes outside the repair shop due to the Air Quality Paint Booth System.

Per City Code 10-4-7.2: Automobile and truck service and/or repair businesses are required to have a special use permit in order to operate. There are residences nearby, particularly across Albion Street West. The proposed automobile body and repair business may increase traffic. The applicant anticipates three (3) to seven (7) vehicles a week for estimates and three (3) vehicles a week for repairs.

Per City Code 10-7-18: Inside commercial painting is permitted only by special use permit. The applicant proposes the use of a spray booth for painting vehicles. He anticipates minimal paint fumes inside the building and no fumes outside due to the type of paint booth system he is using.

All improvements made on the subject property are required to comply with standards set forth in Twin Falls City Code.

Per City Code 10-10: The number of parking spaces required is three (3) plus one and one half (1.5) per service bay. This ratio equals nine (9) spaces. This location is also within the P-2 Parking Overlay, this allows a 30% reduction in number of required parking spaces. With this factored in, the **required** number of spaces equals six (6). The submitted site plan exceeds the minimum code requirement with eleven (11) striped parking spaces.

Per City Code 10-11-1 thru 8: Required improvements to the property are required to be in conformance with city code at the time of building permit. All required improvements including landscaping, screening, parking areas, drainage and storm water retention will be reviewed with the building permit submitted to the city and will be required to meet the minimum requirements.

Landscaping: Currently the landscape area complies with minimum required city code. The trees and bushes will have to be replaced and maintained per city code.

Possible Impacts: This particular business has been in operation at his current location, 712 Main Avenue South, for some time. The City has not received any recent zoning complaints regarding this business or location. It is believed that the proposed automobile body and paint business being proposed will not greatly impact beyond what is reasonably acceptable at this location.

However, any auto body & paint shop has the potential to become an unsightly visual impact to neighbors and the community. In order to mitigate this visual impact to neighbors and the community as a whole, it would be acceptable to require all un-operable vehicles and parts to be stored inside, or within a sight obscuring fence area as proposed on the applicant's site plan. Also, a time limit for vehicles to be parked outside that are either waiting to be worked on or work is completed would be appropriate.

Conclusion:

Should the Commission grant this request as presented; city staff recommends approval be subject to the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to the trees and bushes being replaced and maintained per city code no later than March 31, 2015.
3. Subject to all un-operable, un-licensed, or junk vehicles, and all parts being stored inside, or behind a sight obscuring fence that has been approved by staff.
4. No vehicle parked outside for longer than 2 business days prior or after work is completed.

Attachments:

1. Letter of Request
2. Zoning & Vicinity Map
3. Site Plan
4. Site Photos (3)

Auto Body Repair & Refinish Facility
Repair damaged vehicles & Refinish Vehicles

Business Hours:

8:30 AM to 5:30 PM

Monday thru Friday

Saturday's by Appointment

Sunday's Closed

3 Employee's

Traffic:

Three to seven vehicles a week for estimates.

Three vehicles a week for repair.

I. NOISE:

Minimal noise generated from inside repair shop – Air sander and compressor.

Little to no noise heard outside repair shop.

II. GLARE:

Not Applicable

III. ODOR:

No Odor outside

IV. FUMES & VIBRATIONS:

Minimal Paint Fumes inside due to Air Quality Booth System. No Fumes outside.

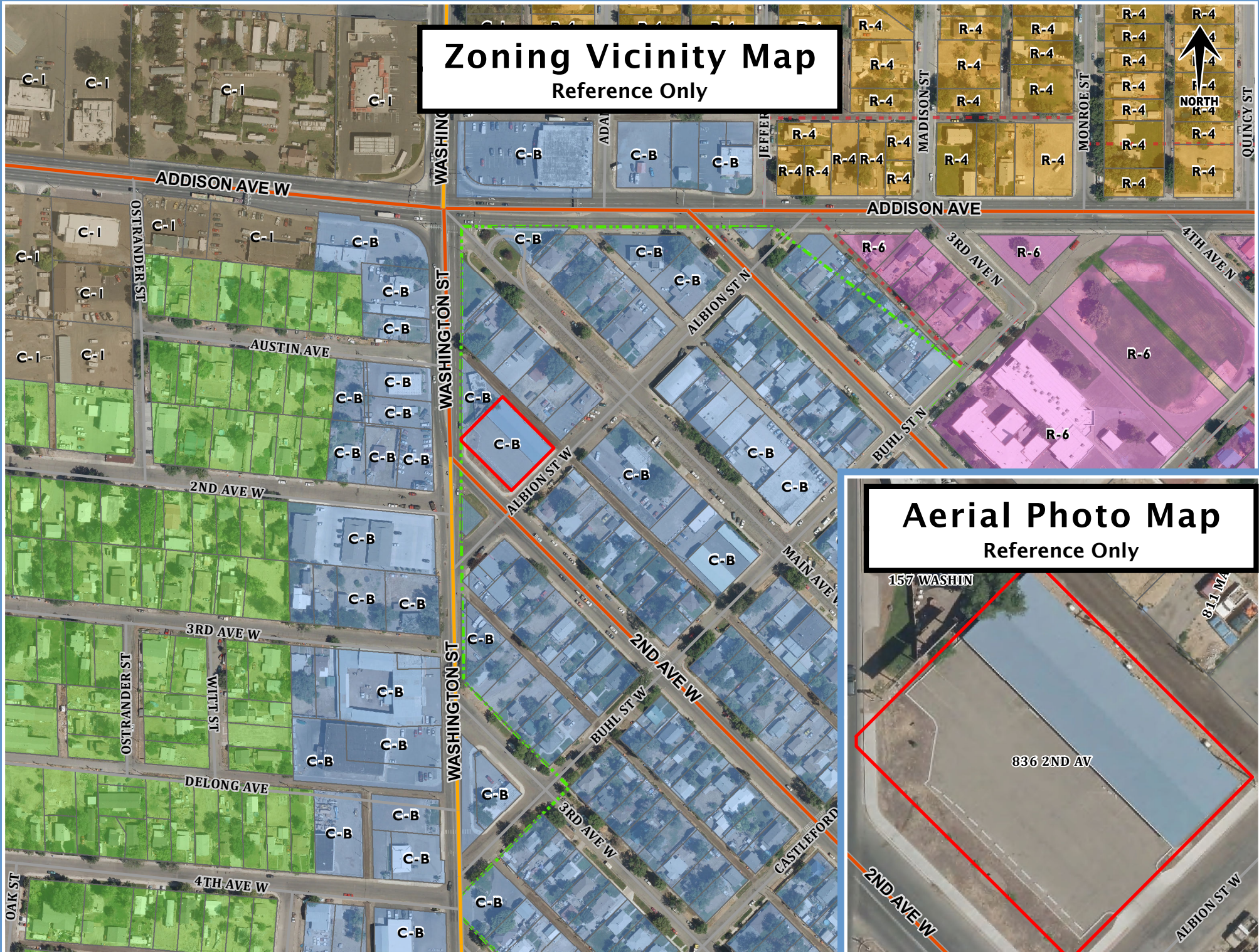
V. DISCUSSION OF GENERAL COMPATIBILITY OF ADJACENT & OTHER PROPERTIES & DISTRICT:

This is a heavily commercial zoned area with two other body shops within a few blocks, upholstery shop & auto dealership.

Pro Image is an established brand in town and will bring a professional, quality business to the area. Traffic will increase in this area somewhat to help the surrounding businesses while customers wait on their vehicles or estimates.

Zoning Vicinity Map

Reference Only



Aerial Photo Map

Reference Only



SEP 23 2014

CITY OF TWIN FALLS
BUILDING DEPT.

ALLEY

EXISTING POWER POLE SS

EXISTING POWER POLE SS

S 44°00'31" E 150.00'

810 2nd AVENUE WEST
PROPOSED EXISTING FACILITY
FOR PRO IMAGE BODY & PAINT
6,336 #

VEHICLE PAINT BOOTH

BODY SHOP

DETAILED VEHICLE PARKING

BODY SHOP

OFFICE

144'-0"

10' WIDE x 6' TALL
CANTILEVERED
GATE AND 6' FENCING
W/ SITE SCREENING SLATS
& 45° BARB ARMS

11 EXIST'G PARKING STALLS

5'-8"

EXISTING LANDSCAPE

EXISTING RETENTION POND

N 44°01'01" W 130.06'

EXISTING LANDSCAPE

30' DRIVEWAY

ALBION STREET WEST

2nd AVENUE WEST

EXISTING ADA CURB RAMP

EXISTING PAVEMENT

EXISTING BILLBOARDS

N 45°57'30" W 106.06'

44'

30

N

• SITE PLAN •

SCALE: 1:30

BUSINESS - 1 PER 250#

CLE REPAIR: THREE + 15 PER BAY

SITE PLAN
SCALE: 1:30

SEPT 23, 2014



Frontage along 2nd Ave



Frontage along 2nd Ave

10/22/2014 11:46 AM



Public Hearing: **TUESDAY, October 28, 2014**

To: Planning & Zoning Commission

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

AGENDA ITEM V2

Request: Request for a **Special Use Permit** to construct an 1800 sf +/- detached accessory building on property located at 1095 Skyline Drive within the Area of Impact c/o Roy and Heather Murray (app. 2682)

Time Estimate:

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

Background:

Applicant:	Status: Owner	Size: Land – 3.8 Acres; Bldg – 1800 sq ft
Ryon & Heather Murray 1095 Skyline Drive Twin Falls, ID 83301 208-733-5182 rynheather@att.net	Current Zoning: SUI within Area of Impact	Requested Zoning: SUP for a Detached Accessory Bldg greater than 1500 sf
	Comprehensive Plan: Medium Density Residential	Lot Count: One Lot
	Existing Land Use: Residential Home w/Acreage	Proposed Land Use: Single Family Dwelling and Detached Accessory Bldg
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: SUI Aol; Skyline Dr; Residence	East: SUI Aol; Skyline Dr; Residence
	South: SUI Aol; Residence	West: R-1 VAR & SUI Aol, Residence
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-2.2(B)6a, 10-4-2.3, 10-11-1 thru 8, 10-13-2.2	

Approval Process:

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

Within thirty (30) days after the public hearing, the Commission shall approve, conditionally approve, or disapprove the application as presented during the hearing. If conditions are placed on the permit, the Administrator shall issue a special use permit listing the specific conditions specified by the Commission for approval.

If an applicant or interested party appeals the decision of the Commission, the City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Budget Impact:

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

Regulatory Impact:

Approval of this request will allow the applicant to construct an 1800 sq ft detached accessory building on property located at 1095 Skyline Drive.

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

History:

This lot was created with the Skyline Acres Subdivision in 1963. A single family dwelling was constructed on the property in 1996. In 2012, the Murray's purchased the property.

Analysis:

The applicant has submitted a narrative detailing the proposed project. The applicant wishes to construct a detached accessory building located within the Skyline Acres Subdivision. The applicant plans on using the building for personal storage and personal use. The applicant does not believe there will be any adverse effects on adjoining properties including noise, glare, odor, fumes or vibrations.

The lot is zoned SUI within the Area of Impact, allowing for Single Family Dwellings and detached accessory buildings under 1500 sf. Detached accessory buildings over fifteen hundred (1500) square feet require a Special Use Permit prior to construction in order to mitigate possible adverse effects on adjoining property owners. The proposed building will be approximately 1800 (+/-) square feet. The site plan and elevations have been provided to show the design and materials to be used in the construction.

City Staff will conduct a full review of the detached accessory building at the time of building permit for compliance with all applicable City Codes, including but not limited to Building, Fire, Zoning, and Engineering Requirements.

Possible Impacts: The accessory building as shown on the site plan and elevations has been designed to complement the character of the neighborhood in line with agricultural type outbuildings commonly existing in the area. It is reasonable to assume that the possible impacts to neighboring property owners will be minimal due to the surrounding development pattern. The SUI Zone was designed to provide a low density residential environment between the large lot agricultural activities in the county and the more dense residential area within City Limits. These zones often produce development patterns with smaller farms and pasture land for large animals.

Conclusion:

Should the Commission grant this request as presented; staff recommends approval be subject to the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Detached Accessory building shall be for storage of personal property only, no commercial use shall be allowed and no residential occupancy shall be permitted.

Attachments:

1. Letter of Request
2. Zoning Vicinity and Aerial Map
3. Shoshone Acres Subdivision Plat
4. Site Plan
5. Elevations (2)
6. Site Photos (5)

RECEIVED

SEP 23 2014

CITY OF TWIN FALLS
BUILDING DEPT.

September 22, 2014

City of Twin Falls,

The reason for this request is to build a 36' x 50' barn on my property of 3.8 acres. The barn will be 1,800 square feet, and will be used for storage of personal property.

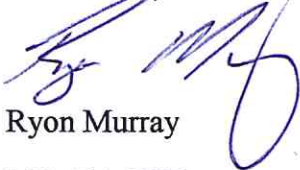
The project will take approximately two weeks and will only need to be worked on during regular hours (Monday thru Friday from 8:00 AM to 5:00 PM). The only additional traffic anticipated will be a few work trucks; however, these trucks will be parked well off the road as the building will be over 100 feet back from my property line.

I have hired a contractor to build the pole barn. He, along with a few (less than 3) of his employees will assist him.

Normal noise of hammering is to be expected. However, nearly all of the neighboring homes are at least 300 feet away from the building site. There should be no additional glare or odor due to the construction. We do not anticipate any fumes or vibration on adjoining properties.

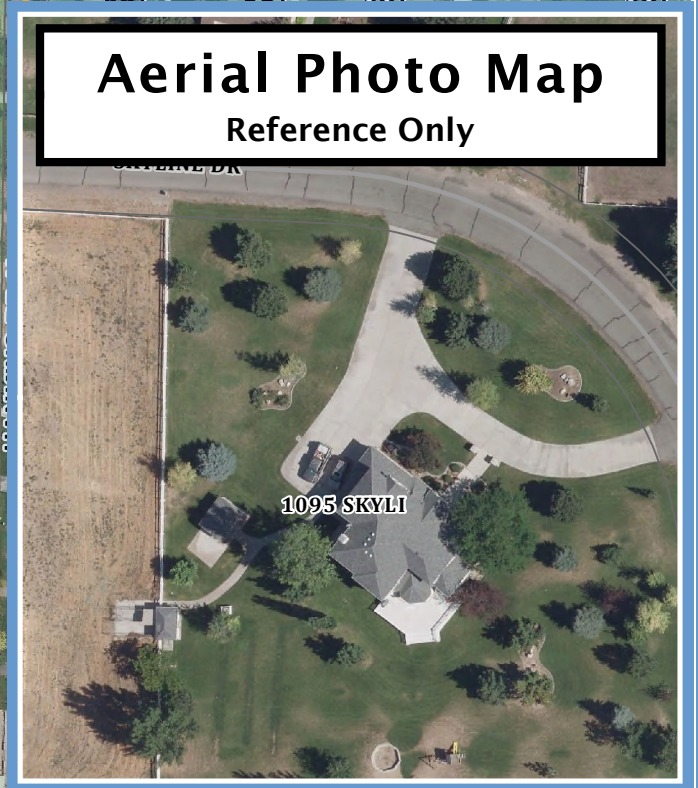
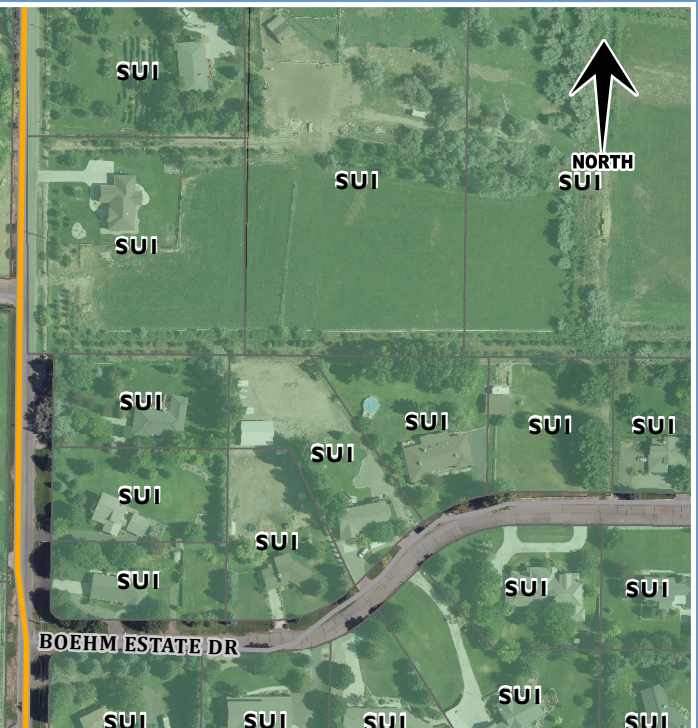
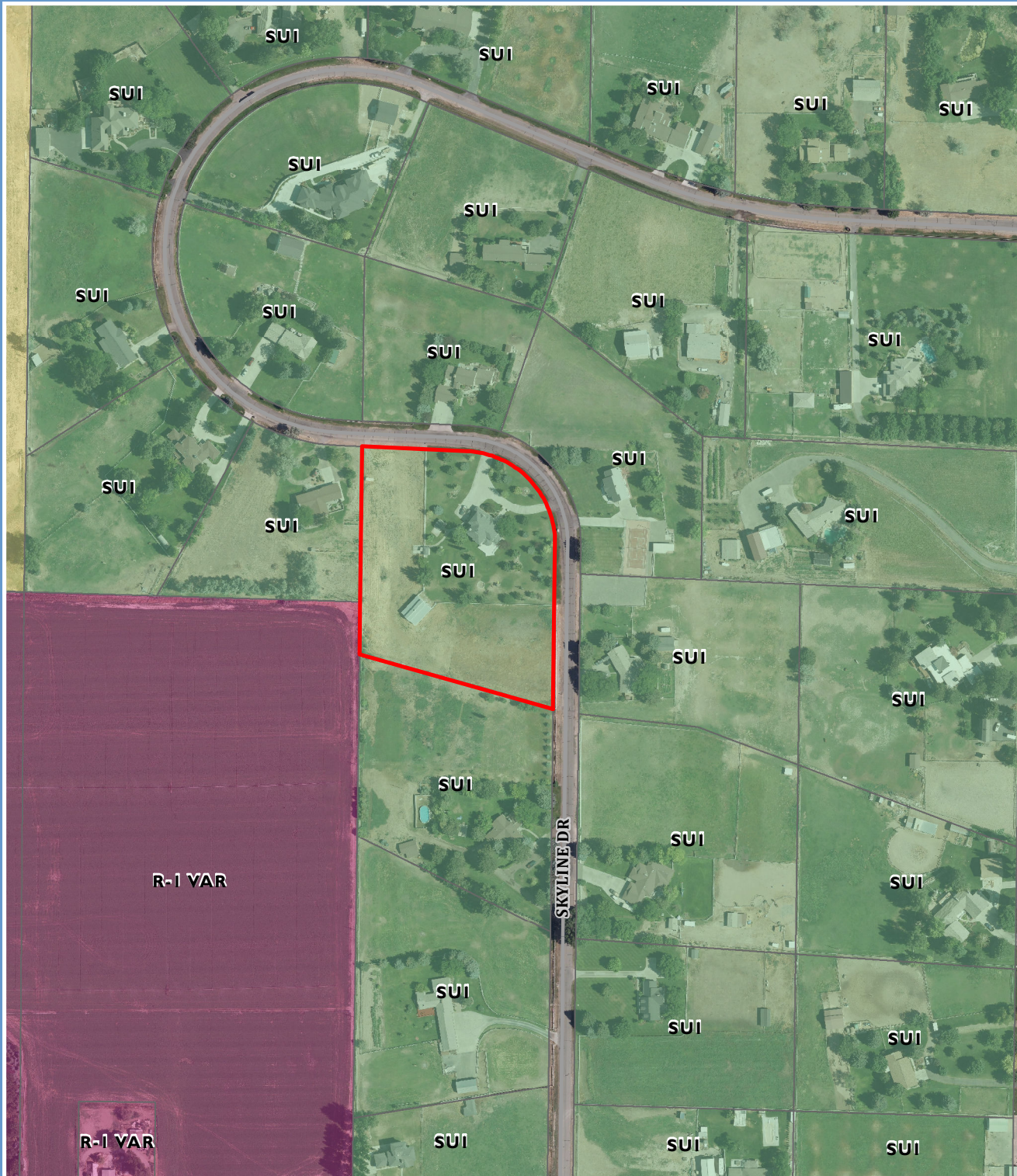
The pole barn will match the color scheme of the house and other buildings on the property, as well as neighboring properties as many of the other acreage lots in the subdivision have barns as well.

Thank You,

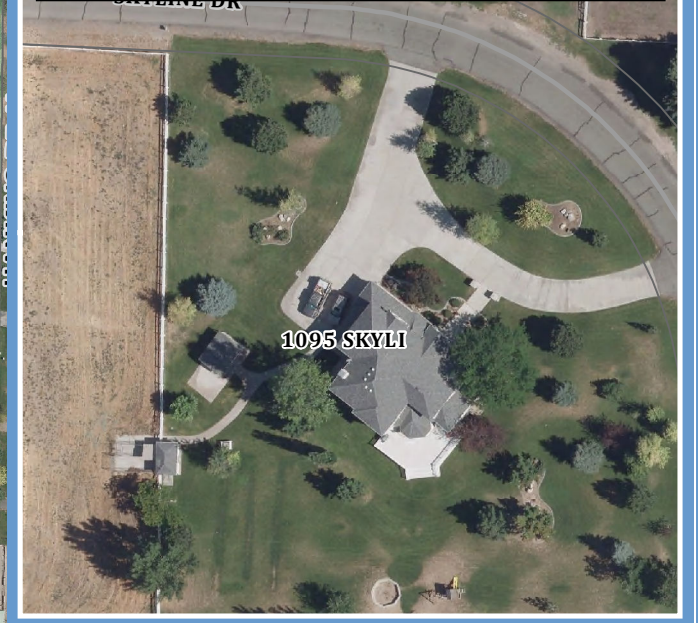


Ryon Murray

208-421-5558



Aerial Photo Map
Reference Only



CERTIFICATE OF OWNER

This is to certify that the undersigned are owners in fee simple of the property described as the East Half of the Southeast Quarter (E 1/2 SE 1/4) and the East Half of the Northwest Quarter of the Southeast Quarter (E 1/2 NW 1/4 SE 1/4) Section 2, Township 10 South, Range 17 East of the Boise Meridian. That it is the intention of the undersigned to and they do hereby include said land in this plat, that the undersigned, and each of them, do by these presents grant, bargain, sell, convey, confirm and dedicate to the public, for public use forever, all thorough fares and streets as shown on this plat. The easements indicated on said plat are not dedicated to the public, but the right to use said easements is hereby perpetually reserved for public utilities, irrigation, public roads and for any other purposes as designated hereon and no structures other than for such utility purposes are to be erected within the lines of said easements. All lots are subject to the Declaration of Public Covenants recorded simultaneously herewith.

James O. Shavano
Edna C. Thorson

ACKNOWLEDGMENT

STATE OF IDAHO COUNTY OF TWIN FALLS SS
On this 24th day of May, 1963 before me, the undersigned, a Notary Public in and for said State, personally appeared *James O. Shavano* and *Edna C. Thorson*, husband and wife, known to me to be the persons whose names are subscribed to the foregoing dedication, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and the year in this certificate first above written.

Donna J. Walling
NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF ILLINOIS COUNTY OF CARROLL SS
On this 9th day of May, 1963, before me, the undersigned, a Notary Public in and for said State, personally appeared *Edna C. Thorson*, known to me to be the person whose name is subscribed to the foregoing dedication, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Donna J. Walling
NOTARY PUBLIC
RESIDING AT LANARK, ILLINOIS

MY COMMISSION EXPIRES

COUNTY'S ACCEPTANCE

The foregoing plat was duly accepted and approved by the Board of County Commissioners of the County of Twin Falls, Idaho on the 24th day of May, 1963.

J. H. Stevens *W. W. Lowery*
ATTEST:

CITY'S ACCEPTANCE

The foregoing plat was duly accepted and approved by the City Commission of the City of Twin Falls, Idaho on the 20th day of May, 1963.

Clarence J. Hawn *Max R. Brown*
CITY CLERK

CITY ENGINEER'S APPROVAL

The undersigned hereby certifies that the property described in this plat lies within one mile of the City of Twin Falls, Idaho and that this plat has been examined by the undersigned and approved.

Paul L. Newton
CITY ENGINEER

COUNTY SURVEYOR'S CERTIFICATE

This is to certify that the undersigned has checked the foregoing plat and computations for making the same, and has determined that they comply with the laws of the State of Idaho relating thereto.

Dated this 24th day of May, 1963
George R. Ottens
COUNTY SURVEYOR

COUNTY RECORDER'S CERTIFICATE

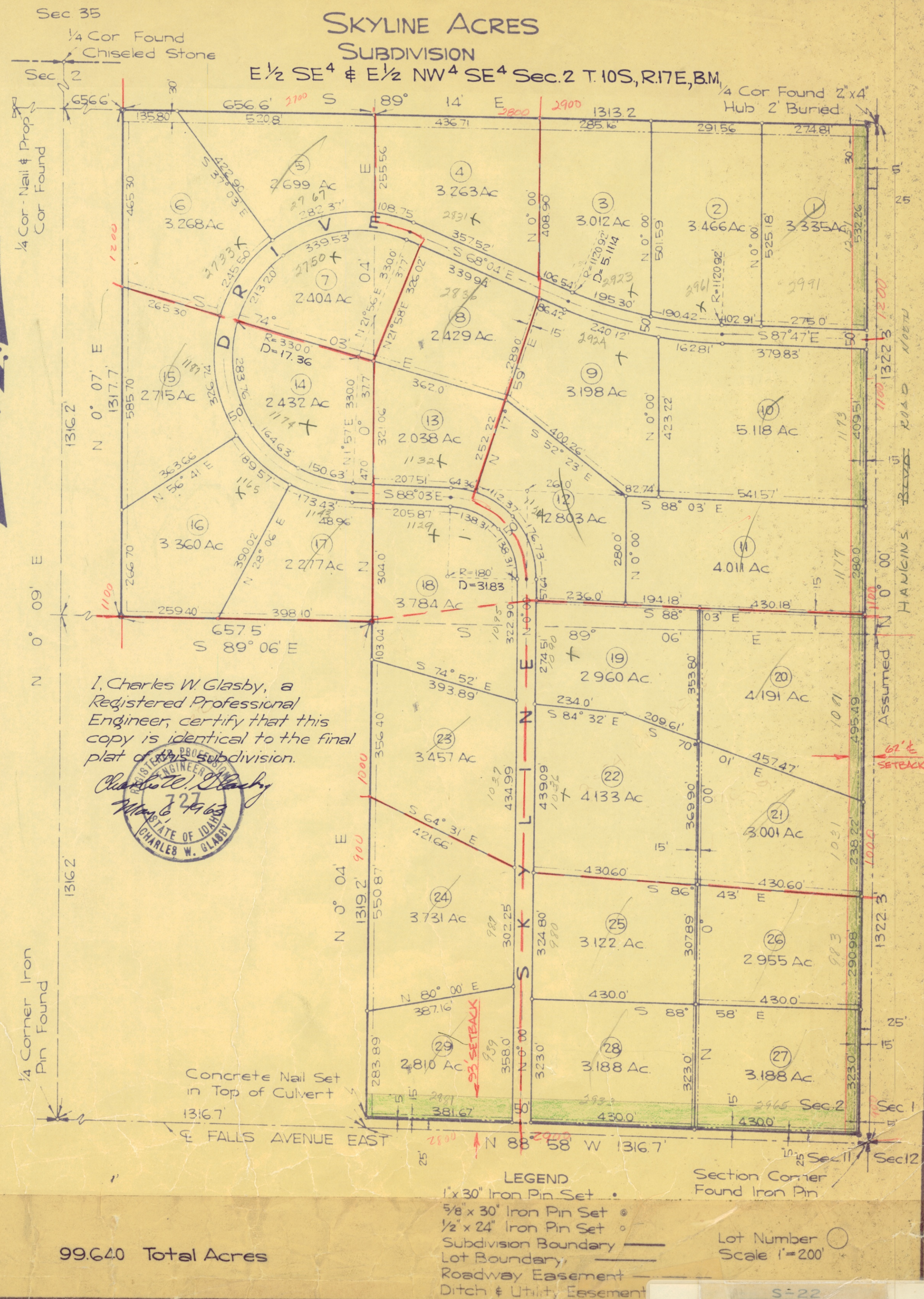
This is to certify that the foregoing plat was filed for record in the office of the Recorder of Twin Falls County, Idaho, this 24th day of May, 1963 at 1:50 P.M. at the request of *City of Twin Falls*, and duly recorded in Plat book No. 8 at Page 40.

J. H. Stevens
RECORDER

CERTIFICATE OF ENGINEER

This is to certify that I, Charles W. Glasby, a Registered Professional Engineer have caused the land described in this plat and designated herein as SKYLINE ACRES SUBDIVISION to be surveyed and that this plat is a true and correct representation of said survey.

Charles W. Glasby, May 6, 1963
CHARLES W. GLASBY
REGISTERED PROFESSIONAL ENGINEER
925 SHOSHONE ST. NORTH
TWIN FALLS, IDAHO



DATE:	09-22-2014
REVISIONS	DATE

Valley Building

(208)-536-5181
Cell (208)-420-9580
LEONARD ENOCH

DRAFTING BY: ELIO PURIN
(208)- 320-0167

Civil Matters Engineering, L.L.P.

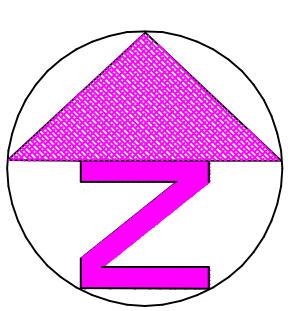
Steven C. Marshall P.E.
Structural Design / Civil Engineering / Consulting

145 North Road Jerome, ID. 83338
Phone/Fax: (208) 324-7409 / Cell: (208) 280-3336
Email: cmeengineering@q.com

PROJECT NAME:

MURRAY GARAGE

1095 SKYLINE DRIVE TWIN FALLS, IDAHO 208-421-5558

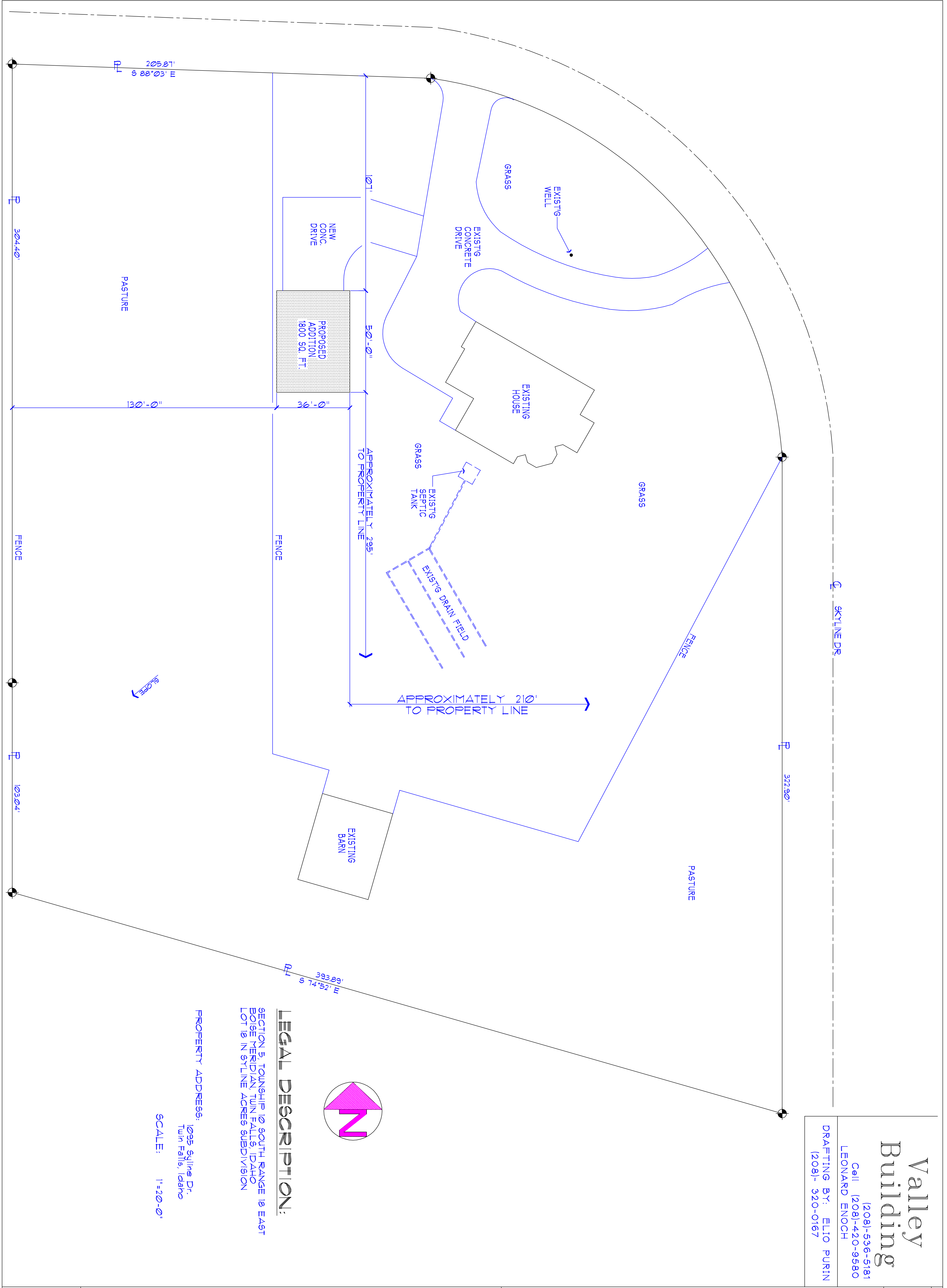


LEGAL DESCRIPTION:

SECTION 5, TOWNSHIP 10 SOUTH RANGE 18 EAST
BOISE MERIDIAN, TWIN FALLS, IDAHO
LOT 18 IN SKYLINE ACRES SUBDIVISION

PROPERTY ADDRESS: 1095 Skyline Dr.
Twin Falls, Idaho

SCALE: 1"=20'-0"



SHEET #

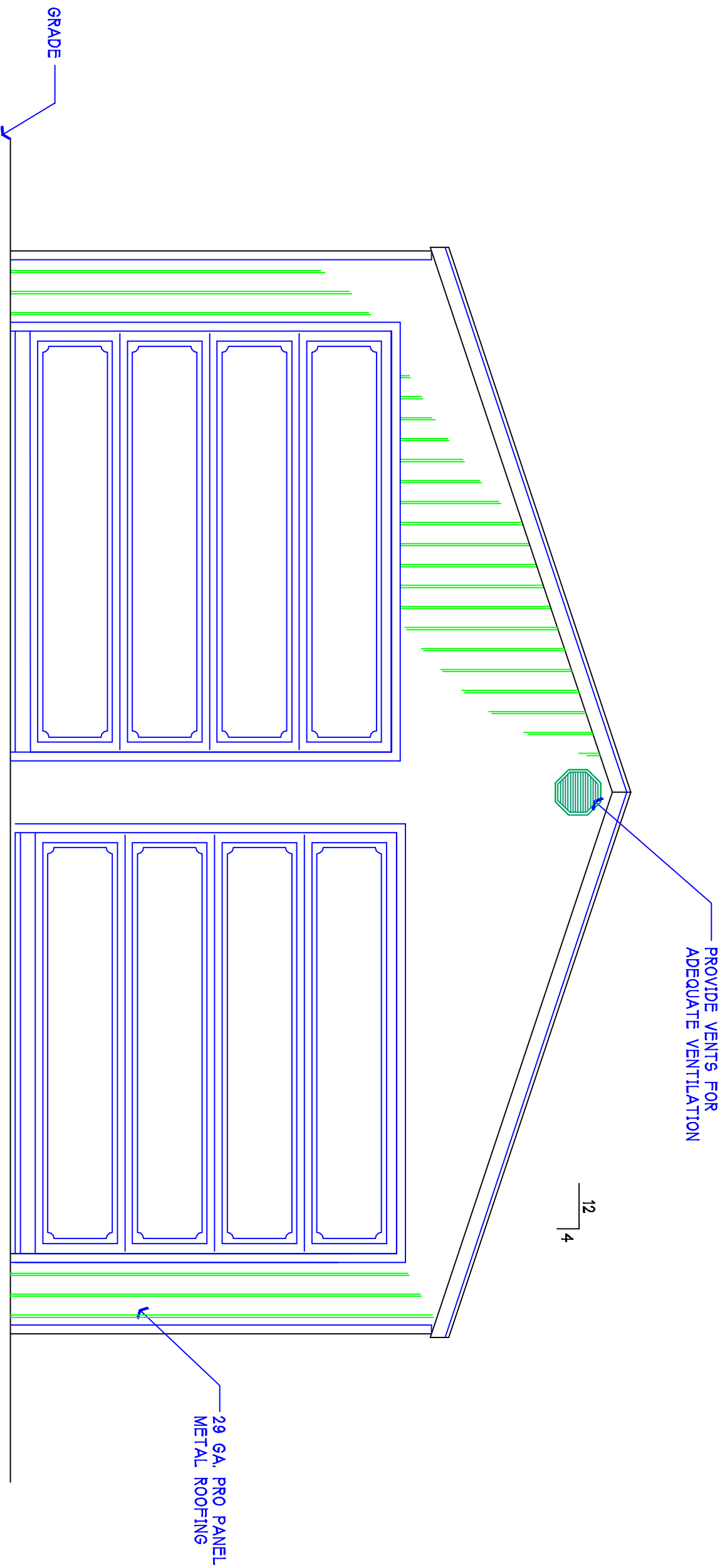
SITE

Valley
Building

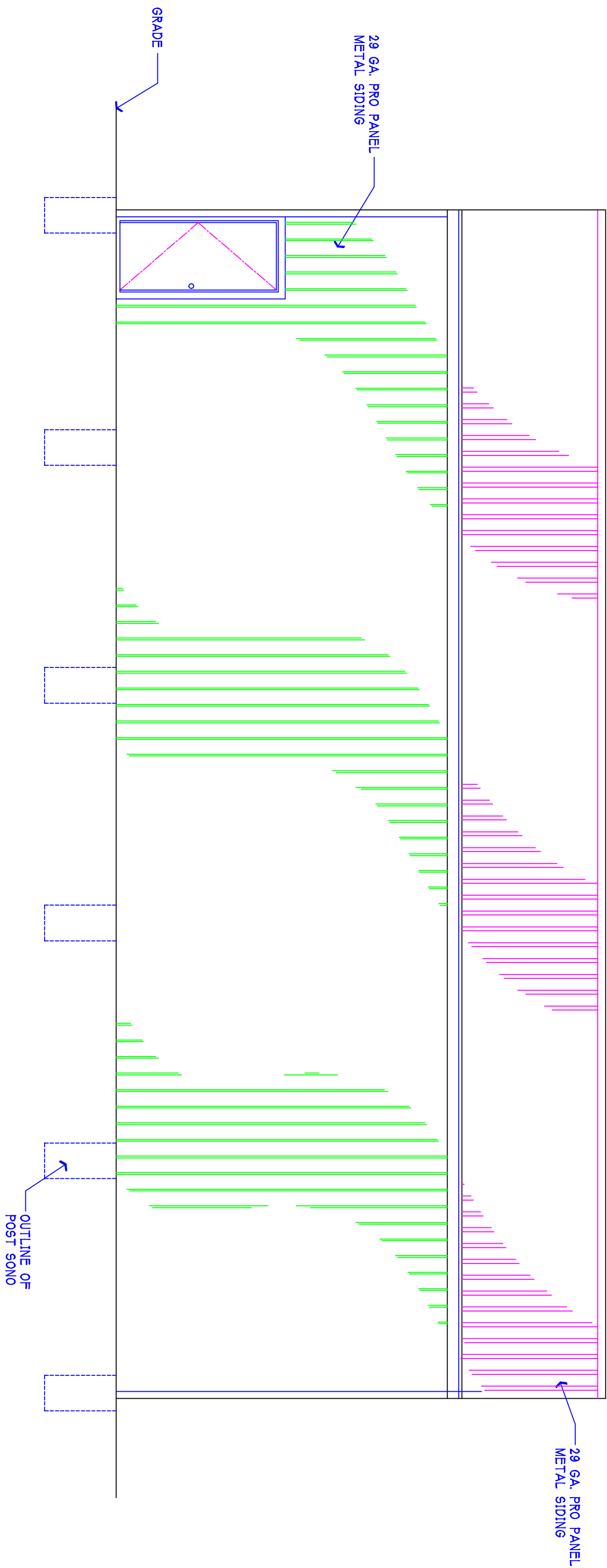
(208)-536-5181
Cell (208)-420-9580
LEONARD ENOCH
DRAFTING BY: ELIO PURIN
(208)- 320-0167

Δ	REVISIONS	DATE

DATE: 09-16-2014



EAST ELEVATION



SOUTH ELEVATION

ELEVATIONS

1/4"=1'-0"

PROJECT NAME:

MURRAY GARAGE

1095 SKYLINE DRIVE

TWIN FALLS, IDAHO

208-421-5558

Civil Matters Engineering, L.L.P.
Steven C. Marshall P.E.
Structural Design / Civil Engineering / Consulting
145 North Road Jerome, ID. 83338
Phone/Fax: (208) 324-7409 / Cell: (208) 280-3336
Email: cmeengineering@q.com

SHEET #

A-2





View from Skyline Drive





Existing Out Buildings

10/22/2014 11:33 AM



Public Hearing: **Tuesday, October 28, 2014**

To: Planning & Zoning Commission

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

AGENDA ITEM V3

Request: Requests a **Special Use Permit** to construct a 2800 sf +/- detached accessory building on property located at 3869 North 3400 East within the Area of Impact c/o James Ray on behalf of Jim Roth (app. 2684)

Time Estimate:

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

Background:

Applicant:	Status: Owner	Size: Land – 2.77 Acres; Bldg – 2809 sq ft
Jim Roth 3869 N 3400 E Twin Falls, ID 83301 jimmydroth@hotmail.com	Current Zoning: R-1 VAR	Requested Zoning: SUP for a Detached Accessory Bldg greater than 1500 sf
	Comprehensive Plan: Agriculture	Lot Count: One Lot
	Existing Land Use: Residential Home w/Acreage	Proposed Land Use: Single Family Dwelling and Detached Accessory Bldg
Representative:	Zoning Designations & Surrounding Land Use(s)	
James Ray 3520 Addison Ave E Kimberly, ID 83341 Jvray5@gmail.com	North: R-1 VAR; Farmland	East: 3400 E; Outside AOI, Farmland
	South: R-1 VAR; Farmland	West: R-1 VAR; Farmland
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-3.2(B)6a, 10-4-3.3, 10-11-1 thru 8, 10-13-2.2	

Approval Process:

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

Within thirty (30) days after the public hearing, the Commission shall approve, conditionally approve, or disapprove the application as presented during the hearing. If conditions are placed on the permit, the Administrator shall issue a special use permit listing the specific conditions specified by the Commission for approval.

If an applicant or interested party appeals the decision of the Commission, the City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Budget Impact:

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

Regulatory Impact:

Approval of this request will allow the applicant to construct an 1800 sq ft detached accessory building on property located at 3869 N 3400 East.

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

History:

This lot is part of an original 40 Acre government parcel. According to County records, the home was built in 1937, with a major remodel occurring sometime in the 1980's, and another major remodel occurring recently. This area was zoned when the Area of Impact Agreement was signed by the City and County. No further zoning history is known at this time.

Analysis:

The applicant has submitted a narrative detailing the proposed project. The applicant wishes to construct a detached accessory building located on 3400 East. The applicant plans on using the building for personal storage and personal use. The applicant does not believe there will be any adverse effects on adjoining properties including noise, glare, odor, fumes or vibrations.

The lot is zoned R-1 VAR, allowing for Single Family Dwellings and detached accessory buildings. Detached accessory buildings over fifteen hundred (1500) square feet require a Special Use Permit prior to construction in order to mitigate possible adverse effects on adjoining property owners. The proposed building will be approximately 2800 (+/-) square feet. The site plan and elevations have been provided to show the design and materials to be used in the construction.

City Staff will conduct a full review of the detached accessory building at the time of building permit for compliance with all applicable City Codes, including but not limited to Building, Fire, Zoning, and Engineering Requirements.

Possible Impacts: The accessory building as shown on the site plan and elevations has been designed to complement the character of the home in materials and design. It is reasonable to assume that the possible impacts to neighboring property owners will be minimal due to the surrounding development pattern. The R-1 Zone was designed to provide a low density residential environment to allow the present and future residents to live and play in an area with ample space for personal privacy, private open space and free from encroachment by commercial and industrial activities.

Conclusion:

Should the Commission grant this request as presented; staff recommends approval be subject to the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Detached Accessory building shall be for storage of personal property only, no commercial use shall be allowed and no residential occupancy shall be permitted.

Attachments:

1. Letter of Request
2. Zoning Vicinity and Aerial Map
3. Subdivision Plat
4. Site Plan
5. Elevations
6. Site Photos (4)

September 8, 2014

City of Twin Falls Planning and Zoning

Ref: James D. Roth detached garage Special Use Application

The reason we are requesting a Special Use Permit is to construct a detached garage on my property that is larger than what is allowed without the Special Use Permit.

The reason for the detached garage is for storage of my personal property such as automobiles, recreational vehicles, lawn mowers, etc. No sort of business will be conducted from this building whatsoever.

The building will be finished in similar style and colors as my existing home that is already on this same property. The exterior of the detached garage will be completely stuccoed with cultured stone accents similar to the home. The roof shingles will also match the home.

The overall appearance of the garage will be pleasing to the eye and will compliment the existing home and the surrounding area. There should not be any adverse noise, glare, odor or fumes coming from the detached garage.

Thank You for Your Consideration,

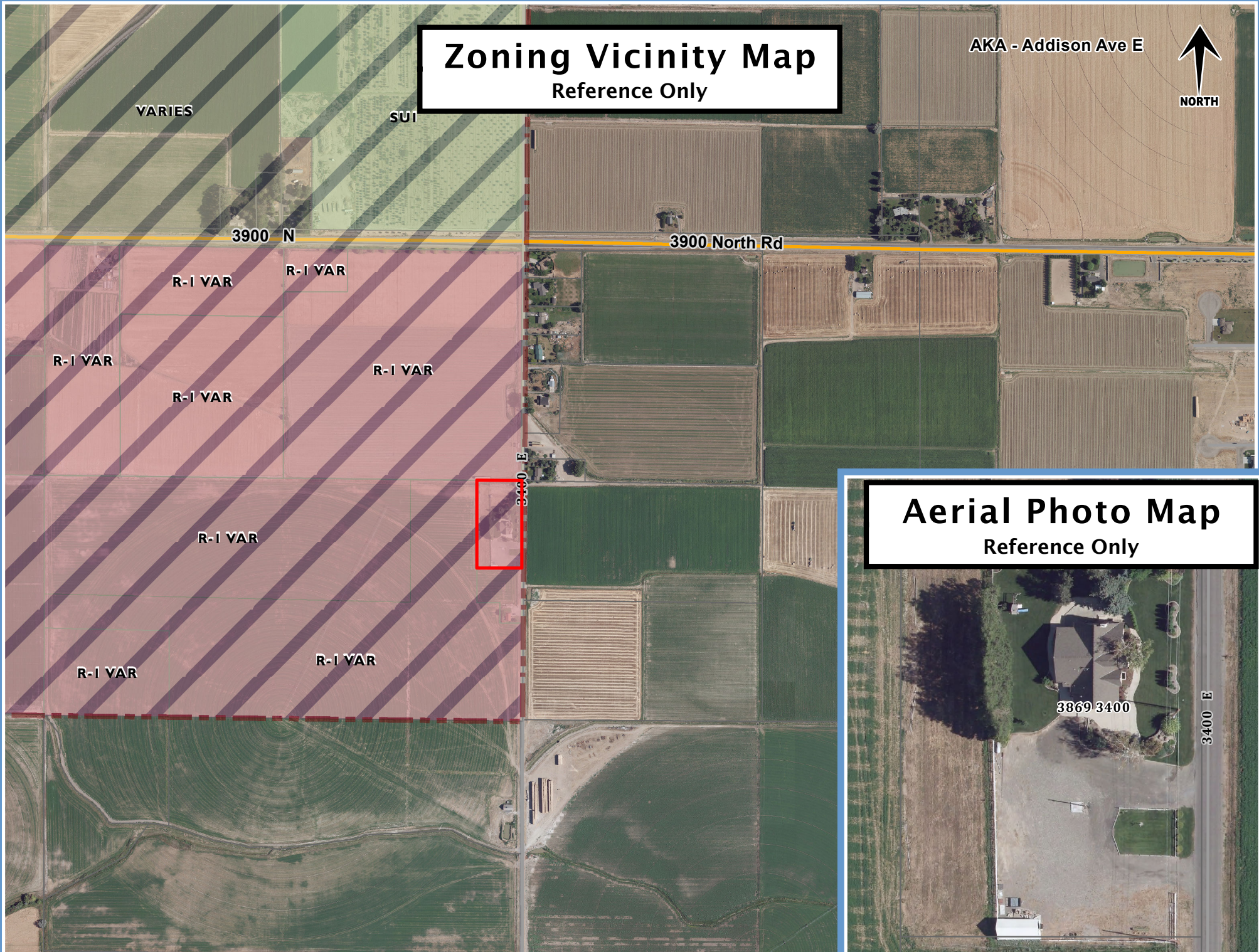
James D. Roth

A handwritten signature in cursive script that reads "James D. Roth". The signature is written in dark ink and is positioned below the printed name.

Zoning Vicinity Map

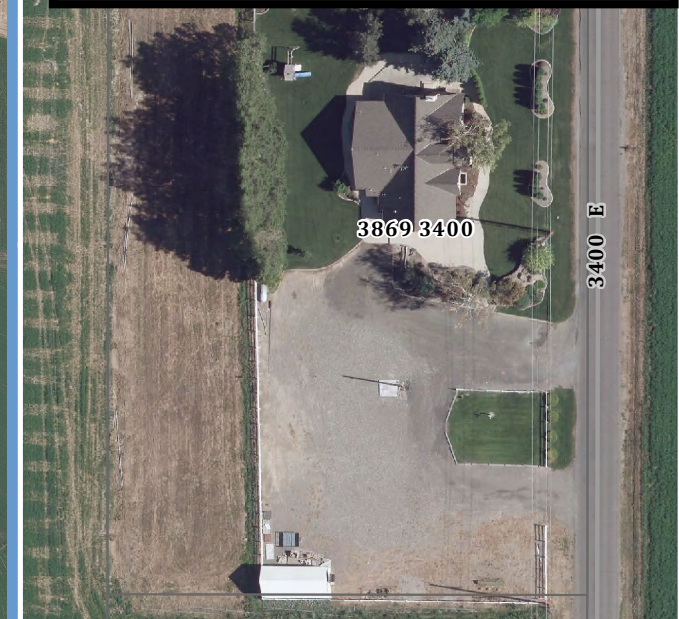
Reference Only

AKA - Addison Ave E



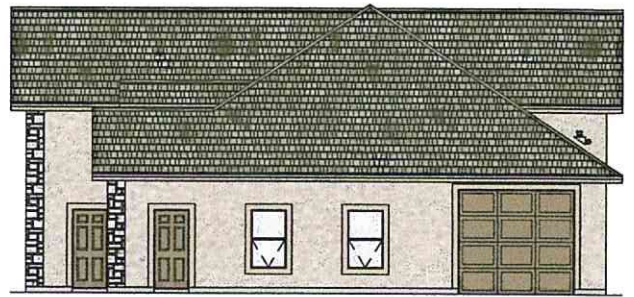
Aerial Photo Map

Reference Only

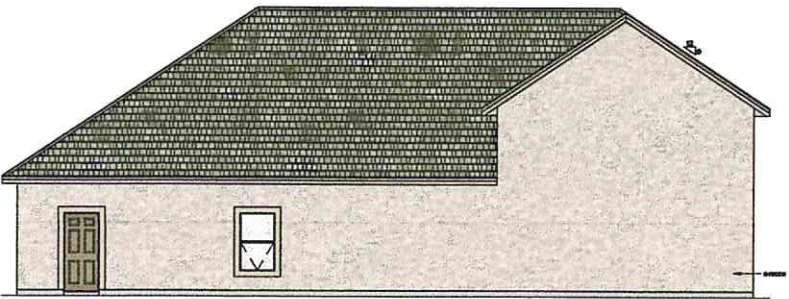




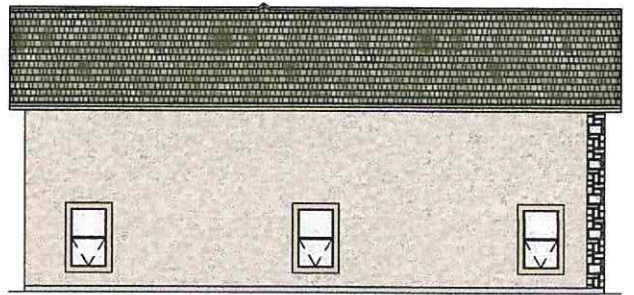
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION







Public Hearing: **Tuesday, October 28, 2014**

To: Planning & Zoning Commission

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

AGENDA ITEM V4

Request: Requests the Commission's recommendation for a **Zoning Title Amendment** to delete Title 10; Chapter 6; Section 1; Planned Unit Development Subdistrict and replace with a new section Title 10; Chapter 6; Section 1; Zoning Development Agreement, to add a definition of Zoning Development Agreement to Title 10; Chapter 2; Definitions and to amend Title 10; Chapter 2; definition of Planned Unit Development c/o City of Twin Falls (app. 2683)

Time Estimate:

Staff presentation will be approximately ten (10) minutes.

Background:

Applicant:	
City of Twin Falls PO Box 1907 321 2 nd Ave East Twin Falls, ID 83301	Requested Zoning: Amendment to Twin Falls City Code – Title 10- Chapter 6- Section 1; Title 10 – Chapter 2 – Definitions.
Representative:	
Renee V. (Carraway) Johnson City of Twin Falls Zoning Administrator 208-735-7267 rcarrawa@tfid.org	Applicable Regulations: 10-2, 10-6-1, 10-14-1 through 7; multiple other sections are to be modified for reference purposes only.

Approval Process:

All procedures will follow the process as described in TF City Code 10-14: Zoning Amendments.

Zoning Title Amendments, which consist of text or map revisions, require a public hearing before the Planning Commission. Following the public hearing, the Commission may forward the amendment with its recommendation to the City Council. Any material change by the Commission from what was presented during the public hearing will require an additional hearing prior to the Commission forwarding its recommendation to the Council.

After the Council receives a recommendation from the Commission, a public hearing shall be scheduled where the Council may grant, grant with changes, or deny the Zoning Title Amendment. In any event the Council shall specify the regulations and standards used in evaluating the Zoning Amendment, and the reasons for approval or denial.

In the event the Council shall approve an amendment, such amendment shall thereafter be made a part of the Title upon the passage and publication of an ordinance.

Regulatory Impact:

A recommendation from the Planning and Zoning Commission on the proposed Zoning Title Amendment will allow the request to proceed to the City Council.

History:

The City Council approved Ordinance 2012 on July 6, 1981 which replaced Twin Falls City Code - Title 10; Zoning & Subdivision Regulations in its entirety.

No changes have been made to this section since its implementation in 1981.

Analysis:

This request was initiated by the City Council in order to create a more clear and precise process for applicants and citizens of the community to follow. During that process, staff recognized that the name of the process needed to change from “Planned Unit Development” to “Zoning Development Agreement” in order to avoid a conflict with State Statute.

The proposed amendment will remove the current Title 10 Chapter 6 Section 1: PUD, Planned Unit Development in its entirety. The new section will be Title 10 Chapter 6 Section 1: Zoning Development Agreement. Changes to multiple other sections are for reference purposes only.

The most notable changes to this process include the following: **(1)** clear requirements for applicants in regards to the Conceptual Development Plans and documents needed, **(2)** stated criteria for conformance to the Conceptual Development Plan, and **(3)** a clear path of procedure for the ZDA Process.

(1) - The requirements for the Conceptual Development Plan have been described in detail for both residential and non-residential plans. Certain items are to be required of every plan; some prominent items include multi-use transportation pathways, density, parks and open space. Other items may be added by the commission and council as they determine to be essential to the certain area being applied for the ZDA.

(2) - The criteria for conformance to the conceptual development plan will assist staff in determining whether changes to a plan would need to be brought back through the process. These criteria focus on the land-use relationship between the proposed project and the existing developments in the area.

“Changes to any of the following items constitute a departure from the Conceptual Development Plan and/or development standards, thus changing the basic relationship of the proposed development to the adjacent property:

- (A) the permitted uses,*
- (B) increase in density,*
- (C) increase in building height,*
- (D) increase in building coverage of the site,*
- (E) reduction in the off-street parking ratio,*
- (F) reducing the building setbacks provided at the boundary of the site,*
- (G) reduction of any open space plans, or*
- (H) Alteration of the overall design theme, primary architectural elements, or building materials.”*

(3) – The procedure section clarifies the process for these developments. The most prominent changes are clear requirements for the ZDA Written Commitment, and the requirement of a signed agreement being submitted prior to the City Council adopting the rezone ordinance. This fixes a loophole in the current system that left some agreements in limbo after the Council had approved Planned Unit Developments in the past.

Conclusion:

The Commission may recommend to the City Council that the amendment be granted as requested, or it may recommend a modification of the amendment requested (will require another public hearing before the Commission), or it may recommend that the amendment be denied. As this change could affect properties within the Area of Impact this request will require a public hearing before the Board of County Commissioners.

Attachments:

1. Proposed Amendment
2. List of other effected sections

Proposed New ZDA Section

Will replace the PUD sections in its entirety

10-2-1: DEFINITIONS:

ZONING DEVELOPMENT AGREEMENT: A written commitment by a property owner or developer concerning the use or development of a subject parcel. A Zoning Development Agreement may be required as a condition of rezoning and/or development of a subject parcel when a property is located adjacent to major arterial or collector streets and/or where a variety of uses may be desired in a preplanned environment with more flexible standards than normally apply to the use of land in a standard zoning district.

Formatted: Font color: Auto

10-6-1: ZDA, ZONING DEVELOPMENT AGREEMENT:

10-6-1.1: PURPOSE:

A Zoning Development Agreement (ZDA) is designed to accommodate appropriate combinations of uses that may be planned, developed, and operated as integral land use units either by a single owner or a combination of owners. A ZDA is intended to accomplish some, or all of the following:

- (A) Foster and promote a variety of appropriate land-use combinations in a preplanned development pattern;
- (B) Encourage developers to use a creative approach in land development;
- (C) Retain and conserve natural land and topographic features;
- (D) Promote greater use of streetscape and pedestrian oriented aesthetics;
- (E) Promote the creation and efficient use of open spaces;
- (F) Create flexibility and variety in the location of improvements on lots;
- (G) Provide flexibility in development standards to facilitate creative land development concepts.

10-6-1.2: UNDERLYING ZONING DISTRICT:

Each ZDA shall accompany a request to rezone a subject property to one or more underlying zoning districts that shall comply with the Comprehensive Plan.

10-6-1.3: USE REGULATIONS:

Land uses in a ZDA shall conform to the standards and regulations of the underlying zoning district(s), unless otherwise approved and included within the ZDA.

10-6-1.4: ZDA STANDARDS:

The following property development standards shall apply to all land and buildings in a ZDA:

- (A) Development requirements for each ZDA shall be set forth in the written commitment document and shall ~~may~~ include, but not be limited to: uses, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, multiuse transportation access and pathways, screening, landscaping, architectural standards, project phasing or scheduling, management associations, and other requirements as the Planning & Zoning Commission and/or the City Council may deem appropriate.
- (B) The ZDA shall conform to all sections of City Code Title 10 unless specifically addressed in the written commitment document. All applications to the City shall list all requested variations from the standard requirements. Applications without this list shall ~~may~~ be considered incomplete.
- (C) A ZDA subject parcel shall be a minimum of two (2) acres unless the Planning & Zoning Commission recommends and the City Council finds that property of less than two (2) acres is suitable as a ZDA by virtue of:

Formatted: Strikethrough

Formatted: Strikethrough

1. Unique character; or
2. In-fill development; or
3. Topography or landscaping features; or
4. Qualifying as an isolated problem area.

10-6-1.5: ZDA CONCEPTUAL DEVELOPMENT PLAN:

A ZDA shall include a Conceptual Development Plan that illustrates the standards contained therein. This plan shall be submitted by the applicant at the time of the zoning and ZDA request is submitted. The plan shall show the applicant's intent for the use(s) of the land within the proposed ZDA in a visual manner and be supported by written documentation of proposals and standards for development. Dependent on the nature of the ZDA request, this plan may be submitted as a residential plan, non-residential plan, or a mixed-use combination plan. For a mixed-use development, the plan shall comply with requirements for both the residential and non-residential plans.

(A) **Residential Conceptual Development Plan** - A Conceptual Development Plan for residential land use shall set forth the land use proposals in a manner to adequately illustrate the type and nature of the proposed development. The plan shall ~~may~~ include, but is not limited to, the proposed general land use, streets, thoroughfares, storm drainage, and preliminary lot arrangements. The applicant shall submit text material to further explain the characteristics of the plan, which may include, but shall be not limited to, multiuse transportation access and pathways, density, building height, screening, landscaped areas, project scheduling, parks and open space, and other pertinent development data. The applicant ~~may~~ shall also submit color renderings or elevations to illustrate proposed architectural standards or requirements.

Formatted: Strikethrough

(B) **Non-Residential Conceptual Development Plan** - A Conceptual Development Plan for non-residential uses shall set forth the land use proposals in a manner to adequately illustrate the type and nature of the proposed development. The applicant shall also submit text material to further explain the characteristics of the plan. The plan and text material shall ~~may~~ include, but is not limited to, the types of use(s), topography and boundary of ZDA subject parcel, the size, type and location of buildings and building sites, proposed ingress and egress, physical features of the site, existing streets, storm water management, alleys and easements, location of future public facilities, multiuse transportation access and pathways, building height and location, parking, landscaping, screening, project scheduling and other information to adequately describe the proposed development and to provide data for approval that is to be used in preparing the final development plan(s). The applicant ~~may~~ shall also submit color renderings or elevations to illustrate proposed architectural standards or requirements.

Formatted: Strikethrough

10-6-1.6: CONFORMANCE TO THE CONCEPTUAL DEVELOPMENT PLAN:

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

- (A) the permitted uses,
- (B) increase in density,
- (C) increase in building height,
- (D) increase in building coverage of the site,
- (E) reduction in the off-street parking ratio,
- (F) reducing the building setbacks provided at the boundary of the site,

- (G) reduction of any open space plans, or
- (H) ~~a~~Alteration of the overall design theme, primary architectural elements, or building materials.

10-6-1.7: PROCEDURE:

- (A) Any applicant requesting approval of a ZDA shall schedule a pre-submittal meeting with the Administrator, or his/her designee.
- (B) The procedure for establishing a ZDA shall follow the procedure for zoning map amendments as set forth in City Code 10-14 with the following addition. The Planning & Zoning Commission shall complete a preliminary review of the proposed Conceptual Development Plan at a meeting prior to the public hearing for a zoning district and zoning map amendment.
- (C) Each ZDA written commitment document shall be signed and notarized by the property owner(s) and shall include the following:
 - 1. A legal description of the ZDA subject parcel boundary, including legal descriptions of each underlying zoning district, if multiple underlying districts are included.
 - 2. A statement as to the purpose and intent of the ZDA.
 - 3. A list of the ZDA development requirements that vary from the standard development requirements of the underlying zoning district.
 - 4. A ~~color~~ Conceptual Development Plan.
 - 5. An expected development schedule. If no development has occurred on the ZDA subject parcel within the time identified, the Planning & Zoning Commission and City Council may review the original ZDA development requirements and Conceptual Development Plan to ensure their continued validity. If the City determines the concept is no longer valid, then:
 - a. The City may initiate a process to change the zoning classification, or
 - b. New ZDA development requirements and/or a new Conceptual Development Plan may be required to be approved prior to the City issuing a building permit for any portion of the ZDA subject parcel.
 - 6. A statement, signed by the property owner(s) and notarized, indicating a commitment to develop the subject parcel in conformance with the ZDA.
- (D) The City Council shall not adopt an ordinance rezoning the subject parcel until the property owner/developer has submitted a complete and signed ZDA written commitment document. The signed ZDA written commitment document shall be attached as an exhibit to the rezoning ordinance and recorded in the office of the County Recorder.
- (E) Approval of a ZDA shall be based on the following standards:
 - 1. The proposed uses shall not be detrimental to any surrounding uses; nor shall they be detrimental to the health, safety and general welfare of the public.
 - 2. Any variation from the underlying zoning district development requirements must be warranted by the design and amenities incorporated in the conceptual development plan.
 - 3. The underlying zoning district and the Conceptual Development Plan shall conform to the Comprehensive Plan.
 - 4. Existing and/or proposed streets and utility services must be suitable and adequate for the proposed development.

List of Code Sections to be Updated from PUD to ZDA

7-8-3: USE OF PUBLIC OR PRIVATE WATER SUPPLY REQUIRED:

(F) Notwithstanding the foregoing, the use of the City's potable water supply as the primary source of irrigation water in all new developments shall be prohibited. For purposes of this subsection, the term "new development" means any new subdivision or ~~ZDA PUD~~, or any development of any parcel of land of two (2) acres or larger that is not part of a subdivision or ~~ZDA PUD~~. (Ord. 2607, 4-26-1999)

7-8-4: CONNECTION TO PUBLIC WATER LINE, PROCEDURE:

(E) Notwithstanding the foregoing, the use of the City's potable water supply as the primary source of irrigation water in all new developments shall be prohibited. For purposes of this subsection, the term "new development" means any new subdivision or ~~ZDA PUD~~, or any development of any parcel of land of two (2) acres or larger that is not part of a subdivision or ~~ZDA PUD~~. (Ord. 2607, 4-26-1999)

10-2-1: DEFINITIONS:

BUSINESS PARK: A development approved through the ~~ZDA PUD~~ process that contains a number of separate manufacturing, commercial, office and supporting uses and open space. (Ord. 2786, 6-1-2004)

OFF PREMISES SIGN: A sign mounted on property other than that occupied by the use being advertised by said sign. This definition shall exclude signs located within an approved ~~ZDA PUD~~ advertising a nonresidential use or nonresidential uses located within that ~~ZDA PUD~~ and approved as part of a master sign plan through the ~~ZDA PUD~~ process. (Ord. 3005, 6-6-2011)

~~PLANNED UNIT DEVELOPMENT: A tract of land on which a variety of residential, commercial and manufacturing uses may coexist in a preplanned environment with more flexible standards than normally apply to the use of land in a standard zoning district.~~

10-4-2.2: USE REGULATIONS:

(B) Special Uses: A special use may be granted for a permanent use that is not in conflict with the comprehensive plan and that is not permitted outright because it may conflict with other uses in the district unless special provisions are taken. Special use permits may be granted for the following uses:

6. Residential:

d. Residential ~~ZDA PUD~~, not to exceed SUI density.

10-4-8.2: USE REGULATIONS:

(A) Permitted Uses: Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

4. Manufacturing:

- a. Business park ZDA PUD only.

10-4-11.2: USE REGULATIONS:

(B) Special Uses: A special use permit may be granted for a permanent use that is not in conflict with the Comprehensive Plan and that is not permitted outright because it may conflict with other uses unless special provisions are taken. Special use permits may be granted for the following uses:

6. Residential:

- c. Residential ZDA PUD (not to exceed SUI density).

10-4-14.1: PURPOSE:

This District is intended to provide for a mixture of commercial, professional and residential uses in a unified environment planned and approved through the ZDA PUD process. (Ord. 2526, 5-20-1996)

10-4-14.3: PROPERTY DEVELOPMENT STANDARDS:

(A) Lot Area:

2. Residential Uses: Residential uses less than five (5) units and not attached to a commercial use shall provide the minimum lot area of the R6 District or as determined by the ZDA PUD process.

(D) Yards:

2. Residential Uses: Residential uses less than five (5) units and not attached to a commercial use shall conform to the yard standards of the R6 District or as determined through the ZDA PUD process.

(F) Landscaping:

1. Commercial uses shall provide landscaping equal to ten percent (10%) of the total required parking area or three percent (3%) of the total land area, whichever is greater or as determined by the ZDA PUD process.

10-4-15.1: PURPOSE:

This District is intended to provide for a mixture of residential housing types in a unified environment planned and approved through the ZDA PUD process.

10-4-16.1: PURPOSE:

This district is intended to promote development which will serve or complement the College Of Southern Idaho while allowing for a mixture of land uses in a unified environment planned and approved through the ZDA PUD process.

10-4-16.3: PROPERTY DEVELOPMENT STANDARDS:

(A) Use Of Lots: As provided for in the ZDA PUD development plan.

10-4-19.4: PROPERTY DEVELOPMENT STANDARDS:

(C) Building Height: No building shall exceed thirty five feet (35') in height or the maximum building height limitation set forth below, whichever is less. All heights are to be measured from the existing canyon rim elevation or the existing ground level elevation at the building site, whichever is greater.

4. Building height exception: Notwithstanding the foregoing:

a. Additional building height beyond one hundred feet (100') from the canyon rim may be allowed for hotel/convention centers, through the ZDA PUD process, in the canyon rim overlay zone within one thousand feet (1,000') of state administered highways serving as gateway arterials, as defined in section 10-7-12 of this title. For purposes of this section, the term "hotel/convention center" shall be defined as a full service hotel with a convention center designed to accommodate a minimum of five hundred (500) convention attendees. A citizens' design review committee, appointed by the mayor, shall make recommendations to the planning and zoning commission for any building higher than thirty five feet (35').

b. Additional building height beyond fifty feet (50') from the canyon rim may be allowed in that portion of the canyon rim overlay district located between Washington Street North and Blue Lakes Boulevard North through the ZDA PUD process, in a ZDA PUD that consists of more than ten (10) acres and that constitutes a private/public mixed use development. The term "private/public mixed use development" is defined as a development which promotes a mixture of cultural and commercial activities in the ZDA PUD through:

(2) Promotion of community interaction among members of the public, through a combination of required ZDA PUD property uses; open spaces and canyon rim trail system access. Permitted uses in such ZDA PUD shall include commercial, professional, residential and cultural activities. A citizens' design review committee, appointed by the mayor, shall make recommendations to the planning and zoning commission for any building higher than twenty five feet (25'). (Ord. 2851, 3-6-2006)

10-4-19.5: ZDA PUD REQUIREMENT:

All development except existing residential lots in the Canyon Rims Overlay District shall be part of an approved Zoning Development Agreement ~~planned-unit development~~. (Ord. 2526, 5-20-1996)

10-4-21.1: PURPOSE:

This Overlay District is intended to provide for limited commercial and service activities within residential zoning districts and serving the local neighborhood, and which are integrated into a residential setting. Development of this overlay is allowed only through the ZDA ~~PUD~~ process. (Ord. 2526, 5-20-1996)

10-4-21.3: PROPERTY DEVELOPMENT STANDARDS:

(K) Additional Requirements:

1. Nonresidential uses: The following additional requirements shall also be met:

f. Additional requirements as may be determined by the city council through the ZDA ~~PUD~~ process.

10-5-1: DESIGNATION OF ZONING SUBDISTRICTS:

There are hereby established the following zoning subdistricts for the City:

ZONING SUBDISTRICTSHORT TITLE

Zoning Development Agreement ZDA ~~Planned Unit Development~~ ~~PUD~~

Mobile Home ParkMHP

Mobile Home SubdivisionMHS

In designating a zoning subdistrict a prefix is added which corresponds to one of the basic zoning district regulations.

10-6-2.4: PROPERTY DEVELOPMENT STANDARDS:

(E) Approval Of A MHP Subdistrict:

4. Findings Required: The planning commission shall recommend to the council approval, approval with modifications, or disapproval of the final development plan. Upon approval, the plan shall constitute the zoning requirements and subdivision plat for the land in the zoning development agreement ~~planned-unit development~~ subdistricts.

5. Approval: Approval of a zoning development agreement ~~planned-unit development~~ subdistrict shall be based on the following standards:

b. The density of the zoning development agreement ~~planned-unit development~~ shall be in substantial conformity with the density of surrounding zoning districts.

10-6-3: BUSINESS PARK ~~ZDA PUD~~:

A "business park", as defined herein, may be established through the ~~ZDA PUD~~ process, with the following development requirements:

(D) Landscaping equal to ten percent (10%) of the site shall be provided with a master landscape plan approved through the ~~ZDA PUD~~ process. Parking lots of more than twenty five (25) vehicles shall have landscaped islands within the parking lot breaking up large asphalt areas. A thirty five foot (35') wide landscaped buffer with berming at least four feet (4') high shall be required on any street fronting any residential property.

(E) A master sign plan shall be approved as part of the ~~ZDA PUD~~.

(F) Architectural standards shall be approved through the ~~ZDA PUD~~ process for buildings within the business park.

10-11-2: LANDSCAPING:

(B) Approval And Completion:

1. A landscaping plan conforming to the minimum requirements of this section shall be submitted for approval as part of the development map whenever a ~~ZDA PUD~~ or MHP zoning subdistrict is submitted for approval. A landscaping plan conforming to the minimum requirements of this section shall be submitted for approval as part of the application for a building permit to construct any building.

4. Within required landscaped areas, display of vehicles, trailers, pickup shells, tires or any other items for sale is prohibited except upon city approved display pads provided through ~~zoning development agreement planned unit development (ZDA PUD)~~ agreements or approval through the special use permit process. No such display pads shall be approved within fifteen feet (15') of the sidewalk or future sidewalk. (Ord. 2620, 8-2-1999)

10-11-3: SCREENING:

(A) Screening Required:

2. Screening shall be required between an MHP zoning subdistrict and any other zoning district or subdistrict except another MHP or MHS subdistrict and screening may be required between a ~~ZDA PUD~~ or MHS zoning subdistrict and any other zoning district or subdistrict. The zoning subdistrict shall provide any required screening.

10-12-2-3: PRELIMINARY PLAT:

(C) Content Of Preliminary Plat: The contents of the preliminary plat and related information shall be in such form as stipulated by the Commission; however, additional maps or data as deemed necessary by the Administrator may also be required.

3. Appropriate information that sufficiently details the proposed development within any special development area, such as hillside, zoning development agreement ~~planned unit development~~, flood plain, cemetery, mobile home, large scale development, hazardous and unique areas of development.

10-12-4-2: REQUIRED IMPROVEMENTS:

(L) Mailboxes: Mailbox locations shall conform to the following standards: (Ord. 2472, 12-19-1994)

4. In ZDA PUD and MHP overlays with private streets and in commercial and industrial zones, mailbox locations shall be reviewed and approved by the U.S. postal service.

(P) Pressure Irrigation System:

1. Pursuant to section 7-8-3 of this code, the use of the city's potable water supply as the primary source of irrigation water in all new developments shall be prohibited. For purposes of this subsection, the term "new development" means any new subdivision or ZDA PUD, or any development of any parcel of land of three-fourths ($\frac{3}{4}$) of an acre or larger that is not part of a subdivision or ZDA PUD.

10-12-5-3: ~~PLANNED UNIT DEVELOPMENTS~~ AND CONDOMINIUM SUBDIVISIONS:

Planned unit and Condominium developments shall be subject to requirements set forth in this Title and also subject to all provisions herein contained.

(B) Site Development Plan: The developer shall provide the Commission with a colored rendering of adequate scale to show the completed development that will include at least the following where applicable:

1. Architectural style and building design.
2. Building materials and color.
3. Landscaping.
4. Screening.
5. Solid waste areas.
6. Parking.
7. Open space.

A concept site development plan may be approved by the Commission but shall be conditioned upon approval of a final site development plan before final approval of the ~~PUD or~~ Condominium Subdivision.

10-6-1.2: OVERLAY CONCEPT:

Each zoning district within a development may be overlayed by one or more zoning subdistricts having the same prefix as the underlying zoning district. Such a zoning subdistrict shall be called the basic zoning subdistrict. To allow for the mixing of certain uses and for increasing densities in a planned development, each basic zoning subdistrict may be overlayed by one or more secondary

zoning subdistricts having a prefix which is different from the underlying zoning district and subdistrict. (Ord. 2012, 7-6-1981)