



NOTICE OF AGENDA
TWIN FALLS CITY PLANNING & ZONING COMMISSION

February 28, 2017 6:00 PM

City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Danielle Dawson Tom Frank Kevin Grey Gerardo "Tato" Muñoz Ed Musser **Vacancy** Jolinda Tatum
Chairman Vice-Chairman

AREA OF IMPACT:

Ryan Higley Steve Woods

I. CALL MEETING TO ORDER:

1. Confirmation of quorum
2. Introduction of staff

II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s): **February 1, 2017 WS**
2. Approval of Findings of Fact and Conclusions of Law: **None**

III. ITEMS OF CONSIDERATION: **None**

IV. PUBLIC HEARINGS:

1. Request for the Commission's recommendation on the **Zoning Designation** for a request to **Annex 7.5 +/- acres with a Zoning District Change & Zoning Map Amendment** from R-4 & R-4 CRO Aol to M-1 CRO ZDA to allow a Storage Unit Rental Facility, Truck Rentals (U-Haul), two (2) truck rental display pads, and designated outdoor and/or indoor storage yard(s) for automobiles/pickups and recreational vehicles on property located at 403 Grandview Drive. c/o Scott Allen/JUB Engineers on behalf of Mojo, LLC-Gregg Olsen (app. 2836)
2. Request for the Commission's recommendation on a **Zoning District Change & Zoning Map Amendment** from R-2 to RB for property located at 838 Filer Avenue c/o Ladeen Dane (app. 2838)
3. Request for a **Special Use Permit** to operate a Botanical Garden on approximately 5.6(+/-) acres located at 821 & 867 Filer Avenue West. c/o LaMar & Rosalie Orton (app. 2839)
4. Request for the Commission's recommendation on a **Zoning District Change & Zoning Map Amendment** from R-4 to R-4 PRO for Lot 22 Block 4 of the Golden Rule Subdivision, located north an east of the intersection of Addison Ave and Jackson St. c/o Lynn Dunlap (app. 2840)
5. Request for the Commission's recommendation for a **Zoning District Change & Zoning Map Amendment** from R-2 PRO PUD and R-1 VAR PUD to R-2 PRO ZDA for 7.74 (+/-) acres, a portion of the Eastpark PUD #213, to develop a planned commercial development consisting of retail and professional office uses for property located at the northwest corner of Cheney Drive and Madrona Street North c/o EHM Engineers, Inc. on behalf of Andrew Jarvis (app.2841)
6. Request for the Commission's recommendation on the **Zoning Designation** for a request to **Annex 1.3 (+/-) acres** currently zone M-2 located at 305/307/309 Hankins Road South c/o Nolan Watte (app. 2842)

V. GENERAL PUBLIC INPUT:

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

Farewell to Jody Tatum

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

1. Work Session- **March 1, 2017**
2. Public Hearing-**March 14, 2017**

VIII. ADJOURN MEETING:

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

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

CITY OF TWIN FALLS
PLANNING & ZONING COMMISSION
Public Hearing Procedures for Zoning Requests

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

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



MINUTES
PUBLIC MEETING / WORK SESSION
Twin Falls City Planning & Zoning Commission
February 1, 2017 12:00PM
Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Danielle Dawson Tom Frank Kevin Grey Gerardo "Tato" Muñoz Ed Musser **Vacancy** Jolinda Tatum

Chairman Vice-Chairman

AREA OF IMPACT:

Ryan Higley Steve Woods

ATTENDANCE

CITY LIMIT MEMBERS

Present Absent

Frank Dawson

Grey Munoz

Musser Tatum

AREA OF IMPACT MEMBERS

Present Absent

Woods Higley

CITY STAFF: Carraway-Johnson, O'Connor, Spendlove, Strickland, Weeks

I. CALL MEETING TO ORDER:

Chairman Frank called the meeting to order at 12:00 P.M and introduced City Staff.

I. DISCUSSION ITEMS FROM THE COMMUNITY DEVELOPMENT STAFF AND/OR THE PLANNING & ZONING COMMISSION:

1. Commission Training
Zoning & Development Manager Carraway-Johnson stated that she expects that the March 1, 2017 Work Session will be a training meeting for the new Commissioners.

2. Upcoming P&Z Agenda items.
Zoning & Development Manager Carraway-Johnson explained that the Planning & Zoning Department has been very busy and that the next few agendas have quite a few items.

3. Review proposed code amendment items.

Zoning & Development Manger Carraway-Johnson reviewed a list of different code amendments that are in the works. She explained that each of them will be reviewed at the Work Session prior to being scheduled for public hearing. Among the list of items discussed were Gateway Arterial Landscaping, Right-of-Way widths, Sign Code Amendment for Directional Signage, Indoor Recreation Facility vs Nightclub Definition, and multiple other amendments.

The Commission is pleased to hear about all of the proposed amendments and are looking forward to reviewing the changes.

**Planning & Zoning Commission Work Session Minutes
January 6, 2016**

II. GENERAL PUBLIC INPUT: [None](#)

III. UPCOMING PUBLIC MEETINGS (held at the City Council Chambers unless otherwise posted):

1. Public Hearing – [February 14, 2017](#)
2. Public Hearing – [February 28, 2017](#)

IV. ADJOURN MEETING:

Chairman Frank adjourned the meeting at 1:30 pm.

Lisa A Strickland
Administrative Assistant
Planning & Zoning Department

DRAFT



Public Hearing: **TUESDAY FEBRUARY 28th, 2017**

To: Planning and Zoning Commission

Presenter: Jonathan Spendlove, Senior Planner

Editor: Renee V. Carraway-Johnson, Zoning Administrator

Authors: Jonathan Spendlove & Steve O'Connor

AGENDA ITEM IV-1

Request: Request for the Commission's recommendation on an **Annexation with a Zoning District Change & Zoning Map Amendment** from R-4 CRO Aol to M-1 CRO ZDA for approximately 7.5 (+/-) acres to allow a Storage Unit Rental Facility, Truck Rentals (U-Haul), truck rental display pads, and designated outdoor storage yard(s) for automobiles/pickups and RV's on property located at 403 Grandview Drive c/o Scott Allen/JUB Engineers on behalf of Mojo, LLC-Gregg Olsen. (app. 2836)

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: ~7.57+/- ac.
MOJO, LLC Gregg Olsen 485 Grandview Dr Twin Falls, ID 83301 208.280.3000 Greggo.73@gmail.com	Current Zoning: R-4 CRO Aol, Residential; Medium Density District, a portion within the CRO	Requested Zoning: M-1 & M-1 CRO ZDA
	Comprehensive Plan: Industrial/Flex/Employment	Lot Count: 1 parcel
	Existing Land Use: vacant drive in theater <i>Temp outdoor vehicle & R.V. Storage anticipating approval of this request</i>	Proposed Land Use: Office, indoor rental storage units, indoor/outdoor R.V. and automobile/pickup storage, U-Haul Truck Rental and Display Pads storage
Representative:	Zoning Designations & Surrounding Land Use(s)	
Scott Allen J-U-B Engineers, Inc. 115 Northstar Avenue Twin Falls, ID 83301 208.432.2416 sallen@jub.com	North: R-6 PUD and OS AOI; Religious Facility & shelter home, and Rock Creek Canyon	East: OS AOI; Rock Creek Canyon
	South: R-4 & C-1 PUD; Municipal Golf Course Storage, and Muni Storage Unit Facility, A PUD, Screen Print & Embroidery shop	West: R-4 Aol, Grandview Dr; open agriculture
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-9, 10-4-19, 10-6-1, 10-7-9, 10-11-1 thru 8, 10-13, 10-14, and 10-15	

Approval Process:

As Per Twin Falls City Code 10-15 Annexation Regulations:

Applicants requesting annexation present their plan to the commission. After a public hearing, the commission makes a recommendation to the City Council as to the appropriateness of the plan and zoning district. The City Council then holds a public hearing and makes a decision on the annexation request.

As per Twin Falls City Code 10-6-1.4(E) Approval of a ZDA Sub-District:

The applicant is required to do a presentation to the Planning and Zoning Commission and the Public a preliminary review. The Commission and Public are allowed to give suggestions and ask questions of the applicant about the proposed project. A public hearing shall be held before the Commission for a recommendation to the Council to amend the zoning district and the zoning map, amend with recommendations or deny the request.

Budget Impact:

Approval of this request may have a financial impact on the City budget as annexation and commercial development could bring in more revenue.

Regulatory Impact:

The Commission is tasked with making a recommendation on the appropriateness of the proposed Zoning Designation and Master Development Plan. After a public hearing, a recommendation from the Planning and Zoning Commission on the requested zone change and master development plan will allow the request to proceed to the City Council for a decision. The Council will make the decision on the annexation.

History:

403 Grandview Dr. was Grand-Vu theater from 1952 to 2013, when the drive in closed permanently. Ordinance 2012 was passed in 1981, creating the zoning districts we currently use, and zoned various properties within City Limits. Zoning designations were assigned at that time, or when areas were annexed or became part of the Area of Impact Agreement with the county. The applicant purchased and annexed/rezoned to a C-1 PUD the Muni Storage Facility adjacent on the south side of this property in 2007. He later purchased the old Grand-Vu theater property in March of 2016, and is applying to expand his current storage business that is just south of this property.

Analysis:

This is a request for Annexation with a Zoning District Change and Zoning Map Amendment from R-4 & R-4 CRO (AOI) to M-1 CRO ZDA for 7.57(+/-) acres to allow for the development of a Storage Unit Rental Facility, Truck Rentals (U-Haul), two (2) truck rental display pads, and designated outdoor and/or enclosed/covered storage yard(s) for automobiles, pickups and Recreational Vehicles on property located at 403 Grandview Drive.

Per City Code 10-6: Zoning Development Agreements:

Development of a ZDA shall conform to all sections of Title 10 unless specifically addressed within the written zoning development agreement and approved by the City. The document shall list all requested variations from standard code requirement. The council may add other requirements they deem appropriate.

The applicant shall provide a written zoning development agreement identifying land uses and development that is contrary to minimum zoning code requirements. The agreement shall also include phasing and specific criteria for the project. The Written Zoning Development Agreement may include, building heights-if greater than allowed by code, building materials, master landscaping plan, specific land uses-if not permitted by code, a lighting plan, parking requirements, pathways, and other items.

The applicant shall also provide a color Master Development Plan that illustrates the phasing and specific development criteria as outlined in the written Zoning Development Agreement.

The applicant has provided a written zoning development agreement (Zoning Development Agreement) and Master Development Plan, including the phasing of the development. These plans indicate the underlying Zoning District to be M-1: Light Manufacturing District with the easterly portion within the Canyon Rim Overlay (200' depth from Rock Creek Canyon Rim).

Per City Code: 10-4-9 M-1, Light Manufacturing

The M-1 zone allows, through a Special Use Permit, an automobile and a recreational vehicle rental/storage yard. There is no indication the plan includes recreational vehicle rentals. The applicant has requested storage of automobiles and recreational vehicles be outright permitted, as well as 24-hour operation of the facility and an office, which would be ancillary to the use.

Per City Code: 10-4-19 CRO, Canyon Rim Overlay

The CRO along Rock Creek is two hundred feet from the canyon rim out. The building setback is 100' from the designated canyon rim. The base Canyon Rim Overlay Zone does not permit a storage unit rental facility nor automobile or R.V. storage areas. The applicant is requesting all these uses be outright permitted within the CRO Zone.

Per City Code 10-7-9: Filling of Canyons

Filling of Canyons is prohibited and a special use permit is required for filling within one hundred (100) feet of the canyon rims.

The applicant is asking for the special use permit requirement to be waived for this project. Specifically, they are showing plans to fill an area in order to gain a somewhat flat surface for Vehicle and RV Storage. Also, they are looking to use fill to design a stormwater facility within 100' of the Rock Creek Canyon Rim.

The applicant has listed this concession within the Development Standards; staff would propose creating a different section within the ZDA to handle this request if it is determined appropriate by the Commission and Council.

Per City Code 10-15-1: ANNEXATION-Commission Recommendation Required:

The Commission's role in an annexation request is to make a recommendation to the City Council on the proposed zoning designation and master development plan only not on the requested area proposed for annexation. Upon receipt of the commission's recommendation on the zoning and the master development plan, including any conditions, the City Council will hold a public hearing on the request to annex the proposed area with the recommendation by the commission on the zoning and the master development plan as presented and subject to any recommended conditions.

Twin Falls "Grow With Us" 2016 Comprehensive Plan identified this area as Industrial/Employment/Flex and Natural Area. The proposed rezone of the property complies with the 2016 Future Land Use Map.

HOWEVER, the 2016 Comprehensive Plan addresses concerns throughout the document several times the need and desire to Protect The Canyon Rim. In what appears to be a possible conflict with the plan, the applicant is showing a future stormwater facility and the automobile and recreational vehicle storage yards constructed within feet of the

Canyon Rim. There is no current City Code prohibiting the construction of the facility near the rim- the building setback is 100' from the designated canyon rim. The Plan is not a directly enforceable document in the same way the City Code is. Conversely, the document is meant to be a guide, or reference, for the Commission and the Council when faced with decisions such as this.

Additional Analysis:

When reviewing applications such as this it is best practice to examine the surrounding area to ensure a good transition between and among different land uses. As the area to the south is currently used as storage rentals and this application is an expansion of that facility. It would be appropriate to place some conditions that make the transition between properties seamless. The landscaping along Grandview can and should be of similar depth and quality to be consistent along this entire frontage. The applicant currently has fencing on the southern property that includes screening material. It may be appropriate to have this new area match that screening fence as well.

The applicant has written a few other items within the document that pertain to and depart from City development requirements. Particularly, the following items listed in the Written Commitment under Section (2):

b. "...vehicle storage structures shall be permitted to be fully enclosed or constructed with only a roof."

f. "irrigation water for plants....shall be provided by the city potable water system."

g. "Security fencing....without view obscuring slats..."

Staff wishes to clarify the vehicle storage area on the east side of the property should not have buildings/covering constructed as it would be within the 100' building setback as required in the Canyon Rim Overlay.

Staff does not support bypassing current city code requirements for irrigation water and the development process involved with Building Permit approval. The applicant should proceed through the process for irrigation water as stated within current city code.

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

Conclusion:

If the Commission determines the proposed request, as proposed, meets the two criteria as stated above and is an appropriate zoning designation and development plan then they may make a positive recommendation to the City Council, subject to the following Staff recommended conditions.

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to ROW dedication for that portion of Grandview fronting this project occurring prior to issuance of any Building Permit. Width of ROW to be determined by City Engineer.
3. Subject to no building being constructed within the "outdoor storage" area identified on the Master Development Plan.
4. Subject to removal of Section (2) – f – "Irrigation water...by potable water system." From the ZDA Document.

5. Subject to replacement of Section (2) – h – “Placement of fill material...”, with appropriate language asking for concession to City Code 10-7-9, said language to be determined by City Staff.
6. Subject to a Master Landscape Plan as per the Master Development Plan, submitted and approved by Staff prior to recordation of the ZDA.
7. Subject to a Master Lighting Plan submitted and approved by Staff prior to recordation of the ZDA.
8. Subject to a Master Sign Plan submitted and approved by staff prior to recordation of the ZDA.

Attachments:

1. Letter of request
2. Zoning Vicinity Map
3. Aerial Photo Map
4. **DRAFT** Zoning Development Agreement
5. Applicant Submitted Development Plan
6. Applicant Submitted Elevations
7. Site Photos

Supplemental Information
for
MOJO, L.L.C. – Annexation with ZDA Zoning District Change Application
for
Property Located at 403 Grandview Drive

Item 4f) Reason for the request:

The applicant is requesting an annexation and rezone on the subject property to allow for development and expansion of an existing storage rental facility. The proposed storage uses shall include indoor general storage, indoor vehicle and r.v. storage, covered vehicle and r.v. storage, outdoor vehicle and r.v. storage and U-Haul vehicle storage. The property was formerly utilized as a drive-in theater. All remaining theater structures shall be demolished and removed from the property during construction of the site.

Item 4g) i-Statement on how the zoning change relates to the Comprehensive Plan:

The recently adopted Comprehensive plan denotes the future land use of the property, and surrounding properties, as "Industrial/Flex/Employment". The proposed use, storage rental units and outdoor vehicle and r.v. storage, is a non-residential use that meets the intent of the Industrial component of the Comprehensive Plan future land use designation.

Item 4g) ii-Distance to City Limits boundary, all sides:

The current city limit line is located immediately adjacent to the south, west and east property lines of the subject property, and approximately 1,600 feet to the north along Addison Avenue.

Item 4g) iii-Statement on the compatibility with the surrounding area:

The present use of the property located immediately west of the site is open space/pasture land, to the northwest is a developed trailer park, to the north is a church and the Jubilee House, to the northeast and east is Rock Creek Canyon and a golf course, and to the south is open space, a government office / storage shop, a retail business and a storage rental business. The annexation / rezone, if and when approved, will allow the applicant to construct storage rental units and outdoor storage spaces. It should be noted that the applicant developed, and currently owns and operates, the storage rental facility located immediately south of the subject property. The

proposed use is a quiet land use, provides a secure site for all storage unit, and outdoor space, renters, can be designed to prohibit light trespass onto neighboring properties and will not produce any glare, odors, or negative impacts to surrounding properties. It should also be noted that the proposed land use will have minimal impact to the existing public roadways, sewer infrastructure and potable water system.

Item 4g) iv – An explanation of the intended use / development of the property:

The proposed storage rental uses shall include a storage unit that can be converted for future storage facility office, indoor general storage, indoor vehicle and r.v. storage, covered vehicle and r.v. storage, outdoor vehicle and r.v. storage and U-Haul vehicle storage. The project shall be developed in phases. Construction timing for each phase shall be dictated by market demand.

The west portion of the site is currently being allowed to temporarily house vehicles and r.v.'s while the adjacent storage facility is expanding. The ZDA, when approved, will allow this temporary use to become an outright permitted use.

A deferral agreement, similar to the approved deferral agreement for the adjacent storage facility, will be submitted for all construction items located within the public right of way along Grandview Drive, inclusive of roadway widening, approach construction, curb, gutter and sidewalk installation and pressure irrigation infrastructure extension.

Landscaping along Grandview Drive shall be a Xeriscape design to help promote water conversation. Said design shall meet the city landscape requirements for trees and shrubs. Two display pad sites, for U-Haul vehicles, shall be included near the facility entryway.

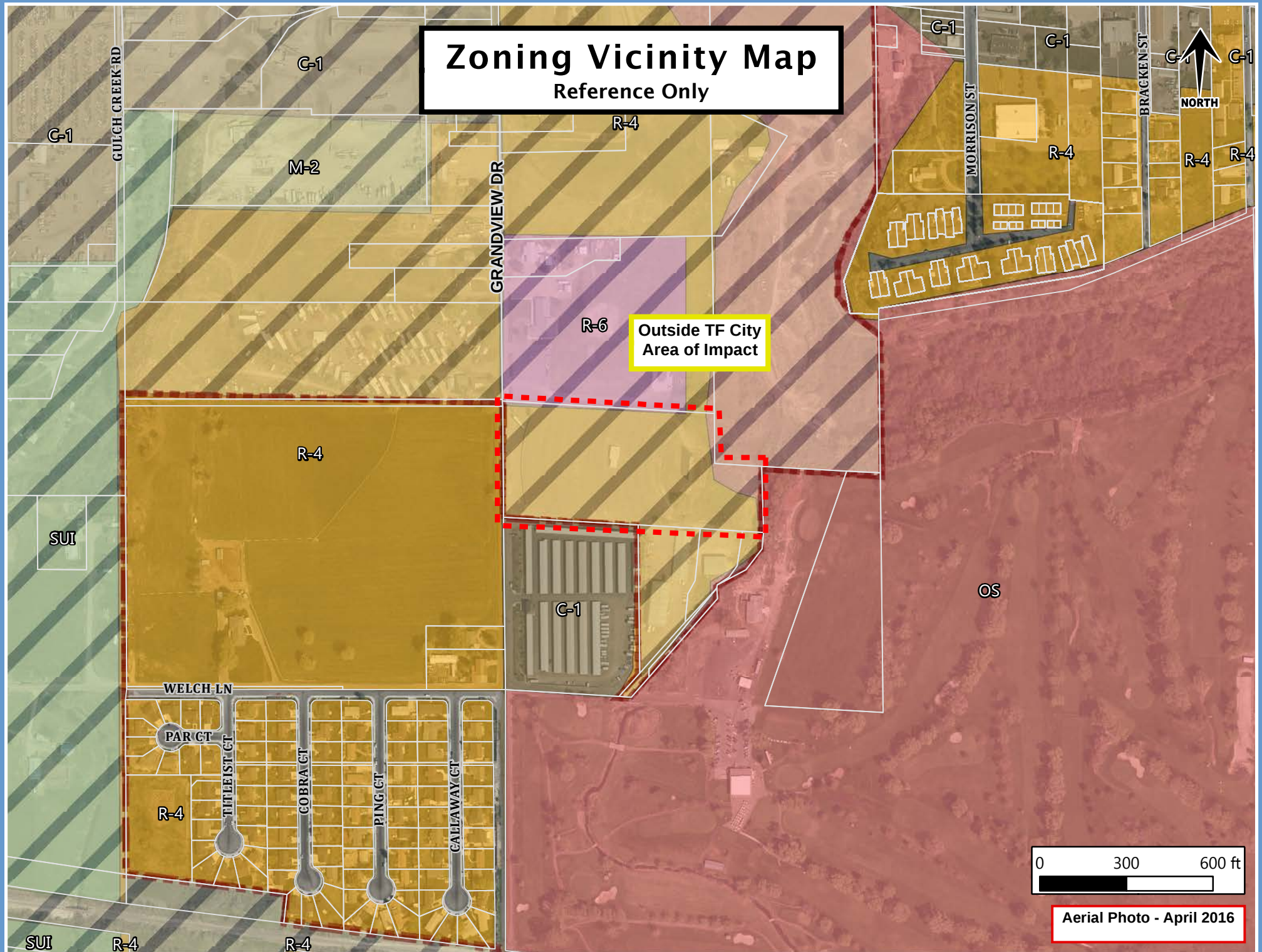
All proposed buildings shall be constructed of similar color and building materials / types as the adjacent storage facility located to the south. The proposed buildings will be taller to facilitate r.v. storage. Some covered r.v. storage spaces may be constructed, which will not be fully enclosed, and will provide similar architectural features as adjacent storage facility structures.

Item 4g) v-A list of requested exceptions for specific for specific uses and/or development standards:

See attached ZDA document for list of requested zoning exceptions.

Zoning Vicinity Map

Reference Only



Aerial Map

Reference Only



GRANDVIEW DR

0

300

600 Feet

Aerial Photo - April 2016

MOJO, L.L.C. STORAGE UNIT FACILITY
ZDA Development Commitment Agreement
Pursuant to All Parts of the Planning Exhibit

This ZDA Development Commitment Agreement is made and entered into this ____ day of _____, 2017, by and between the City of Twin Falls, State of Idaho, a municipal corporation, hereinafter called "City" and MOJO, L.L.C., an Idaho limited liability company, hereinafter called "Developer" for the purpose of developing a storage facility as a Zoned Development Agreement (ZDA). The legal description of the property is a parcel of land located in the NW¼ of Section 17, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho, and more particularly described as follows: beginning at the West Quarter corner (W¼) of said Section 17, (a point that is South 00°56'38" East and a distance of 2682.56 feet from the Northwest Section Corner (NW) of said Section 17), Thence North 00°56'38" West along the West boundary of section 17 for a distance of 600.00 feet to the TRUE POINT OF BEGINNING; Thence continuing along the West boundary of section 17, North 00°56'38" West for a distance of 399.96 feet; Thence South 87°02'44" East for a distance of 732.41 feet; Thence South 00°15'44" East for a distance of 175.30 feet; Thence South 87°02'44" East for a distance of 166.00 feet; Thence South 00°50'44" East for a distance of 224.70 feet; Thence North 89°02'44" West a distance of 899.00 feet to the TRUE POINT OF BEGINNING.

Development and Improvements shall conform to the standards and regulations of the Twin Falls City Code Title 10 - Chapter 4 – Section 9 (M-1 zone), Chapter 4 – Section 19 (CRO zone) and Chapter 6 – Section 1 (ZDA), and all references to other sections therein, as amended, except for the following:

(1) Land Use Regulations:

- a. Storage rental units, indoor and outdoor storage of vehicles, including U-Haul rental vehicles and recreational vehicles, shall be permitted uses.
- b. A future office may be constructed and shall be a permitted use.
- c. Hours of operation shall be twenty-four (24) hours per day, Monday through Sunday.

(2) Property Development Standards:

- a. Gravel surfacing is outright permitted and the Owner is hereby permitted to develop the facility utilizing gravel surfacing. The Owner shall be permitted to hard-surface the facility, or portions of the facility, during any construction phase.
- b. Vehicle and recreational vehicle storage structures shall be permitted to be fully enclosed or constructed with only a roof.
- c. Building setbacks along Grandview Drive shall be permitted to be eighty (80) feet.
- d. Xeriscape landscaping shall be permitted along Grandview Drive.
- e. Two (2) concrete vehicle display pads shall be permitted, within the xeriscape landscaping area, along Grandview Drive.
- f. Irrigation water for plants within the xeriscape landscaping along Grandview Drive, shall be provided by the city potable water system.

- (3) Project Phasing:

- (A) The City may initiate a process to change the zoning classification, or
- (B) New ZDA development requirements and/or a new conceptual development plan may be required to be approved prior to the City issuing a building permit for any portion of the subject ZDA parcel.

By: Gregg Olsen, Member

STATE OF IDAHO)
)ss.
County of _____)

On this ____ day of _____, 2017, before me, the undersigned, a Notary Public for Idaho, personally appeared Gregg Olsen, know to me to be the person whose name is subscribed to the within instrument on behalf of said Owner, and he acknowledged to me that said Owner executed the same.

Notary Public for Idaho

Residing at _____, Idaho

My commission expires _____

Future Land Use Map

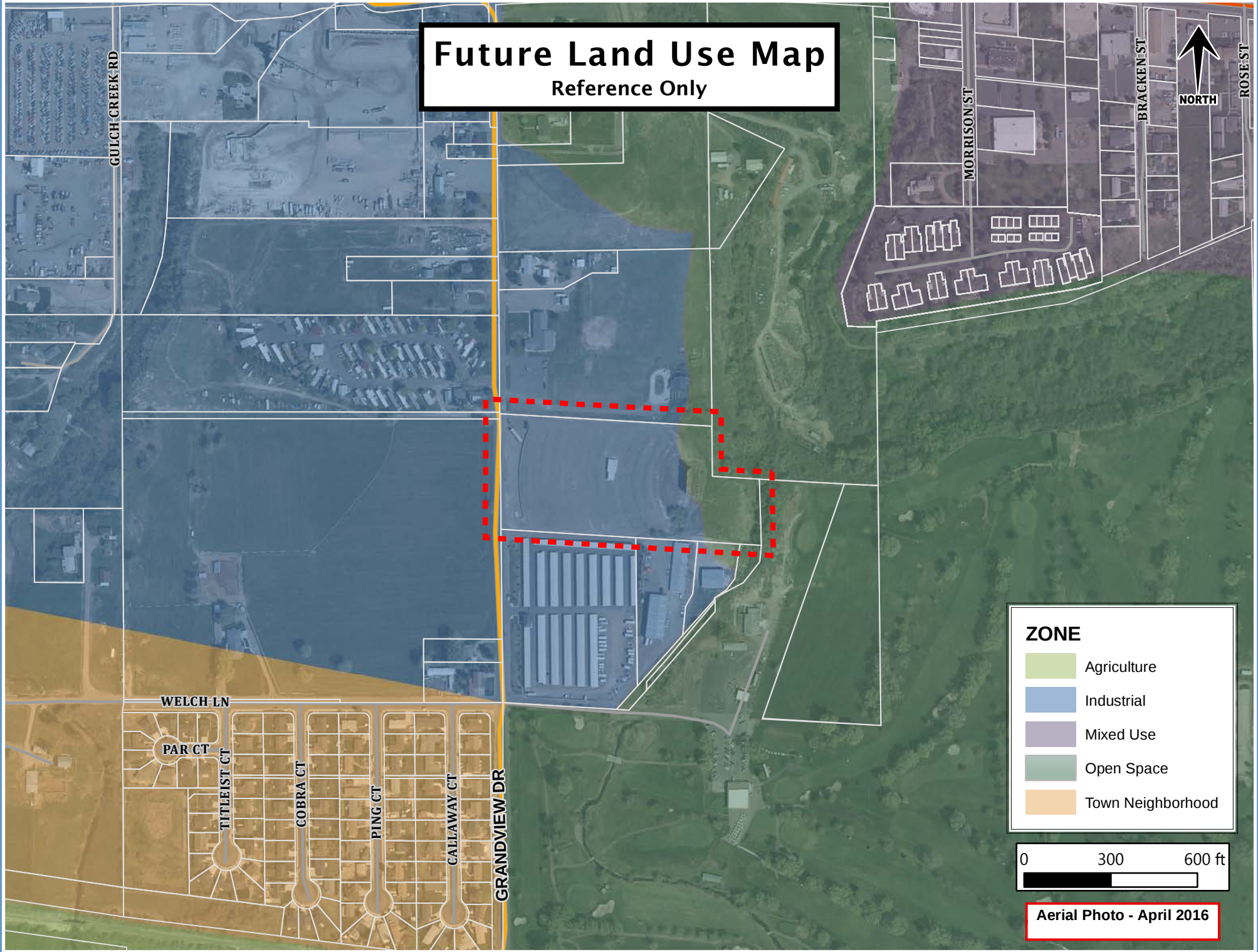
Reference Only

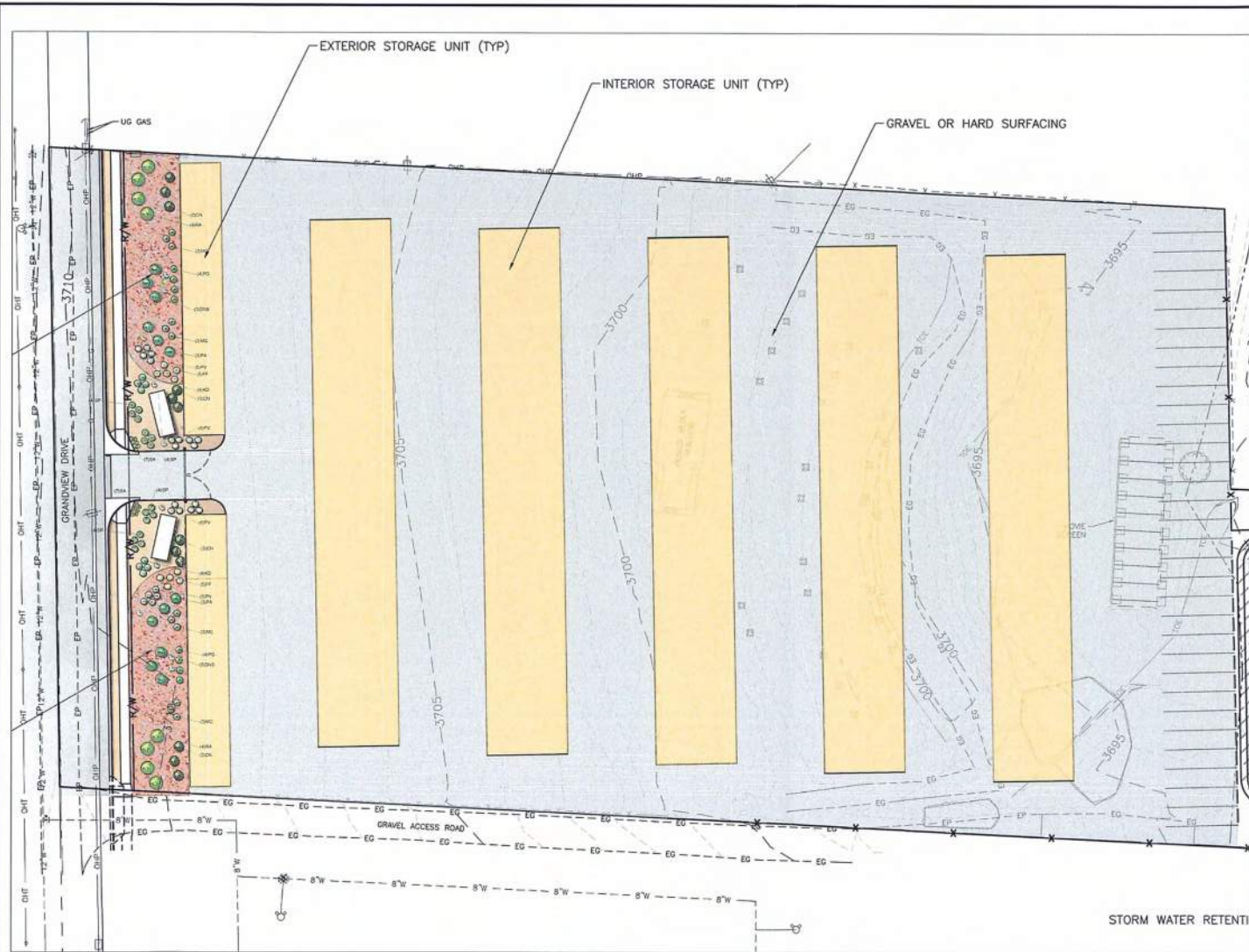


- ZONE**
-  Agriculture
 -  Industrial
 -  Mixed Use
 -  Open Space
 -  Town Neighborhood



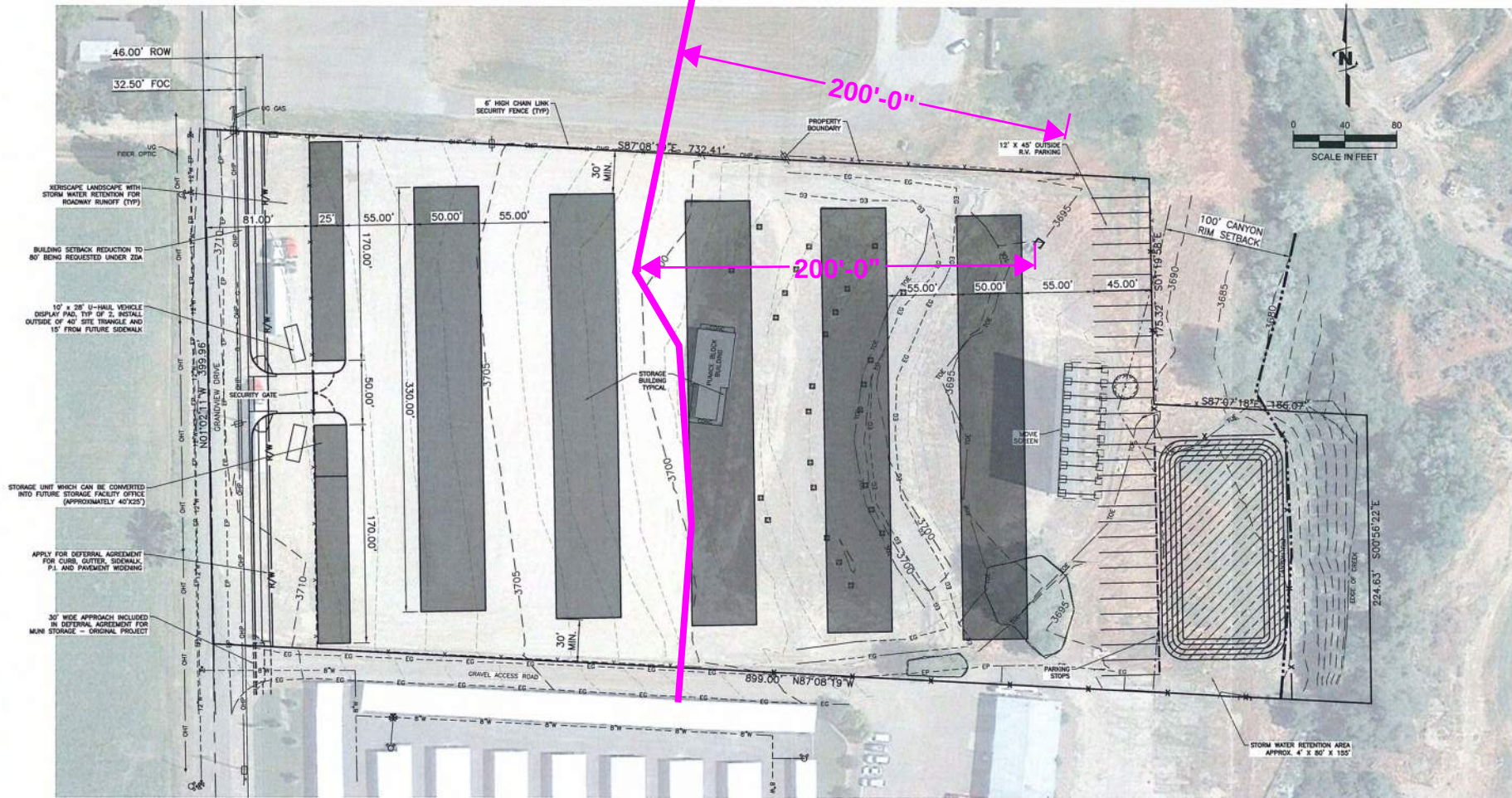
Aerial Photo - April 2016





TREE LEGEND (TOTAL PLANT COUNT)									
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	HYDROZONE	SPECIAL NOTES			
CN	PRUNUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL	12	8" TALL	LOW				
SHRUB LEGEND									
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	HYDROZONE	SPECIAL NOTES			
EP	CARYOPHYTUM + CLANDONENSIS	BLUE MIST SPIREA	18	1 GAL	LOW				
XD	CORNUSS SERICEA 'KELSEY'	KELSEY'S DOBNEY RED CEDAR	8	2 GAL	MODERATE				
RA	RHUS ARNICA 'GRD-LOW'	GRD-LOW RHUS	8	1 GAL	LOW				
PA	PRUNUS VULGARIS 'SLOW GROWING'	SLOW GROWING MUDE HUNE	8	2 GAL	LOW				
GRASSES LEGEND									
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	HYDROZONE	SPECIAL NOTES			
FP	CAULOPHYLLIS ACUTIFLORA	FEATHER REED GRASS	18	1 GAL	LOW				
FG	MISCHOCALUS SINENSIS STRICTUS	POPCORNE GRASS	8	1 GAL	MODERATE				
PV	MISCHOCALUS SINENSIS HEAVY METAL	SWITCH GRASS	22	1 GAL	LOW				
MC	MISCHOCALUS SINENSIS 'TALLGRASS'	DWARF MAIDEN GRASS	12	1 GAL	LOW				
PERENNIAL LEGEND									
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	HYDROZONE	SPECIAL NOTES			
SA	SEDUM SPECTABILE	AUTUMN JOY SEDUM	14	1 GAL	MODERATE				
SITE MATERIALS									
SYMBOL	SITE MATERIAL	QUANTITY	SPECIAL NOTES						
	3/4" GRAY CRUSHED GRAVEL	8,880 SQ. FT. (60 CU YD)	LOCATED WHERE SPECIFIED						
	(DRAWN'S OF VEEB BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)								
	2" TAN COBBLE	8,880 SQ. FT. (60 CU YD)	LOCATED WHERE SPECIFIED						
	(DRAWN'S OF VEEB BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)								
	LARGE LANDSCAPE BOULDERS	10							

ISSUE DATE: 01-10-2017 PROJECT NUMBER: ID17001		PROJECT INFORMATION: 811 BLUE STAKES OF UTAH 1-800-662-4111 www.bluestakes.org		DEVELOPER / PROPERTY OWNER / CLIENT: MOJO, LLC Designer / Property Owner:		LANDSCAPE ARCHITECT / PLANNER: PKJ DESIGN GROUP 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com		LICENSE STAMP: JTA DRAWN: KBA CHECKED: TM DATE: 1/10/2017 PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-COLOR	
NO. REVISION DATE 1 XXXX XX-JUL-XX 2 3 4 5 6 7		GRAPHIC SCALE: 1" = 30' 0 15 30 60 90 120		MINI STORAGE 403 GRANDVIEW DRIVE TWIN FALLS, IDAHO		J.U.B. ENGINEERS 115 NORTHSTAR AVE TWIN FALLS, IDAHO 83301			



LEGEND

- ⊗ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ POWER POLE
- ⊕ TELEPHONE POLE
- ⊕ GUY ANCHOR
- ⊕ BOLLARD
- ⊕ SIGN - AS NOTED
- ⊕ ELECTRICAL BOX
- ⊕ TREE

LINE LEGEND

- APPROXIMATE BOUNDARY
- P/E PERMANENT EASEMENT
- FENCE
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- TOE OF SLOPE OR DITCH
- GAS LINE
- WATER LINE (SIZE AS INDICATED)
- OVERHEAD POWER
- OVERHEAD TELEPHONE

BENCH MARK:

TOP OF BOLT STAMPED "B" ON FIRE HYDRANT AT THE SW CORNER OF GRANDVIEW DRIVE & WELCH LANE
 TPCBM #3849-2781, ELEVATION 3717.39, NORTHING 9968.79, EASTING 9954.36

NOTE:

- UTILITY LOCATIONS ARE APPROXIMATE ONLY. NO EXCAVATION SHALL OCCUR UNTIL DIGLINE OR PRIVATE UTILITY COMPANIES HAVE ACCURATELY FIELD LOCATED AND MARKED SITE UTILITIES.
- BUILDING SIZES AND LAYOUT PLAN IS SUBJECT TO CHANGE IN FUTURE IF APPROVED BY CITY PRIOR TO CONSTRUCTION ACTIVITIES.
- SECURITY LIGHTING SHALL BE EITHER POLE OR BUILDING MOUNTED AND SHALL BE SCREENED/SHIELDED AND DIRECTIONAL LIGHTING.

PRELIMINARY
 PLANS

NOT FOR
 CONSTRUCTION

THIS DOCUMENT AND THE DESIGN AND RECORD INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF JUB ENGINEERS, INC. AND ARE NOT TO BE USED IN ANY MANNER WITHOUT THE WRITTEN AUTHORIZATION OF JUB ENGINEERS, INC.

MOJO, LLC
 GRANDVIEW DRIVE-IN THEATER PROPERTY
 PRELIMINARY MASTER PLAN
 403 GRANDVIEW DRIVE
 CITY OF TWIN FALLS, TWIN FALLS COUNTY, IDAHO

FILE: 10-10-043-C-SP-01A
 JUB PROJ # 10-10-043
 DRAWN BY: JUB
 CHECKED BY: JUB
 AT FULL SIZE IF NOT ONE
 INCH SCALE ACCORDINGLY
 LAST MODIFIED: 11/13/2017
 SHEET NUMBER:



COLOR PALETTE FOR WEST EXTERIOR STORAGE UNIT, COLORED TRIM AND CONCRETE FINISH



COLOR PALETTE FOR INTERIOR STORAGE UNITS, COLORED METAL TRIM, DOORS AND SIDING

NOTE: SEE ATTACHED BUILDING ELEVATIONS FOR PROPOSED BUILDING DETAILS



Grandview Drive., Public Notice Sign



Location of proposed water retention



NW Corner of Property





Public Hearing: **TUESDAY, FEBRUARY 28TH, 2017**

To: Planning and Zoning Commission

Presenter: Jonathan Spendlove, Senior Planner

Editor: Renee V. Carraway-Johnson, Zoning Administrator

Authors: Jonathan Spendlove & Steve O'Connor

AGENDA ITEM IV-2

Request: Request for a **Zoning District Change & Zoning Map Amendment** from R-2 to RB for property located at 838 Filer Avenue c/o Ladeen Dane (app. 2838)

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: .212(+/-) Acres
Ladeen Dane 838 Filer Ave Twin Falls, ID 83301 208.733.3152	Current Zoning: R-2	Requested Zoning: Rezone to RB
	Comprehensive Plan: Neighborhood Commercial	Lot Count: 1 parcel
	Existing Land Use: Residential	Proposed Land Use: Residential Business
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: R-2; Filer Ave Residential	East: C-1, Commercial Office
	South: R-2, Residential	West: R-2, Residential
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-4, 10-4-23, 10-11-1 thru 8, 10-13, 10-14	

Approval Process:

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

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

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

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

Budget Impact:

Redevelopment of this property to a commercial use will have a positive impact on the City budget.

Regulatory Impact:

Approval of this request will allow the applicant to proceed with the process of rezoning property at 838 Filer Ave.

History:

838 Filer Ave is the western most portion of Lot 20 in the Garden Homes Subdivision recorded in June 1919. 838 Filer Ave first appeared in the Polk Directory in 1957 listed as a residential property. County Parcel records for this parcel dates back to 1960, with the ownership by the applicant since at least 1994. Ordinance 2012 was recorded in 1981, it created the zoning districts we currently use, and zoned various properties within City Limits. Zoning designations were assigned at that time, or as areas were annexed.

Analysis:

This is a request for a **Zoning District Change and Zoning Map Amendment** to rezone one (1) parcel from R-2; Low Density Residential to RB; Residential Business. The property is 0.212 +/- acres and is located west of the C-1 zone at the intersection of Blue lakes Blvd North and Filer Ave.

The applicant states in the narrative that the rezone request stems from *the desire to get the most value out of the property being that they have taken great care of and have great pride in the property and do not wish to see it fall in to disrepair.*

The Filer Ave corridor was deemed appropriate for Residential Business use under the 2009 Comprehensive Plan and Future Land Use Map. In 2016 the entire Comprehensive Plan including the Future Land Use Map was completely revised. This application for a rezone is consistent with the City of Twin Falls 2016 Comprehensive Plan "Grow With Us" as Filer Ave, between Blue Lakes Blvd N. and Washington St N., is designated as appropriate for Neighborhood Commercial Uses. The Residential Business zone fits within the Neighborhood Commercial or Mixed Use designation and supporting criteria outlined in the 2016 Comprehensive Plan.

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

The Comprehensive Plan indicates this corridor as appropriate for Residential Business or Mixed Uses. There is no development plan to evaluate as this request is to only rezone the property. Any changes will require a full review by staff to determine the extent and nature of the changes. Any change shall comply with the purpose, uses and development standards of the RB Zoning District prior to development.

To make a positive recommendation, the Commission must determine that **1-** the request is in conformance with the Comprehensive Plan and **2-** the extent and nature of changing the zoning of this property to the Residential Business District would allow land development that would be compatible with and not detract from the surrounding area.

Conclusion:

The Commission is asked to make a recommendation to the City Council on this request. The Commission's decision may be to deny the request, approve the request as presented or request additional information be provided.

Attachments:

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

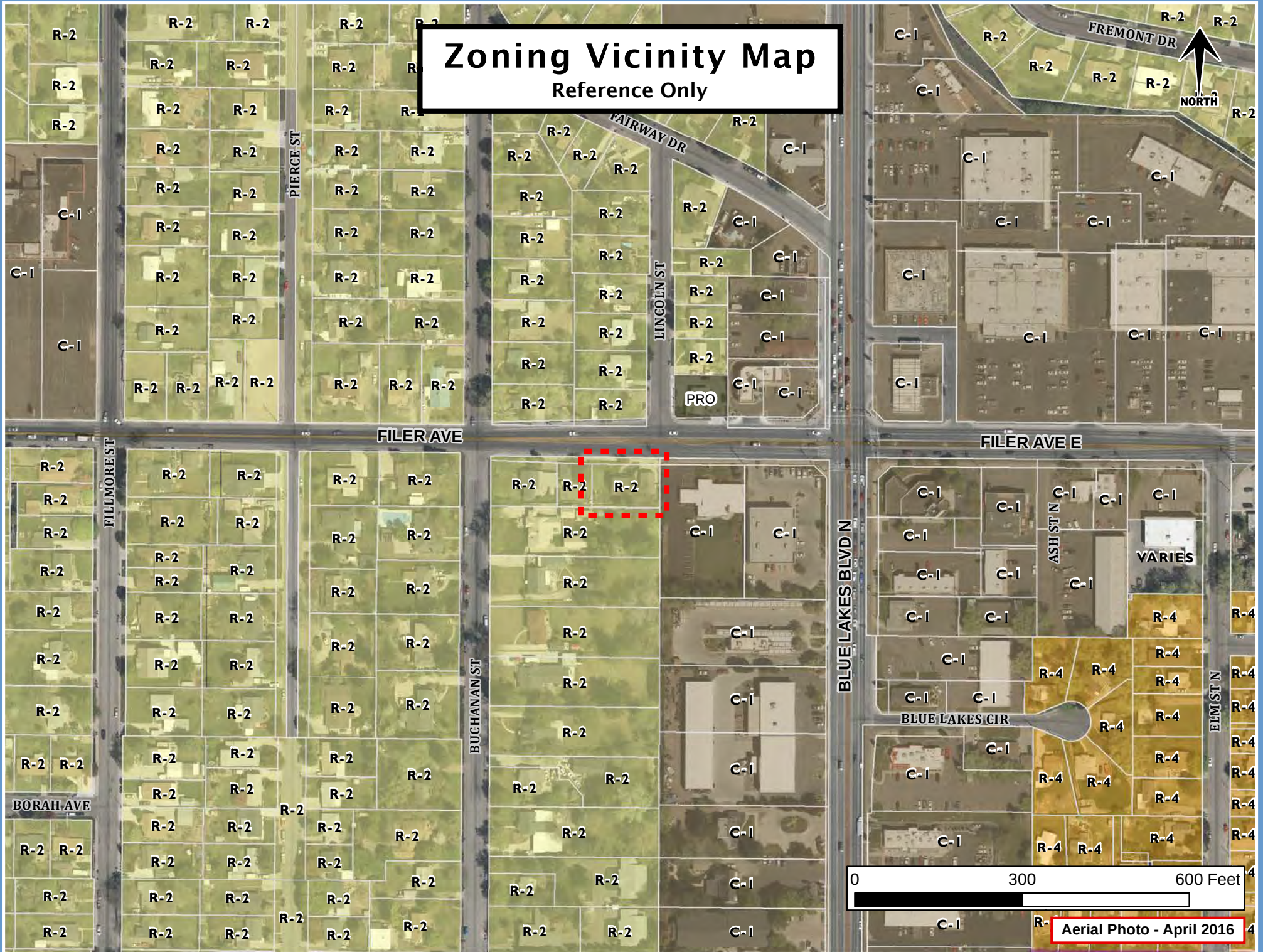
1/11/17

At this time I am Requesting a Change in the Zoning for my property at 838 Filer Ave. This house has commercial property all the way around it. I would like to do this in order to receive more money on the sale of this property. I have taken much pride on this property and would not like to see some one buy it that would not take care of it.

Ladleen Dine

Zoning Vicinity Map

Reference Only



Aerial Map

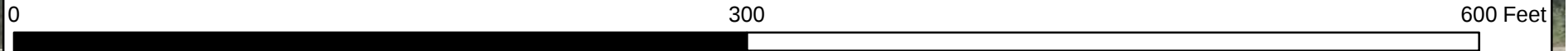
Reference Only



LINCOLN ST

FILER AVE

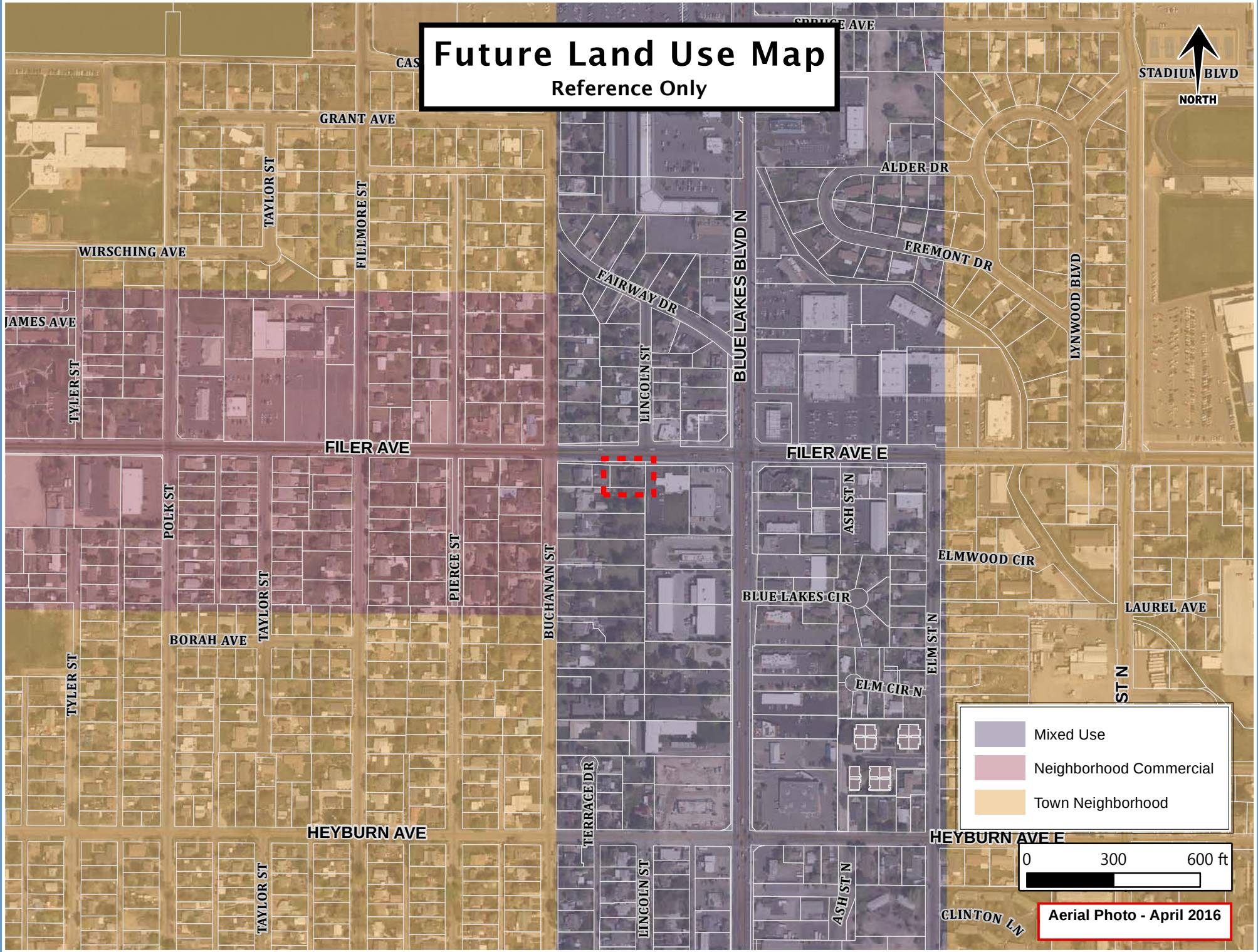
BUCHANAN ST



Aerial Photo - April 2016

Future Land Use Map

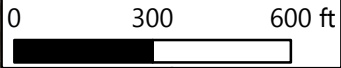
Reference Only



Mixed Use

Neighborhood Commercial

Town Neighborhood



Aerial Photo - April 2016



Filer Ave., Public Notice Sign



Front of Property looking south across Filer Ave.





Public Hearing: **TUESDAY, FEBRUARY 28TH, 2017**

To: Planning and Zoning Commission

Presenter: Jonathan Spendlove, Senior Planner

Editor: Renee V. Carraway-Johnson, Zoning Administrator

Authors: Jonathan Spendlove & Steve O'Connor

AGENDA ITEM IV-3

Request: Request for a **Special Use Permit** to operate a Botanical Garden on approximately 5.6(+/-) acres located at 821 & 867 Filer Avenue West. c/o LaMar & Rosalie Orton (app. 2839)

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: 5.6 (+/-) acres
LaMar & Rosalie Orton 867 Filer Ave W Twin Falls, ID 83301 208.734.7959 Lorton1@msn.com	Current Zoning: R-2 & SUI Aol	Requested Zoning: Botanical Garden
	Comprehensive Plan: Town Neighborhood	Lot Count: 4
	Existing Land Use: Residential and Private Garden	Proposed Land Use: Botanical Garden
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: R-2; Filer Ave W; Residential	East: R-2, Residential
	South: SUI Aol, Residential	West: R-2 & SUI Aol; Grandview Dr. N Residential & Home Business-Auto Repair
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-2, 10-4-4, 10-11-1 thru 8, 10-13	

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 within 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 negligible impact on the City budget.

Regulatory Impact:

Approval of this request will allow the applicant to operate a Botanical Garden.

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:

867 Filer Ave W has been a residential lot since 1955 when it first appeared in the Polk Directories, and the zoning has been in place since 1981 when the current zones were established. The applicant has used the property as a private garden for a number of years.

Analysis:

This is a request for a Special Use Permit to operate a Botanical Garden in the R-2 and SUI (AOI) zones located at 867 and 821 Filer Ave W. The applicant has stated the desire to increase the operation of the Botanical Garden and open it up to the public on a regular basis. The applicant currently opens the gardens to the public for a Christmas Light display and an annual Plant sale in May. Currently the garden is not open to the public on a regular basis. There are tours and educational opportunities by appointment only. The limited operation has a minimal impact on the surrounding properties due to traffic when field trips from schools or organizations visit.

If the SUP is granted, the Botanical Garden will open up to the public, possibly increasing the amount of visitors and vehicular traffic. This increase is not anticipated to be such that the impacts are overly burdensome, but still may be occasionally impactful. There is limited parking as is and the applicant has submitted plans to provide approximately 5 or 6 spaces at the north end of the gardens with access from Filer and some additional parking with access from Grandview.

Twin Falls "Grow With Us" 2016 Comprehensive Plan identifies this area as appropriate as Town Neighborhood and Neighborhood Commercial. A Botanical Garden fits with in both of the future land use designations, providing a park and recreation use as well as a civic and community amenity.

Per City Code 10-4-2:

A Special Use Permit is required to operate a Botanical Garden or Arboretum in the SUI Aol zone.

Per City Code 10-4-4:

A Special Use Permit is required to operate a Botanical Garden or Arboretum in the R-2 zone.

Per City Code 10-11-1 thru 8:

Required improvements include paved access, parking, drainage and storm water. These required improvements are typically evaluated and enforced at the time of building permit submittal. Since it is not apparent there will be a building permit, some of these improvements should be evaluated at this time.

Access to a 50' public right of way is available with the property fronting Filer Ave W. However, Filer is not developed to its full width in this area. It may be appropriate to require Filer to be developed as a condition of this permit as it is possible the public use as a Botanical Garden could increase visitor's to the property. There is also access from Grandview Drive. It may be appropriate to require designated and signed parking areas from both Filer Ave and Grandview Drive.

Possible Impacts:

Due to the nature of a Botanical Garden there is no anticipated negative noise or glare impacts. However, due to the limited space available, parking could become an issue especially during events, as stated by the applicant, which could draw large crowds. During these times, parking congestion could create issues with the neighbors and

emergency response if ever needed. It may be appropriate to require designated and signed parking areas from both Filer Ave and Grandview Drive.

In order to best mitigate possible impacts given the unknown of possible future operations, Staff proposes a few conditions. Current Parking Code does not list Botanical Garden as a use with a required number of spaces. Staff proposes a minimum of ten (10) Parking spaces be provided. This number was determined partially due to the number of employees, volunteers and visitors the applicant declared would attend regularly, and partially due to it being the base number required for semi-public learning centers (museum, library, art gallery). It may be appropriate to require designated and signed parking areas from both Filer Ave and Grandview Drive.

This parking number does not address the events and parking demand they bring. It may be reasonable to accept events will not take place every day, and the property will behave more like a private garden for the majority of the time. However, given the opportunity, it is possible the location could become popular for weekend events during certain times of the year. This could become intrusive to neighboring property owners. In light of the limited parking area, and untested nature of the new business being available for events, we propose limiting the number of events on the property to one (1) per month.

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 a designated signed parking plan to include Filer Ave and Grandview Dr showing a minimum of ten (10) spaces being installed per City Codes and Standards.
3. Subject to the events being limited to one (1) per month.

Attachments:

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

Narrative for Special Use Permit Application

For

LaMar & Rosalie Orton

This is an application for special use permit to allow a Botanical Garden at 821 & 867 Filer Ave W in an R-2 zoning district. LaMar and Rosalie Orton have developed a private garden on their approximately 5.6 acre property. The Garden is intended to demonstrate drought tolerant plants that include many cold hardy cacti, yuccas and Idaho native plants. The Garden currently is open on an appointment basis except for two weekends in May when a plant sale and open house is held and at Christmas time when the public is invited to view approximately 150,000 Christmas lights placed throughout the garden.

In an effort to allow the Garden to continue to exist into the future, the Ortons wish to donate the existing planted Garden area to the 501(c)(3) non-profit corporation known as Orton Botanical Garden, Inc. If the special use permit is approved, the Garden will ultimately have regular hours open to the public. Plant sales will also continue on the property to respond to public demand and as a revenue source for the garden. There have been requests for wedding and wedding receptions at the garden, so these may also occur at times. There will also be occasional classes on plants.

The change from private property to a nonprofit Botanical Garden will take place in three phases, if the special use permit is granted.

Phase 1: 2017-2018 estimated - The Ortons will donate the garden area to the 501(c)(3) corporation immediately after receipt of the special use permit. The garden will operate on an appointment basis, and offer plants for sale and have an annual open house as in the past. When staff is available, the garden will have regular business hours. There are two small garden canopies on this property.

Phase 2: 2018-2020 estimated - The home at 821 Filer Ave W will be acquired by the 501(c)(3) corporation and converted into an office, meeting place and

information center for the garden. There could be a small gift shop and display area also in that building. When this conversion takes place, all building codes and parking requirements will be met. The home has a main floor area of 1808 sq. ft., 720 sq. ft. basement and 480 sq. ft. garage.

Phase 3: 2020-2030 estimated - The Orton's residence at 867 Filer Ave W could be acquired by the 501(c)(3) corporation and ultimately house employees or researchers working at the garden. It would remain a residence. The home is a total 2400 sq. ft. There are also two storage sheds on the property. One is 288 sq. ft. and the other is 1352 sq. ft. There is also a 160 sq. ft. greenhouse located on the property.

Hours of operation will be within the hours of 8:00 a.m. to 6:00 p.m. 7 days a week, except for an occasional botanical event or wedding or reception running later into the evening. None of these events would ever occur past 10:00 p.m. The Christmas lights hours are from 6:00 pm to 10:00 p.m.

Traffic anticipated during regular hours would probably not exceed more than 4-6 cars, with often not more than one or two cars. On occasion larger groups may visit the garden for a guided tour. Such groups in the past have included CSI and High School classes, BLM, Fish & Game, Forest Service employees, Idaho Native Plant Society groups, Master Gardeners, Summer Youth programs, garden clubs and other similar groups. These larger groups rarely stay longer than a couple of hours and are usually not larger than 30 people. The most ever at one time in the past were approximately 90 persons during a field trip as part of a joint meeting of two native plant societies.

Number of employees would probably never be more than six and most likely not more than one or two for some time. There have been groups of volunteers in the past of up to 15 people, but such groups come only for a couple of days per year.

Signing would be one free standing sign along the Filer Ave frontage. The sign will not exceed 60 sq. ft. and will not be over 8 ft. high as provided by City code 10-9-8(G)2b(5). There would also be one "Garden Office" wall sign, not over 25 sq. ft.,

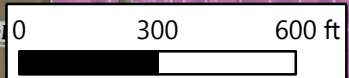
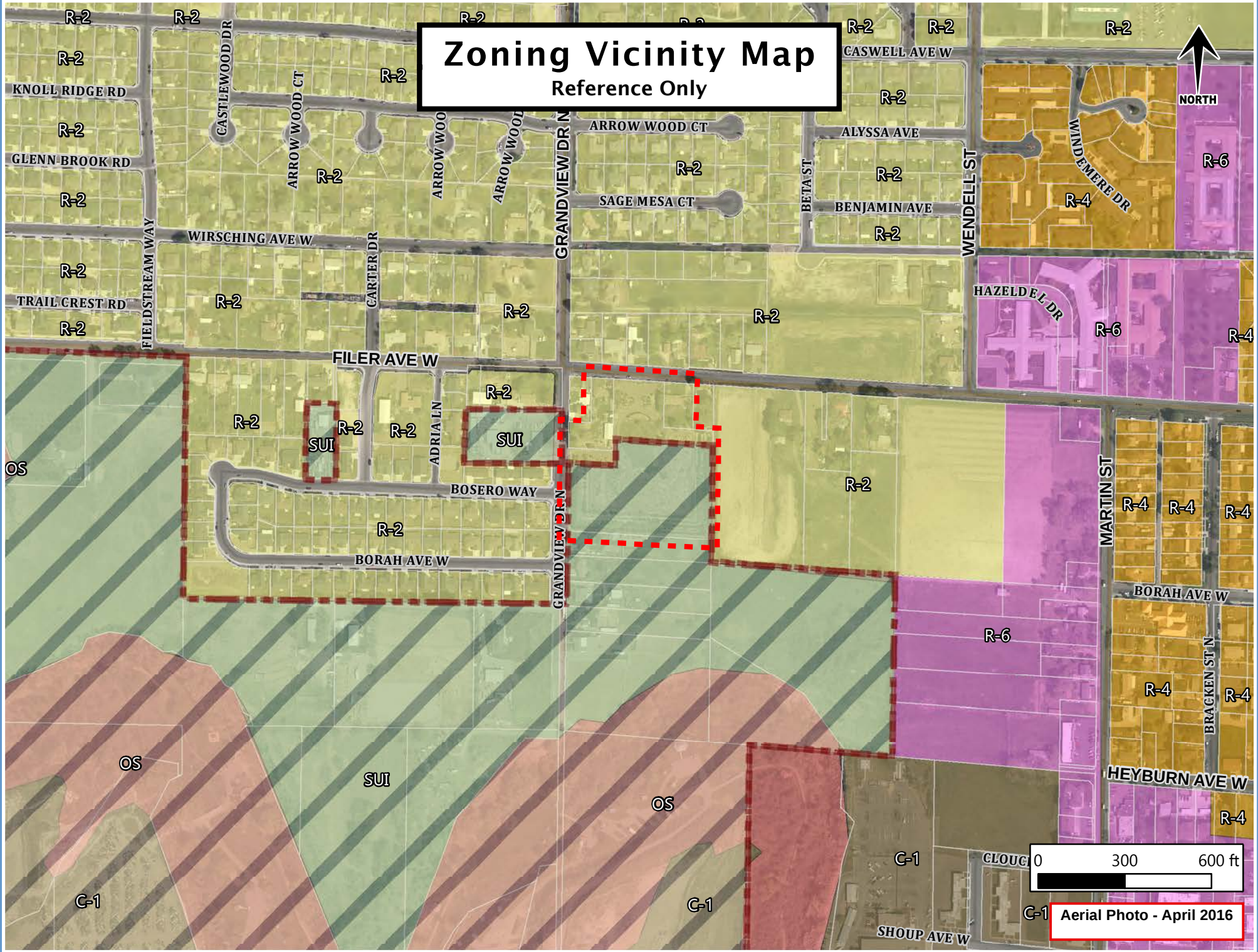
placed on the office whenever the home at 821 Filer Ave W is converted to an office.

Effects on surrounding properties should be minimal with some increase in traffic whenever regular visitor hours begin. There will be minimal increase of noise coming from the property and there will be no increase of glare, odors, fumes, vibrations or other negative impacts.

General compatibility with adjacent and other properties in the area should not be a problem with a Botanical Garden. Such gardens are generally considered a visual asset to residential areas and a positive asset for community residents and tourists who may visit the community in which the gardens are located. Botanical Gardens often have fewer impacts than a residential subdivision of similar size or than other uses allowed in residential zones such as churches or schools.

Zoning Vicinity Map

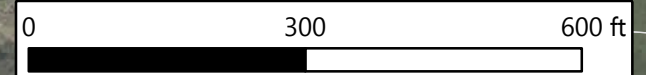
Reference Only



Aerial Photo - April 2016

Aerial Map

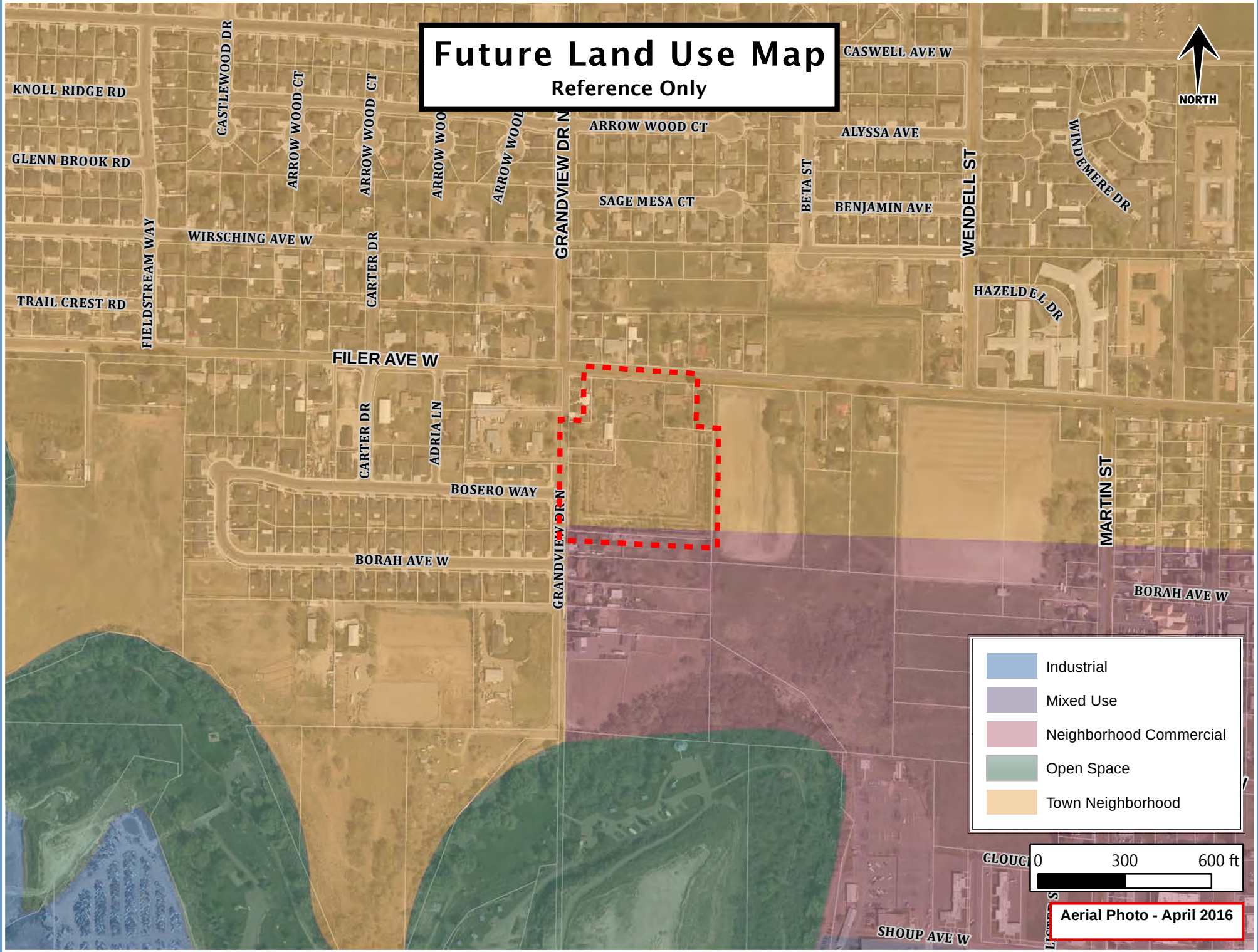
Reference Only



Aerial Photo - April 2016

Future Land Use Map

Reference Only



Aerial Photo - April 2016





Filer Ave W., Public Notice Sign



NE corner looking SW





Interior views of the garden





Public Hearing: **Tuesday February 28th, 2017**

To: Planning and Zoning Commission

Presenter: Jonathan Spendlove, Senior Planner

Editor: Renee V. Carraway-Johnson, Zoning Administrator

Authors: Jonathan Spendlove & Steve O'Connor

AGENDA ITEM IV-4

Request: Request for a **Zoning District Change & Zoning Map Amendment** from R-4 to R-4PRO for Lot 22, Block 4 of the Golden Rule Subdivision, located north an east of the intersection of Addison Ave and Jackson St. c/o Lynn Dunlap (app. 2840)

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: .143 (+/-) acres (50' x 125')
M. Lynn Dunlap P.O. Box 2754 Twin Falls, ID 83303 208.734-5885 Dunlaplaw1@yahoo.com	Current Zoning: R-4	Requested Zoning: R-4 PRO
	Comprehensive Plan: Neighborhood Commercial adjacent to Town Neighborhoods	Lot Count: 1 Lot; 22
	Existing Land Use: Illegal Parking Lot north of an existing professional office	Proposed Land Use: Parking lot for Office to the south
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: R-4, Residence	East: R-4, alley - Residence
	South: R-4 PRO; Addison Ave; professional office	West: R-4; Jackson St; Residence
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-5, 10-4-18, 10-11-1 thru 8	

Approval Process:

At the conclusion of this Public Hearing, the Planning Commissioners will be asked to make a recommendation on the requested zoning district change and zoning map amendment of the property. The recommendation will be automatically scheduled for a public hearing before the City Council for a decision on this request.

The City Council is asked to make a decision on the requested zoning district change and zoning map amendment of the property. If the request is approved an ordinance is later presented to the City Council for adoption. Upon adoption and publication of an Ordinance, the official maps are amended.

Budget Impact:

Approval of this request may have an impact the city budget upon utilization of the site for commercial development.

Regulatory Impact:

After a public hearing before the Planning and Zoning Commission with a recommendation, this request will be scheduled for a public hearing before the City Council for a decision. Approval of this request will allow development to occur in compliance with the amended zoning change and zoning map amendment.

History:

The subject lot is Lot 22 of the Golden Rule Subdivision, recorded in 1909. The R-4 zoning designation was set in 1981 when the current zones were established, and a Residential-Professional overlay was added in late 1980's.

County records show an appraisal for residence on the subject lot in 1960. Addresses of 122 Jackson St shows up in the Polk Directories from 1950 to 1988. On March 3, 1976 a rezone from residential to Residential-Professional occurred to allow the construction of a professional office on Lot 24 located at the northeast corner of Addison & Jackson St. In 1983 a Special Use Permit (#131) was granted for an expansion of the office, incorporating the lot north of the existing office, Lot 23. In the late 1980's the Jackson Street Addresses were dropped and the 415 Addison Address was used. The applicant purchased the property in 1998. It is not known when the parking lot on Lot 22 was developed.

Analysis:

This is a request for a Zoning District Change and Zoning Map Amendment to rezone one (1) property from R-4; Residential to R-4 with Professional Office overlay. The lot is .143(+/-) acres and is located just north of the Office building at 415 Addison Ave.

The applicant stated in the narrative that the rezone request stems from the fact the current use of the parcel is not in line with the City's zoning map. Despite parking lots being a prohibited use in the R-4 zone, the parcel acts as a parking lot for the office building to the south. Therefore, it is the applicant's desire to bring the land into compliance with city code.

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

The Comprehensive Plan indicates this corridor as appropriate for Neighborhood Commercial uses. There is no development plan associated with the request. Any future changes will require a full review by staff to determine the extent and nature of the changes. Any change shall comply with the purpose, uses and development standards of the Professional Office Overlay prior to development and/or approval.

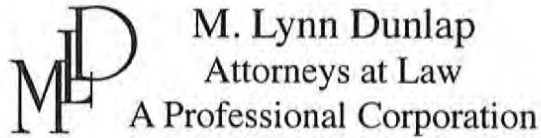
To make a positive recommendation, the Commission must determine that 1- the request is in conformance with the Comprehensive Plan and 2- the extent and nature of changing the zoning of this property to R-4 PRO would allow land development that would be compatible with and not detract from the surrounding area.

Conclusion:

The Commission is tasked with making a recommendation on this request; the recommendation will then be forwarded to the City Council for a final decision.

Attachments:

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



P.O. Box 2754
415 Addison Ave., Suite 1
Twin Falls, Idaho 83303-2754

December 21, 2016

City of Twin Falls
Community Development Services
P.O. Box 1907
324 Hansen Street E
Twin Falls, ID 83303

Re: Change of zoning request

P&Z members:

I am the owner of 415 Addison East and the parking lot directly north of that location. I recently had been advised that the parking lot is zoned R6, where as in reality it is a parking lot and should be part of the professional offices overlay R6.

My request is very simply too conform the existing city's zoning map to reality.

I anticipate no changes at this time will take place, and should any changes take place, your offices will be notified.

I would like an expeditious hearing on this matter so that we can simply make your records conform to the land.

Sincerely,

M. Lynn Dunlap

/as

RECEIVED

JAN 9 2017

CITY OF TWIN FALLS
PLANNING & ZONING

Telephone (208) 734-5885

Facsimile (208) 736-2074

RECEIVED

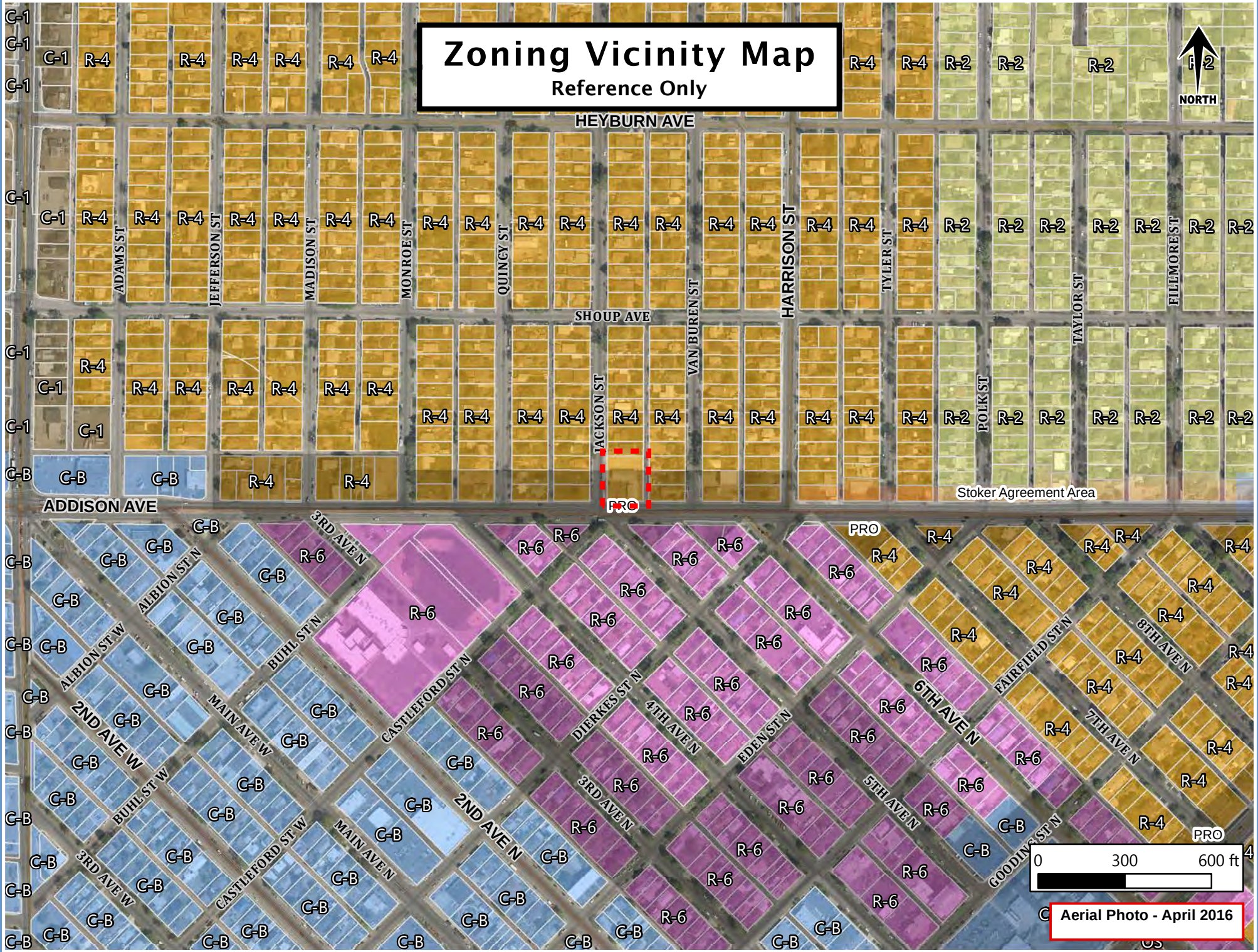
JAN 17 2017

CITY OF TWIN FALLS
PLANNING & ZONING

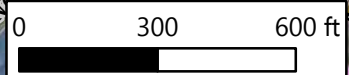
and Submittal

Zoning Vicinity Map

Reference Only



Stoker Agreement Area



Aerial Photo - April 2016

Aerial Map

Reference Only



QUINCY ST

JACKSON ST

VAN BUREN ST

ADDISON AVE

CASTLEFORD ST N

5TH AVENUE

4TH AVENUE

0

300

600 ft

Aerial Photo - April 2016

Future Land Use Map

Reference Only





Jackson St., Public Notice Sign



NW corner looking SE





Public Hearing: **TUESDAY FEBRUARY 28TH, 2017**

To: Planning and Zoning Commission

Presenter: Jonathan Spendlove, Senior Planner

Editor: Renee V Carraway-Johnson, Zoning Administrator

Authors: Jonathan Spendlove & Steve O'Connor

AGENDA ITEM IV-5

Request: Request for the Commission's recommendation for a **Zoning District Change & Zoning Map Amendment** from R-2 PRO PUD and R-1 VAR PUD to R-2 PRO ZDA for 7.74 (+/-) acres, a portion of the Eastpark PUD #213, to develop a planned commercial development consisting of retail and professional office uses for property located at the northwest corner of Cheney Drive and Madrona Street North. c/o EHM Engineers, Inc. on behalf of Andrew Jarvis (app.2841)

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: ~7.74+/- ac.
Andrew Jarvis 1411 Falls Ave E. Ste 1131 Twin Falls, ID 83301 208.308.6908 aztecjarvis@gmail.com	Current Zoning: R-2 PRO; allows residential and also professional by sup and R-1 VAR, S/F Residential only	Requested Zoning: R-2 PRO ZDA; to allow a planned retail & professional development
	Comprehensive Plan: Town Neighborhood and Mixed Use	Lot Count: 1 lot
	Existing Land Use: undeveloped	Proposed Land Use: planned development to include retail & professional uses
Representative:	Zoning Designations & Surrounding Land Use(s)	
Dave Thibault EHM Engineers, Inc. 621 N. College Rd., Ste 100 Twin Falls, ID 83301 208.734.4888 dthibault@ehminc.com	North: C-1 & R-4 PRO-Eastpark PUD #213; Bridgeview Blvd & Madrona St N, Home Depot; Undeveloped/Agriculture	East: R-1 VAR -Eastpark PUD #213, Madrona St N; Undeveloped/Agriculture
	South: R-1 VAR-Stoneybrook PUD-C2303; Cheney Dr; residential neighborhood	West: R-2 PRO -Eastpark PUD #213, developing professional office complex in compliance with Eastpark PUD #213
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-3, 10-4-4, 10-4-5, 10-4-18, 10-6, 10-11-1 thru 8, 10-13, 10-14	

Approval Process:

As per Twin Falls City Code 10-6-1.4(E) Approval of a ZDA Sub-District:

The applicant is required to do a presentation to the Planning and Zoning Commission and the Public a preliminary review. The Commission and Public are allowed to give suggestions and ask questions of the applicant about the proposed project. A public hearing shall be held before the Commission for a

recommendation to the Council to amend the zoning district and the zoning map, amend with recommendations or deny the request.

Budget Impact:

Approval of this request may have a financial impact on the City budget as commercial development could bring in more revenue.

Regulatory Impact:

After a public hearing, a recommendation from the Planning and Zoning Commission for the requested change will allow the request to proceed to the City Council for a decision.

History:

The subject property is part of the Eastpark PUD #213, which was recorded in September 1998. That PUD originally encompassed eighty (80) acres. Various portions of the original PUD have been platted when development occurred. This property, Lot 1; Interstate Amusement Conveyance Plat, was recorded In November 2007. Recently, some development has occurred to the West with various Professional and Medical Offices being constructed in compliance with the Eastpark PUD #213.

Analysis:

This is a request to rezone a 7.75 +/- acre portion of the Eastpark PUD #213 to allow for retail and professional development. The request is generated in part due to the southeast corner; 3 +/- acres, being zoned R-1 VAR under the Eastpark PUD #213 and the remaining 4.75 +/- acres zoned as R-2 PRO. These zoning designations only allow single-family homes and limited professional offices by sup.

The applicant is requesting a rezone from R-2 PRO PUD and R-1 VAR PUD to R-2 PRO ZDA for approximately 7.74 (+/-) acres (a portion of the Eastpark PUD #213) to develop a planned retail and professional office development for property located on the northwest corner of Cheney Drive and Madrona Street North.

Per City Code 10-6: Zoning Development Agreements:

Development of a ZDA shall conform to all sections of Title 10 unless specifically addressed within the written zoning development agreement and approved by the City. The agreement shall list ALL requested variations from standard code requirements. The council may add other requirements they deem appropriate.

The applicant shall provide a written zoning development agreement identifying land uses and development that are variations to minimum zoning code requirements. The agreement shall also include phasing and specific development criteria desired for this project. The Written Commitment may include, building heights-if greater than allowed by code, building materials, master landscaping plan, specific land uses-if not permitted by code, a lighting plan, parking plan, pathways, and other items.

The applicant shall also provide a color Master Development Plan that illustrates the phasing and specific development criteria as outlined in the commitment document.

The applicant has provided a draft of a written zoning development agreement and a master development plan. These plans indicate the underlying Zoning District to be R-2: Residential Low Density District with a PRO overlay. The Conceptual Development Plan indicates no planned residential use. The entire project is planned to be Retail &

Professional in nature. Furthermore, the Written Document proposes to move several uses from the Special Use classification to outright Permitted classification. Both the written Zoning Development Agreement and the Master Development Plan references these documents as “Eastpark Commercial Subdivision No. 3”. These documents are not part of a subdivision/plat but are the Zoning Documents for this planned development. Reference to subdivision to be removed from the titles. It would be appropriate to add a condition for a Master Landscaping, Lighting and Sign plan to be provided for this development prior to final approval.

Per City Code: 10-4-18 PRO, Professional Office Overlay:

Any use permitted in the underlying zone, in this case R-2 is the underlying zone, is also permitted in the PRO.

The currently codified PRO Office Overlay does not have any “Permitted” uses. Any professional uses require a Special Use Permit- no retail is permitted in the PRO Overlay. The applicant is requesting to include commercial/retail uses and professional uses within this R-2 PRO ZDA. The written zoning document has proposed specific commercial/retail and professional uses they wish to be allowed as outright Permitted within this planned development. Additionally, the applicant has listed other “Land Uses” which they request to be allowed via Special Use Permit on specific lots within the Master Development Plan. Except for Hobby and Toy Stores (allowed along Addison proper and BLB proper by sup ONLY), the applicants list of Special Uses is a departure from the current PRO Office Overlay land uses.

Per currently enacted Eastpark PUD (#213)

The current governing **Eastpark PUD (#213)** requires any non-residential use may be granted only by special use permit. The PUD also regulates building size, limiting all buildings to be one story, maximum 6,000 sf with an exception buildings within 350' of Locust St N may be ten thousand (10,000) sf per building.

The applicant is requesting a departure from the current PUD to allow a maximum size of ten thousand (10,000) sf per building on Lots 1, 2, 3, 4, and 5, as shown on the MDP, along Madrona and Bridgeview. All other buildings within the project may be a maximum of six thousand (6,000) sf per building.

Comprehensive Plan Assessment:

Twin Falls “Grow With Us” 2016 Comprehensive Plan identified this area as Mixed Use and Town Neighborhood. The applicants parcel is in a transitional zone of the Future Land Use map from Town Neighborhood on the south, to Mixed Use on the north. A transitional development from the residential zone (south) to the commercial zone (Home Depot to the north) would greatly benefit this area and will help mitigate the impacts of the major arterial; Highway Commercial designation along Pole Line Rd E. The applicant is requesting the possibility of a more commercially focused development with a quasi-residential scale and look. Staff believes the intent of the applicants requested development would be appropriate for this transitional area and furthers the goals of the City’s 2016 comprehensive plan.

Potential Impacts:

The applicant is proposing a more commercially/retail & professional permissive development than what the current governing PUD allows. Staff expects, due to this increase in commercial; retail and professional uses, an increase in vehicle trips to the area especially at full build out from the proposed uses of the development. Also expected are increased noise impacts due to the ancillary activity that comes with delivery of goods, wares, and supplies. Expected impacts will be more adverse on the residential neighborhoods to the east and south. However, the buildings that front Cheney Dr. and Madrona St. N, will act as a buffer to the internal activity of the development once built. The land to the northeast is as yet developed and Home Depot is directly north of Bridgeview Blvd.

Conclusion:

If the Commission determines the proposed request appropriate, you may recommend approval to the City Council, as presented, subject to the following conditions.

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to the written Zoning Development Agreement being modified as follows:
 - a. Modify Section (s) as follows: "Additional Land Uses upon Lots 2, 3, 4 and 5 (as shown on Master Development Plan), which require Special Use Permits:"
 - b. Remove all reference to "Eastpark Commercial Subdivision No. 3".
3. Subject to a Master Landscape Plan as per the Master Development Plan, submitted and approved by Staff prior to recordation of the ZDA.
4. Subject to a Master Lighting Plan submitted and approved by Staff prior to recordation of the ZDA.
5. Subject to a Master Sign Plan submitted and approved by staff prior to recordation of the ZDA.
6. Subject to the Master Development Plan removing all references to "Eastpark Commercial Subdivision No. 3".

Attachments:

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



October 20, 2016

City of Twin Falls
Attn: Renee Carraway-Johnson
P.O. Box 1907
324 Hansen Street E
Twin Falls, ID 83303

RE: Eastpark #3 Rezone Request

Dear Renee,

Please consider this a formal request to consider the proposed rezone of property located within Residential Single House District (R1-VAR) Zone. The subject property is currently an undeveloped lot between Cheney Drive and Bridgeview Boulevard, West of Madrona, and East of Locust in Twin Falls, Idaho 83301. Mr. Andrew Jarvis is the owner's representative for Pineford Falls, LLC, and intends to develop this property. He is applying for a Residential Professional Office Overlay District (R2-PRO) rezone of this property. The purpose of this request is to provide a zoning overlay that will allow the development and growth of this commercial business.

The parcel to the west of the subject property is R2-PRO PUD zone. The parcel to the north of the subject property is R4-PRO PUD zone and the parcel to the east of the subject property is R1-VAR PUD zone.

The subject property is currently an undeveloped lot. There is access to utilities. The plan for development of the subject property will include the construction and development of commercial and professional lots.

Thank you for your assistance in this matter. Do not hesitate to contact me with any questions regarding this application. Please notify me of the time and date for the scheduled hearing.

Sincerely,

David Thibault, P.E.
EHM Engineers, Inc.

Eastpark Commercial Subdivision No. 03, a
ZDA Written Commitment Document
Pursuant to All Parts of the Planning Exhibit

RECEIVED

JAN 27 2017

CITY OF TWIN FALLS
BUILDING DEPT.

This ZDA Development commitment Agreement is made and entered into this ____ day of _____, 2017, by and between the City of Twin Falls, State of Idaho, a municipal corporation, hereinafter called "City" and Pineford Falls L.L.C., hereinafter called "Developer" for the purpose of developing a commercial property as a Zoned Development Agreement (ZDA). The Legal description of the property is 7.74 Acres of a portion of Lot 1, INTERSTATE AMUSEMENT SUBD., a plat located in the northwest corner of Section 3, Township 10 South, Range 17 East, Boise Meridian in Twin Falls county Idaho. More specifically described in attached Exhibit A.

Development and Improvements shall conform to the standards and regulations of the Twin Falls City Code Title 10-Chapter 4-Section-18 for R-2 PRO, Professional Office Overlay and Chapter 6-Section -1, and all references to other sections herein, as amended, except for the following:

- (1) Permitted Land Uses:
 - A. Libraries
 - B. Finance and Investment Offices
 - C. Insurance and Related Offices
 - D. Real Estate and Related Offices
 - E. Doctor's Offices
 - F. Photography
 - G. Beauty and Barber
 - H. Professional Offices
- (2) Special Land Uses, which shall only be permitted upon Lots 2, 3, 4, and 5:
 - A. Construction Trade Office with Showrooms
 - B. Apparel and Accessories
 - C. Home Furnishings with onsite Storage allowed
 - D. Sporting Goods
 - E. Bakeries (retail)
 - F. Flower Shops
 - G. Hobbies and Toy Stores
- (3) Property Development Standards:
 - A. The area of R-2 PRO overlay between Cheney Drive and Bridgeview Boulevard, West of Madrona and East of Locust will be restricted such that all buildings will be constructed using residential style architecture and will have an architectural finish aesthetically pleasing.
 - B. All buildings in the development will be limited to single story construction.

C. Building design in this area will be regulated by an architectural control committee responsible for enforcement of the restrictive covenants for that area.

D. 6,000 square feet maximum building size along Cheney Drive and within the interior of the development which includes lots 6, 7, 8, 9, 10, and 11 as indicated on the Master Development Plan.

E. 10,000 square feet maximum building size along Madrona Street North and Bridgeview Boulevard which includes lots 1, 2, 3, 4, and 5 as indicated on the Master Development Plan.

F. No outside storage or ware yard storage of materials shall be permitted.

G. Landscaping for requirements for all lots shall require landscaping equal to ten percent (10%) of the total required parking area developed on a lot or three percent (3%) of the total land area, whichever is greater or as determined by the ZDA process.

If no development has occurred on the ZDA subject parcel within the time identified, the planning and zoning commission and city council may review the original ZDA development requirements and conceptual development plan to ensure their continued validity. If the city determines the concept is no longer valid, then:

- A. The city may initiate process to change the zoning classification, or
- B. New ZDA development requirements and/or a new conceptual development plan may be required to be approved prior to the city issuing a building permit for the any portion of the ZDA subject parcel.

Pineford Falls L.L.C.,
An Idaho Limited Liability

By: Andrew Jarvis

STATE OF IDAHO)
)ss
County of Twin Falls)

On the _____ day of _____, 2017, before me, a Notary Public in and for said County and State, personally appeared _____ personally known or identified to me to be the _____, the municipal corporation that executed the within and foregoing instrument and acknowledged to me that such municipal corporation executed the same.

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

Notary Public for Idaho

Residing in _____

Commission Expires _____

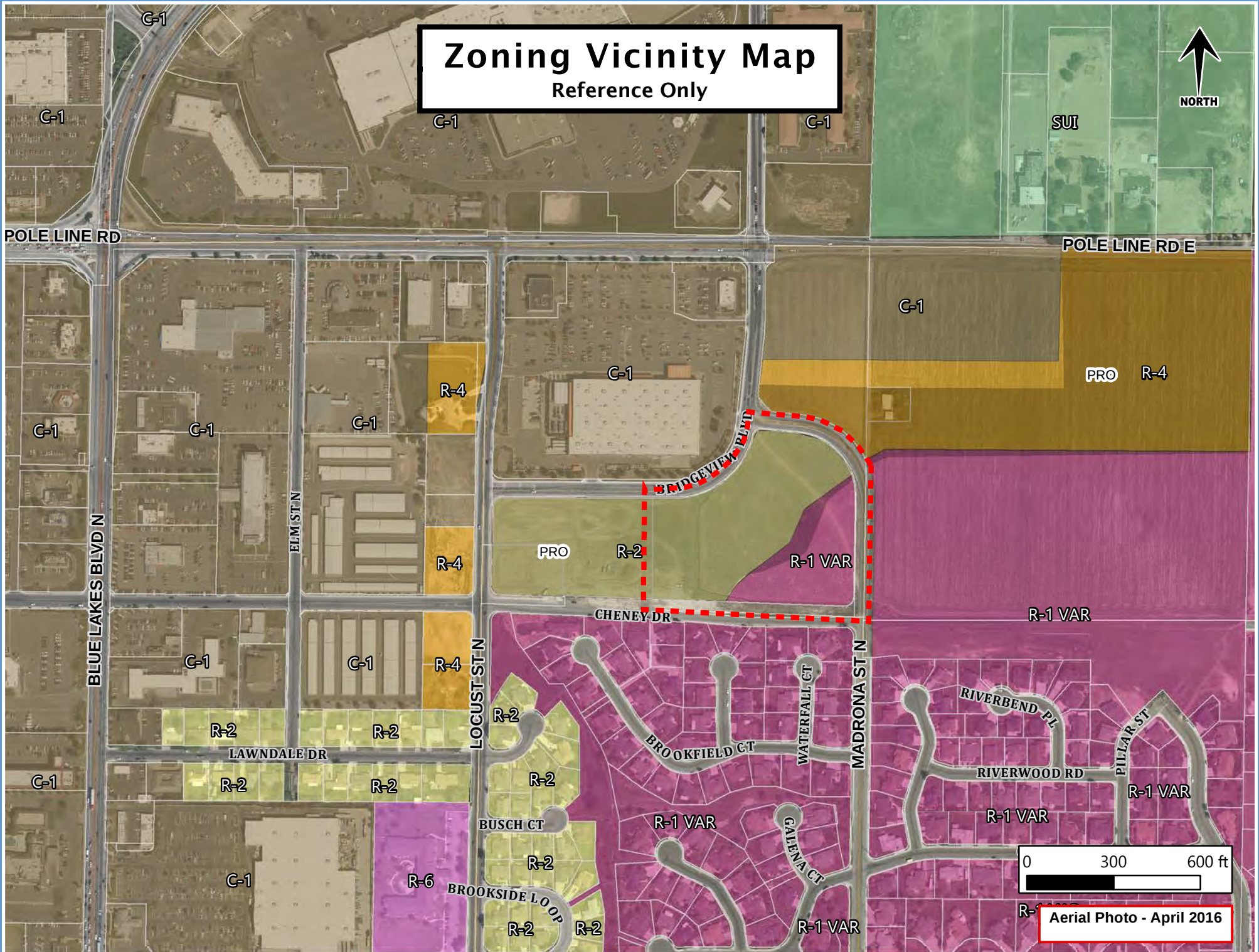
STATE OF IDAHO)
)ss
County of Twin Falls)

On this ____ day of _____, 2017, before me, a Notary Public in and for said State, personally appeared **Andrew Jarvis**, known or identified to me to be a partner of the general partnership of **Pineford Falls L.L.C.**, and the partner who subscribed said general partnerships name to the foregoing instrument and acknowledged to me that he executed the same in said general partnership name.

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

Zoning Vicinity Map

Reference Only



Aerial Map

Reference Only



BRIDGEVIEW BLVD

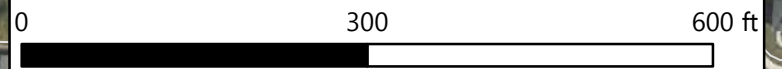
CHENEY DR

MADRONA ST N

BROOKFIELD CT

STONECREST CT

WATERFALL CT



Aerial Photo - April 2016

Future Land Use Map

Reference Only



POLE LINE RD

POLE LINE RD E

BLUE LAKES BLVD N

ELM ST N

LAWNDALE DR

LOCUST ST N

BUSCH CT

BROOKSIDE LOOP

BRIDGEVIEW BLVD

CHENEY DR

BROOKFIELD CT

WATERFALL CT

MADRONA ST N

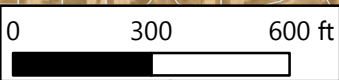
RIVERBEND PL

RIV

GALENA CT

 Mixed Use

 Town Neighborhood



Aerial Photo - April 2016



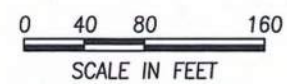
**EASTPARK PROFESSIONAL
SUBDIVISION NO. 3**
A Zoned Development Agreement
A Re-subdivision and Re-Numbering of Lot 1,
INTERSTATE AMUSEMENT SUBDIVISION
Located In
Gov't. Lot 3, Section 3
Township 10 South, Range 17 East, Boise Meridian
Twin Falls County, Idaho
2017



PERIMETER LANDSCAPING TREE/SHRUB COUNT
(LANDSCAPING ALONG BRIDGEVIEW BLVD., CHENEY DR.,
MADRONA STREET N.)

TREES	SHRUBS
22	58

RECEIVED
FEB 02 2017
CITY OF TWIN FALLS
PLANNING & ZONING



EHM Engineers, Inc.
Engineers / Surveyors / Planners
621 North College Road, Suite 100 Twin Falls, Idaho 83401
P (208) 734-4888 Fax (208) 734-4609 web ehminc.com

MASTER DEVELOPMENT PLAN
for
EASTPARK PROFESSIONAL SUBDIVISION NO. 3

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL
DIMENSIONS AND ELEVATIONS AS SHOWN
ON THIS SET AND NOTIFY THE ENGINEER
ANY DISCREPANCIES, OMISSIONS, OR
ERRORS OR OMISSIONS BEFORE
BEGINNING OR PROCEEDING ANY WORK

APPROVED	
DESIGN	
DATE	7/20/24
SCALE	AS SHOWN
SHEET NO.	239-16
SHEET	

EXHIBIT



Western
Homes

1411 Falls Ave E
Suite 1001

1411 Falls Ave E
Suite 1002





 **Rabo
AgrFinance**

116

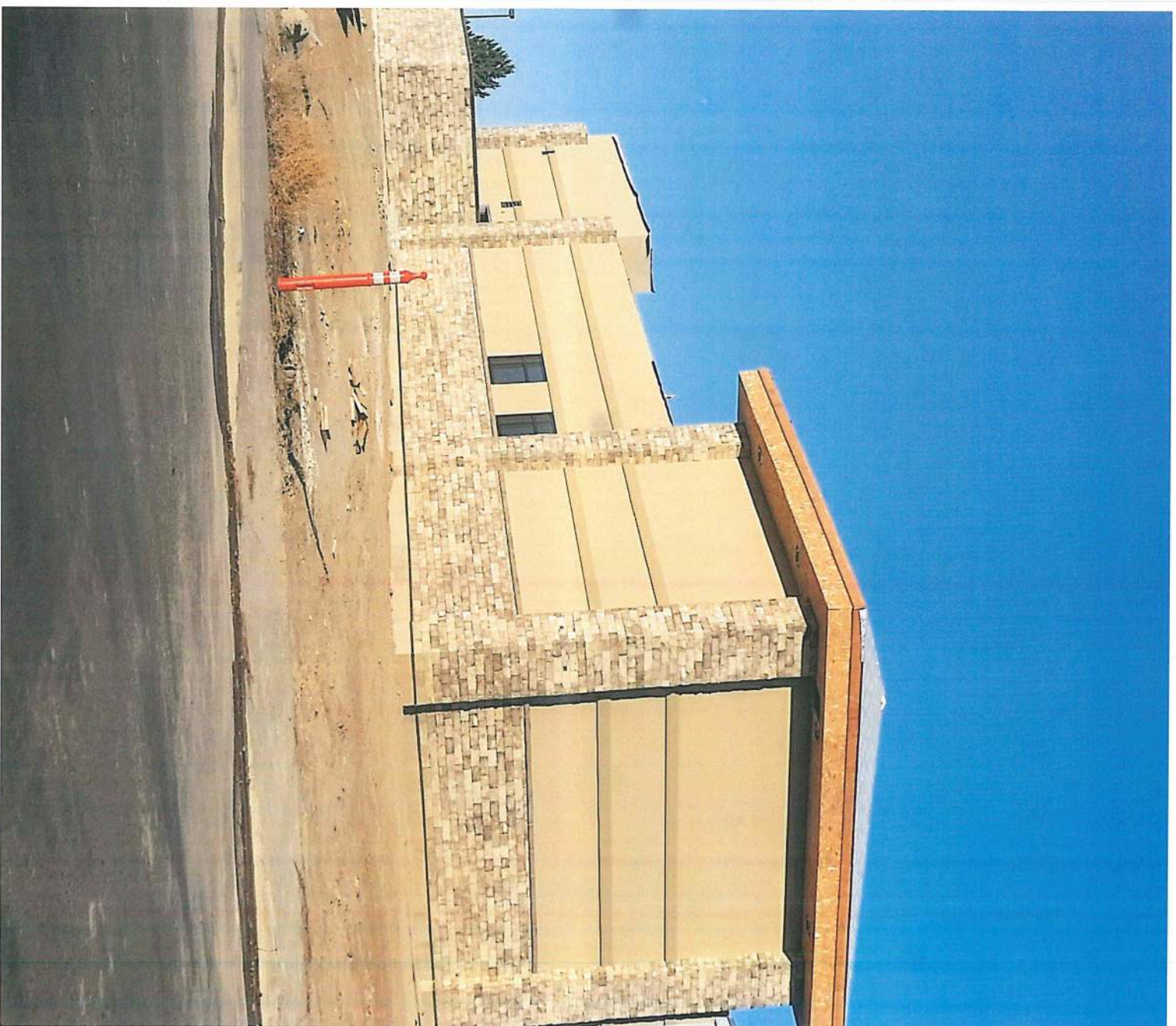




**GEM STATE
REALTY**

1411 Falls Ave E
Suite 1000 A













Cheney Dr W., Public Notice Sign



SW corner looking NE



SE corner looking NW



Cheney Dr. looking East



Cheney Dr. looking West



Public Hearing: **Tuesday, February 28th, 2017**
 To: Planning and Zoning Commission
 Presenter: Jonathan Spendlove, Senior Planner
 Editor: Renee V Carraway-Johnson, Zoning Administrator
 Authors: Jonathan Spendlove & Steve O'Connor

AGENDA ITEM IV-6

Request:

Request for the Commission's recommendation on the **Zoning Designation** for a request to Annex 1.3 (+/-) acres currently zone M-2 located at 305/307/309 Hankins Road South c/o Nolan Watte (app. 2842)

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: 1.268 (+/-) acres
Nolan Adam Watte 498 Fillmore St Twin Falls, ID 83301 208.731.7354 Nolanwatte@hotmail.com	Current Zoning: M-2, Heavy Manufacturing District	Requested Zoning: Annexation
	Comprehensive Plan: Industrial	Lot Count: 1 Parcel
	Existing Land Use: Automotive Repair by SUP (SUP not operational), Multi-Family	Proposed Land Use: No change to use
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: M-2 AOI, Gas Station/Truck Stop and C-Store	East: M-2 AOI, Commercial Businesses/Warehouse Shops
	South: M-2; Highland Ave East; Chobani Sewage Pre-treatment plant	West: M-2 AOI; Hankins Rd S; Residence with pasture
	Applicable Regulations: 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:

The property has been zoned M-2 at least as far back as the 1980's when the new zoning designations took effect. There are currently four structures on this parcel, a shop, a residential duplex, a single-family dwelling and a detached garage. County Records show a structure was constructed in 1920. This location is in the Area of Impact and the City does not have any building records on file for any other structures on this property. In April 2016, the Commission granted a Special Use Permit for an Auto Repair Business. During the building permit process it was discovered this property was receiving City Sewer Service. Since then the Applicant has been working with City Staff to make application for Annexation.

Analysis:

The request is to annex the 1.2 Acres under the current M-2 Zoning District. Currently the property is developed with multiple dwellings, a detached garage, and a commercial shop. Please see the attached maps for current and future zoning designations.

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.

Conclusion:

Should the Commission find the M-2 Zoning Designation appropriate, they should forward a positive recommendation to the City Council for the entire 1.268 (+/-) acre site.

Attachments:

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

Proposed annexation 305 Hankins Rd S Twin falls Idaho 83301
Nolan Watte

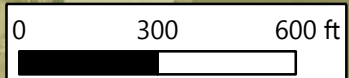
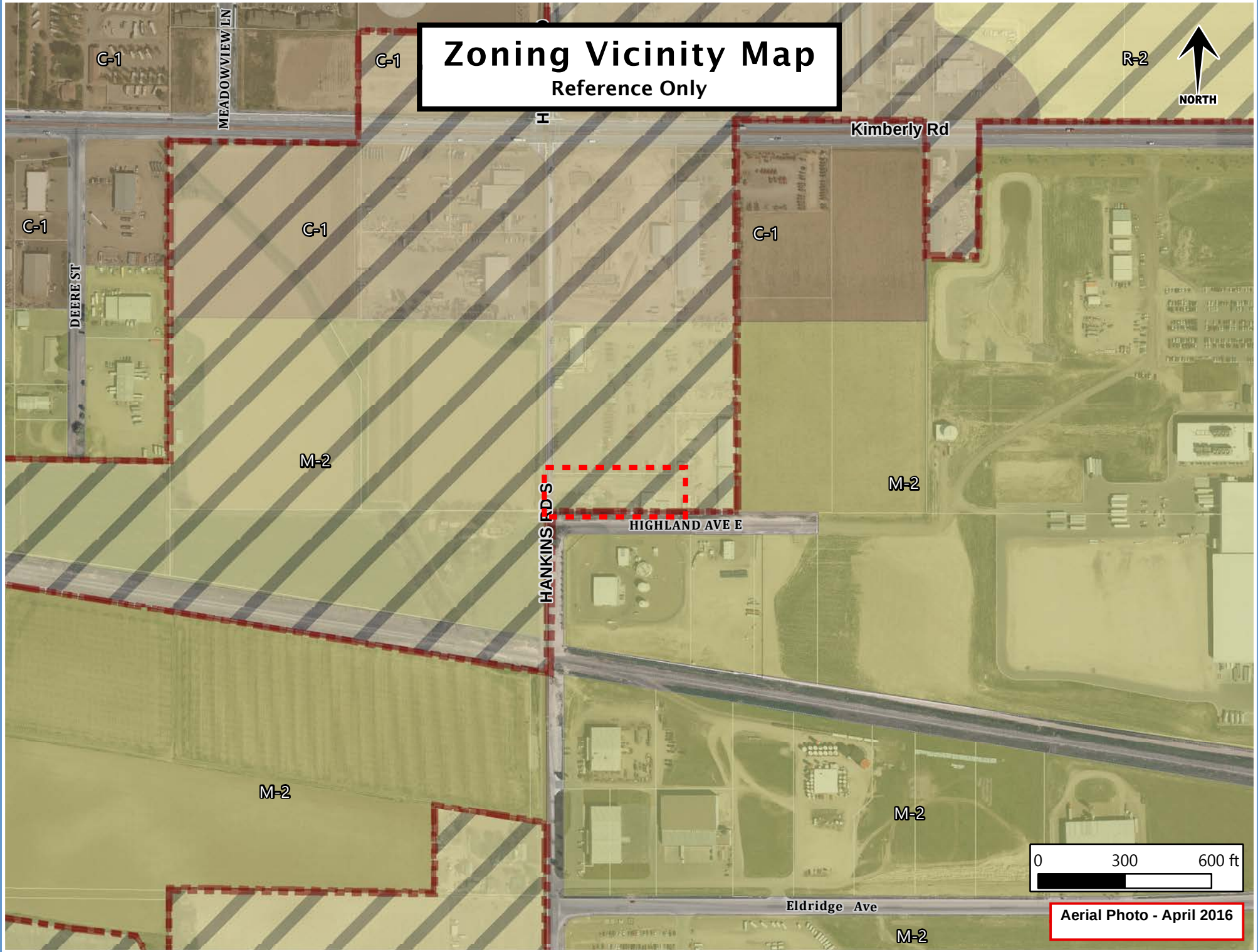
I am applying for this annex into city limits to have access to city services and to have a City of Twin Falls mail address to the multiple buildings I feel that this a necessary step for my property and my future endeavors at this location.

Nolan Watte 208-731-7354

 21/23/17

Zoning Vicinity Map

Reference Only



Aerial Photo - April 2016

Aerial Map

Reference Only



HANKINS RD S

3140 KIMBE

305 HANKIN

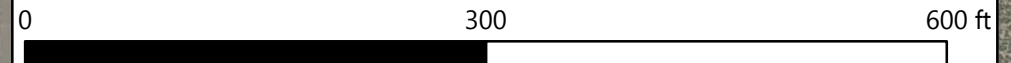
HIGHLAND AVE E

332 HANKIN

345 HANKIN

3080 HIGHL

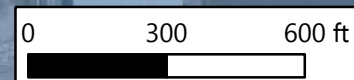
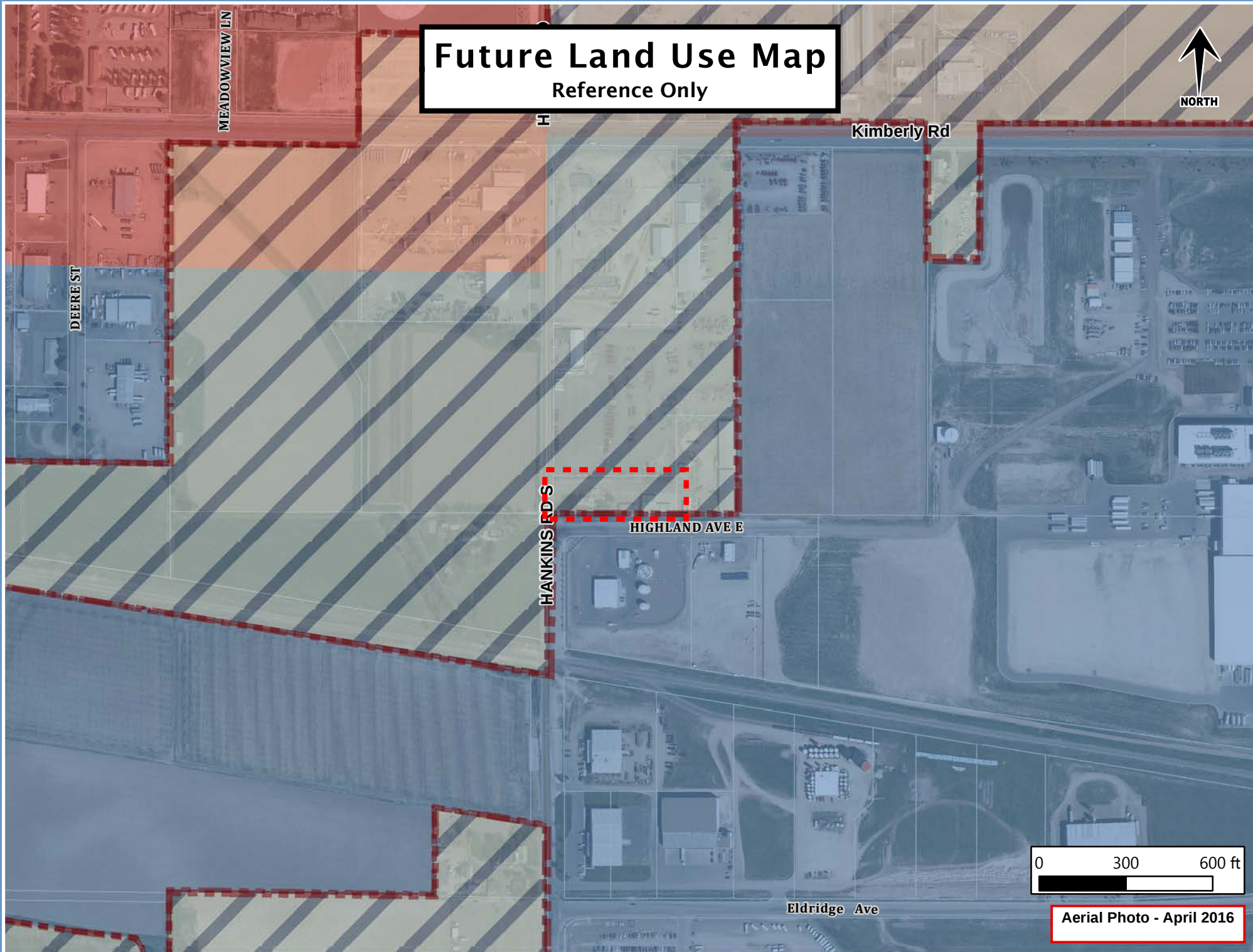
3130 HIGHL



Aerial Photo - April 2016

Future Land Use Map

Reference Only



Aerial Photo - April 2016



Hankins Rd. S Public Notice Sign



SW corner looking NE



Entrance off Hankins looking East



Middle of property looking South



Back of property looking West