



Twin Falls Planning & Zoning Commission Agenda

Tuesday, June 13, 2017, 6:00 PM

City Council Chambers
305 3rd Ave E
Twin Falls, ID 83301

Members -

City Limits: Tom Frank, Chairman, Kevin Grey, Vice Chairman, Danielle Dawson, Darren Hall, Craig Hawkins, Gerardo "Tato" Muñoz, Ed Musser

Area of Impact: Ryan Higley, Steve Woods

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) Approval of minutes for the following meeting: May 23, 2017 PH
Purpose: Action By: Chairman
 - b) Findings of Fact Conclusions of Law:

Morning Sun Subd No. 10 (Pre-Plat 05-23-17)
Acorn Learning Center (SUP 05-23-17)
Port, Angie (SUP 05-23-17)
Purpose: Action By: Chairman
- 3) Items of Consideration
 - a) Request for consideration of the Ricki Lezamiz Commercial Subdivision **Preliminary Plat** consisting of 1.58 (+/-) acres and 2 lots located at the NW corner of Kimberly Road and Aspenwood Drive. c/o Sid Lezamiz on behalf of Ricki Lezamiz
Purpose: Action By: Steve O'Connor
 - b) Request for consideration of the TF Caswell Subdivision **Preliminary Plat** consisting of .97 (+/-) acres and 2 lots located at 687 Blue Lakes Boulevard North c/o HLE, Inc.
WITHDRAWN-RESCHEDULED FOR JUNE 27, 2016 P&Z PH
Purpose: Action By: Steve O'Connor
- 4) Public Hearings
 - a) Request for the **Commission's recommendation on the Zoning Designation** for approximately 10.07 (+/-) acres proposed to be **Annexed** with a zoning designation of R-6 CRO; Residential; Multi Household District with a portion within the Canyon Rim Overlay District, currently zoned R-1 VAR CRO; Residential; Single Household District, on property located east of Harrison Street and north of Canyon Falls Drive extended aka 647 Pole Line Road East. c/o Rob Struthers on behalf of Susan & Katherine Breckenridge (app. 2865)
Purpose: Action By: Jonathan Spendlove

- b) Request for a **Special Use Permit** to construct a 4800 sq. ft. (+/-) detached accessory building on property located at 248 Pheasant Road. c/o EHM Engineers, Inc on behalf of Jon Zernickow (app. 2868)
Purpose: Action By: Steve O'Connor
- c) Request for a **Special Use Permit** to construct at 2520 sq. ft. (+/-) detached accessory building on property located at 4050 Canyon Ridge Drive. c/o EHM Engineers, Inc on behalf of Dan Willie (app. 2869)
Purpose: Action By: Steve O'Connor
- d) Request for a **Special Use Permit** to establish a U-Haul Truck/Trailer rental business on property located at 677 Washington Street North. c/o Dan Chatterton on behalf of Joshua Evans (app. 2870) **WITHDRAWN BY APPLICANT**
Purpose: Action By: Steve O'Connor
- 5) General Input Public/Commission/Staff
- 6) Upcoming Meeting(s)
 - a) June 27, 2017 Public Hearing
July 5, 2017 Work Session
- 7) Adjournment

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

CITY OF TWIN FALLS

PLANNING & ZONING COMMISSION

Public Hearing Procedures for Zoning Requests

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

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

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

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



Twin Falls Planning & Zoning Commission Minutes

Tuesday, May 23, 2017, 6:00 PM

Amended Agenda

City Council Chambers
305 3rd Ave E
Twin Falls, ID 83301

Members -

City Limits: Tom Frank, Chairman, Kevin Grey, Vice Chairman, Danielle Dawson, Darren Hall, Craig Hawkins, Gerardo "Tato" Muñoz, Ed Musser

Area of Impact: Ryan Higley, Steve Woods

1) Confirmation of Quorum/Call Meeting to Order

Commissioner Members Present: Frank, Grey, Dawson, Hall, Hawkins, Munoz

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

Commissioner Frank called the meeting to order at 06:00: PM. He then reviewed the public meeting procedures with the audience, confirmed there was a quorum present and introduced City Staff.

2) Consent Calendar

a) May 9, 2017 PH Minutes

b) April 25, 2017 PH Minutes -Amended

Motion: Commissioner Grey moved to approve the consent calendar, as presented.
Commissioner Munoz seconded the motion.

Unanimously Approved

3) Items of Consideration

a) Request for the consideration of the **preliminary plat** of Morning Sun Subd No. 10, approximately 32.11 (+/-) acres consisting of 95 lots, 1 tract, and 1 parcel located south of Falls Avenue East and east of Hankins Road North. c/o EHM Engineers, Inc.

Applicant Presentation:

Gerald Martens, representing the applicant, stated this property is located south of Pillar Falls

School. The property will be developed as Morning Sun Subdivision No. 10 and is just a continuation of the Morning Sun Subdivision. The plat will consist of 95 residential lots to be developed in a minimum of three phases beginning at the northwest corner working towards the south. There are two commercial parcels, one to be transferred to the City of Twin Falls for a proposed Fire Station. The second will go to the Intermountain Gas Company for a pressure reduction station to provide additional capacity in the area. They have reviewed the staff report and concur with staff recommendations. He explained they are currently mid construction for making improvements to Morning Sun Park with a canopy along with some picnic facilities, utilizing funds from Morning Sun Subdivisions 8 & 9. They have also requested to pay parks-in-lieu funds that would then be applied to complete the improvements such as a drinking fountain and some restrooms. They do understand that the details for the parks-in-lieu need to be worked out prior to recording the final plat. They plan to have Morning Sun Subdivision No. 9 completed before they begin No. 10 and will most likely not begin No. 10 until 50% of the lots are sold so that development can occur as the demand arises.

Staff Presentation:

Senior Planner Spendlove reviewed the request on the overhead and stated on July 8, 2014 the Commission held a public hearing to hear a request for Annexation of 53.6 (+/-) acres, zoned R-1 VAR, located on the east side of the 500, 600 & 700 blocks of Hankins Road North aka 3200 East Road c/o Twin Falls School District & The City of Twin Falls (app. 2650). All members present voted in favor of the motion to forward a positive recommendation with the zoning of R-1 VAR. On August 4, 2014, the City Council held a public hearing on this request. With a vote of 6 in favor to 1 against City Council approved annexation with the zoning designation of R-1 VAR. On August 11th, 2014 the Ordinance 3075 was read and adopted. January 13th, 2015 this commission forwarded to city council, a request to rezone this area to R-2. In February 2015, City Council approved and passed Ordinance 3089 to rezone said property. The Final Plat for the Sackett Farms Subdivision No. 2 was recorded in May 2015.

Sackett Farms Conveyance Plat was recorded in 2007. In 2015 Sackett Farms Subdivision #2 was recorded. Morning Sun #10 is a replat of a portion of Sackett Farms Sub #2.

This is a request for preliminary plat of The Morning Sun #10 subdivision. This request is a resubdivision of Lot 1, Block 2 of the Sackett Farm Subdivision No. 2. The Sackett Farm Subdivision No. 2 was platted to facilitate the development of Pillar Falls Elementary School as well as further residential development. Morning Sun # 10 is the last section of the Sackett Farm No.2 to be re-platted. The preliminary plat submitted consists of 32.11 +/- acres with 95 residential lots, 1 Tract and 2 Commercial Parcels. It is unclear as to the intent of the 2 commercial parcels.

The code requires every residential subdivision to develop parkland unless a request for a Parks-n-Lieu, cash payment, is approved by the City Council subject to a recommendation from the Parks & Rec Commission. As of today, the Parks and Rec Commission has not held a public hearing on this request. A final plat cannot be submitted until the parks issue is resolved. The preliminary plat does not show a park.

The plat is consistent with other subdivision development criteria and is in conformance with the Comprehensive Plan, which designates this area as "Town Neighborhood." Low to medium density residential use is appropriate for this future land use designation.

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.

Approval of a preliminary plat does not constitute a commitment by the City to provide water or waste water services. The plat indicates that each lot will be connected to City of Twin Falls water and sewer systems. A guarantee of services comes when the City Engineer signs a will-serve letter after final and construction plans are reviewed. It is also indicated on the Preliminary Plat that the site will be on a pressure irrigation (P.I.) system.

Senior Planner Spendlove stated upon conclusion, should the Commission approve the request, as presented, staff recommends the following conditions.

1. Subject to final technical review and amendments as required by Building, Engineering, Fire and Zoning Officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to no final plat submitted until the parks issue is resolved.

P&Z Questions/Comments:

Commissioner Munoz asked about the designation for Hankins Road.

Senior Planner Spendlove explained it is an arterial, and any landscaping requirements would be reviewed at the time of the building permit review.

Commissioner Grey asked about a cross walk located near Filer Avenue and Hankins Road.

Senior Planner Spendlove stated citizens would be encouraged to travel Hankins Road to Stadium to cross the road at the signal.

Commissioner Grey asked about the direct route to the park.

Senior Planner explained the route to the park on the overhead.

Public Input: Opened

Commissioner Frank read into the record a letter received from a citizen. The letter has been filed with the application packet.

John Martin, 624 Hankins Road, stated that he is happy to speak in favor of this subdivision.

Stuart Sandall, 3051 Highlawn Dr, stated the back of his property is adjacent to Filer Avenue East and asked for some clarification on the plat and what is planned for the south side of this development. He explained connection to the school is limited from his property and the traffic along Hankins Road at the Filer Avenue intersection is so dangerous his children have to ride a bus, when the school is just a few blocks over from their home.

Public Input: Closed

Closing Statements:

Mr. Martens explained property to the south is in the county would not be allowed to hook into city services and any improvements made to the street are going to be made at his cost however when the property was developed to the south it would be subject to the City payback resolution to reimbursement the cost. As for the corner of Filer Avenue and Hankins Road that will become City property when the Fire Station is developed and the City is very aware of the traffic at this intersection and will need to ensure a safe intersection for the operation of the Fire Station.

Assistant City Engineer Vitek explained he would try to answer questions that Mr. Martens was unable to answer. He stated that there will be curb, gutter and sidewalk installed along the exterior portions of the Morning Sun Subdivision No. 10 when developed. The property to the south of Filer Avenue West is in the county, if that subdivision wants to put a sidewalk in they would have to do it at their own expense. When the City does develop the Fire Station area there will be curb, gutter and sidewalk installed. As for speed control he showed on the overhead a photo of the roadway and explained the design requirements as it relates to speed and a vehicles ability to stop in time. He explained that the roadway does have a crest along but without more information he would not be able to determine that it is not safe. As for hooking up to City services the properties that are in the county would have to annex into the city in order to hook up to services. Filer Avenue West is a collector street, therefore there will not be any accesses allowed along this section of the road.

Deliberations:

Commissioner Grey he doesn't have any issues but did ask if a traffic signal would be installed because of the Fire Station.

Assistant City Engineer Vitek explained a signal must be warranted in order for it to be installed. He is unable to answer this question at this time without a traffic study. Even with a traffic study completed he's not sure a signal would be warranted at the intersection of Hankins Road and Filer Avenue West.

Commissioner Munoz explained that this seems like a natural progression for the area.

Commissioner Frank explained he is in favor of this development but it does bring up discussion about how things get developed within the community.

Commissioner Hall explained he would like to see the sidewalk completed all at once for safety purposes.

Commissioner Munoz explained the difficulty is that the City can only require the improvements when the property is developed.

Motion:

Commissioner Munoz moved to approve the request, as presented. Commissioner Hall seconded the motion. All members present voted in favor of the motion.

Approved, As Presented, With The Following Conditions

1. Subject to final technical review and amendments as required by Building, Engineering, Fire

and Zoning Officials to ensure compliance with all applicable City Code requirements and standards.

2. Subject to no final plat submitted until the parks issue is resolved.

4) Public Hearings

- a) Request for a **Special Use Permit** for the purpose of operating a private school offering pre-school through 5th Grade in a portion of an existing professional office building on property located at 493 Eastland Drive. c/o Acorn Learning Center (app. 2863)

Applicant Presentation:

Andrew Swensen, representing the applicant, explained the applicant is requesting to operate a pre-school through fifth grade in the 1993 portion/northern half of the building. The southern portion of the building will not be occupied by the applicant. There is a nice size play area to the back of the property that will be fenced and have play equipment installed. On site parking is available to handle the requirements for both the proposed use as well as the southern portion of the building with the assumption that that space will be used as a professional office. The primary access to the site is through an ingress/egress easement that runs along the southern 25' of the property. There will be a maximum of 50 students per day occupying the building with possibly more enrolled students. They have varied times for drop off and pick up to mitigate traffic concerns. He asked that the work enrollment in the conditions be changed to occupancy. This learning center is an absolute treasure and adds to the quality of life for the community and he asked that the Commission approve the request.

Staff Presentation:

Planner I O'Connor reviewed the request on the overhead and stated this parcel is part of the Snyder Tract recoded in 1909. 493 Eastland Dr. first appeared in the Polk directories in 1984 as a psychologist's office. It has since change uses and in 1993 built a 3900 sq. ft. addition, 1300 sq. ft. on 3 floors, to the north side of the existing building. The zoning with the PRO overlay was likely placed when Ordinance 2012 passed in 1981.

This is a request to operate a private school serving preschool through 5th grade aged children in a portion of an existing professional office building at 493 Eastland Dr. The request is to operate the school from all three floors of the 1300 sq. ft. 1993 addition, for a total of 3900 sq. ft., located on the north side of the building. The Commission may wish to get clarification whether or not the school will operate from all three (3) floors. There is no indication whether or not there will be a safe outside play area for the children. The aerial identifies a fenced grass area that may be utilized for an outside play area.

The property has had several uses of the years and has previously had two (2) other Special Use Permits, SUP #103 to establish a professional office and in 1993 SUP #339 was granted to expand the building to its current size. The R-6 zone requires an SUP to establish a private

academic school.

Though there is limited parking on this lot, the applicant is requesting to use only the 3900 sq. ft. of the 1993 addition. Based on the use of this school and a professional office staff has determined there appears to be adequate parking provided. There are 19 total spaces available onsite and assuming the original portion of the building is utilized as a professional office it appears to be enough parking here to fit both uses. The private school, as presented, requires seven (7) parking spaces:

1 Preschool class with 2 Teachers = 3 parking spaces

1 Kindergarten class with 1 Teacher = 2 parking spaces

1 Elementary class with 2 Teachers = 2 Parking Spaces

Total Parking = 7 spaces + 1 Off loading/Loading space

There is a secondary access lane to the north of the building. The lane appears to be unpaved. Declaration of the intended use of the lane should be addressed as part of this request. If the applicant does not intend to use the unpaved access/lane then a condition that it be blocked from use should be a condition of approval. Any use of the access/lane shall require hard surfacing and may require development of an arterial approach. The area located to the west of the building does not appear to be paved. Parking and maneuvering areas require them to be hard surfaced. If the applicant intends to use this area then it will require development.

The 2016 Comprehensive Plan; "Grow With Us" designates this corridor as appropriate for Town Neighborhood, which is defined as; Primarily residential in nature, with lots that are smaller than rural lots to maximize open space and provides services which would cater to residential uses. This application for a private school which is a use that will serve the surrounding neighborhood as well as other students in other parts of the city. Staff determined that a private school complies with the Town Neighborhood designation of the 2016 comprehensive plan.

Per City Code 10-4-6:

A Special Use Permit is required to establish a private academic school in the R-6 zone and assurance the site is in compliance with development requirements.

Per City Code 10-11-1 thru 8:

Required improvements for this change of use may include arterial access, drainage and storm water retention, parking, parking lot lighting, striping, landscaping, etc... Required improvements shall be evaluated at the time of building permit submittal. All applicable code requirements shall be completed prior to a certificate of occupancy being issued.

The applicant does not anticipate any adverse effects from noise glare or odor. However, it is anticipated that traffic during the morning drop off times will increase and could add to traffic on Eastland Drive seen at that time for O'Leary Middle School. The pick-up times are proposed

to be staggered in order to limit the traffic impact in the afternoon. The narrative does not state the maximum number of students. It has been a typical condition placed by the commission to limit the number of students/teachers under an approved special use permit for the operation of a school. In addition, there is only one developed access to the applicant's property and that is through 493 Eastland Dr. Currently a chiropractic office is operating at 497 Eastland Dr. The increase in traffic in the morning and afternoon will have the most impact upon this business.

Planner I O'Connor stated upon conclusion should the Commission grant this request as presented staff recommends approval be subject to the following conditions:

1. Subject to 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 maximum occupancy be limited to 50 students at any time. Additional occupancy shall require a new special use permit.
3. Subject to all parking and maneuvering areas being developed in compliance with code.
4. Subject to the northerly access being blocked if it is not used.
5. Subject to no occupancy until a Certificate of Occupancy is issued.

PZ Questions/Comments:

Commissioner Grey asked about the width of the access and if it is sufficient for the additional traffic and safety vehicles to access the property.

Planner O'Connor explained that this will be reviewed during the building permit process.

Commissioner Frank asked if all 3 floors of the building will be used by the applicant.

Mr. Swensen explained that yes all 3 floors will be used.

Commissioner Hall asked about life safety issues and ADA requirements.

Planner I O'Connor explained that this will be reviewed during the building permit process.

Public Hearing: Opened

Josh Olsen, Kimberly, explained that he is in support of the request, however he is concerned about the traffic impacts to his Chiropractic Office. He is concerned about the cars that are parked at his practice having to worry about vehicles pulling in and out to drop off children. He feels this will have a negative impact on his business. He has asked that Baker Street be considered as an option to access the school.

Heidi Campbell, 435 Hailee Ave, president of Acorns Learning Center, have been operating since 1982 and occupied their current location since 1985. O'Leary plans to start at 8:40 am and they do not plan to operate at the same time. 8:15 to 8:30 for pre-school and then 8:45 for pre-school hours.

John Marten, 624 Hankins Rd stated this is the best school around, and their children benefited from this learning center.

Nicki Dasher, 1037 Skyline Dr, explained she has two children enrolled at Acorn Learning. Pre-School hours will be 9:00 am there are families with multiple children registered. There will not be 50 cars and there are not usually any delays at their current facility with regards to traffic.

Jenny Taylor, File, explained she has one child and will have two more attending Acorn Learn School she is excited about this opportunity.

Tim Floyd, 667 Sunrise Blvd N, this school has provided an outlet for her children that no other

school provides. Their current site has a small parking area and they work with the adjacent neighbors to prevent impacts to the businesses next to them now. The staggering arrivals and multiple family drop offs, she hopes this can be resolved.

Rebecca Olsen, Kimberly, explained that when you are leaving the office you can only leave by turning right, it is difficult to turn left. She is not trying to be complicated and as a community we all need to share space but we also need to keep the safety of the kids in mind.

Kelly Carson, 406 Knottingham Dr, she is here in support of the Acorn Learning Center and was a patient at this office when Dr. Long's clinic operated and has not had traffic issues.

Public Hearing: Closed

Closing Statements:

Bart Browning, 1044 Laurelwood Ct, Attorney, representing the applicant, explained the easement is wide enough to accommodate two-way traffic. Eastland is an arterial and there are traffic signals at Elizabeth Boulevard and at Kimberly Road, which provides a gap in traffic flow to accommodate entering and exiting this property. Dr. Robinson occupied the building that Acorn Learning Center is considering and the traffic for his office was quite a bit heavier, but he and Dr. Long were able to co-exist without many issues.

Deliberations:

Commissioner Munoz explained he understands the concerns however there could be another use that could be more excessive in this building.

Commissioner Grey asked for clarification of the curb cut location.

Assistant City Engineer Vitek explained that the curb cut for access looks as if it was put in the wrong place. He had a gentleman speak to him about relocating the approach and the City would be in full support of that decision. The new approach just has to meet ADA standards on both sides and the sign may need to be relocated.

Commissioner Grey clarified that if both businesses were willing to work together and share the expense of moving the access it could resolve the issues.

Commissioner Hall asked if Baker Street is public.

Assistant City Engineer Vitek explained it is private, heads north and exits onto Elizabeth Boulevard.

Commissioner Frank stated he believes is a good use for the property and previous uses have been high traffic. He thinks the approach does need to be redone and in the mean time they will need to work together.

Motion:

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

Approved, As Presented, With the Following Conditions:

- 1 Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to ensure compliance with applicable City Code requirements and standards.
 2. Subject to the maximum occupancy be limited to 50 students at any time. Additional occupancy shall require a new special use permit.
 3. Subject to all parking and maneuvering areas being developed in compliance with code.
 4. Subject to the northerly access being blocked if it is not used.
 5. Subject to no occupancy until a Certificate of Occupancy is issued.
- b) Request for a **Special Use Permit** for the purpose of operating a massage therapy business as a Home Occupation on property located at 662 Eastland Drive North. c/o Angie Port dba Knots in Knead Massage Therapy (app. 2864)

Applicant Presentation:

Angie Port, the applicant stated she is requesting a Special Use Permit to operate a massage therapy business at her home with no more than 6 hours per day. The driveway is large enough for parking vehicles and there should not be any impacts to the surrounding neighbors.

Staff Presentation:

Planner I O'Connor reviewed the request on the overhead and stated this property is part of the original 1964 Canyon Crest Subdivision, and has been a residential lot since that time. The applicant purchased this property in March of 2017.

This is a request to operate a massage therapy business as a home occupation at 662 Eastland Dr. N. Staff has determined this request to fall under the definition of "Home Occupation" since only the homeowner/applicant will be providing a service to customers that come to her home. A Home Occupation requires a Special Use Permit. The description the applicant has provided in how the home occupation will operate leads staff to characterize this request as a low impact use as there will not be an over burdensome amount of traffic coming and going from the property. Also, the layout of the residence will allow the customers to park off the street almost unseen from the public right of way so there will be minimal visual impact as well. The driveway does not appear to be paved at this time. All parking and maneuvering areas are required to be paved.

The 2016 Comprehensive Plan; "Grow With Us" designates this corridor as appropriate for Town Neighborhood, which is defined as; Primarily residential in nature, with lots that are smaller than rural lots to maximize open space. Since this application is not requesting to change the primary use and function of the residence, staff has determined this request complies with the 2016 comprehensive plan.

Per City Code 10-2-1:

Home Occupation is defined as:

A service, excluding daycare, offered by the resident of a household unit or the sale of items handcrafted on the premises by the resident of a household unit providing the service, sale or handcrafting is performed only by the resident therein and providing the area used in performing the home occupation does not exceed four hundred (400) square feet in area and providing there is no exterior indication of the home occupation. Services which generate no traffic to the premises or which use no vehicles which would not normally be found incidental to a residential use shall be exempt from this definition.

Per City Code 10-4-4:

A Special Use Permit is required in the R-2 zone for Home Occupations.

Per City Code 10-11-1 thru 8:

Required improvements may include access, paving of parking & maneuvering areas, drainage, storm water retention, etc.. These required improvements will be evaluated and all applicable code requirements will be enforced at the time of building permit submittal. The applicant may request the improvements be developed over a 3-yr period, City Council approval is required.

The applicant has stated there will be no more than one customer at a time on the premise, and there will be a minimum of 30 minutes between appointments to prevent any overlap or possible congestion of vehicles on the property. The applicant only plans on being open for 1-2 days a week and possibly one day on the weekend and will only operate for no more than 6 hours on the days she is open. The applicant nor staff anticipate any adverse effects from a massage therapy establishment.

Planner I O'Conner stated upon conclusion should the Commission approve the request, as presented, staff recommends 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 business being operated as presented in the applicant's narrative.
3. Subject to the parking and maneuvering areas being hard surfaced per code.
4. Subject to the driveway being used for customer parking only during business hours.

PZ Questions/Comments:

Commissioner Munoz asked about hours of operation.

Ms. Port explained her earliest appointment would be around 8:00 am her latest would be finished by 7:30 pm.

Public Hearing: Opened & Closed No Public Present

Deliberations Followed: Without Concerns

Motion:

Commissioner Hawkins made a motion to approve the request, as presented. Commissioner Grey seconded the motion. All members present voted in favor of the motion.

Approved, As Presented, With the Following Conditions

1. Subject to the site plan amendments as required by Building, Engineering, Fire and Zoning Officials to ensure compliance with applicable City Code requirements and standards.
2. Subject to the business being operated as presented in the applicant's narrative.
3. Subject to the parking and maneuvering areas being hard surfaced per code.
4. Subject to the driveway being used for customer parking only during business hours.

5) General Public Input/Staff/Commission Input

Zoning & Development Manager Carraway-Johnson explained that there are possibly some issues with the current sign code. In order for staff to pursue reviewing this code for amendments. Staff

Motion:

Commission Munoz moved have staff begin review of the current sign code. Commissioner Dawson seconded the motion. All members present voted in favor of the motion.

6) Upcoming Meeting(s)

Commissioner Frank reminded the Commission that the June 7, 2017 Work Session has been cancelled.

a) June 7, 2017 **Work Session - Cancelled**

June 13, 2017 Public Hearing

7) Adjournment

Chairman Frank adjourned the meeting at 7:36 pm.



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

In Re:	)	
	)	
<u>Preliminary Plat Application,</u>	)	FINDINGS OF FACT,
	)	
<u>Morning Sun Subd No. 10</u>	)	CONCLUSIONS OF LAW,
<u>c/o EHM Engineers, Inc.</u>	)	
Applicant(s)	)	AND DECISION

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho at the May 23, 2017 hearing for consideration of the consideration of the preliminary plat of Morning Sun Subd No. 10, approximately 32.11 (+/-) acres consisting of 95 lots, 1 tract, and 1 parcel located south of Falls Avenue East and east of Hankins Road North, and the Planning and Zoning Commission having heard testimony from interested parties being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has requested approval of the consideration of the preliminary plat of Morning Sun Subd No. 10, approximately 32.11 (+/-) acres consisting of 95 lots, 1 tract, and 1 parcel located south of Falls Avenue East and east of Hankins Road North

2. The property in question is zoned R-2 pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Town Neighborhood in the duly adopted Comprehensive Plan of the City of Twin Falls.

4. The existing neighboring land uses in the immediate area of this property are: to the north, Stadium Boulevard/Vacant/Pillar Falls Elementary; to the south, Residential; to the east, Agriculture; to the west, Residential/Hankins Road

5. The City Engineering Office has reviewed the preliminary plat and has approved the proposed street accesses and public utility extensions, subject to availability of such services at the time of development. The developer will pay all costs of public improvements, including but not limited to streets, curb, gutter and sidewalks, sewer, water and pressurized irrigation systems. The proposed development includes dedication of additional right-of-way in compliance with the Master Street Plan.

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

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

CONCLUSIONS OF LAW

1. The preliminary plat of the consideration of the preliminary plat of Morning Sun Subd No. 10, approximately 32.11 (+/-) acres consisting of 95 lots, 1 tract, and 1 parcel located south of Falls Avenue East and east of Hankins Road North is in conformance with the objectives of the zoning ordinance and the policy for developments in Twin Falls City Code §10-1-4. Specifically, the land can be used safely for building purposes without danger to health or peril from fire, flood or other menace, proper provision has been made for drainage, water, sewerage and capital improvements including schools, parks, recreation facilities, transportation facilities and improvements, all existing and proposed public improvements conform to the Comprehensive Plan.

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

3. Public services are currently available to accommodate the proposed development, as required by Twin Falls City Code §10-12-2.3(H) (2) (b). Public services may not be available at the time of

development, depending upon the speed of development of this and other subdivisions and the ability of the City to obtain additional water and/or sewer capacity.

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

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

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

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

DECISION

The request for approval of the preliminary plat of the consideration of the preliminary plat of Morning Sun Subd No. 10, approximately 32.11 (+/-) acres consisting of 95 lots, 1 tract, and 1 parcel located south of Falls Avenue East and east of Hankins Road North is hereby granted, subject to final technical review by the City Engineer's Office and subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls.

CHAIRMAN-TWIN FALLS CITY PLANNING & ZONING COMMISSION

DATE

"EXHIBIT NO. A"

1. Subject to final technical review and amendments as required by Building, Engineering, Fire and Zoning Official to ensure compliance with all applicable City Code requirements and standards.
2. Subject to no final plat submitted until the parks issue is resolved.



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

In Re:	)	
	)	
<u>Special Use Permit, Application,</u>	)	FINDINGS OF FACT,
	)	
<u>Acorn Learning Center</u>	)	CONCLUSIONS OF LAW,
<u>Andrew Swensen, P.E. & Joseph Ipilito</u>	)	
Applicant(s)	)	AND DECISION

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho on May 23, 2017 for public hearing pursuant to public notice as required by law for a Special Use Permit for the purpose of operating a private school offering pre-school through 5th Grade in a portion of an existing professional office building on property located at 493 Eastland Drive, and the Planning and Zoning Commission having heard testimony from interested parties being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has applied for a Special Use Permit for the purpose of operating a private school offering pre-school through 5th Grade in a portion of an existing professional office building on property located at 493 Eastland Drive
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: May 4, 2017
3. The property in question is zoned R-6 PRO pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Town Neighborhood in the duly adopted Comprehensive Plan of the City of Twin Falls.

4. The existing neighboring land uses in the immediate area of this property are: to the north, Residential/Apartment Complex; to the south, Residential/Apartment Complex; to the east; School; and to the west, Apartment Complex.

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

CONCLUSIONS OF LAW

1. The application for a Special Use Permit for the purpose of operating a private school offering pre-school through 5th Grade in a portion of an existing professional office building on property located at 493 Eastland Drive is consistent with the purpose of the R-6 PRO Zone, and is not detrimental to any of the outright permitted uses or existing special uses in the area.

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

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

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

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

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

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

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

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

10 The proposed use is a proper use in the R-6 PRO Zone, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

11. The application for a Special Use Permit for the purpose of operating a private school offering pre-school through 5th Grade in a portion of an existing professional office building on property located at 493 Eastland Drive should be granted, subject to all applicable requirements of the Zoning Ordinance, Adopted Standard Drawings and City code of the City of Twin Falls, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

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

DECISION

1. The application for a Special Use Permit for the purpose of operating a private school offering pre-school through 5th Grade in a portion of an existing professional office building on property located at 493 Eastland Drive is hereby granted, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

2. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

3. The Special Use Permit shall be issued, as presented.

CHAIRMAN- TWIN FALLS CITY PLANNING & ZONING COMMISSION

DATE

"EXHIBIT NO. A"

1. Subject to 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 maximum occupancy be limited to 50 students at any time. Additional occupancy shall require a new special use permit.
3. Subject to all parking and maneuvering areas being developed in compliance with code.
4. Subject to the northerly access being blocked if it is not used.
5. Subject to no occupancy until a Certificate of Occupancy is issued.

APPLICATION #2863
SUP# 1432



**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.1432

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on May 23, 2017 to Acorn Learning Center c/o Andrew Swensen and Joseph Ipilito whose address is 2972 E 3400 N Twin Falls, ID 83301 for the purpose of operating a private school offering pre-school through 5th Grade in a portion of an existing professional office building on property located at 493 Eastland Drive and legally described as TWIN FALLS SNYDER TRACT LOT P, EXC E 196.2'X100', EXC E 15'; NE 79.85'X171.15' 12; NW 52.71'X143.95' & NE 16.4' OF E 143', EXC E 15' LOT Q (15-10-17 SE) RPT504100000PI

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.2863

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 maximum occupancy be limited to 50 students at any time. Additional occupancy shall require a new special use permit.
3. Subject to all parking and maneuvering areas being developed in compliance with code.
4. Subject to the northerly access being blocked if it is not used.
5. Subject to no occupancy until a Certificate of Occupancy is issued.

CHAIRMAN - TWIN FALLS CITY PLANNING & ZONING COMMISSION

DATE

ADMINISTRATOR SIGNATURE

DATE

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

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

cc: Building Inspection



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

In Re:	)	
	)	
<u>Special Use Permit, Application,</u>	)	FINDINGS OF FACT,
	)	
<u>Knots in Knead Massage Therapy</u>	)	CONCLUSIONS OF LAW,
<u>c/o Angie Port</u>	)	
Applicant(s)	)	AND DECISION

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho on May 23, 2017 for public hearing pursuant to public notice as required by law for a Special Use Permit for the purpose of operating a massage therapy business as a Home Occupation on property located at 662 Eastland Drive North, and the Planning and Zoning Commission having heard testimony from interested parties being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has applied for a Special Use Permit for the purpose of operating a massage therapy business as a Home Occupation on property located at 662 Eastland Drive North
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: May 4, 2017
3. The property in question is zoned R-2 pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Town Neighborhood in the duly adopted Comprehensive Plan of the City of Twin Falls.
4. The existing neighboring land uses in the immediate area of this property are: to the north, Residential; to the south, Residential; to the east, Residential; and to the west, Eastland Drive North.

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

CONCLUSIONS OF LAW

1. The application for a Special Use Permit for the purpose of operating a massage therapy business as a Home Occupation on property located at 662 Eastland Drive North is consistent with the purpose of the R-2 Zone, and is not detrimental to any of the outright permitted uses or existing special uses in the area.

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

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

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

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

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

7. The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of

excessive production of traffic, noise, smoke, fumes, glare or odors as required by Twin Falls City Code 10-13-2.2(D)7.

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

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

10 The proposed use is a proper use in the R-2 Zone, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

11. The application for a Special Use Permit for the purpose of operating a massage therapy business as a Home Occupation on property located at 662 Eastland Drive North should be granted, subject to all applicable requirements of the Zoning Ordinance, Adopted Standard Drawings and City code of the City of Twin Falls, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

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

DECISION

1. The application for a Special Use Permit for the purpose of operating a massage therapy business as a Home Occupation on property located at 662 Eastland Drive North is hereby granted, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

2. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

3. The Special Use Permit shall be issued, as presented.

CHAIRMAN- TWIN FALLS CITY PLANNING & ZONING COMMISSION

DATE

"EXHIBIT NO. A"

1. Subject to the site plan amendments are required by Building, Engineering, Fire and Zoning Officials to ensure compliance with applicable City Code requirements and standards.
2. Subject to the business being operated as presented in the applicant's narrative.
3. Subject to the parking and maneuvering areas being hard surfaced per code.
4. Subject to the driveway being used for customer parking only during business hours.

APPLICATION #2864
SUP# 1433



**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.1433

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on May 23, 2017 to Angie Port dba Knots in Knead Massage Therapy whose address is 662 Eastland Drive North for the purpose of operating a massage therapy business as a Home Occupation on property located at 662 Eastland Drive North and legally described as Twin Falls Canyon Crest Subd Lot 6 Block 1 RPT05610010060A

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.2864

1. Subject to the site plan amendments are required by Building, Engineering, Fire and Zoning Officials to ensure compliance with applicable City Code requirements and standards.
2. Subject to the business being operated as presented in the applicant's narrative.
3. Subject to the parking and maneuvering areas being hard surfaced per code.
4. Subject to the driveway being used for customer parking only during business hours.

CHAIRMAN - TWIN FALLS CITY PLANNING & ZONING COMMISSION

DATE

ADMINISTRATOR SIGNATURE

DATE

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

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

cc: Building Inspection



Public Meeting: **TUESDAY, JUNE 13TH, 2017**

To: Planning and Zoning Commission

Presenter: Steve O'Connor, Planner

Editor: Renee V Carraway-Johnson, Zoning Administrator

Authors: Steve O'Connor

AGENDA ITEM 3-a

Request: Request for consideration of the Ricki Lezamiz Commercial Subdivision [Preliminary Plat](#) consisting of 1.58 (+/-) acres and 2 lots located at the NW corner of Kimberly Road and Aspenwood Drive, also known as 2441 Kimberly Road. c/o Sid Lezamiz

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: 1.567 +/- Acres
Sid Lezamiz Lezamiz Real Estate Co. 705 Fillmore St Twin Falls, ID 83301 208.734.7007 sid@lezamizrealestate.com	Current Zoning: C-1 Commercial Highway District	Requested Zoning: Approval of the Preliminary Plat
	Comprehensive Plan: Commercial	Lot Count: 2 lots
	Existing Land Use: Commercial, Auto dealership & undeveloped	Proposed Land Use: Commercial
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: R-2; Residential	East: C-1; Commercial, Adventure Motorsports
	South: Kimberly Rd.; C-1; Vacant; OS; Cemetery	West: Aspenwood Dr.; C-1; Commercial, Daycare, Auto dealership, Vacant
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-8, 10-12-1 through 4;	

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:

This request is part of the Phillips Commercial Subdivision recorded in 1994. Before 1994, it was used agriculturally according to historical aerial imagery. Meuller Auto received multiple SUP's to establish a Car Dealership and display pads – there was no auto repair onsite. In April 2016, an SUP was granted to Sid Lezamiz to allow Auto Service/Repair on the northern portion of this lot, subject to conditions, see attached exhibit. The SUP has expired, however, as per Title 10; Chapter 13; Section 2.2(I) the applicant may ask the Commission to “re-establish” Special Use Permit #1391, as approved.

Analysis:

This is a request for preliminary plat of the Ricki Lezamiz Commercial Subdivision, a 1.567 +/- acre 2 lot commercial subdivision. The property is zoned C-1; Commercial. This request is to re-subdivide Lot 1 Block 2 of the Phillips Commercial Subdivision into two lots. This allows the ability to sell one or both of the lots to separate owners.

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.

The plat is consistent with other subdivision development criteria in the area and is in conformance with the Comprehensive Plan, which designates this area as “Commercial.” Light to intense commercial uses are appropriate for this future land use designation.

Conclusion:

Staff recommends the commission approve the preliminary plat of the Ricki Lezamiz Commercial Subdivision, as presented, and subject to the following conditions:

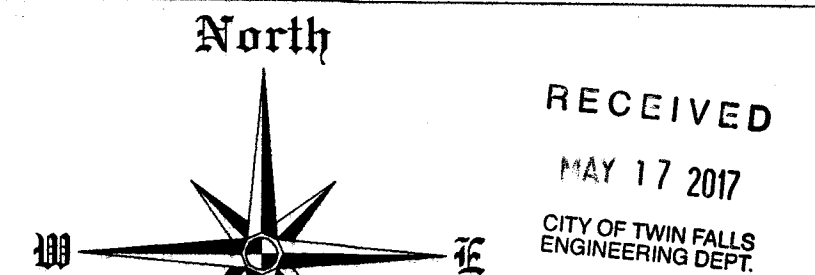
1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.

Attachments:

1. Preliminary Plat
2. Zoning Vicinity Map
3. Aerial Photo Map
4. Future Land Use Map
5. Phillips Commercial Subdivision
6. SUP #1391
7. Site Photos

PRELIMINARY PLAT FOR RICKI LEZAMIZ COMMERCIAL SUBDIVISION

A RE-SUBDIVISION OF LOT 1, BLOCK 2 OF PHILLIPS COMMERCIAL SUBDIVISION & HUGH AVE.



SCALE
1" = 40'

LOCATED IN
LOT 1, BLOCK 2,
"PHILLIPS COMMERCIAL SUBDIVISION"
IN
SE⁴ SW⁴ SECTION 14,
TOWNSHIP 10 SOUTH,
RANGE 17 EAST,
BOISE MERIDIAN
TWIN FALLS COUNTY, IDAHO
2017

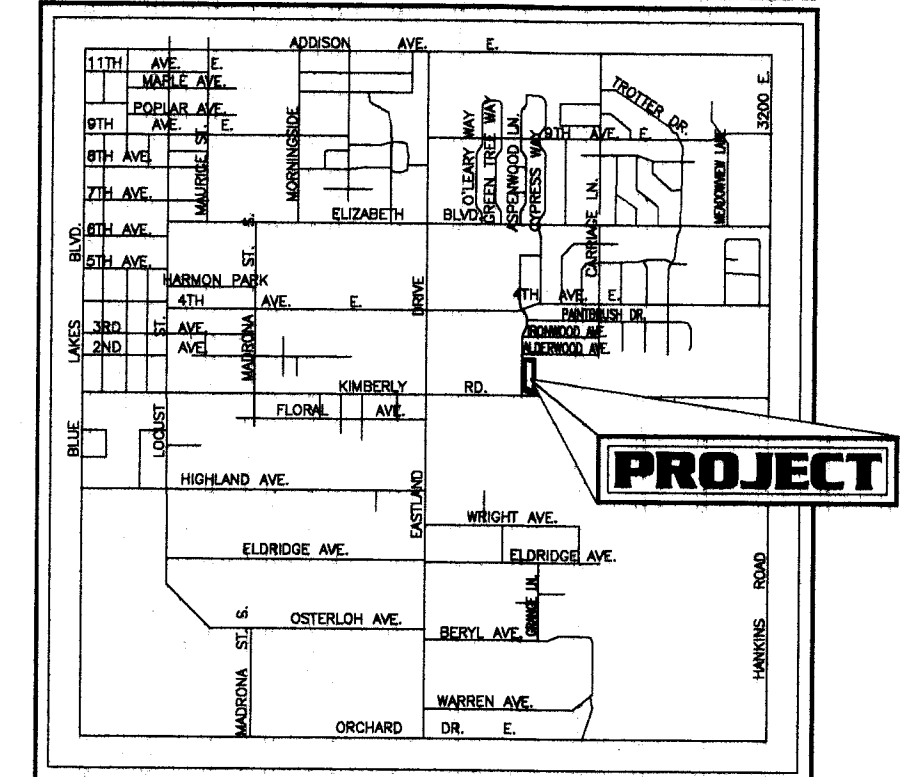
LEGEND

SUBDIVISION BOUNDARY	---
STREET CENTERLINE	---
RIGHT-OF-WAY LINE	---
UTILITY EASEMENT	---
FENCELINE	---
EDGE OF ASPHALT	---
EXISTING WATERLINE	---
EXISTING SEWERLINE	---
EXISTING FIRE HYDRANT	⊙
EXISTING WATER VALVE	⊗
EXISTING SEWER MANHOLE	⊙
PHONE RISER	⬆
LIGHT	*
FOUND BRASS CAP	⊙
FOUND 5/8" STEEL PIN	⊙
SET 5/8" REBAR & CAP	●
SET 1/2" REBAR & CAP	●
ANGLE POINT - NOT SET	Δ

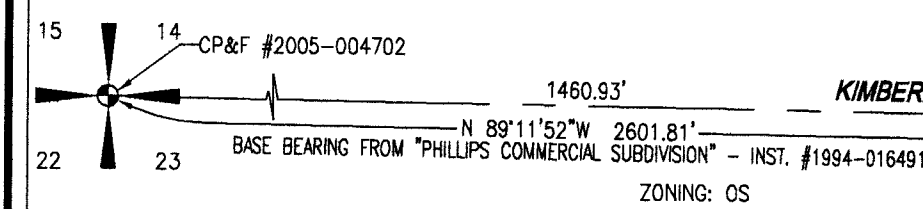
OWNER:	SID LEZAMIZ JR. 705 FILLMORE STREET TWIN FALLS, ID 83301 208-734-7007
SURVEYOR:	ALL POINTS LAND SURVEYING JOHN O. ROOT P.L.S. #889 1049 PLAINVIEW DR. TWIN FALLS, ID 83301 208-733-7557
TOTAL SUBD. AREA	1.576 ACRES
EXIST. USE	COMMERCIAL
PROPOSED USE:	COMMERCIAL
EXIST. ZONING	C-1
UTILITIES:	EXISTING CITY OF TWIN FALLS SEWER & WATER AVAILABLE
FLOOD ZONE:	IN ZONE X - AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

STORM WATER CALCULATIONS:
LOT 1 ASPHALT/CONCRETE: .1333 x 34711 S.F. ASPHALT/CONCRETE x .95 = 4396 CU. FT.
LOT 2 ASPHALT/CONCRETE/BUILDING: .1333 x 33937 S.F. ASPHALT/CONCRETE/BUILDING x .95 = 4298 CU. FT.

VICINITY MAP N.T.S.



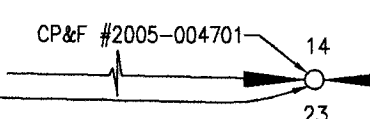
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	57°29'42"	7.00	7.02	6.73	3.84	N 60°27'01"W
2	58°19'42"	73.00	74.32	71.15	40.74	N 60°52'01"W
3	90°00'00"	20.00	31.42	28.28	20.00	N 45°01'52"W
4	57°29'42"	32.00	32.11	30.78	17.55	N 60°27'01"W
5	58°19'42"	48.00	48.87	46.78	26.79	N 60°52'01"W
6	90°50'00"	20.00	31.71	28.49	20.29	N 45°23'08"E



SUNSET MEMORIAL PARK
P.O. BOX 368
TWIN FALLS, ID 83303

ZONING: C-1

U.S. HIGHWAY 30 960.87'



ALL POINTS LAND SURVEYING
JOHN O. ROOT - P.L.S. #889
SURVEYING - CONSTRUCTION MANAGEMENT

16-013PP
05.12.2017

Aerial Map

Reference Only

213 ASPENW

163 ASPENW

ASPENWOOD DR

2464 ALDER

2480 ALDER

2488 ALDER

2504

2502
KIMBE

2469 KIMBE

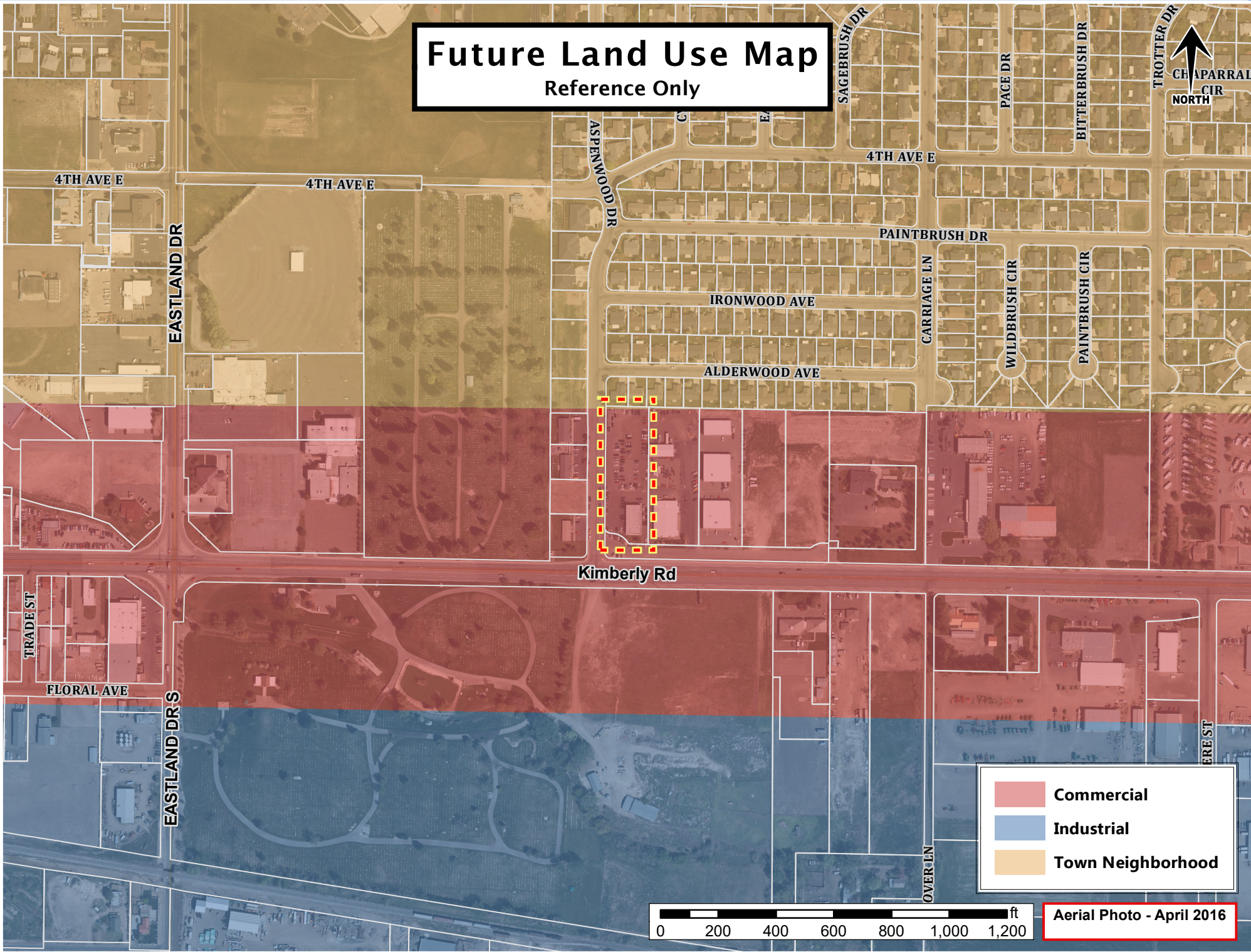
2487 KIMBE

200 ft

Aerial Photo - April 2016

Future Land Use Map

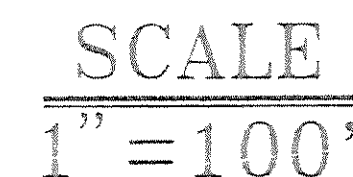
Reference Only



- Commercial
- Industrial
- Town Neighborhood



Aerial Photo - April 2016



1. THERE SHALL EXIST A 15' WIDE UTILITY EASEMENT ADJACENT TO THE WESTERLY LOT LINE OF LOT 1, BLOCK 1, AND THE EASTERLY LOT LINE OF LOT 5, BLOCK 2, AND THE INTERIOR LOT LINES OF LOTS 1-5, BLOCK 2, CENTERED ON INTERIOR LOT LINES.
2. THERE SHALL EXIST A 5' WIDE UTILITY EASEMENT ADJACENT TO ALL STREET FRONTAGES
3. THERE SHALL EXIST A 15' WIDE UTILITY EASEMENT ADJACENT TO ALL REAR LOT LINES
4. FRONTAGE ROAD (PARCEL A) & PROPERTY ADJACENT TO KIMBERLY ROAD RIGHT-OF-WAY TO BE INDIVIDUAL PARCEL JOINTLY OWNED AND MAINTAINED BY LOT OWNERS.

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRC
1	28°10'57"	195.00	95.92	94.95	48.95	S 14°03'35"W
2	28°10'57"	255.00	125.43	124.17	64.01	N 14°03'35"E
3	42°01'59"	138.96	68.63	135.68	72.79	N 14°03'35"E
4	75°15'41"	30.00	39.41	26.63	23.33	N 51°30'45"W
5	64°20'34"	25.00	28.07	18.62	15.73	S 31°22'43"E
6	28°10'57"	225.00	110.67	109.56	56.48	S 14°03'35"W
7	90°50'00"	20.00	31.71	28.49	20.29	N 45°23'08"E
8	89°10'00"	20.00	31.13	28.08	19.71	S 44°36'52"E
9	57°29'22"	32.00	32.11	30.76	17.55	S 60°27'10"E
10	58°19'23"	48.00	48.86	46.78	26.78	N 60°52'11"W
11	58°19'23"	73.00	74.31	71.14	40.73	N 60°52'11"W
12	90°00'00"	20.00	31.42	28.28	20.00	S 45°01'52"E
13	90°50'00"	20.00	31.71	28.49	20.29	S 45°23'08"W
14	57°29'22"	7.00	7.02	6.73	3.84	S 60°27'10"E
15	40°47'14"	7.00	4.98	4.88	2.60	N 70°24'32"E
16	40°47'13"	63.00	44.85	43.91	23.42	S 70°24'31"W
17	40°47'13"	36.00	27.05	26.46	14.13	S 70°24'31"W
18	30°07'14"	30.00	30.71	22.66	17.99	N 70°24'32"E
19	51°04'12"	249.45	222.34	212.06	119.17	S 02°07'00"W
20	54°34'13"	219.45	209.01	201.20	113.19	N 00°51'59"E
21	27°16'41"	199.83	95.14	94.24	48.49	N 77°13'03"E
22	89°10'00"	20.00	31.13	28.08	19.71	S 44°36'52"E



**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. 1391

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on April 12, 2016 to Sid Lezamiz whose address is 750 Fillmore St Twin Falls, ID 83301 for the purpose of constructing and operating an automobile sales, service and repair business on property located on the northern ½ of Lot 1 Block 2, Phillips Commercial Subdivision aka 2441 Kimberly Road and legally described as Lot 1 Blk 2; ADJ VAC 25' Hugh Ave RPT4257002001AA

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. 2774

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 screening fence on the North side of the property being maintained in good repair.
3. Subject to no audio or announcement system being utilized on this property.
4. Subject to all vehicles; inoperable, junk or waiting to be repaired and any miscellaneous parts associated with the business being stored inside a building or behind a sight obscuring screened area.
5. Subject to all work being conducted to take place inside the building with overhead doors closed.
6. Subject to all outside lighting to be downward facing and meet the minimum code standards.
7. Subject to the building being setback a minimum of 70 ft. from the north property line.
8. Subject to a minimum 6 ft. landscape strip of only shrubs and bushes being placed adjacent to the fence along the north property line, this area may be used as part of the minimum C-1 zoning district, landscape requirements.





CHAIRMAN - TWIN FALLS CITY PLANNING & ZONING COMMISSION
4/26/16

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 Notice along Kimberly Rd



Public Notice along Aspenwood Rd



SW Corner Looking NE



NW Corner Looking SE



NE Corner Looking SW



Public Hearing: **TUESDAY, JUNE 13, 2017**

To: Planning and Zoning Commission

Presenter: Jonathan Spendlove, Senior Planner

Editor: Renee V Carraway-Johnson, Zoning Administrator

Authors: Steve O'Connor

AGENDA ITEM 4-a

Request: Request for the Commission's recommendation on the **Zoning Designation** for 10.07 (+/-) acres proposed to be **Annexed** and rezoned to R-6 CRO, currently zoned R-1 VAR CRO, on property located east of Harrison Street and north of Canyon Falls Drive extended, aka 647 Pole Line Rd E. Susan & Katherine Breckenridge; c/o Rob Struthers (app 2865)

Time Estimate:

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

Background:

Applicant:	Status: Owners	Size: 10.07 (+/-) acres
Katie Breckenridge Po Box 685 Picabo, ID 83348 & Susan Breckenridge PO Box 6551 Santa Fe, NM 87502	Current Zoning: R-1 VAR CRO Area of Impact	Requested Zoning: Annexation with rezone to R-6 CRO
	Comprehensive Plan: Mixed Use	Lot Count: 2
	Existing Land Use: Agriculture & bike path easement	Proposed Land Use: No proposed change at this time
Representative:	Zoning Designations & Surrounding Land Use(s)	
Robert Struthers 762 Robert St. Picabo Rt. Bellevue, ID 83313 208.788.4673 email@robstruthers.com	North: R-1 VAR CRO within Area of Impact, Residential and Agriculture	East: R-1 VAR with CRO; Agriculture & R-4 with PRO & CRO; Residential and Parking Lot
	South: C-1 PUD; Medical Office, Retail; and Hotel	West: C-1 PUD; Nursing Homes
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-3, 10-4-6, 10-15-2	

Approval Process:

§10-15-2: Annexation

The Commission shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. ***The hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes.*** (Ord. 2012, 7-6-1981)

Budget Impact:

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

Regulatory Impact:

A recommendation on the zoning of this site will allow the application to be scheduled for the City Council. Approval of this request will allow the applicant to annex the subject property into the City Limits.

History:

Documented aerial imagery shows this land to be agricultural since at least the 1950's. This property is in the Area of Impact, the current zoning designation was applied in 2004, which was the most recent Area of Impact Agreement between the City of Twin Falls and Twin Falls County. In February 2009, City Council approved a conveyance plat to create two lots from the 23+ acres. This Conveyance Plat also included dedication of a 15' bike pathway easement along the southern border.

Analysis:

In February 2009, City Council approved the TBS Conveyance Plat to create two lots from the 23+ acres. This request is to annex 10.06 (+/-) acres located at 647 Pole Line Rd. There are two (2) properties involved with this request. One property is Parcel 1; 9.75 (+/-) acres and the 15' Bike Path Easement within Parcel 2, which is comprised of ~.31 (+/-) acres. This easement runs along the southern edge of Parcel 1. Currently Parcel 1; 9.75 (+/-) acre lot, is being utilized for agricultural purposes and does not border the city limits. The easement to the south acts as a sort of buffer between the TBS Conveyance Plat and City Limits.

Parcel 1; 9.75 acre lot, is for sale at this time and the applicant wishes to annex prior to being sold. They also wish to rezone the property from R-1 VAR CRO to R-6 CRO, Residential High Density with a portion within the Canyon Rim Overlay District.

Twin Falls City Code sections 10-15-1 and 10-15-2 require a hearing and recommendations from the Commission on planning and zoning designations for areas proposed to be annexed.

Section 10-15-2(A) states: "The Commission hearing shall not consider comments on annexation and **shall be limited to the proposed development plan and zoning changes.**" The City Council shall then hold an additional public hearing to determine whether the designated area should be annexed and if so what the zoning designation shall be. If approved, an ordinance is prepared and at a later public meeting is adopted by the City Council. Once the ordinance is published it is sent to the State and the official zoning map is officially amended.

Comprehensive Plan Compliance:

The 2016 Comprehensive Plan; "Grow With Us" designates this area as appropriate for "Mixed Use." Mixed Use is a very broad category and encompasses an extensive list of land uses. However, Mixed Use areas are characteristically, pedestrian friendly, in that they provide that range of use while keeping the scale of development, human friendly. The requested rezone to R-6 fits the mixed-use designation since it encourages a more dense residential development, usually 10-20 dwelling units/acre, while surrounded by commercial zoning. Staff has determined the rezone request complies with the 2016 comprehensive plan.

Conclusion:

Should the Commission find the R-6 CRO Zoning Designation appropriate, as presented, they should forward a positive recommendation to the City Council.

Attachments:

1. Letter of request
2. Zoning Vicinity Map
3. Aerial Photo Map
4. Future Land Use Map
5. TBS Conveyance Plat
6. Site Photos



762 Robert Street • Bellevue, Idaho 83313 • 208-788-4613 • Fax 208-788-2375

4.4.2017

CITY OF TWIN FALLS

ATTN. RENÉE CARRAWAY JOHNSON

ZONING & DEVELOPMENT MGR.

P.O. Box 1907

TWIN FALLS, ID. 83303

RECEIVED

APR 06 2017

CITY OF TWIN FALLS
PLANNING & ZONING

DEAR RENÉE,

ENCLOSED PLEASE FIND THE ANNEXATION APPLICATION FOR THE KATHERINE B. BRECKENRIDGE BIKE PATH EASEMENT PROPERTY ON PARCEL TWO OF THE TBS SUBDIVISION. THE ANNEXATION IS BEING REQUESTED TO ESTABLISH CONTIGUITY WITH THE CITY OF TWIN FALLS PROPER FOR THE SUSAN G. BRECKENRIDGE PROPERTY ON PARCEL ONE TBS SUBDIVISION. ALSO INCLUDED IS PAGE ONE OF PARCEL ONE TBS SUBDIVISION ANNEXATION REQUEST WITH SUSAN'S SIGNATURE AND A LETTER FROM SUSAN AFFIRMING MY REPRESENTATION OF HER.

Yours truly,

ROB STRUTTERS

CC SUSAN BRECKENRIDGE
KATIE BRECKENRIDGE



762 Robert Street • Bellevue, Idaho 83313 • 208-788-4613 • Fax 208-788-2375

3.17.2017

CITY OF TWIN FALLS
ATTN. RENÉE CARRAWAY JOHNSON
ZONING & DEVELOPMENT MNGR.
P.O. Box 1907
TWIN FALLS, ID. 83303

DEAR RENÉE,

ENCLOSED PLEASE FIND THE ANNEXATION APPLICATION
FOR THE SUSAN BRECKENRIDGE PROPERTY PARCEL 1
OF THE TBS SUBDIVISION.

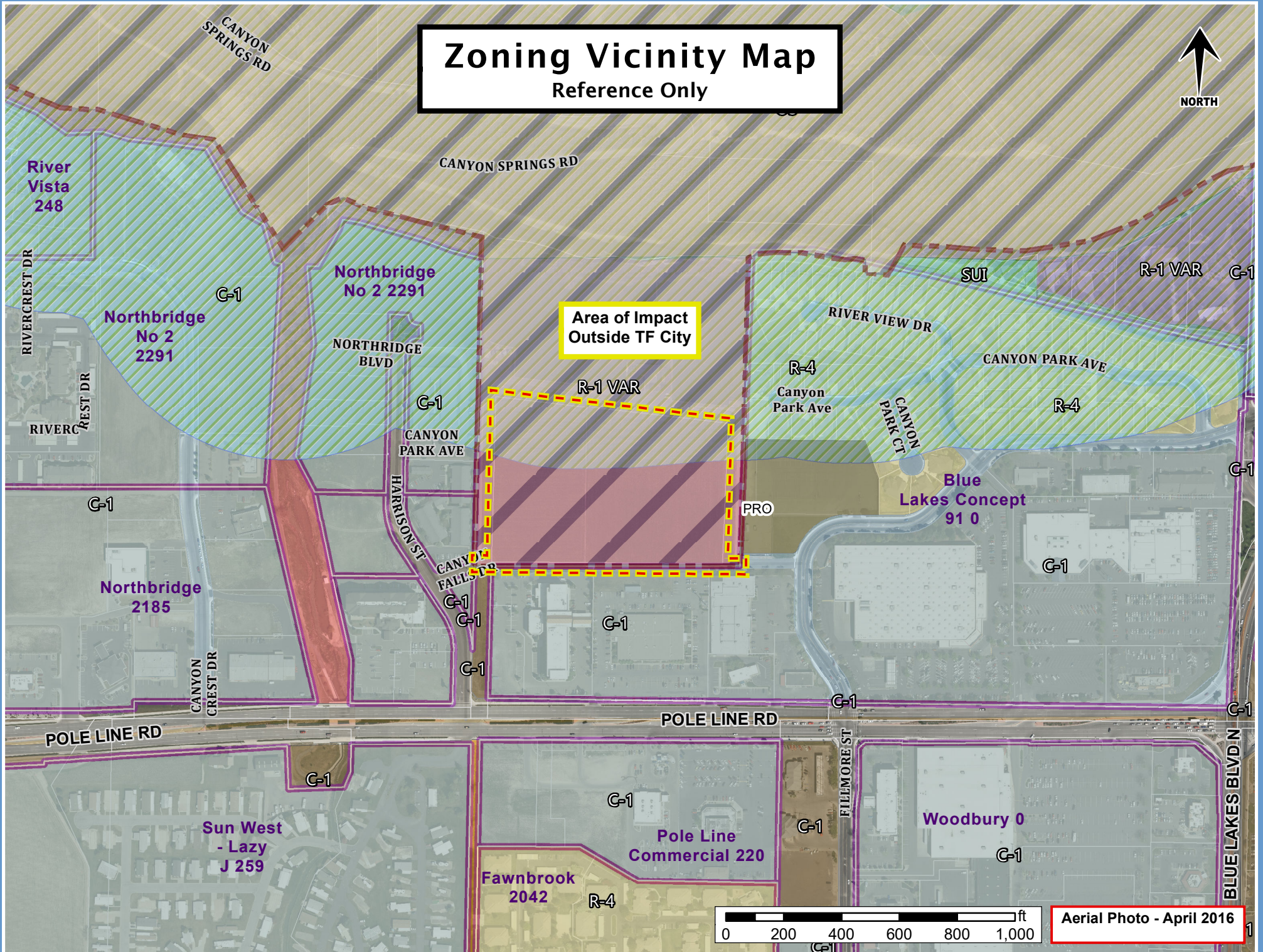
THE PROPERTY IS CURRENTLY LISTED FOR SALE AND
SUSAN WOULD LIKE TO HAVE IT ANNEXED
INTO THE CITY. THANK YOU.

YOURS TRULY,
ROB STRUTTERS

CC
SUSAN BRECKENRIDGE
KATIE BRECKENRIDGE

Zoning Vicinity Map

Reference Only



Aerial Map

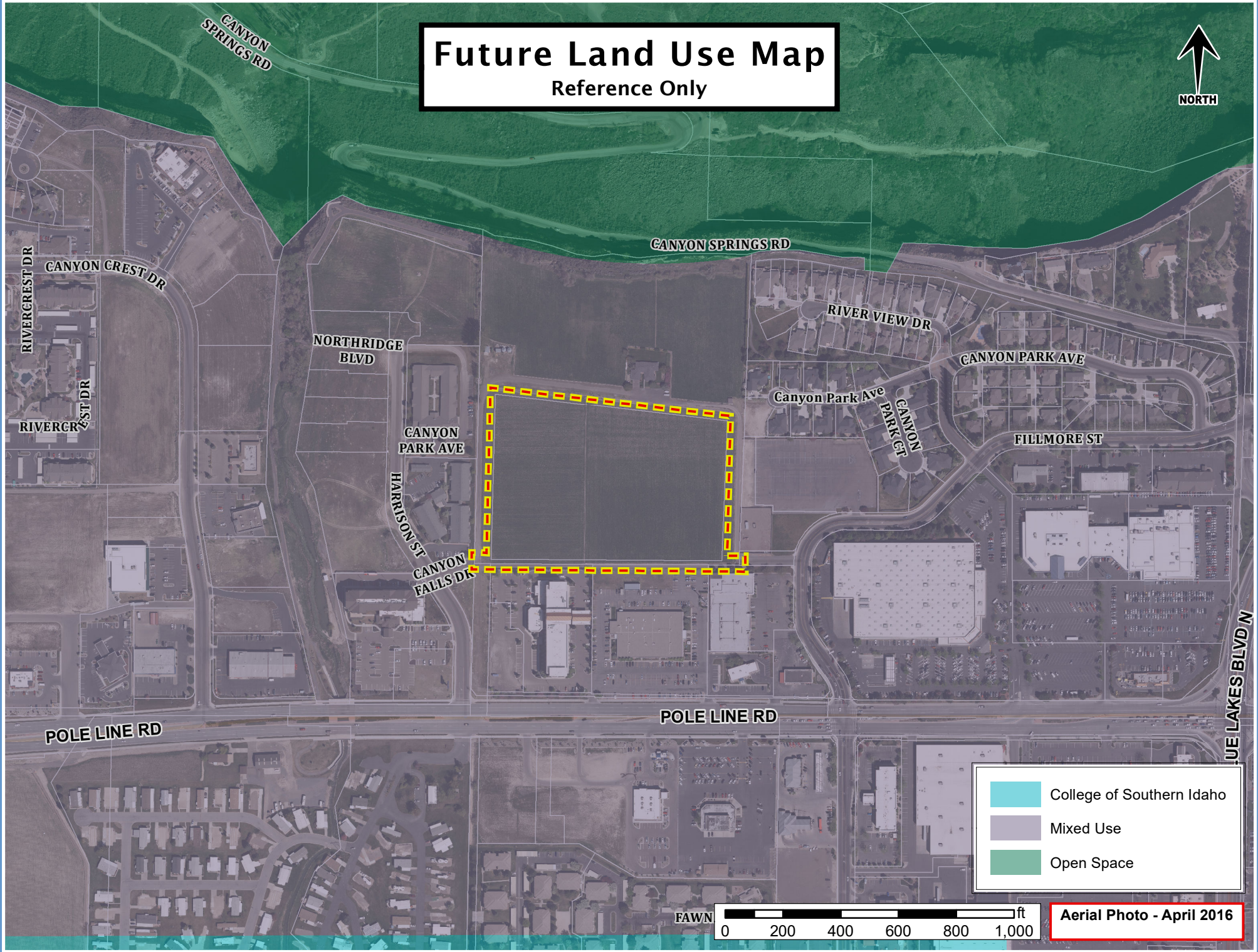
Reference Only



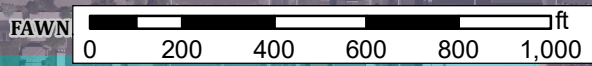
Aerial Photo - April 2016

Future Land Use Map

Reference Only



-  College of Southern Idaho
-  Mixed Use
-  Open Space

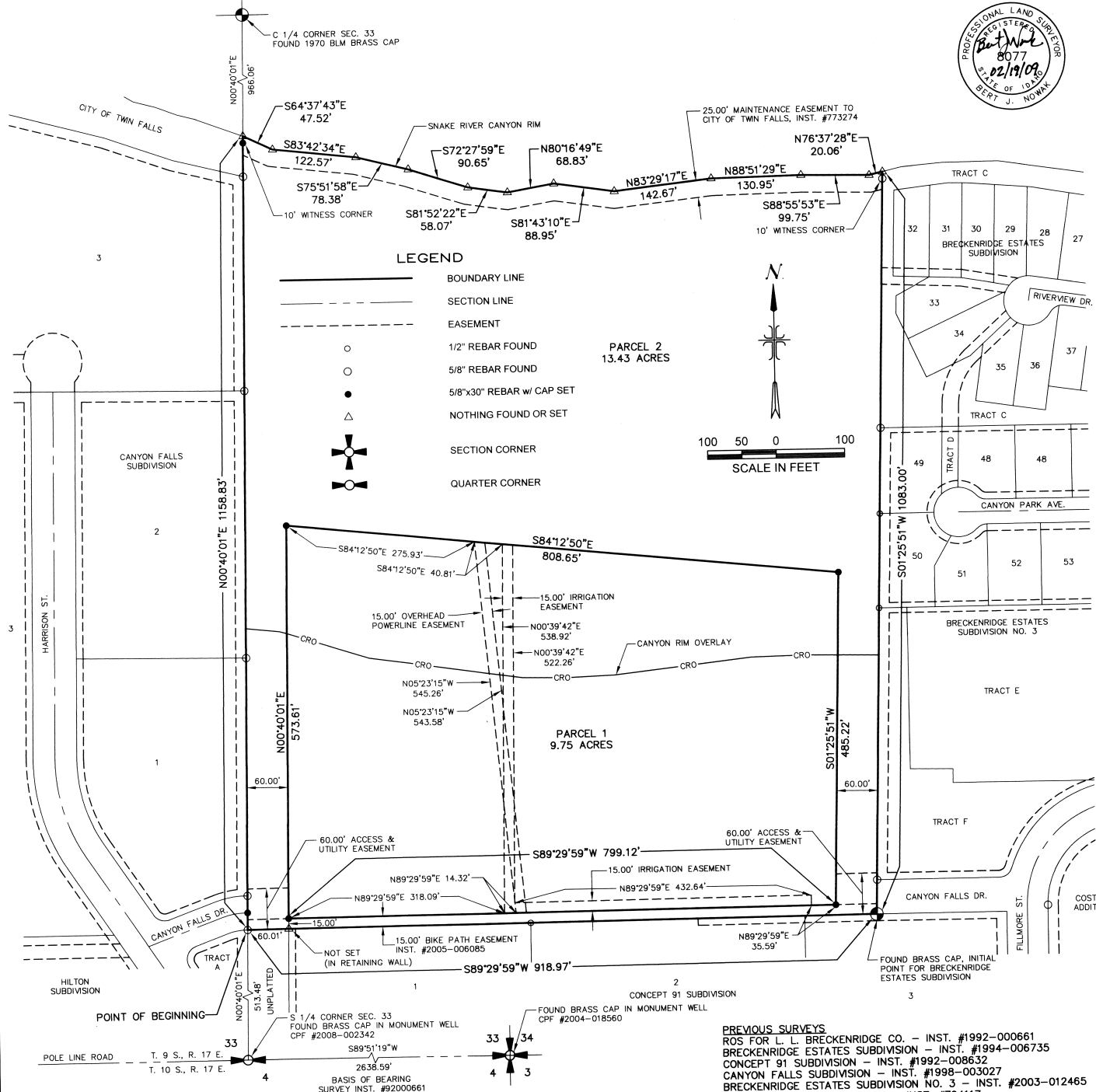


Aerial Photo - April 2016

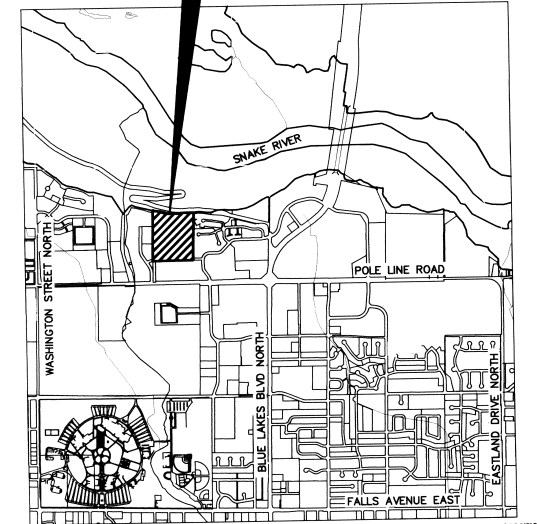


TBS SUBDIVISION CONVEYANCE PLAT

LOCATED IN PART OF
GOVERNMENT LOT 5 AND SW4 SE4,
SECTION 33, TOWNSHIP 9 SOUTH, RANGE 17 EAST
BOISE MERIDIAN
TWIN FALLS COUNTY, IDAHO
2009



PROPERTY SITE



VICINITY MAP N.T.S.

TWIN FALLS COUNTY
RECORDED FOR:
JUB ENGINEERS
8:53:40 am 03-30-2009
2009-006717
NO. PAGES: 2 FEE: \$22.00
KATHLEEN BLANCHARD
COUNTY CLERK
RECEIVED: CHANCE

HEALTH CERTIFICATE

"SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING, OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTIONS REQUIREMENTS ARE SATISFIED."

DATE: 7/21/18, 2009
DISTRICT HEALTH DEPARTMENT, REMS

CONVEYANCE PLAT NOTE

"A CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE CITY OF TWIN FALLS, IDAHO, FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR INTERESTS THEREON DEFINED. NO BUILDING PERMIT SHALL BE ISSUED UNTIL A FINAL PLAT IS APPROVED, FILED OF RECORD AND PUBLIC IMPROVEMENTS ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF TITLE 10 OF THE CITY OF TWIN FALLS CITY CODE. SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS, EXCEPT AS SHOWN ON AN APPROVED, FILED AND ACCEPTED CONVEYANCE PLAT IS A VIOLATION OF CITY CODE."

J-U-B ENGINEERS, INC.
Engineers Surveyors Planners
Twin Falls, Idaho



Public Notice along Harrison St



Public Notice along Fillmore St



Looking North from the center of the 15' Easement



Public Hearing: **TUESDAY, JUNE 13TH, 2017**

To: Planning and Zoning Commission

Presenter: Steve O'Connor, Planner

Editor: Renee Carraway-Johnson, Zoning Administrator

Author: Steve O'Connor

AGENDA ITEM 4-b

Request: Request for a [Special Use Permit](#) to construct a 4800 sq. ft. (+/-) detached accessory building on property located at 248 Pheasant Road. [c/o EHM Engineers, Inc on behalf of Jon Zernickow](#) (app. 2868)

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: 30 Acres Parcel
Jon Zernickow 808 Norumbega Dr. Monrovia, CA 91016 624.945.2700 jzernickow@aol.com	Current Zoning: R-4 Aol, Residential Medium Density District, in the Area of Impact	Requested Zoning: SUP for a 4800 sf detached accessory building which is larger than permitted 1,000sqft
	Comprehensive Plan: Town Neighborhood	Lot Count: 1 Lot
	Existing Land Use: Residential & Agriculture	Proposed Land Use: Residential
Representative:	Zoning Designations & Surrounding Land Use(s)	
EHM Engineers, Inc c/o David Thibault 621 N. College Rd, Ste 100 Twin Falls, ID 83301 208.734.4888 dthibault@ehminc.com	North: Pheasant Rd; R-4; Residential	East: R-4; Residential
	South: R-4; Southwood Ave and Residential	West: R-4; Residential
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-5.2(B)6a, 10-11-1 thru 8	

Approval Process:

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

Within thirty (30) days after the public hearing, the Commission shall approve, conditionally approve, or disapprove the application as presented during the hearing. If conditions are placed on the permit, the Administrator shall issue a special use permit listing the specific conditions specified by the Commission for approval. Conditions shall be implemented within 6 months or the permit if void.

If an applicant or interested party appeals the decision of the Commission with fifteen (15) days from the date of action (when the Findings of Fact are signed), the City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Budget Impact:

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

Regulatory Impact:

Approval of this request will allow the applicant to construct a detached accessory building in excess of 1,000 sq. ft. for personal use, at 248 Pheasant Rd.

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 has been in agricultural use since at least 1950. Records indicate the s/f residence was built in 1959. The Residential developments to the South and East are part of the Golden Eagle Subdivision, which was recorded in the mid 2000's. The applicant purchased the property in November 2016.

On April 11th, this Commission forwarded a positive recommended to City Council for annexation of this 30 acre parcel with a zoning designation of R-4. City Council approved the annexation with the R-4 designation of the 30 +/- acres on May 8th. The ordinance has yet to be approved and published.

Analysis:

This is a request for a 4800 sf detached accessory building. The site is 30 +/- acres, zoned R-4 and is located at 248 Pheasant Road within the Area of Impact. Within the R-4 Zone a Special Use permit is required for any residential detached accessory building exceeding 1,000 sq. ft. in size. The applicant has stated this building will be used to store his RV's and other personal vehicles. Staff was also informed that the applicant is in the process of moving here, to oversee the construction of the proposed subdivision, which is in the preliminary review process, on the agricultural land surrounding this homestead. Staff has received an application to Plat the entire 30 acres. The "homestead" is shown on the proposed plat to remain a 2 +/- acre lot. However, as this plat is in the preliminary review process this request is shown on the entire 30 acre parcel.

Comprehensive Plan Compliance:

The 2016 Comprehensive Plan; "Grow With Us" designates this corridor as appropriate for "Town Neighborhood." Staff has determined this request complies with the 2016 comprehensive plan. The request is for personal residential use in a residential zone, and does not change the primary land use.

Per City Code 10-4-5.2(B)6a:

A Special Use Permit is required for a residential detached accessory building larger than 1,000 sq. ft. in the R-4 Zone.

Per City Code 10-11-1 thru 8:

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

Possible Impacts:

The applicant does not believe there will be any additional impacts from this request as it will be for personal use, and it does not change the residential nature of the land. Staff does not anticipate an increase of negative impacts to this area with the approval of this request. Detached accessory buildings/garages are a common structure throughout the city, and though this request is for a larger sized building, if used as stated in the applicant's narrative, it will keep the applicant's personal RV's and other vehicles out of public view.

This detached accessory building is currently being constructed on 30 acres, however, this property is in the preliminary states of review for platting the 30 acre parcel into a residential subdivision. It does not appear the proposed location of the detached accessory building will cause detrimental impacts to current surrounding residences. Additionally, any future plat will not be approved which creates non-conforming buildings or structures.

Conclusion:

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

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to personal residential use by the occupants of the home – no residential occupancy, business or commercial use within the detached accessory structure.
3. Subject to the materials and construction of the structure being similar to the submitted elevations and site plan.

Attachments:

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

Jon Zernickow

Special Use Permit Attachment

The proposed building is a 3,000 square foot shop on a 40 acre agriculture parcel. The shop will be constructed east of the homestead on the property. The property is located in Section 28, Township 10 South, Range 17 East of Boise Meridian Twin Falls County, Idaho. Pheasant Road provides access to the property; it is not anticipated that there will be a change to traffic flow on public road ways.

The building will operate as a personal storage shop for the owner's recreational vehicles. Most of the activities will occur within the building, with a pull through bay to allow for easy access. The shop will allow enough space for two RV parking stalls.

The use of this building is tied to residential use; therefore no additional hour restrictions are anticipated. There is no staffing for this facility as it is privately owned and used for personal reasons.

The lot will be landscaped per City of Twin Falls requirements, according to City Code.

There will be minimal impact to the noise, glare, and odor of the surrounding area with the majority of the work being inside. Fumes and vibration on adjoining properties are expected to be minimal.

The homestead is located west of the proposed building in an R-4 (Residential Medium Density) zone. There will be minimal effects of the surrounding area with an increase of operations across the alley way.

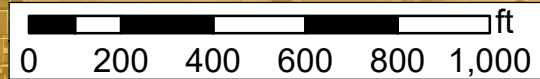
Zoning Vicinity Map

Reference Only

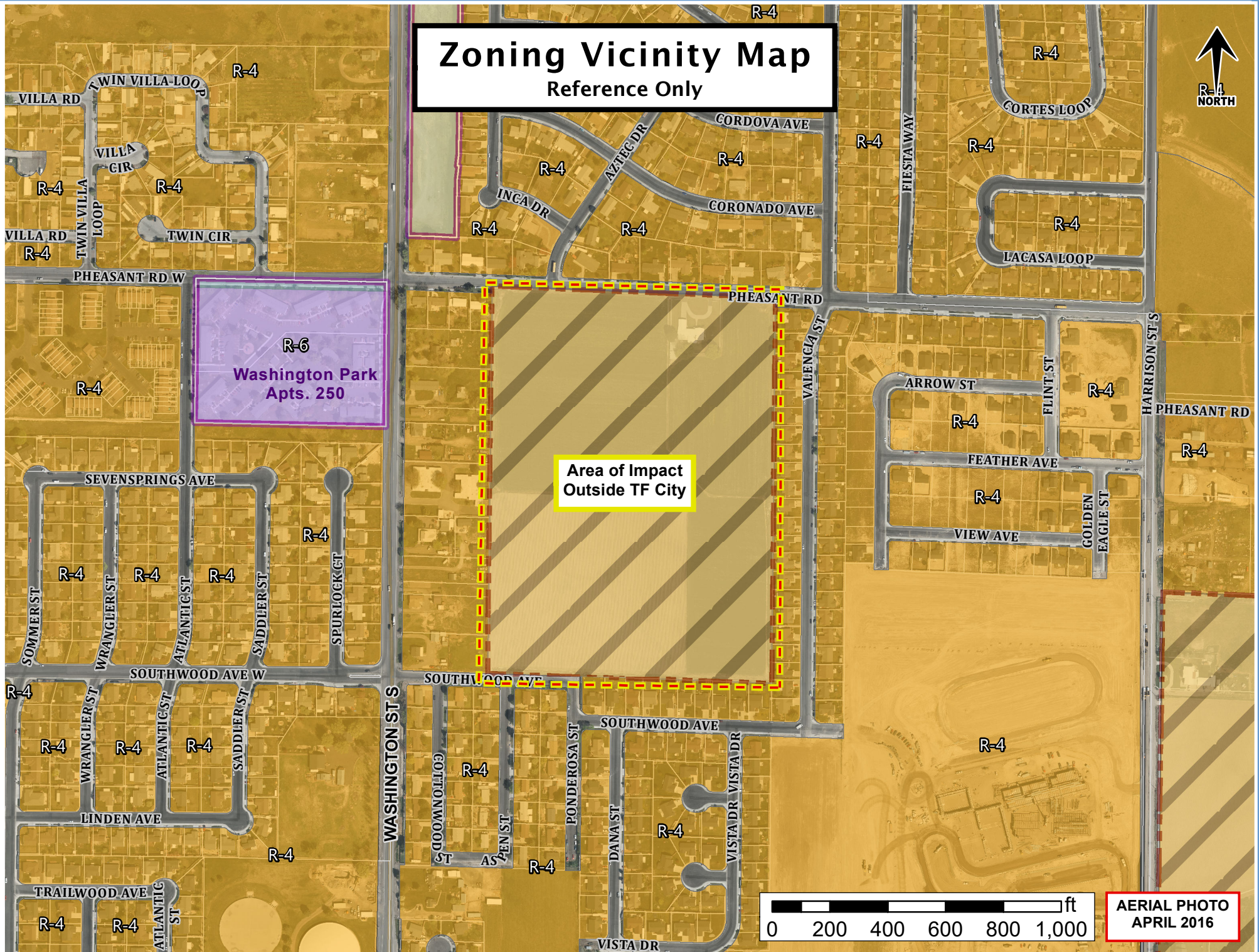


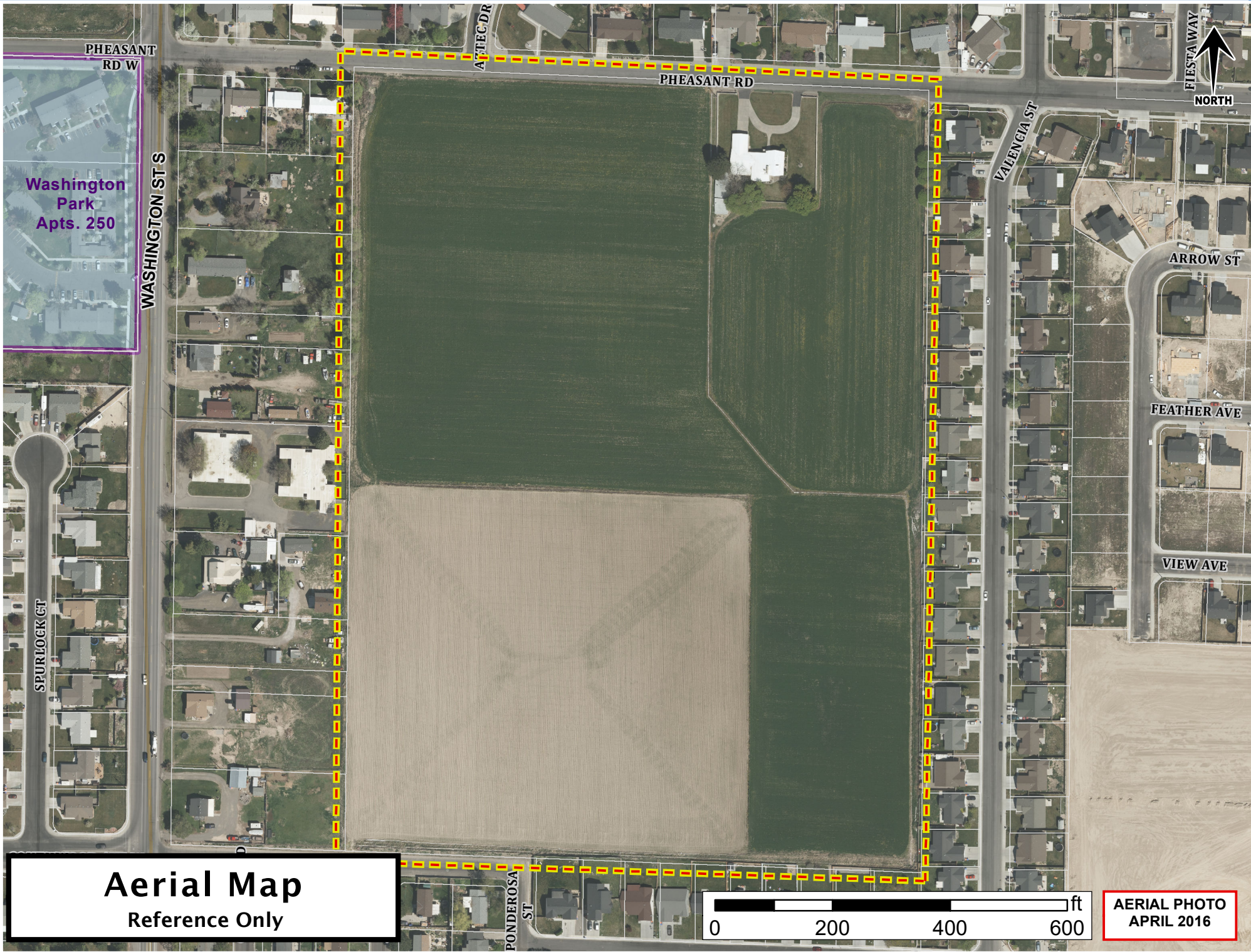
R-6
Washington Park
Apts. 250

Area of Impact
Outside TF City



AERIAL PHOTO
APRIL 2016





PHEASANT
RD W

Washington
Park
Apts. 250

WASHINGTON ST S

ATTEC DR

PHEASANT RD

Fiesta Way
NORTH

VALENCIA ST

ARROW ST

FEATHER AVE

VIEW AVE

SPURLOCK CT

PONDEROSA
ST

Aerial Map
Reference Only

0 200 400 600 ft

AERIAL PHOTO
APRIL 2016

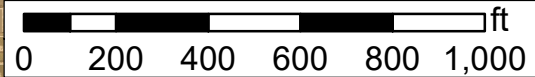
Future Land Use Map

Reference Only

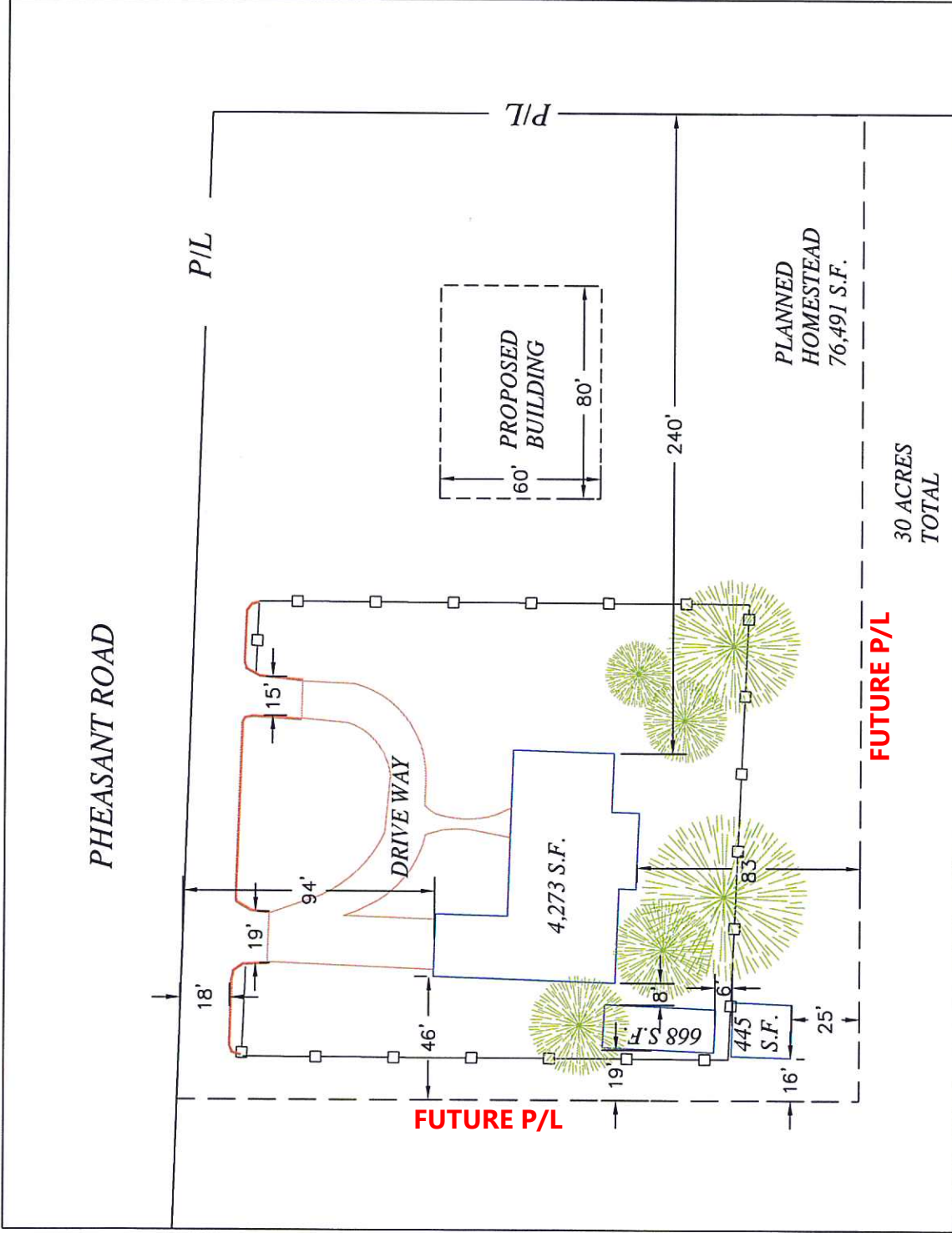


Washington
Park Apts.
250

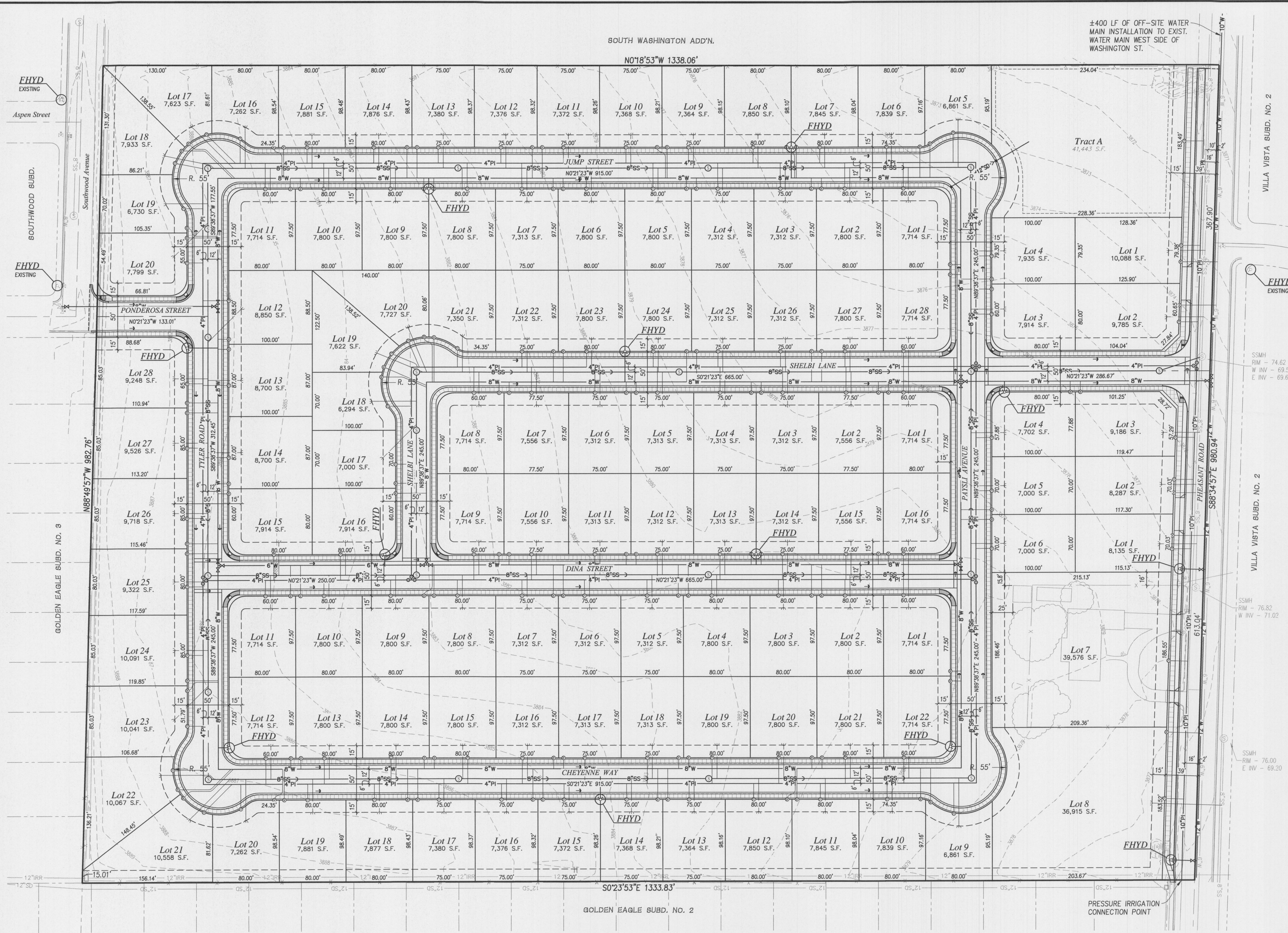
- Neighborhood Commercial
- Town Neighborhood



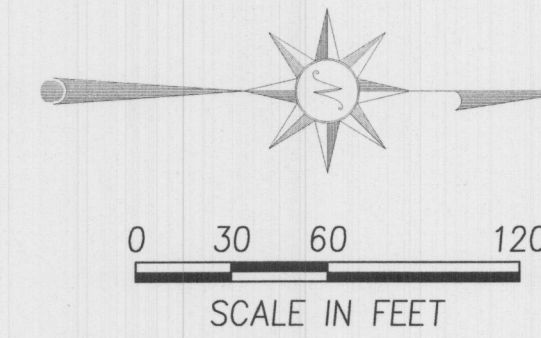
AERIAL PHOTO
APRIL 2016



JON ZERNICKOW
248 PHEASANT RD.
TWIN FALLS, ID. 83301
626-945-2700



Z COUNTRY ESTATES SUBDIVISION
Located In
A Portion of
NW 4 SW 4, Section 28
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2017



RECEIVED
JUN 02 2017
CITY OF TWIN FALLS
PLANNING & ZONING

Design Data:

PARCEL NUMBER:	RP10517E285400	IRRIGATION:	CITY PRESSURE IRRIGATION
OWNER/DEVELOPER:	ZERNICKOW FAMILY INVESTMENTS 808 NORUMBEGA DR MONROVIA, CA 91016 PH: (626) 945-2700	STREETS:	PHEASANT ROAD SHALL BE COLLECTOR STREET. ALL OTHER INTERIOR SHALL BE STANDARD RESIDENTIAL STREETS.
ENGINEER:	EHM ENGINEERS, INC. 621 N. COLLEGE RD., SUITE 100 TWIN FALLS, ID. 83301 (208) 734-4888	SETBACKS:	BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE STANDARDS FOR THE R-4 ZONING DISTRICT IN EFFECT AT THE TIME OF ISSUANCE OF BUILDING PERMITS.
EXISTING ZONE:	R-4	EASEMENTS:	AS SHOWN
PROPOSED ZONE:	R-4	UTILITIES:	UNDERGROUND POWER, TELEPHONE, GAS, & CABLE TELEVISION
EXISTING USE:	AGRICULTURAL	BENCHMARK:	HYDRANT #3652-2911 NE BOLT F. HYD. NE COR AZTEC DR & PHEASANT RD. ELEV. = 3874.20
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL		
DEVELOPMENT AREA:	30.10 ACRES		
VARIANCE:	NONE REQUESTED		
SEWER:	CITY SEWER		
WATER:	CITY WATER		

Topographic Legend:

	PROPOSED	EXISTING
CATCH BASIN		
PRESSURE IRRIGATION METER		
IRRIGATION VALVE		
SEWER MANHOLE		
CLEAN OUT		
WATER METER		
FIRE HYDRANT		
WATER VALVE		
LIGHT POLE		
POWER POLE		
TELEPHONE RISER		
MAIL BOX		
DRAINAGE FLOW ARROW		
BUSH / SHRUB		
SANITARY SEWER LINE		
STORM DRAIN LINE		
WATER LINE		
GRAVITY IRRIGATION LINE		
PRESSURE IRRIGATION LINE		
TELEPHONE LINE		
FENCELINE		
EDGE OF ASPHALT		
EDGE OF GRAVEL		
VERTICAL CURB AND GUTTER		
ROLLED CURB AND GUTTER		
CONCRETE SIDEWALK		

BUILDING FOOTPRINT
EXISTING GROUND CONTOUR (COT FIRE HYDRANT DATUM)
(NAVD 1988 DATUM)

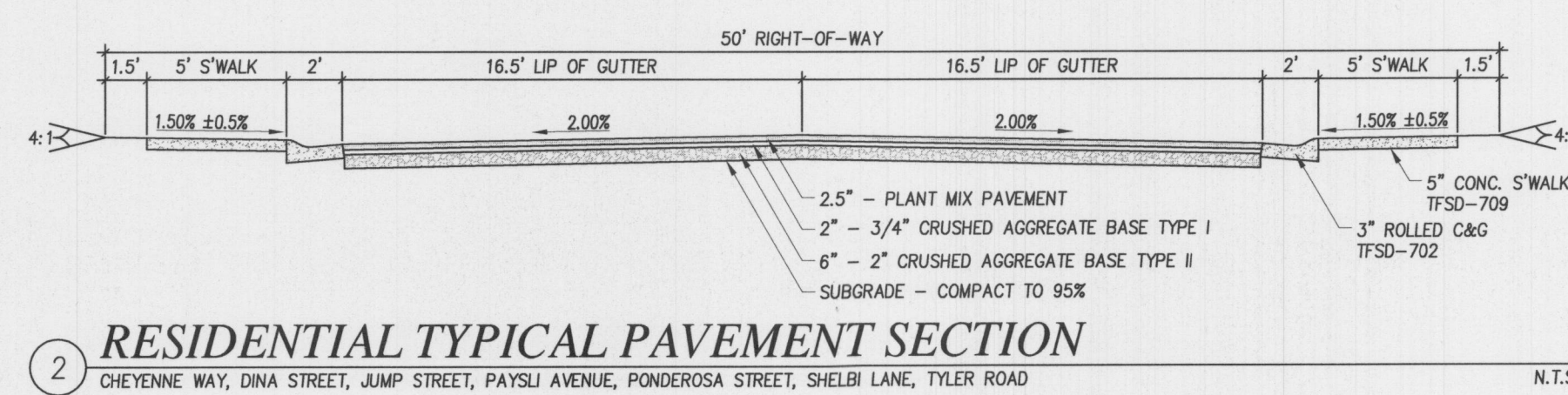
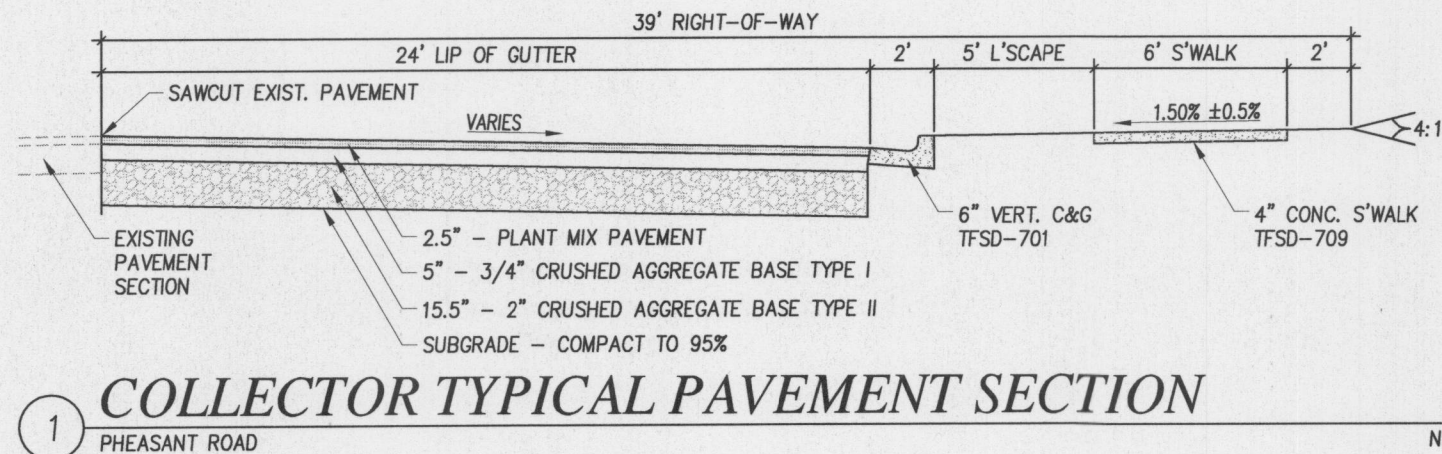
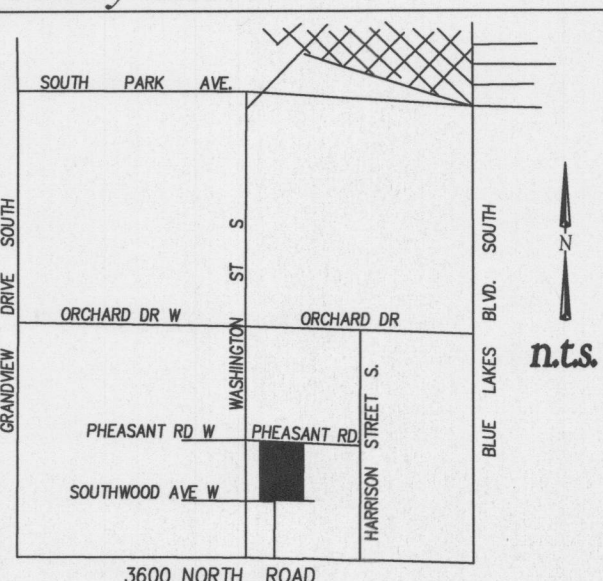
Boundary Legend:

SURVEY BOUNDARY LINE	
SECTION LINE	
SUBDIVISIONAL SECTION LINE	
PROPOSED EASEMENT LINE	
ADJACENT PROPERTY LINE	
CENTERLINE OF STREET	
PLATTED LOT LINE	

Drainage Calculations:

Note:
Drainage Runoff Factors: $V=(A)/1.6(12)(R)$
Impervious Area = 0.95
Landscape Areas = 0.25
Pre-Development = -0.35
Dry Well - Voids = -40%
Development Area = 1,311,151 sf
COLLECTOR ROADWAY (38,258 sf)
Impervious: $38,258 \times 0.82 \times 1.6/12 \times 0.95 = 3,974$ cf
Landscape: $38,258 \times 0.18 \times 1.6/12 \times 0.25 = 230$ cf
RESIDENTIAL ROADWAY (279,519 sf)
Impervious: $279,519 \times 0.42 \times 1.6/12 \times 0.95 = 33,281$ cf
Landscape: $279,519 \times 0.58 \times 1.6/12 \times 0.25 = 559$ cf
TRACTS (41,443 sf)
Landscape: $41,443 \times 1.6/12 \times 0.25 = 1,381$ cf
RESIDENTIAL LOT >12,000 (76,491 sf)
Impervious: $76,491 \times 0.42 \times 1.6/12 \times 0.95 = 2,422$ cf
Landscape: $76,491 \times 0.58 \times 1.6/12 \times 0.25 = 1,912$ cf
RESIDENTIAL LOT <12,000 (775,440 sf)
Impervious: $775,440 \times 0.42 \times 1.6/12 \times 0.95 = 41,253$ cf
Landscape: $775,440 \times 0.58 \times 1.6/12 \times 0.25 = 14,991$ cf
POST DEVELOPMENT TOTAL = 100,003 cf
PRE DEVELOPMENT 1,311,151 $\times 1.6/12 \times -0.35 = -61,087$ cf
TOTAL RETENTION REQ'D = 38,916 cf

Vicinity Sketch



EHM Engineers, Inc.
BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE

Engineers / Surveyors / Planners
621 North College Road, Suite 100 Twin Falls, Idaho 83301
p (208) 734-4888 fax (208) 734-6049 web: ehminc.com

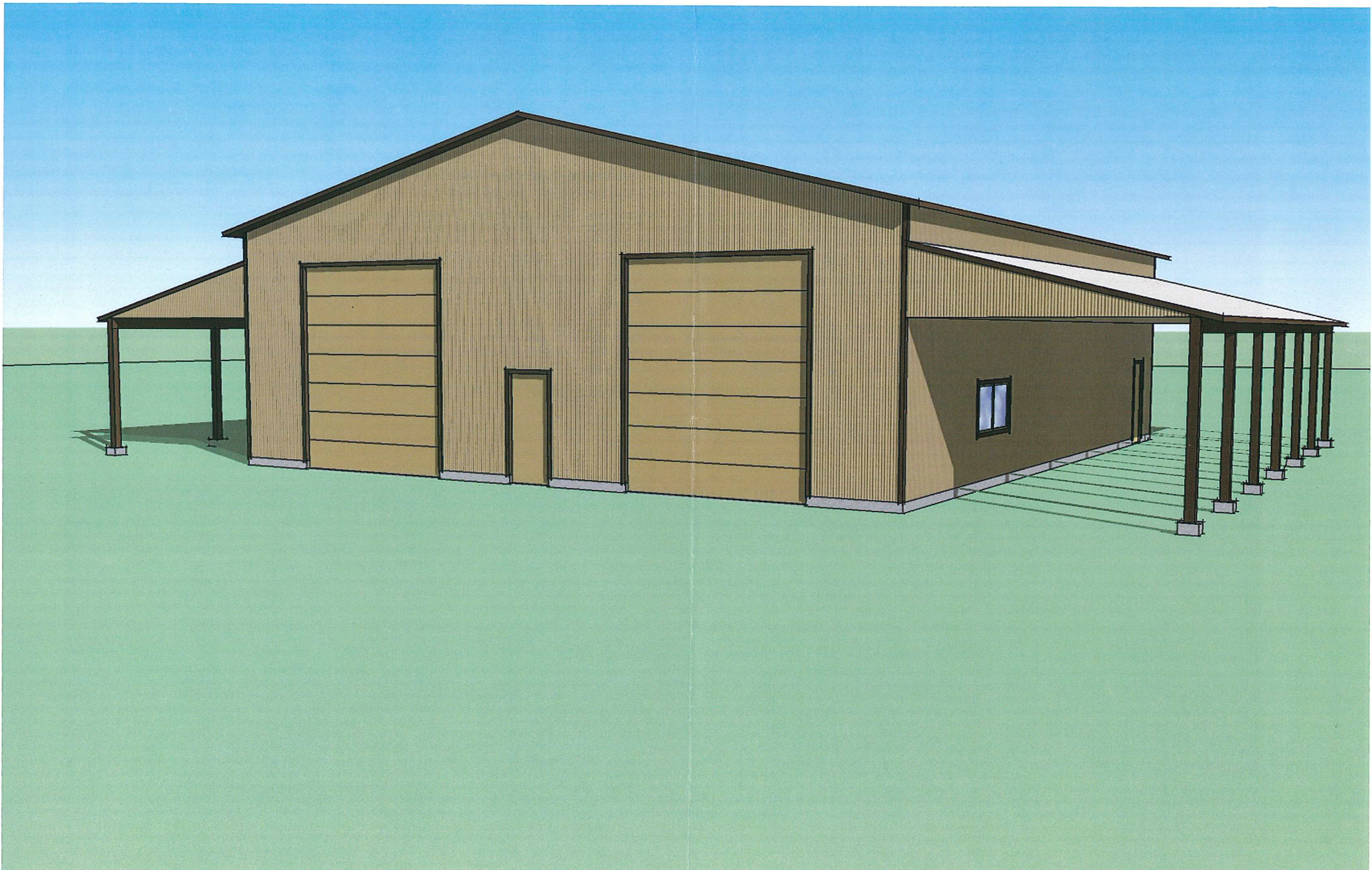
PRELIMINARY PLAT
for
Z COUNTRY ESTATES SUBDIVISION

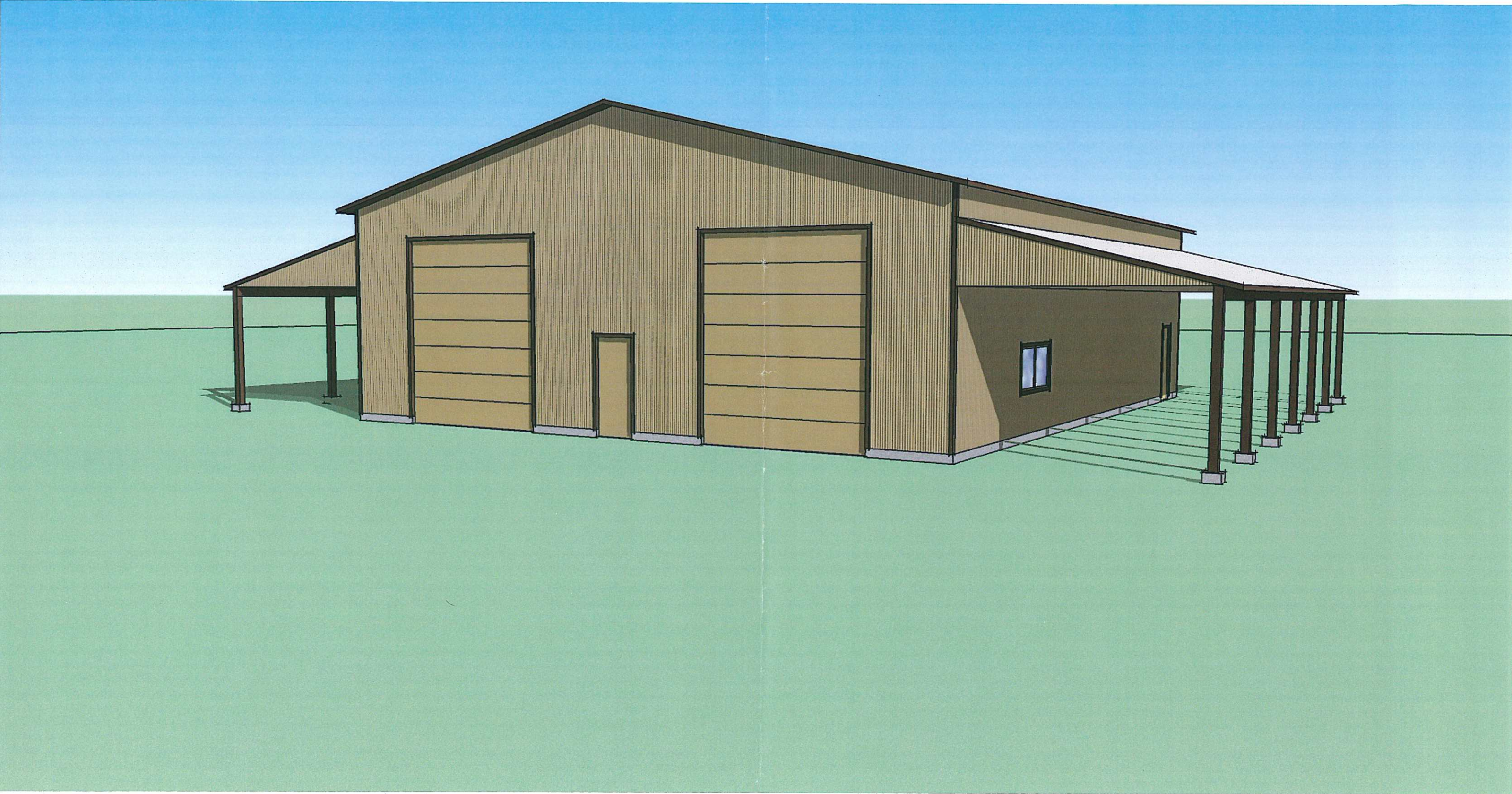
REVISIONS

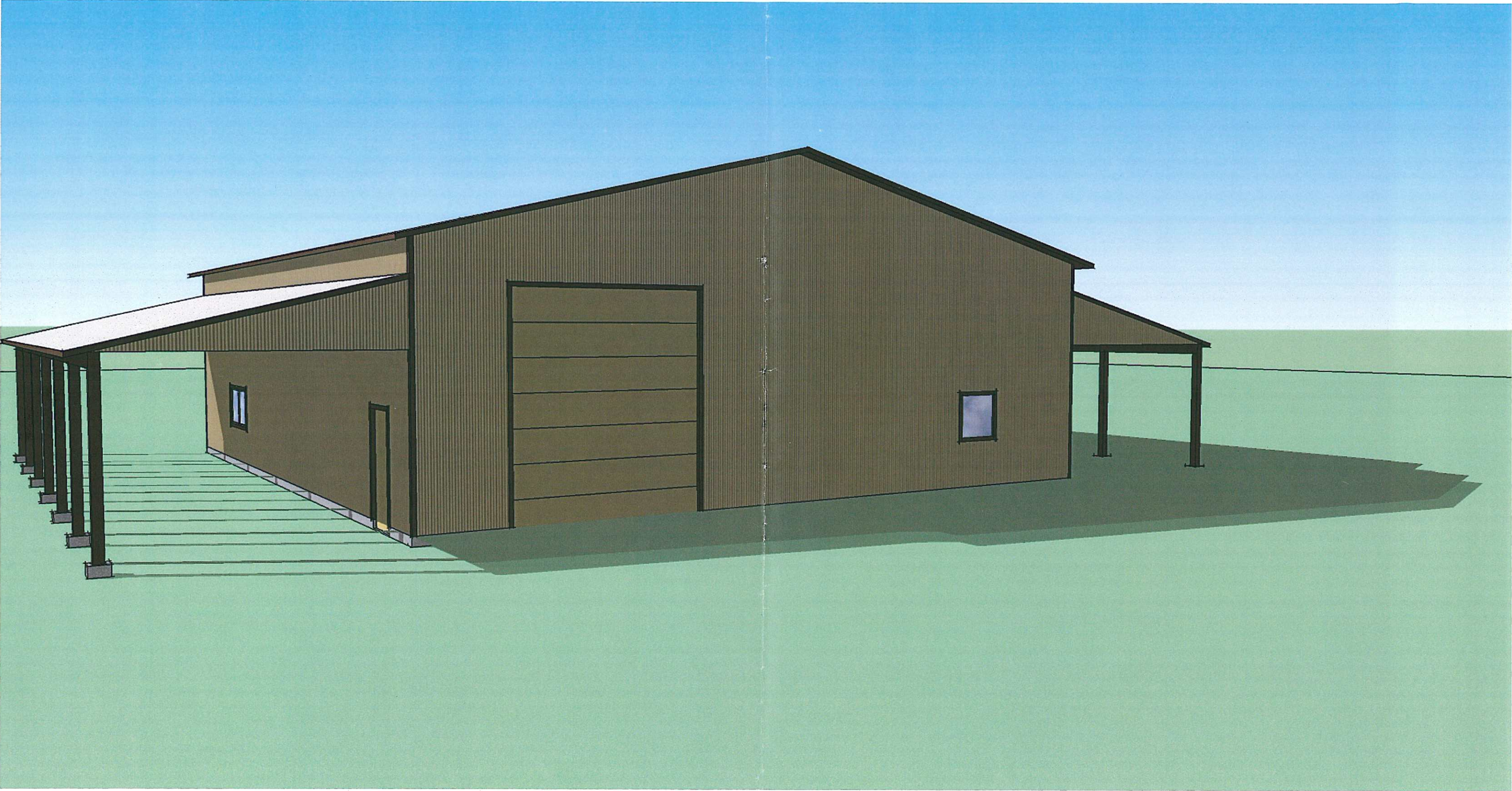
DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ENGINEER OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

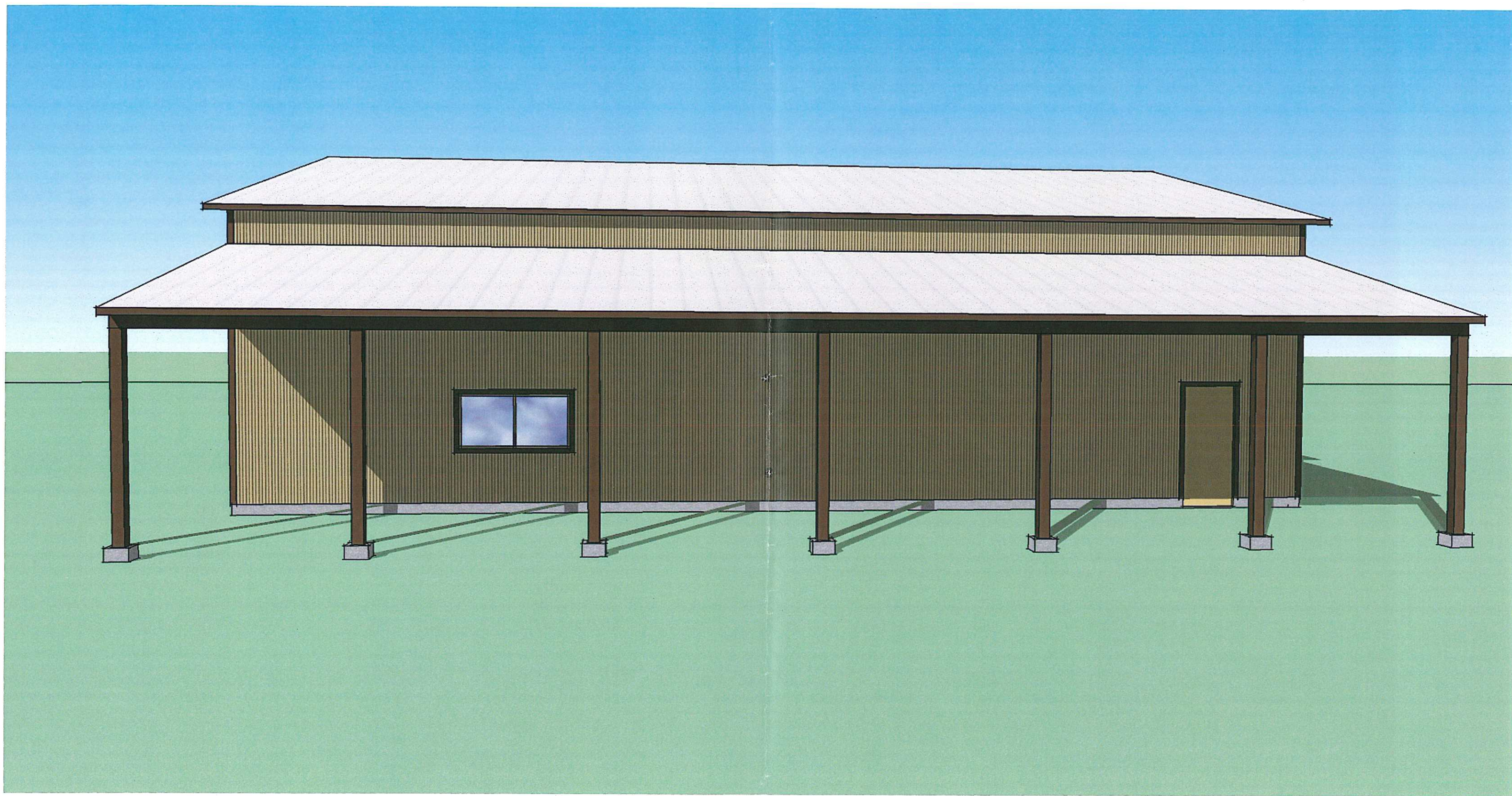
STAMP

APPROVED	-
DESIGN	-
DRAWN	-
DATE	12/7/2016
SCALE	AS SHOWN
DWG. NO.	C 477-16 PPLAT
SHEET	PP-1













1st Public Hearing Notice along Pheasant



2nd Public Hearing Notice along Pheasant



Location of Proposed Accessory Building





SW Corner Looking NE



NW Corner Looking SE



Public Hearing: **TUESDAY, JUNE 13TH, 2017**

To: Planning and Zoning Commission

Presenter: Steve O'Connor, Planner

Editor: Renee Carraway-Johnson, Zoning Administrator

Authors: Steve O'Connor

AGENDA ITEM 4-c

Request: Request for a [Special Use Permit](#) to construct at 2520 sq. ft. (+/-) detached accessory building on property located at 4050 Canyon Ridge Drive. c/o EHM Engineers, Inc on behalf of Dan Willie (app. 2869)

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: 7.53 +/- acres
Daniel Willie 4055 Canyon Ridge Dr. Twin Falls, ID 83301	Current Zoning: SUI Aol, Suburban Urban Interface in the Area of Impact	Requested Zoning: SUP for a 2520 sq ft Detached Accessory Building
	Comprehensive Plan: Rural Residential	Lot Count: 3 lots
	Existing Land Use: Residential and undeveloped	Proposed Land Use: Residential
Representative:	Zoning Designations & Surrounding Land Use(s)	
EHM Engineers, Inc. David Thibault 621 N. College Rd. Ste. 100 Twin Falls, ID 83301 208.734.4888	North: SUI Aol	East: SUI Aol
	South: SUI Aol	West: SUI Aol
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-2.2(B)6a, 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. Conditions shall be implemented within 6 months or the permit is void.

If an applicant or interested party appeals the decision of the Commission with fifteen (15) days from the date of action (when the Findings of Fact are signed), the City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Budget Impact:

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

Regulatory Impact:

Approval of this request will allow the applicant to construct a 2,520 sq. ft. accessory garage, for RV storage, office space, exercise room and a bathroom on property located at 4055 Canyon Ridge Dr.

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:

The proposed detached accessory building, if approved, will be constructed on a residential property consisting of three (3) parcel from Two (2) different Surveyed Plats, dating back to 1916 and 1977 respectively. The zoning was likely set in 1981 with the passage of Ordinance 2012, which set the zoning districts we currently use today.

Analysis:

This is a request to construct a 2,520 sq. ft. detached accessory building / garage. The site is 7.5 +/- acres, zoned SUI and is located at 4050 Canyon Ridge Dr within the Area of Impact. Within the SUI Zone a Special Use Permit is required for any residential detached accessory building exceeding 1,500 sf in size. The narrative states the applicant plans to use the building for RV storage with two parking bays and including drive through access, a shop, office space, an exercise room and a bathroom. The proposed detached accessory building, if approved, will be constructed on a residential property consisting of three (3) parcels from Two (2) different Surveyed Plats, dating back to 1916 and 1977 respectively. The elevations provided are residential in design and are intended to match the existing home. If the SUP is granted this evening, there should be a condition stating this detached accessory building shall remain a part of the existing residential property and may not be sold as a stand-alone structure. Being that large accessory structures are common in this area, this request is appropriate for this zone.

Per City Code 10-4-2.2(B)6a:

A Special Use Permit is required for any accessory structure larger than 1,500 sq. ft. in the SUI Zone.

Per City Code 10-11-1 thru 8:

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

Possible Impacts:

The applicant nor staff anticipate any negative impacts to the surrounding properties from this request.

Comprehensive Plan Compliance:

The 2016 Comprehensive Plan; "Grow With Us" designates this corridor as appropriate for "Rural Residential." Rural Residential is defined as having large lots with lots of open space providing a transition from heavy agriculture to low density residential. Staff has determined this request complies with the 2016 comprehensive plan.

Conclusion:

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

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to personal residential use by the occupants of the home – no residential occupancy, business or commercial use within the detached accessory structure.
3. Subject to the materials and construction of the structure being similar to the submitted elevations and site plan.
4. Subject to the detached accessory building remaining part of the existing residential property and may not be sold as a stand-alone residential detached accessory building.

Attachments:

1. Letter of request
2. Zoning Vicinity Map
3. Aerial Photo Map
4. Future Land Use Map
5. Site Plan
6. Elevations
7. Site Photos

Mr. Dan Willie

Special Use Permit Attachment

The proposed building is a 2,520 square foot shop on approximately 2.5 acres of a vacant residential parcel. The shop will be constructed south of the residential house owned by Mr. Willie. The property is located in Section 1, Township 10 South, Range 17 East of Boise Meridian Twin Falls County, Idaho. North Canyon Ridge Drive provides access to the property; it is not anticipated that there will be a change to traffic flow on the road ways.

The building will operate as a personal storage shop for the owner. Most of the activities will occur within the building, with a pull through bay to allow for easy access. The shop will allow enough space for two parking stalls, an exercise room, a bathroom, an office, and other storage areas.

The use of this building is tied to residential use; therefore no additional hour restrictions are anticipated. There is no staffing for this facility as it is privately owned and used for personal reasons.

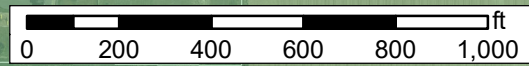
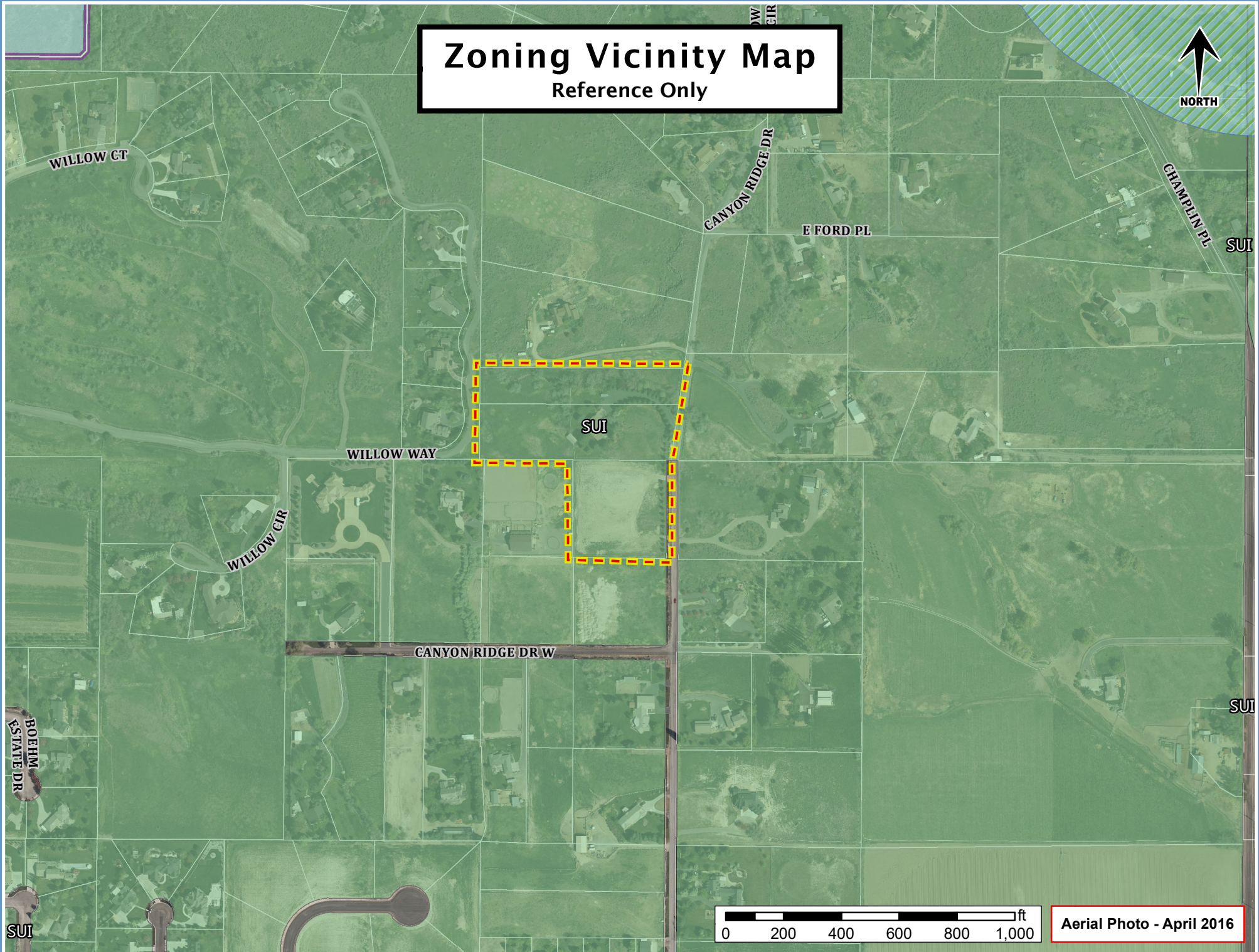
The lot will be landscaped per City of Twin Falls requirements, according to City Code.

There will be minimal impact to the noise, glare, and odor of the surrounding area with the majority of the work being inside. Fumes and vibration on adjoining properties are expected to be minimal.

The residential lot is located north of the proposed building in an SUI (Suburban Urban Interface) zone. There will be minimal effects of the surrounding area.

Zoning Vicinity Map

Reference Only



Aerial Photo - April 2016

Aerial Map

Reference Only



3359 WILLO

3347 WILLO

3339 WILLO

WILLOW WAY

3275 FORD

4060 CANYO

4055 CANYO

CANYON RIDGE DR

Proposed Detached
Accessory Building

4044 CANYO

3250 CANYO

4038 CANYO

4036
A CAN

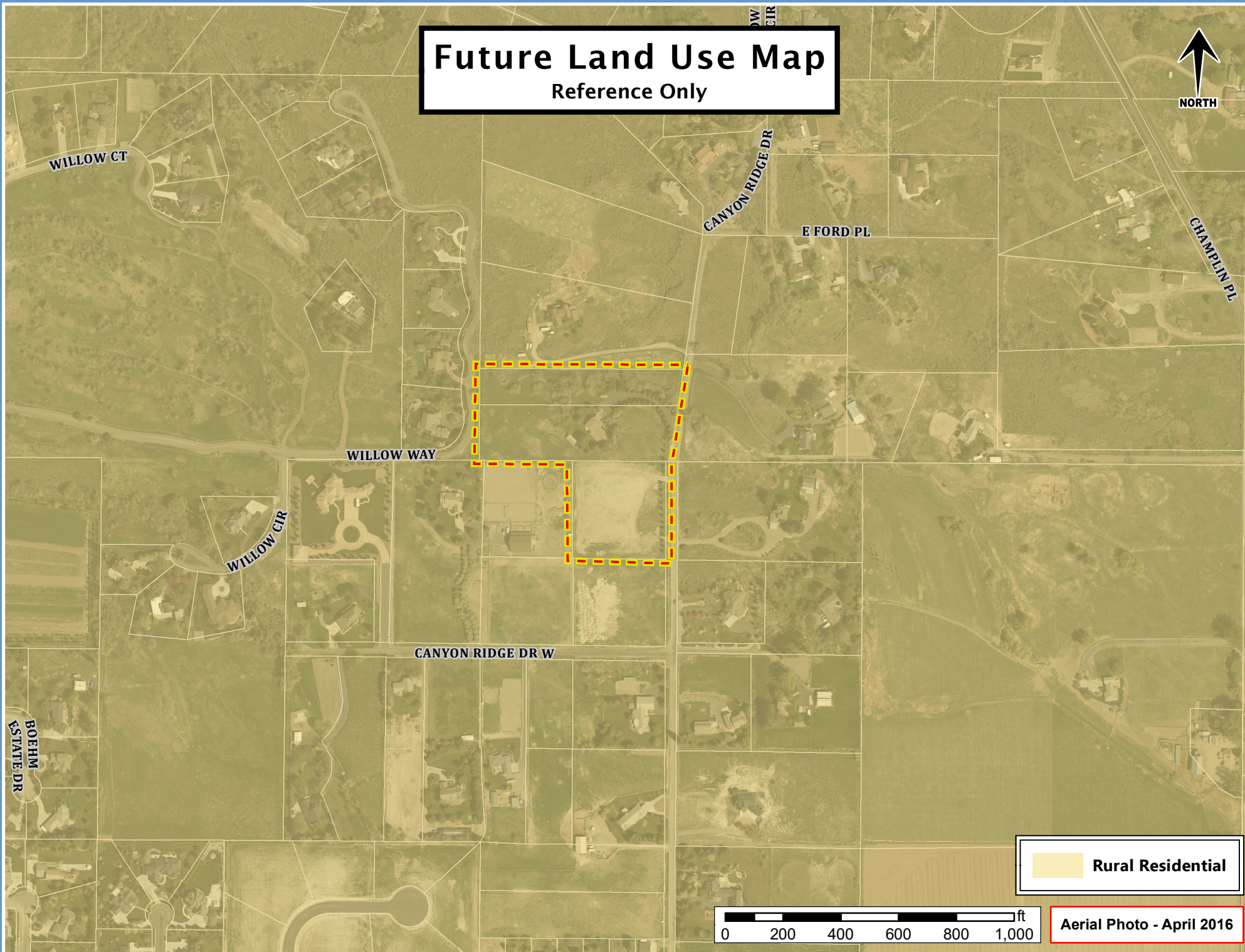
2,520 Sq. Ft.
60'
60'
42'

0 60 120 180 240 300 ft

Aerial Photo - April 2016

Future Land Use Map

Reference Only



WILLOW CT

CANYON RIDGE DR

E FORD PL

CHAMPLIN PL

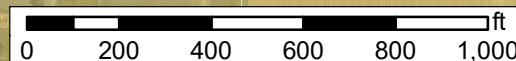
WILLOW WAY

WILLOW CIR

CANYON RIDGE DR W

BOEHM
ESTATE DR

Rural Residential



Aerial Photo - April 2016

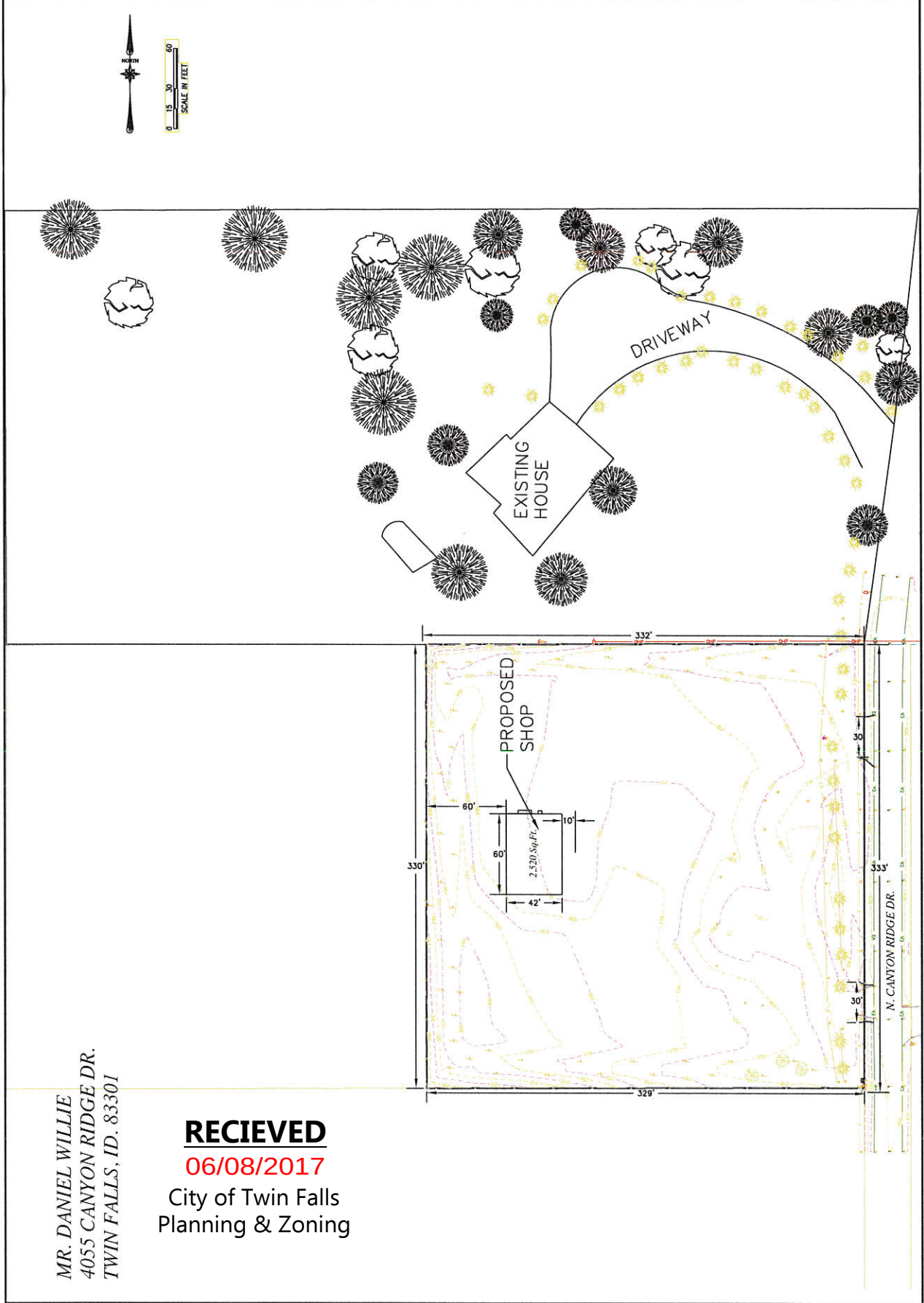
EHM Engineers, Inc.
 621 North College Road, Suite 100 Twin Falls, Idaho 83301
 P (208) 734-8888 Fax (208) 734-6049 web: ehm-inc.com

SPECIAL USE PERMIT
 for
 MR. DANIEL WILLIE

RECORD
 A -
 A -
 A -
 A -
 A -
 A -

DO NOT SCALE DRAWINGS
 CONTRACTOR SHALL VERIFY ALL
 DIMENSIONS AND LOCATIONS
 OF ALL UTILITIES AND
 STRUCTURES TO BE MAINTAINED
 OR REMOVED AND SHALL
 BE RESPONSIBLE FOR THE
 PROTECTION AND REPAIR OF
 ALL UTILITIES AND STRUCTURES

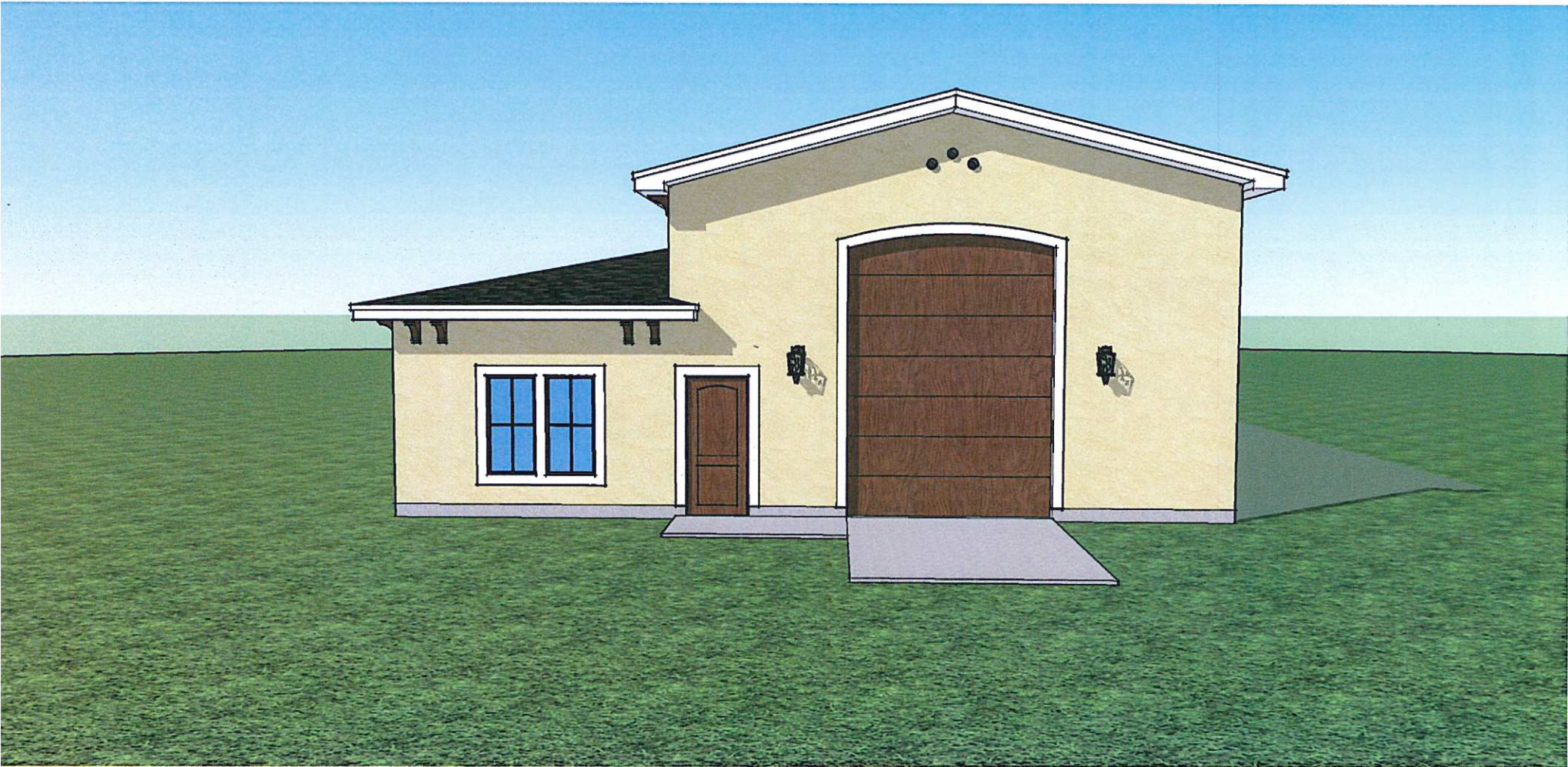
PRELIMINARY
 APPROVED BY TOWN CLERK
 DATE 4/27/2017
 SCALE AS SHOWN
 SHEET 127-17 SUP
 S.U.P.

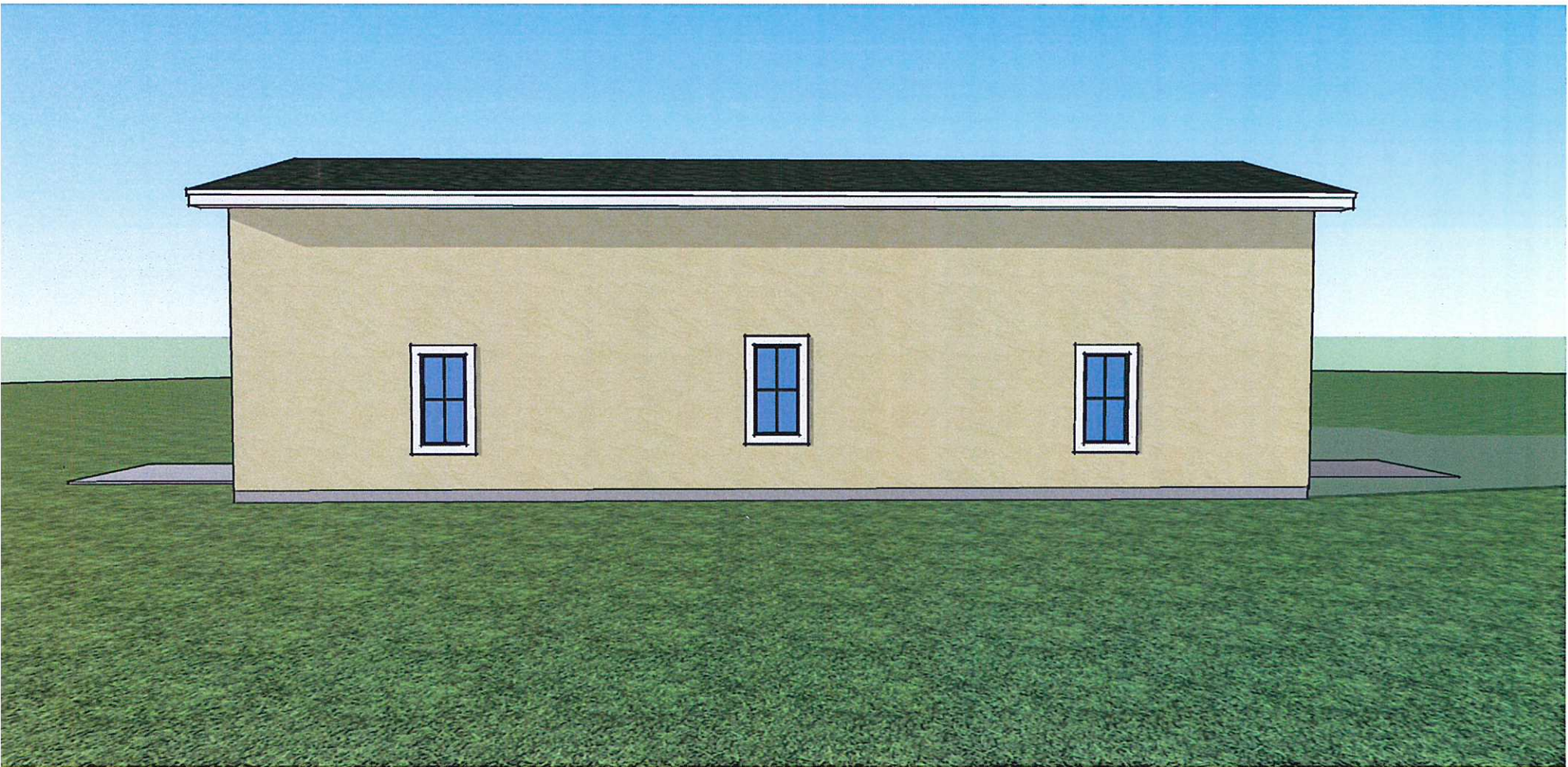


MR. DANIEL WILLIE
 4055 CANYON RIDGE DR.
 TWIN FALLS, ID. 83301

RECIEVED
06/08/2017
 City of Twin Falls
 Planning & Zoning











Public Notice along N Canyon Ridge Dr



NE Corner Looking SW



NW Corner Looking SE



SW Corner Looking NE