NOTICE OF AGENDA
TWIN FALLS CITY PLANNING & ZONING COMMISSION
March 14, 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 Darren Hall Craig Hawkins Gerardo "Tato" Muñoz Ed Musser
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. Election of Officers
2. Approval of Minutes from the following meeting(s): **02-28-17 PH** **03-01-17 WS**
3. Approval of Findings of Fact and Conclusions of Law:
   - Orton (SUP 02-14-17)

III. ITEMS OF CONSIDERATION: None

IV. PUBLIC HEARINGS:
1. Request for a **Special Use Permit** to allow the operation of an Automotive Repair Business and including a Commercial Indoor Paintbooth on property located at 1920 Highland Avenue East c/o Jeremy Petersen/Petersen Brothers Construction, Inc. on behalf of Premier Automotive (app. 2843)
2. Request for a **Special Use Permit** to allow the operation of an Automobile Sales Dealership and including four (4) vehicle display pad sites on property located at 315 Addison Avenue West c/o Rolland Allen (app. 2844)
3. Request for a **Special Use Permit** to allow the operation of an Automobile Impound Facility on a portion of property located at 1215 Addison Avenue West in the Area of Impact. c/o Charles Legg (app. 2845)
4. Request for a **Special Use Permit** to allow a drive through ATM facility, to include 3 unmanned ATM's, in conjunction with a future financial institution on property located at 123 Cheney Drive West c/o Mike Hill on behalf of CapEd Credit Union (app. 2846)

V. GENERAL PUBLIC INPUT:

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

VII. UPCOMING PUBLIC MEETINGS: (held at the City Council Chamber unless otherwise posted)
1. Public Hearing-**March 28, 2017**
2. Work Session- **April 5, 2017-training session**

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
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

ATTENDANCE

CITY LIMIT MEMBERS		AREA OF IMPACT MEMBERS	
PRESENT	**ABSENT**	**PRESENT**	**ABSENT**
Dawson	Musser	Higley	Woods
Frank			
Grey			
Muñoz			
Reid			
Tatum			

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

DRAFT

I. CALL MEETING TO ORDER:

Chairman Frank called the meeting to order at 6:00 P.M. He then reviewed the public meeting procedures with the audience, confirmed there was a quorum present and introduced City 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**

Motion:

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

Unanimously Approved

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 AoI 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)

Applicant Presentation:

Scott Allen, JUB Engineers, Inc., representing the applicant stated they are here to request a zoning district change. He showed on the overhead the location of the property and explained the surrounding uses. This is an expansion of the muni storage business, however the buildings will be larger. There is no PI available and to meet the landscape requirements they would like to install xeriscape for the

development. This facility will be approximately 50' wide and will be either enclosed or open for people to store their boats and RV's. There will be outdoor open parking placed along the east end of the facility. They have addressed screening and security fencing, the property to the south is commercial the east property line abuts the lateral open space, and the north portion has the Jubilee House with open area. They would like to have enough material to provide flat surfacing for parking and retaining storm water above ground to avoid having to dig a large hole.

Staff Presentation:
Senior Planner Spendlove reviewed the request on the overhead and stated 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.

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).*

DRAFT

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 waved 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 storm water 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 storm water 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.

DRAFT

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.

Senior Planner Spendlove stated upon 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.

DRAFT

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.

PZ Questions/Comments:

- Commissioner Munoz asked for clarification about the fill, is there any other portions of the development that fall within the 100' of the Canyon Rim.
- Senior Planner Spendlove explained which portion of the development falls into the 100' setback from the canyon rim.
- Commissioner Grey asked about the storm water retention requirement.
- Senior Planner Spendlove explained storm water retention is required by code for any commercial development.
- Commissioner Higley asked for clarification between the canyon rim and the canyon rim overlay.
- Mr. Allen explained there is property owned by someone else between the property and the canyon rim. If someone had a canyon rim study of the property they could possibly build on it. According to the code the edge of their property does not meet the canyon rim definition but is still part of the Canyon Rim Overlay. The applicant owns the property all the way to the lateral and they plan to preserve that area because there is a lot of natural vegetation and provides a good buffer from the golf course. He has a liability to the canal company if he were to sluff off the property. Mr. Allen also clarified that he had City Engineer Glaeseman come out to help them determine where the rock creek canyon rim is located. This property is not part of the canyon rim however they were able to determine where development could safely occur near the lateral.

Public Hearing: Opened

- Ray Wiman, 975 Welch Lane, explained that the applicant has already done this and feels like they are just going through the process to have the City okay for what has been done. He doesn't believe that is the way the law is written nor should it be allowed. You don't rob a bank and then ask for a withdrawal. The other concern he has is for the women seeking help at the Jubilee House, they don't need the added traffic and stress this development will create.
- Floyd Miller, 1050 Welch Lane stated he owns the property across the street, he is very opposed to this because his property is residential. He also stated that muni storage has been operating like this for over a year and now the property in question has vehicles parked on it. You are supposed to ask permission first. He stated he feels they do it first and then ask the City for forgiveness because they know that the City is not going to tell them no when they have already made a large investment in their property. People should have to go through the process before they begin development.

Public Hearing: Closed

Closing Statement:

Mr. Olsen 485 Grandview Drive, he is using this area for a construction staging area so that he could complete the paving of the area on the original muni storage site.

Deliberations Followed:

- Commissioner Frank asked what can be built using this current zoning.
- Senior Planner Spendlove explained it is currently zoned residential.

DRAFT

- Commissioner Munoz he is just concerned with development along the open space but he also understands that this is in the canyon rim overlay not necessarily on the canyon rim.
- Commissioner Frank explained that the use for this property could easily be temporary; it could become homes eventually by removing the buildings. There could be other higher impact uses that go in the proposed zone however, a ZDA is very precise and outlines what is allowed.
- Commissioner Munoz explained that the ZDA is limiting to how the property develops.
- Commissioner Higley explained it is not uncommon to see mini storage near residential areas.

Motion:
Commissioner Tatum made a motion to recommend approval of the request, as presented, with staff recommendations. Commissioner Higley seconded the motion. All members present voted in favor of the motion.

Recommended Approval, As Presented, With 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 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.

Scheduled for City Council Public Hearing
March 27, 2017

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)

Applicant Presentation:
Ladeen Dane, the applicant, explained that she is make a request to rezone her property. The development that has occurred recently in this area has prompted this request. She has attorneys, Star Bucks and an O'Reilly near by.

Staff Presentation:
Senior Planner Spendlove reviewed the request on the overhead and stated 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

DRAFT

assigned at that time, or as areas were annexed. 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 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.

Senior Planner Spendlove stated upon 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.

PZ Questions/Comments:
- Commissioner Dawson asked what uses can be allowed in this zone without a special use permit process.
- Senior Planner Spendlove explained the land uses that could be possible under the RB zoning and reviewed the land development restrictions.

Public Hearing: Opened & Closed Without Comment

Deliberations: Without Concerns

Motion:
Commissioner Tatum made a motion to recommend approval of the request, as presented, with staff recommendations. Commissioner Grey seconded the motion. All members present voted in favor of the motion.

Recommended Approval, As Presented
Scheduled for City Council Public Hearing
March 27, 2017

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)

Applicant Presentation:
Lamar Orton, the applicant, stated this is an application for a Special Use Permit to allow a Botanical Garden at 821 & 867 Filer Avenue West in an R-2 Zoning District. He stated he and his wife have developed a private garden on their approximately 5.6 acre property. The garden is intended to demonstrate drought tolerant

DRAFT

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. Over there years they have people from all over the country and place from around the world visit the garden.

In an effort to allow the garden to continue to exist in the future, they 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 of operation 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 non-profit Botanical Garden will take place in three phases, if the special use permit is granted.

They have laid out a long range plan for the garden which may take several years to complete. He explained that they 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.

Phase II-The home at 821 Filer Avenue West 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 the 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. basement 480 sq. ft. garage.

Phase III-Their residence at 867 Filer Avenue West 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. with two storage sheds with a greenhouse located on the property.

Hours of Operation will be within the hours of 8:00am to 6:00pm 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 pm. The Christmas light hours are from 6:00pm to 10:00pm.

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 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.

They would like to have a free standing sign along the Filer Avenue 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 821 Filer Avenue West is converted to an office.

DRAFT

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 in glare, odors, fumes, vibrations or other negative impacts.

Such gardens are 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.

Staff Presentation:

Planner I O'Connor reviewed the request on the overhead and stated 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.

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.

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

DRAFT

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.

Planner I O'Connor stated upon conclusions 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 Drive showing a minimum of ten (10) spaces being installed per City Codes and Standards. Required when 821 is converted to office.
3. Subject to the events being limited to one (1) per month.

PZ Questions/Comments:

- Commissioner Grey asked about landscaping requirements along the corridor and curb gutter and sidewalk.
- Planner I O'Connor explained this is not designated, as a gateway arterial so landscaping is not required, the sidewalk, curb and gutter would be completed when the building permit comes through the process.

Public Hearing: Opened

- Anne Debolt, strongly supports this request and read into the record her letter that was submitted prior to the meeting and is filed with the record.
- Commissioner Frank explained that there were several letters of support submitted prior to the meeting and have been filed with the record.
- Carlos Ramos explained that he would like to thank the residence for the work they have done and having the botanical garden will help the community. He is in support of the request. His children love to visit the site at Christmas and can be a very educational site for future developments.
- Kathleen Harpor, 410 Grandview Drive North, the botanical garden has made their back yard very relaxing. The concern for the future is parking and there is not any sidewalk, curb and gutter install along Grandview Drive
- Lisa Detweiler, 189 Lincoln St stated she is here to support the request, because water is a precious resource and it would be a great way to educate the public on cold hardy and drought tolerant plants. They have done a tremendous job in cultivating this garden and demonstrates how attractive xeriscaping can be. As an operational public garden would be a benefit to the public. Green spaces are needed to enrich people's lives and cultural experiences. This is a wonderful garden.
- Randy Harper, 410 Grandview Drive North, he is not opposed and thinks the spring is the most beautiful time of the year. He had a record of survey pulled by a title company and is not sure that they can have parking on public right of way.
- Caroline Morris, Boise, Idaho is in support of this request and read into the record a letter that was submitted prior to the meeting and is filed with the record.
- Marie Fuller, 374 Grandview Drive North, she has no objection to the botanical garden and she only has a concern about the irrigation canal and parking.
- Commissioner Frank explained that the Commission has to review the request based on certain criteria and the irrigation canal is not part of the request.
- Rosalie Orton, explained it is important to have trails, gardens and open spaces in a community. Walking around the garden allows people to see several species of birds and plants.

DRAFT

- Jeff Ruprecht, 841 Rim View Lane East is in support of the request and wants to make sure that this will ensure that it remains a botanical garden into the future.

Public Hearing: Closed

Closing Statement:
Mr. Orton, explained that he is concerned about Grandview Drive North and they have had only one or two events with a dinner on the property and allowed people to tour which was approximately 90 people. He explained to everyone not to park in front of anyone's home and to park in front of the garden and then if necessary he would open the gates along Grandview for people to park. They hope never to have that many people again and they have planted plants over the area where the pipe runs to try and prevent people from parking on the irrigation ditch.

Deliberations Followed:
- Commissioner Grey stated he is excited about this request and drawing people to the botanical gardens. He has concerns about limiting the number of events.
- Zoning & Development Manager Carraway-Johnson explained that the applicant is comfortable with the condition and has explained that if there is a need for an event that my cause additional traffic he will make contact with the City. When the property at 821 Filer Avenue West comes through to be converted to an office the site improvements will be required.
- Commissioner Munoz explained this will be a great educational opportunity for developers and determining what can be planted in the area that pose minimal demand on water resources.
- Commissioner Frank explained that his spouse has removed some of his portions of the property to have this type of landscape and it has been a really nice change. He thinks this meets the code requirements for approving a special use permit.
- Commissioner Munoz explained that he agrees.

Motion:
Commissioner Tatum 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 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 Drive showing a minimum of ten (10) spaces being installed per City Codes and Standards. Required when 821 is converted to office.
3. Subject to the events being limited to one (1) per month.

Chairman Frank paused the meeting for 5 minute break.

DRAFT

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)

Applicant Presentation:
Lynn Dunlap, the applicant, stated he purchased this property a while ago and was not aware of any zoning issued. The request is for the parking lot located north of the existing building be rezoned to R-4 PRO. This request should not have any impact on the surrounding area it will just clean up the zoning issues.

Staff Presentation:
Senior Planner Spendlove reviewed the request and stated 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.

Senior Planner I Spendlove stated upon 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.

PZ Questions/Comments:
- Commissioner Munoz asked about storm water retention.
- Senior Planner I Spendlove explained that this is reviewed however, it has not been the city's practice to change the retention when it's already impervious.

Public Hearing: Opened and Closed Without Comment

Deliberations Followed: Without Concerns

DRAFT

Motion:
Commissioner Tatum made a motion to recommend approval of the request, as presented, with staff recommendations. Commissioner Grey seconded the motion. All members present voted in favor of the motion.

Recommended Approval, As Presented
Scheduled for City Council Public Hearing
March 27, 2017

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)

Applicant Presentation:
David Thibault, EHM Engineers, Inc., representing the applicant stated they would like to rezone and existing piece of property that has two zones under a PUD. Because the PUD process has been replaced with the ZDA process in the code they would like to rezone the property using the ZDA process so that they can develop a retail/office development.

Staff Presentation:
Senior Planner Spendlove reviewed the request and stated 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.

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

DRAFT

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

DRAFT

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.

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.
Senior Planner Spendlove stated upon 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".

PZ Questions/Comments:

- Commissioner Frank asked about the improvements.
- Mr. Thibault explained that they will be platting the property in the future and as for phasing of the improvements, the intent is not to piece mill the project, because it is more cost effective to do it all at one time.

Public Hearing: Opened and Closed Without Comment

Deliberations Followed: Without Concerns

Motion:

DRAFT

Commissioner Tatum made a motion to recommend approval of the request, as presented, with staff recommendations. Commissioner Higley seconded the motion. All members present voted in favor of the motion.

Recommended Approval, As Presented, With 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".

Scheduled for City Council Public Hearing
April 3, 2017

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)

Application Presentation:
Nolan Watte, the applicant, stated he is here to make a request to annex a property that he owns. The business that is operating from this location would like to be absorbed into the City Limits so that they will have access to City services.

Staff Presentation:
Senior Planner Spendlove reviewed the request and stated 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.

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.

DRAFT

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.

Senior Planner Spendlove stated upon 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.

Public Hearing: Opened and Closed Without Comment

Deliberations Followed: Without Concerns

Motion:
Commissioner Tatum made a motion to recommend approval of the request, as presented, with staff recommendations. Commissioner Grey seconded the motion. All members present voted in favor of the motion.

Recommended Approval, As Presented
Scheduled for City Council Public Hearing
April 3, 2017

V. GENERAL PUBLIC INPUT: None

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

Zoning & Development Manager Carraway-Johnson thanked Commissioner Tatum for her being a member of the Planning & Zoning Commission. On Monday, March 6, 2017 the City Council will be presenting a Certification of Appreciation to Commissioner Tatum and Councilman Reid for their service on the Planning & Zoning Commission.

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:

Lisa A Strickland
Administrative Assistant
Planning & Zoning Department

DRAFT

MINUTES
PUBLIC MEETING/WORK SESSION
Twin Falls City Planning & Zoning Commission
March 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 Darren Hall Craig Hawkins Gerardo "Tato" Muñoz Ed Musser
Chairman **Vice-Chairman**
AREA OF IMPACT:
Ryan Higley Steve Woods

ATTENDANCE

CITY LIMIT MEMBERS		AREA OF IMPACT MEMBERS	
Present	Absent	Present	Absent
Dawson	Musser	Higley	Woods
Frank	Munoz		
Grey			
Hall			
Hawkins			

CITY STAFF: Carraway-Johnson, Humble, Spendlove, Strickland,Weeks

DRAFT

I. CALL MEETING TO ORDER:
Chairman Frank called the meeting to order at 12:00 P.M and introduced City Staff. He then introduce the two new Commission Members Darren Hall & Craig Hawkins.

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

1. Review proposed code amendment items update:
   a. In January 2017 we discussed landscape options. Our Code does not specify the ground cover for landscaped areas – the development staff does SUGGEST Xeriscape materials and plants in all cases. The Orton Botanical Garden could be a tremendous asset to the City and the developers/architects/landscapers of this valley. We heard LaMar volunteer to hold educational sessions on types of ground covers/materials that are drought tolerant.
      - Zoning & Development Manager Carraway-Johnson updated the Commission on the new members and explained the April 1st Work Session meeting will include training from Fritz.
      - City Council Update: HPC District were approved, the timeframe will not be an issue however that was one of the concerns from the City Council.
      - Last night was an interesting meeting and she would like to speak about the botanical garden. It deals with landscaping and xeriscaping for property to reduce water use without looking esthetics. Even on major collector and other development she would like to discuss the botanical garden. Lamar Orton has a tremendous amount of knowledge of xeriscaping and is a huge supporter of using these types of plants to use. She would like to have Mr. Orton provide some education to the Commission about the concepts of xeriscaping. The

landscaping code does not specify species or ground cover and it seems the common theme is grass.

- Commissioner Grey explained that he thinks grass in the medians, and asked if there is a way to declare what is acceptable in the right of way.
- Zoning & Development Manager Carraway-Johnson explained concerns were mentioned when the medians on Pole Line Road and Washington Street North were being designed but it was already planned with grass.
- Commissioner Frank asked if this discussion about landscaping could be made with ITD so that they can understand the concerns. This community is divided by many state roads and it would be nice for them to hear the concerns.
- Commissioner Hall stated that is grass that need very little water and seldom need mowing, maybe there should be some food for thought about the ornamental grasses and these types of grass also.
- Zoning & Development Manager Carraway-Johnson explained it might be that a list of plant.
- Commissioner Hall suggest the CSI and Dave Wright would be another contacts for this subject.
- Senior Planner Spendlove explained that the CSI code section 10-7-10 has grass and the section between the sidewalk and the curb.

2. Review of how the Commission feels our ZDA process is working?
   - Zoning & Development Manager Carraway-Johnson asked about the process for ZDA.
   - Commissioner Grey stated he thinks it is a much better process.
   - Commissioner Frank explained it is a contract and if someone wants to do something different they have to come back through the process. There is public input on every step.
   - Zoning & Development Manager Carraway-Johnson stated the ZDA has codified the process.

3. **Misc Definitions;** Nightclub/Dance club with or without alcohol—with or without food/restaurant, Health Club/Gym/Fitness Training Facility, teen hang-out, etc…
   - Senior Planner Spendlove explained what the current code definition is for indoor recreation and explained what the staff would like to do in order to delineate between a facility that is for recreational purposes verses a nightclub facility that provides for music, dance and possibly alcohol served for consumption on site.
   - Zoning & Development Manager Carraway-Johnson explained that the definitions are being provided so that a later discussion can take place as to when a Special Use Permit may be required and in what zone. She explained that this will move forward with the hours of operation code change once the Commission is ready to move forward.
   - Senior Planner Spendlove reported that he has asked Planner I O'Connor to review definitions and has begun review of these definitions in an effort to create terminology that is clear and makes it easier for staff to determine whether a Special Use Permit is required.
   - Commissioner Grey explained that there is a concern with even a facility that has cards, bowling, pool and serves alcohol and the impacts to the neighborhood.

DRAFT

- Senior Planner Spendlove clarified that the zoning code that requires a Special Use Permit for alcohol consumption on site within 300' of a residence would still apply. The information provided today would clarify what is or is not an indoor recreation facility; the zoning code would then regulate the use and whether they are serving alcohol within 300' for a residence. His understanding is that the Commission wanted definitions for uses so that they could then determine whether or not a Special Use Permit is required and in which zones the use would be allowed.
- Zoning & Development Manger Carraway-Johnson explained this is just the beginning of a long list of items staff is discussing and there are quite a few items that are not ready to bring forward to the Commission for discussion but once they are staff will review the proposal with the Commission.

III. GENERAL PUBLIC INPUT: None

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

1. Public Hearing – Tuesday, **March 14, 2017**

V. ADJOURN MEETING:

Chairman Frank adjourned the meeting at 1:06pm.

Lisa A Strickland
Administrative Assistant
Planning & Zoning Department

DRAFT

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.1421

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on February 28, 2017 to Lamar & Rosalie Orton whose address is 867 Filer Avenue West Twin Falls, ID 83301 for the purpose of operating a Botanical Garden on approximately 5.6(+/-) acres located at 821 & 867 Filer Avenue West and legally described as Twin Falls Orchalara Subd E 101.36' of N 160 of Tax #929 Lot 7 (8-10-17 SW) RPT4021000007EA and Twin Falls Orchalara Subd NW 153' x 250', Exc Tax #1356 of Lot 7 (8-10-17 SW) RPT4021000007CA

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.2839

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. Required when 821 is converted to office.
3. Subject to the events being limited to one (1) per month.

DRAFT

CHAIRMAN - TWIN FALLS CITY PLANNING & ZONING COMMISSION

DATE

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

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

cc: Building Inspection

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

In Re:	)	
	)	
Special Use Permit, Application,	)	FINDINGS OF FACT,
	)	
	)	CONCLUSIONS OF LAW,
Lamar & Rosalie Orton	)	
Applicant(s)	)	AND DECISION

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho on February 28, 2017 for public hearing pursuant to public notice as required by law for a Special Use Permit for the purpose of operating a Botanical Garden on approximately 5.6(+/-) acres located at 821 & 867 Filer Avenue West, and the Planning and Zoning Commission having heard testimony from interested parties being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has applied for a Special Use Permit for the purpose of operating a Botanical Garden on approximately 5.6(+/-) acres located at 821 & 867 Filer Avenue West

2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: February 9, 2017

3. The property in question is zoned R-2 & SUO (AoI) 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/Filer Avenue West; to the south, Residential; to the east; Residential; and to the west, Residential/Home Auto Repair Business/Grandview Drive North.

DRAFT

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 Botanical Garden on approximately 5.6(+/-) acres located at 821 & 867 Filer Avenue West is consistent with the purpose of the R-2 SUI (AoI) 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.

DRAFT

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 & SUI (AoI) 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 Botanical Garden on approximately 5.6(+/-) acres located at 821 & 867 Filer Avenue West should be granted, subject to all applicable requirements of the Zoning Ordinance, Adopted Standard Drawings and City code of the City of Twin Falls, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

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

DECISION

1. The application for a Special Use Permit for the purpose of operating a Botanical Garden on approximately 5.6(+/-) acres located at 821 & 867 Filer Avenue West is hereby granted, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

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

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

DRAFT

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 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. Required when 821 is converted to office.
3. Subject to the events being limited to one (1) per month.

APPLICATION #2839
SUP# 1421

DRAFT

Public Hearing: **Tuesday, March 14th, 2017**
To: Planning and Zoning Commission
Presenter: Steve O'Connor, Planner 1
Editor: Renee Carraway-Johnson, Zoning Administrator
Authors: Jonathan Spendlove & Steve O'Connor

AGENDA ITEM IV-1

Request: Request for a **Special Use Permit** to allow the operation of an Automotive Repair Business and including a Commercial Indoor Paint Booth on property located at 1920 Highland Avenue East c/o Jeremy Petersen/Petersen Brothers Construction, Inc. on behalf of Premier Automotive (app. 2843)

Time Estimate:

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

Background:

<table>
<tr><td>Applicant:</td><td>Status: Owner</td><td>Size: 1.25 (+/-) acres</td></tr>
<tr><td rowspan="3">Premier Automotive
1920 Highland Ave E.
Twin Falls, ID 83301
208.734.6303</td><td>Current Zoning: M-2</td><td>Requested Zoning: SUP for Auto Repair and an indoor commercial paint booth</td></tr>
<tr><td>Comprehensive Plan: Industrial/Flex</td><td>Lot Count: Petersen's own 6 parcels - 1 Lot is being proposed for auto repair/sup</td></tr>
<tr><td>Existing Land Use:</td><td>Proposed Land Use:</td></tr>
<tr><td>Representative:</td><td colspan="2">Zoning Designations & Surrounding Land Use(s)</td></tr>
<tr><td rowspan="3">Jeremy Petersen
Petersen Brothers Construction, Inc.
1920 Highland Ave E.
Twin Falls, ID 83301
208.734.6303
jeremy@pbcbuilds.com</td><td>North: Highland Ave E, M-2, Heavy Manufacturing District;</td><td>East: M-2, Heavy Manufacturing District</td></tr>
<tr><td>South: M-2, Heavy Manufacturing District</td><td>West: M-2, Heavy Manufacturing District</td></tr>
<tr><td colspan="2">Applicable Regulations: 10-1-4, 10-1-5, 10-4-10(B)11e, 10-7-18, 10-11-1 thru 8, 10-13</td></tr>
</table>

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 within fifteen (15) days from the date of action 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 not have a negligible impact on the City budget.

Regulatory Impact:

Approval of this request will allow the applicant to operate an Automotive Repair facility, with an Indoor Commercial Paint Booth, located at 1920 Highland Ave E.

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:

1920 Highland Ave E is the NW portion of Lot 7, Block 1 of the Highland View Tract, recorded in 1913. The zoning was likely set in 1981 when the current zones were established with Ordinance 2012. County parcel records go back to 1996, and 1920 Highland Ave E first appeared in the Polk Directories in 1978 as M&M Automotive. No history on the property until 2010 when a construction office was built within the warehouse.

Analysis:

This is a request for a Special Use permit to operate an Automotive Repair Business and including a Commercial Indoor Paint Booth on property located at 1920 Highland Avenue East. The building currently houses a portion of the Petersen Brother's Construction Company. A section of the building was reserved to provide space for automotive repair and service of their own fleet vehicles. The applicant also plans to provide service for other vehicles. This property is located on a parcel within the M-2 zone. The impacts of this request are not anticipated to increase to an unacceptable level beyond what is normal for the M-2 Zone. The applicant also indicated they would not be mixing paint on site.

Comprehensive Plan Compliance:

The 2016 Comprehensive Plan; "Grow With Us" designates this corridor as appropriate for "Industrial/Employment/Flex". This designation is described as supporting non-retail type employment, and adjacent to railyards. The appropriate land uses are, but not limited to, warehousing, general manufacturing, food processing and industrial/corporate campuses. Staff has determined the requested use is consistent with the Industrial/Employment/Flex designation.

Per City Code 10-4-10:

A Special Use Permit is required for Automobile and truck service and/or repair.

Per City Code 10-7-18:

Any interior commercial painting requires a Special Use Permit.

Per City Code 10-11-1 thru 8:

Required improvements include access, drainage and storm water. These required improvements have been, and will be, evaluated and all applicable code requirements will be enforced at the time of building permit submittal.

Possible Impacts:

The paint booth and auto repair and or service are not anticipated to cause adverse impacts to the surrounding properties due to the current zoning and surrounding land uses. Highland Ave E is heavily developed and zoned for manufacturing and thus supports this land use and operation.

The Commission should evaluate the request and its associated impacts to determine if conditions should be placed on this permit.

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 all dismantled vehicles, parts, and items associated with vehicle repair or painting, being located entirely within the building or behind a sight obscuring fenced area as approved by staff.

Attachments:

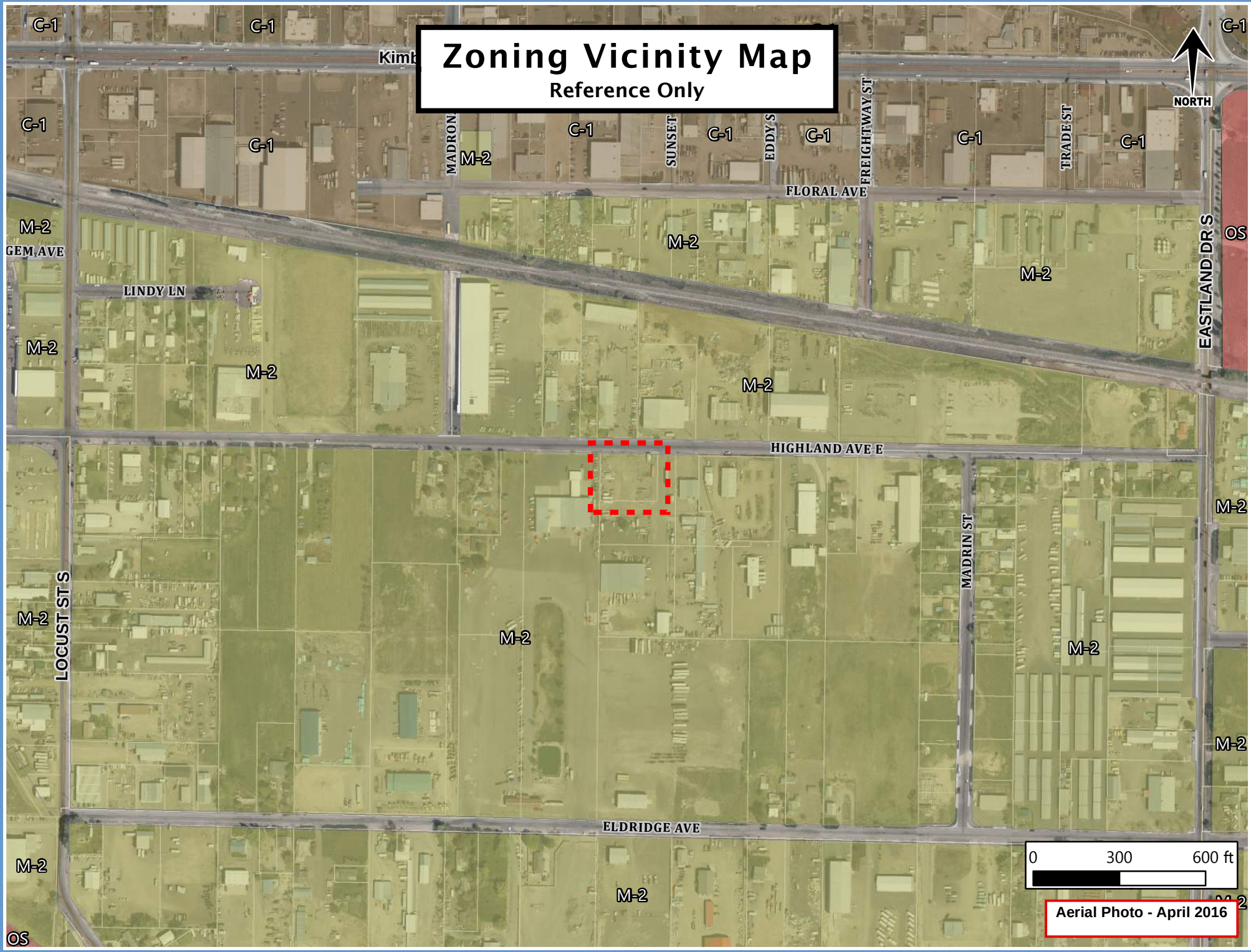
1. Letter of request
2. Zoning Vicinity Map
3. Aerial Photo Map
4. Applicant Submitted Site Plan
5. Applicant Submitted Elevations
6. Site Photos

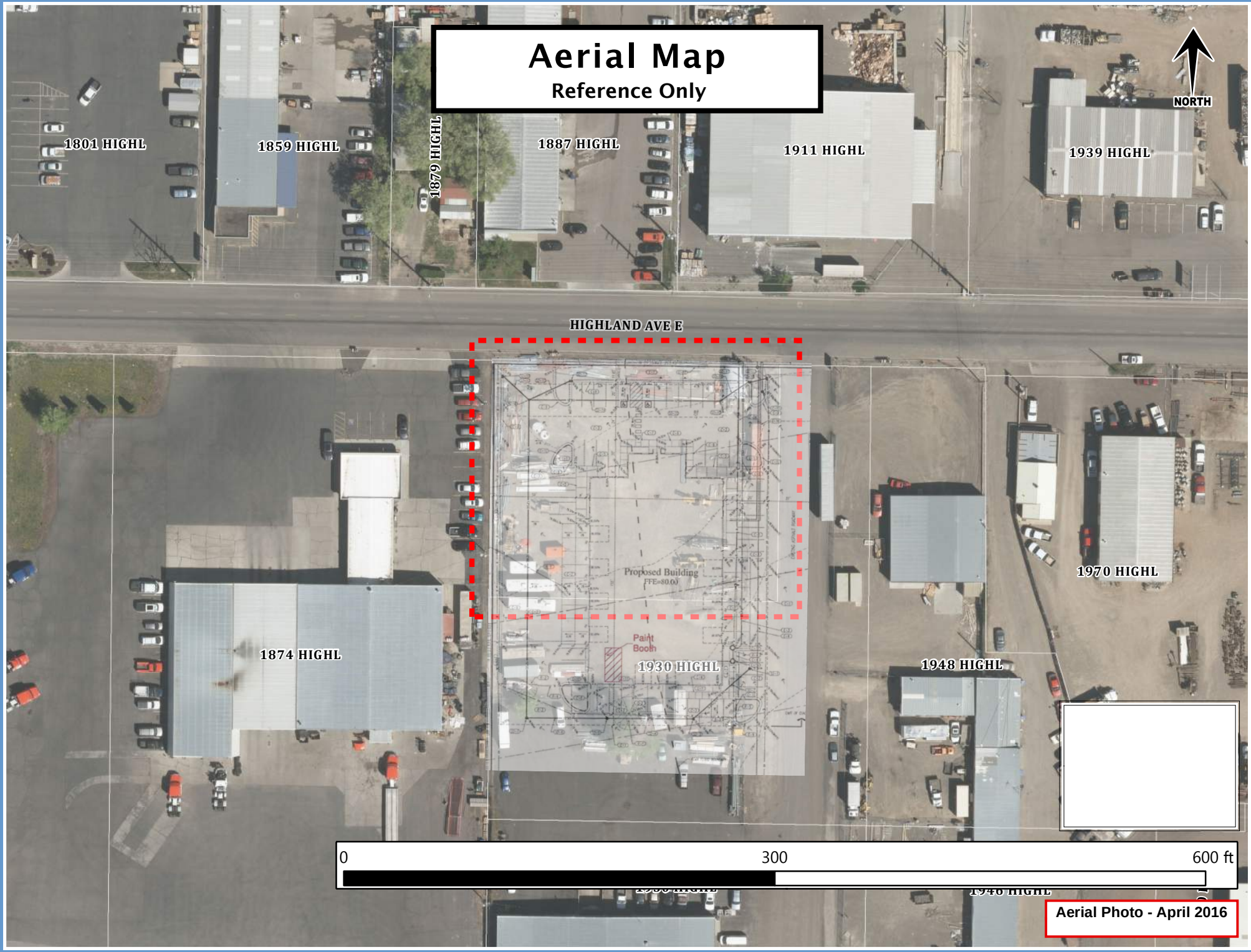
January 31, 2017

We are requesting a special use permit to install a Col-Met spray booth into the new facility located at 1920 Highland Avenue East. The spray booth will be used to re-finish and repair accessories, body panels, and related automotive parts. The hours of operation will be 8:00 A.M. to 5:00P.M. Monday through Friday, we are currently experiencing an average of 5 vehicles per day and anticipate 5-10 vehicles per day at the Highland location. We employ a total of 4 employees and have no direct intention of more hiring. The spray boot will not create any noise or glare as it will be inside the facility, it is also a new spray booth with the most current filtration system to date. It should not produce a noticeable increase in fumes in the area as it will not be in use on a daily basis, and having the newest filtration system available. We will also not be mixing paint at the facility. We will also be installing accessories and minor vehicle repairs in a divided portion of the facility. There will not be vehicles running inside the facility, and we will also have fenced parking behind the building for the vehicles.

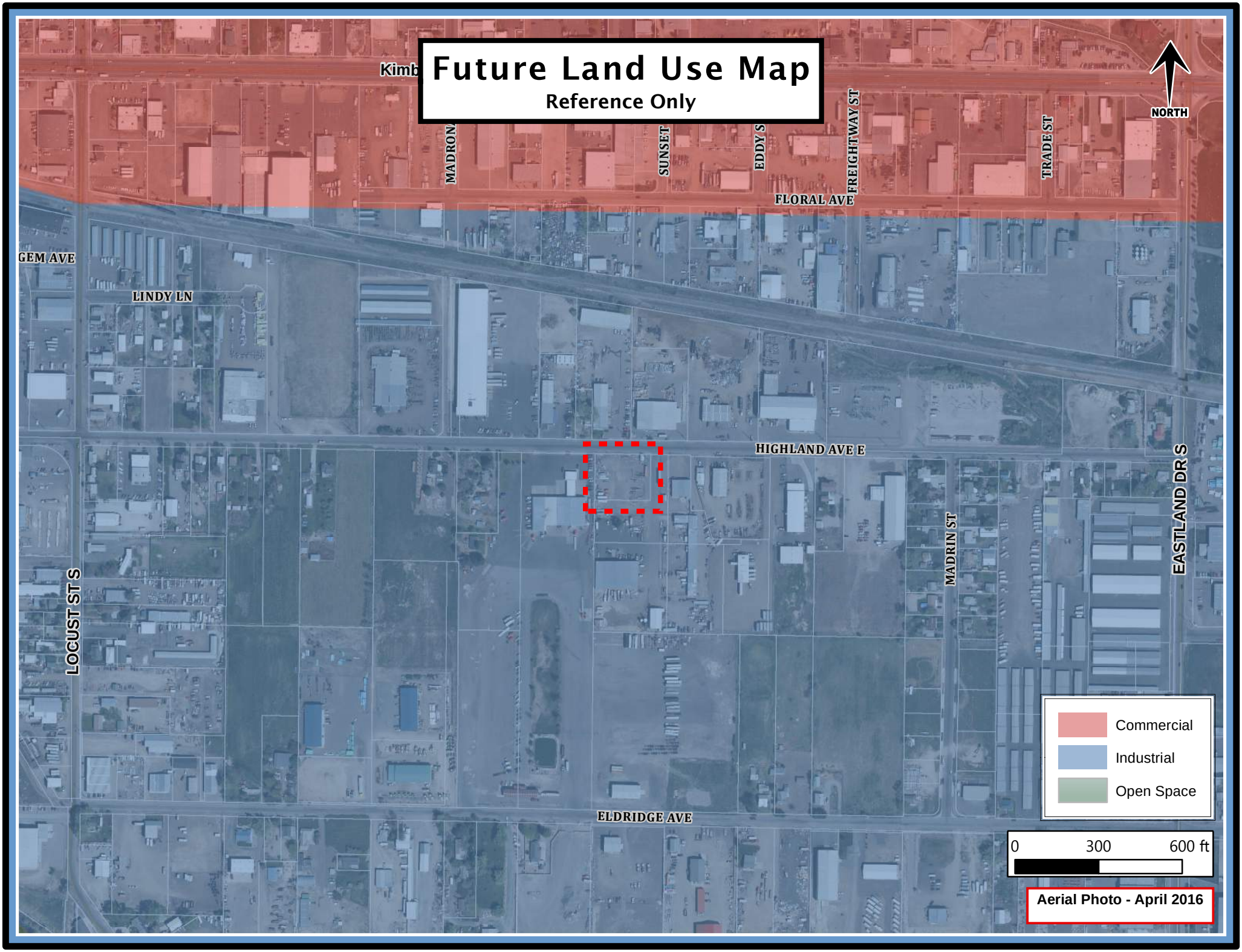
Kaylan Petersen

Jeremy Petersen


Zoning Vicinity Map
Reference Only
NORTH
C-1
M-2
OS
FLORAL AVE
HIGHLAND AVE E
ELDRIDGE AVE
LINDY LN
GEM AVE
LOCUST ST S
MADRIN ST
EASTLAND DR S
FREIGHTWAY ST
TRADE ST
SUNSET
EDDY S
0
300
600 ft
Aerial Photo - April 2016


Aerial Map
Reference Only
NORTH
1801 HIGHL
1859 HIGHL
1879 HIGHL
1887 HIGHL
1911 HIGHL
1939 HIGHL
HIGHLAND AVE E
Proposed Building
FFE=80.00
Paint Booth
1930 HIGHL
1874 HIGHL
1948 HIGHL
1970 HIGHL
0
300
600 ft
Aerial Photo - April 2016

HIGHLAND AVE E
M-2
2025 HIGHL
M-2
1930 HIGHL
M-2
1948 HIGHL
1970 HIGHL
M-2
M-2
2012 HIGHL
M-2
M-2
1874 HIGHL
M-2
1994 HIGHL
M-2
2032 HIGHL
1950 HIGHL
M-2
M-2
1946 HIGHL
M-2
1960 HIGHL
M-2
M-2
1925 ELDRI
M-2
1979 ELDRI
M-2
1989 ELDRI
M-2
2005 ELDRI


Future Land Use Map
Reference Only
NORTH
Kimb
MADRON
SUNSET
EDDY S
FREIGHTWAY ST
TRADE ST
FLORAL AVE
GEM AVE
LINDY LN
HIGHLAND AVE E
EASTLAND DR S
MADRIN ST
LOCUST ST S
ELDRIDGE AVE
Commercial
Industrial
Open Space
0
300
600 ft
Aerial Photo - April 2016

Key Notes:

(E-1) EXISTING CURB AND GUTTER – RETAIN AND PROTECT
(E-2) EXISTING DRIVEWAY APPROACH – RETAIN AND PROTECT
(E-3) EXISTING SEWER SERVICE – LOCATE, RETAIN AND PROTECT
(E-4) EXISTING WATER SERVICE – LOCATE, RETAIN AND PROTECT
(E-5) EXISTING DRIVEWAY – RETAIN AND PROTECT

(R-1) REMOVE EXISTING TREE AND ROOTS
(R-2) REMOVE EXISTING TREE AND ROOTS
(R-3) REMOVE EXISTING ASPHALT NORTH OF NEW CUT LINE
(R-4) REMOVE FENCE
(R-5) RELOCATE TELEPHONE RISER
(R-6) REMOVE EXISTING OH, POWER SERVICE DROP & SERVICE POLE

(C-1) SAW CUT EXISTING ASPHALT VERTICALLY FOR PATCH BACK AS SHOWN
(C-2) CONSTRUCT CONCRETE APRON PER DETAIL SHEET 2
(C-3) CONSTRUCT ASPHALT PAVING PER DETAIL SHEET 2
(C-4) CONSTRUCT 5' WIDE CONCRETE SIDEWALK FLUSH W/ ASPHALT PER DETAIL SHEET 2 (TYP.) PAVING BLOCKS AS SHOWN REQUIRED.
(C-5) CONSTRUCT 8' WIDE THICKENED EDGE SIDEWALK PER DETAIL SHEET 2
(C-6) CONSTRUCT 5' WIDE THICKENED EDGE SIDEWALK PER DETAIL SHEET 2
(C-7) CONSTRUCT HANDICAP RAMP PER DETAIL SHEET 2
(C-8) CONSTRUCT 6'x6'x4" THICK CONCRETE STOOP AS SHOWN
(C-9) CONSTRUCT CATCH TYPE CURB & GUTTER PER DETAIL SHEET 2
(C-10) CONSTRUCT MOUNTABLE TYPE CURB & GUTTER PER DETAIL SHEET 2
(C-11) CONSTRUCT 6"Ø STEEL FIRE BOLLARD – FILL W/ CONCRETE (TYPICAL)
(C-12) INSTALL 1 1/2" WATER METER PER CITY STD. DWG. W-1 – ASPHALT CUT AND PATCH BACK REQUIRED
(C-13) INSTALL 2" POLY WATER SERVICE LINE – SEE MECH FOR CONNECTION
(C-14) INSTALL 4" PVC SEWER SERVICE LINE S=-1.0% MIN. – SEE MECH FOR CONNECTION AND LOCATION – 20' MIND MIN. ASPHALT CUT AND PATCH BACK REQ'D. (SG SHOWN)
(C-15) INSTALL FIRE HYDRANT PER CITY STD. DWG. F-1 FLANGE EL=77.00 W/ 8"Ø GATE VALVE, ASPHALT CUT AND PATCH BACK REQ'D.
(C-16) INSTALL 6" FIRE SUPPRESSION LINE AS SHOWN (SEEPRV W/ MECH) W/ 6"Ø GATE VALVE, ASPHALT CUT AND PATCH BACK REQ'D.
(C-17) INSTALL GRAVITY SEWER MANHOLE
(C-18) CONST. CURB CUT APPROACH PER DETAIL SHEET 2
(C-19) SANITARY SEWER LIFT STATION VAULT REQUIRED. 24' VAULT x 6' DEEP. EXISTING.

(C-20) CONST. DITCH SWGN PER DETAIL SHEET 2 – RIM EL=78.00, INV.=76.00
(C-21) INSTALL 58 LF 12" SD – S=-0.50%
(C-22) CONST. DITCH SWGN PER DETAIL SHEET 2 – RIM EL=78.25, INV.=76.00
(C-23) INSTALL 89 LF 12" SD – S=-0.50%
(C-24) CONST. DITCH SWGN PER DETAIL SHEET 2 – RIM EL=79.00, INV.=75.75
(C-25) INSTALL 60 LF 12" SD – S=-0.50%
(C-26) CONST. DITCH SWGN PER DETAIL SHEET 2 – RIM EL=78.90, INV.=75.45
(C-27) INSTALL 237 LF 12" SD – S=-1.40%
(C-28) INSTALL STORM DRAIN MANHOLE PER DETAIL SHT. 2 RIM=78.20, INV.=72.00
(C-29) CONST. DITCH SWGN PER DETAIL SHEET 2 – LG EL=75.50, INV.=72.52
(C-30) INSTALL 26 LF 12" SD – S=-1.00%
(C-31) CONST. DITCH SWGN PER DETAIL SHEET 2 – LG EL=76.90, INV.=72.68
(C-32) INSTALL 24 LF 12" SD – S=-2.00%
(C-33) INSTALL 142 LF 12" SD PERFORATED – S=-0.00%
(C-34) INSTALL STORM DRAIN MANHOLE PER DETAIL SHT. 2 RIM=78.05, INV.=71.35
(C-35) INSTALL 25 LF 12" SD – S=-4.00%
(C-36) CONST. CATCH BASIN PER DETAIL SHEET 2 – LG EL=77.50, INV.=73.00
(C-37) INSTALL 10 LF 12" SD – S=-4.10%
(C-38) CONST. CATCH BASIN PER DETAIL SHEET 2 – LG EL=77.00, INV.=73.50
(C-39) CONST. 24'x130'x3' DEEP STORM DRAIN DRY-WELL PER DETAIL SHEET 2 INV. WEST=72.00, TOP SW=74.00, SE=77.00 (5,520CF NET REQ'D)

(L-1) LANDSCAPING – DESIGN AND PLAN BY OTHERS PER OWNER

Storm Drainage Calculations:

Note:
Drainage Runoff Factors: (A=1.6/12)(ROF)
Impervious Areas =0.90
Landscape Areas =0.25
Pre-Development =Commercial No Allowance
Dry Well Net Area=Volume 40%

Storm Drainage Retention for Area North of Construction Limit Line
Total Area Included in Calcs as Shown = 70,960sf (1.62ac.)

Impervious Area = 66,115sf 1.6/12*90.155*.90= 8,325cf
Landscape Area = 4,572sf 1.6/12* 4.572*.25= 153cf
Total 8,528CF

Storm Drainage to be Retained in 24'x130'x3' Deep Basin as Shown
8,528cf Retention Required, 8,736cf Provided

Design Data:

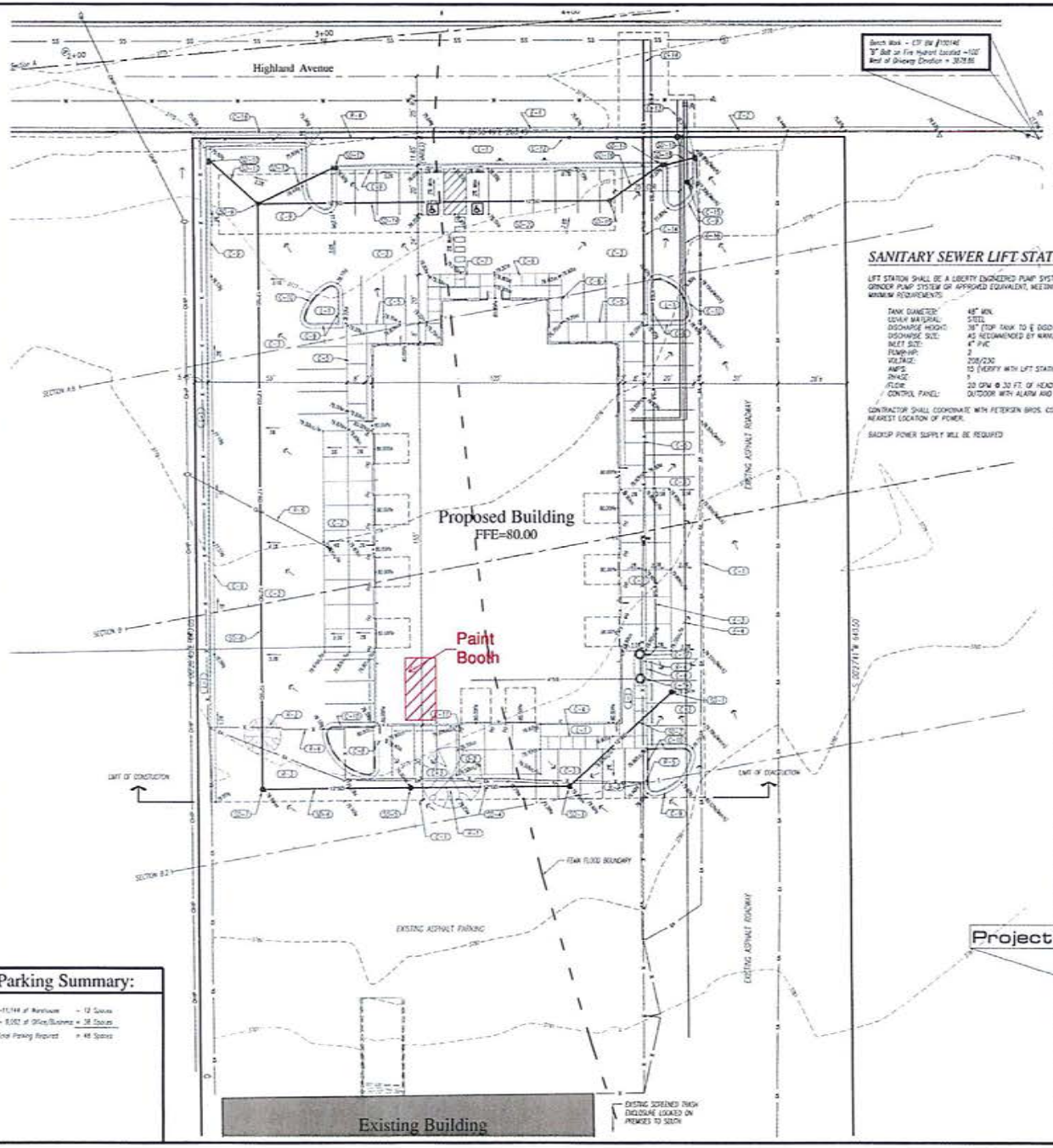
Owner/Developer: Petersen Bros. Const
% Jimmy Peterson
(208)734-4303

Engineer: EHM Engineers, Inc.
621 N. College Rd., Ste 100
Twin Falls, Id. 83301
(208)734-4888
David Thibault, P.E.

Site Area: 1.62 Acres Total
Zone: M-2
Existing Use: Vacant
Proposed Use: Industrial
Setbacks: Setbacks shall conform to City of Twin Falls Zoning and Subdivision Regulations Section 10-4-3.3(7) & 10-4-13.4

Parking Summary:

-11,744 sf Warehouse = 12 Spaces
- 5,092 sf Office/Business = 36 Spaces
Total Parking Required = 48 Spaces



LOCATED IN
A PORTION OF
SW¼NE¼, SECTION 22,
TOWNSHIP 10 SOUTH, RANGE 17 EAST,
BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO

SANITARY SEWER LIFT STATION SPECS:

LIFT STATION SHALL BE A LIBERTY ENGINEERED PUMP SYSTEMS (EPS) DUPLEX GRINDER PUMP SYSTEM OR APPROVED EQUIVALENT, MEETING THE FOLLOWING MINIMUM REQUIREMENTS:

TANK DIAMETER:	48" MIN.
LOCKER MATERIAL:	STEEL
DISCHARGE HEIGHT:	38" (TOP TANK TO ℄ DISCHARGE PIPE)
DISCHARGE SIZE:	AS RECOMMENDED BY MANUFACTURER
INLET SIZE:	4" PVC
PUMP HP:	2
VOLTAGE:	208/230
AMPS:	10 (VERIFY WITH LIFT STATION MANUFACTURER)
PHASE:	1
FLOW:	20 GPM @ 30 FT. OF HEAD
CONTROL PANEL:	OUTDOOR WITH ALARM AND STROBE

CONTRACTOR SHALL COORDINATE WITH PETERSEN BROS. CONSTRUCTION FOR THE NEAREST LOCATION OF POWER.

BACKUP POWER SUPPLY WILL BE REQUIRED

Legend

Property Boundary Line
Easement Line
Proposed Water Main & Size — w — 8"
Existing Water Main & Size — w — 8"
Proposed Sewer Main & Size — s — 8"
Existing Sewer Main & Size — s — 8"
Proposed Pressure Irrigation Main & Size — pi — 8"
Existing Pressure Irrigation Main & Size — pi — 8"
Proposed Storm Drain & Size — sd — 12"
Existing Storm Drain & Size — sd — 12"
Proposed Fire Hydrant
Existing Fire Hydrant
Proposed Manhole
Existing Manhole
Proposed Valve
Existing Valve
Proposed Catch Basin
Existing Catch Basin

Vicinity Map

EHM Engineers Inc.
Engineers / Surveyors / Planners
621 N. College Rd., Suite 100 Twin Falls, ID 83301 – (208)734-4888

Site Development Plan
for:
Petersen Brothers Construction
Twin Falls, Idaho

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.

5/24/16 TCM PER CITY
6/08/16 TCM PER CITY

14324
STATE OF IDAHO
DAVID L. THIBAULT

APPROVED	D. THIBAULT
DESIGN	T. MCBRIDE
DRAWN	T. MCBRIDE
DATE	FEB., 2016
SCALE	AS SHOWN
JOB NO.	501-15SitePlan

Sheet 1

A3-1

Laughlin Ricks Architecture
architecture/planning
935 Shoshone Street North * Twin Falls, Idaho 83301
(208) 736-8050 Fax: (208) 733-0950

A NEW FACILITY FOR:
PETERSEN BROTHERS CONSTRUCTION
HIGHLAND AVE E, TWIN FALLS, ID 83301
EXTERIOR ELEVATIONS

Highland Ave W., Public Notice Sign

Public Notice Sign

NW Corner looking SE

SW corner looking NE

West side of building

Public Hearing: **Tuesday, March 14th, 2017**
To: Planning and Zoning Commission
Presenter: Steve O'Connor, Planner I
Editor: Renee V. Carraway-Johnson, Zoning Administrator
Authors: Jonathan Spendlove & Steve O'Connor

AGENDA ITEM IV-2

Request:

Requests a Special Use Permit to allow the operation of an Automobile Sales Dealership and including four (4) vehicle display pad sites on property located at 315 Addison Avenue West c/o Rolland Allen (app. 2844)

Time Estimate:

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

Background:

Applicant:	**Status:** Lessee	**Size:** .34 (+/-) acres
Roland Allen 1140 Welch Ln Twin Falls, ID 83301 514.604.0557 Rollandallen@yahoo.com	**Current Zoning:** C-1, Commercial Highway District	**Requested Zoning:** SUP
	Comprehensive Plan: Mixed-Use	**Lot Count:** 1 Lot
	Existing Land Use: Vacant	**Proposed Land Use:** Auto Dealership with 4 display pad sites
Representative:	**Zoning Designations & Surrounding Land Use(s)**	
	North: Addison Ave W, C-1, Commercial Highway District	**East:** C-1, Commercial Highway District; Vacant
	South: C-1, Highway Commercial; Automotive Service	**West:** C-1, Commercial Highway District
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-8, 10-7-12, 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 if void.

If an applicant or interested party appeals the decision of the Commission with fifteen (15) days from the date of action 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 may have an impact on the City budget.

Regulatory Impact:

Approval of this request will allow the applicant to operate an auto sales dealership to be located at 315 Addison Avenue West.

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:

County Parcel records go back to 1996, and the current owner purchased the property in 2016. Aerial imagery has the property being utilized as far back as 1969, in various commercial activities. The property has been vacant for many years.

Analysis:

This is a request for a Special Use Permit to operate an auto sales dealership with up to four (4) display pad sites at 315 Addison Ave W. The property is zoned C-1 and for the last several years this lot has been vacant.

The C-1 zone requires a Special Use Permit to operate an automobile sales dealership and a Special Use Permit to allow vehicle display pad sites within the gateway arterial landscaping. The lot is 100' wide by 150' deep +/- and shows a single arterial ingress and a single arterial egress already built. Ingress/Egress signs should be posted.

The applicant is requesting to have up to four (4) vehicle display pad sites within the required gateway arterial landscaped area(s). The applicant wishes to display the vehicles on portable metal vehicle display ramps. The applicant has provided example pictures of a type of vehicle display ramp he hopes to use.

Staff has some concern if the commission grants up to four (4) display pad sites there will be no gateway landscaping. The code requires all parking & maneuvering areas to be hard surfaced. Each display pad site is classified as a parking area and shall be a minimum of a 9' x 20' hard surfaced area and shall be a minimum of fifteen (15') from the back of the sidewalk. The Commission may wish consider a lesser number of display pad sites if they grant this request.

The applicant feels that his business shall not create any impacts to the area, and staff does not anticipate any increase in impacts to the surrounding area, as the lot is surrounded by other dealership and or commercial businesses, as well as directly adjacent to Addison Ave W.

Comprehensive Plan Compliance:

The 2016 Comprehensive Plan; "Grow With Us" designates this corridor as appropriate for "Mixed-use". Mixed-use is described as serving local and regional commercial opportunities, being located at intersections of or along major arterials and is usually more pedestrian friendly than other use designations. Mixed use generally consists of but not limited to retail, office, restaurant, and higher density residential. Staff has determined the requested use is consistent with the mixed-use designation.

Per City Code 10-4-8:

A Special Use Permit is required for an Auto dealership

Per City Code 10-7-12:

Gateway Arterial Landscaping standards are required for Addison Ave West of a minimum of 30' behind the sidewalk.

Per City Code 10-11-1 thru 8:

Required improvements include access, parking and maneuvering areas, landscape and display pads subject to a SUP, lighting, sanitation facilities (trash enclosure), drainage and storm water, etc... These required improvements shall be evaluated and all applicable code requirements will be enforced at the time of building permit submittal.

Possible Impacts:

Staff does not anticipate an increase in detrimental impacts to the surrounding area.

The Commission should evaluate the request and its associated impacts to determine if conditions should be placed on this permit.

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 maximum of two (2) 9' x 20' hard surfaced vehicle display pad sites.

Attachments:

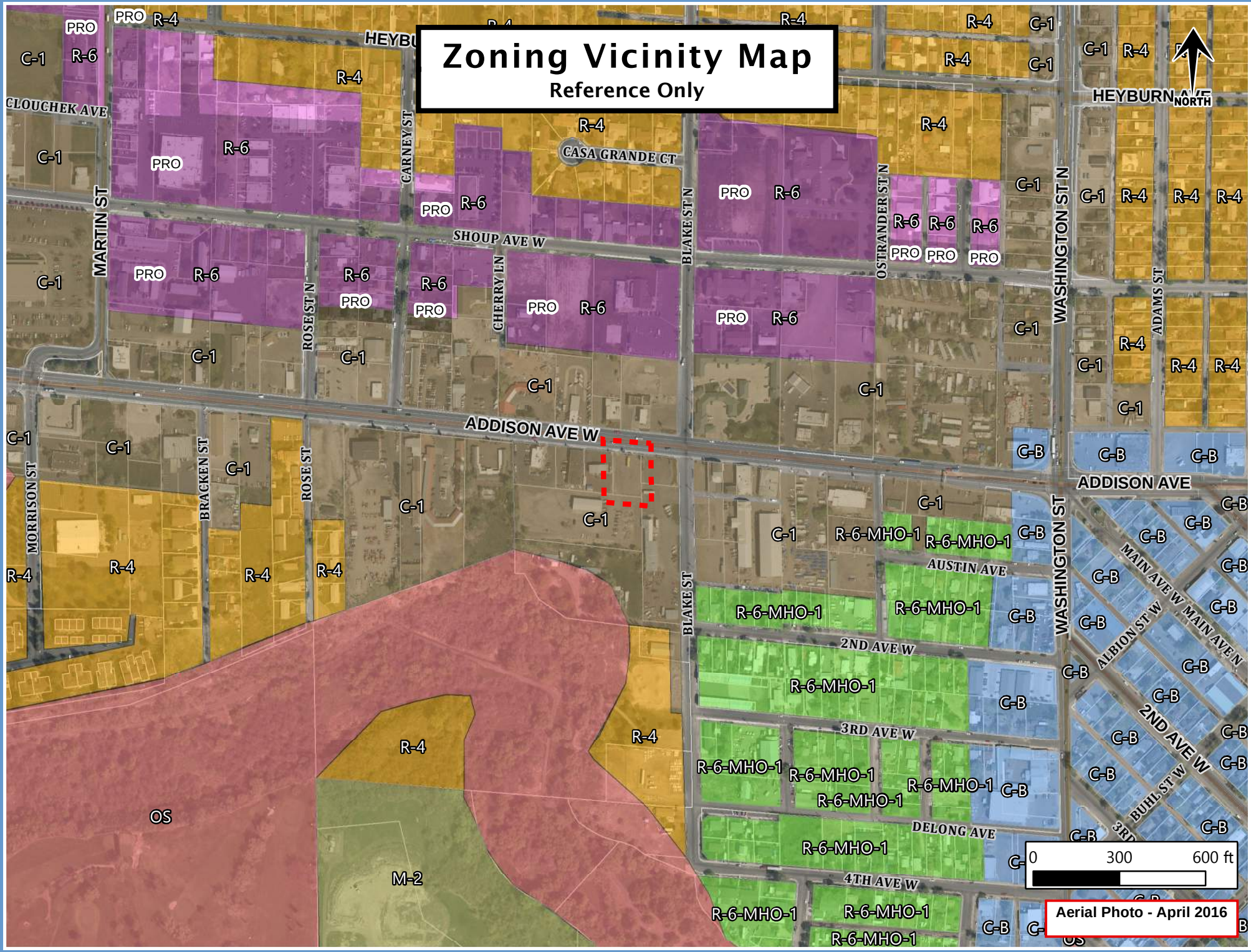
1. Letter of request
2. Zoning Vicinity Map
3. Aerial Photo Map
4. Future Land Use Map
5. Applicant Submitted Site Plan
6. Applicant Submitted Elevations
7. Site Photos

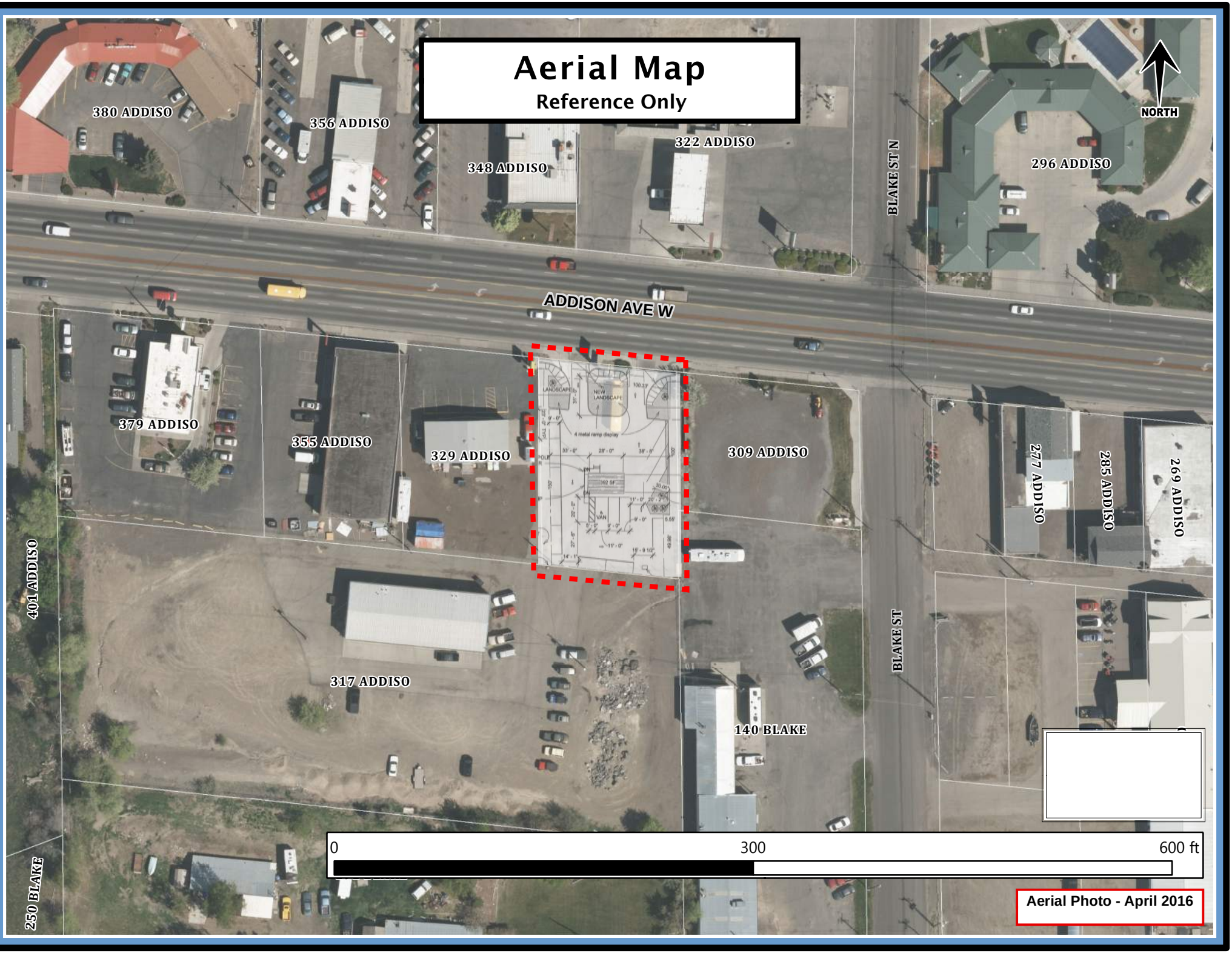
A. Sale used auto on lot.

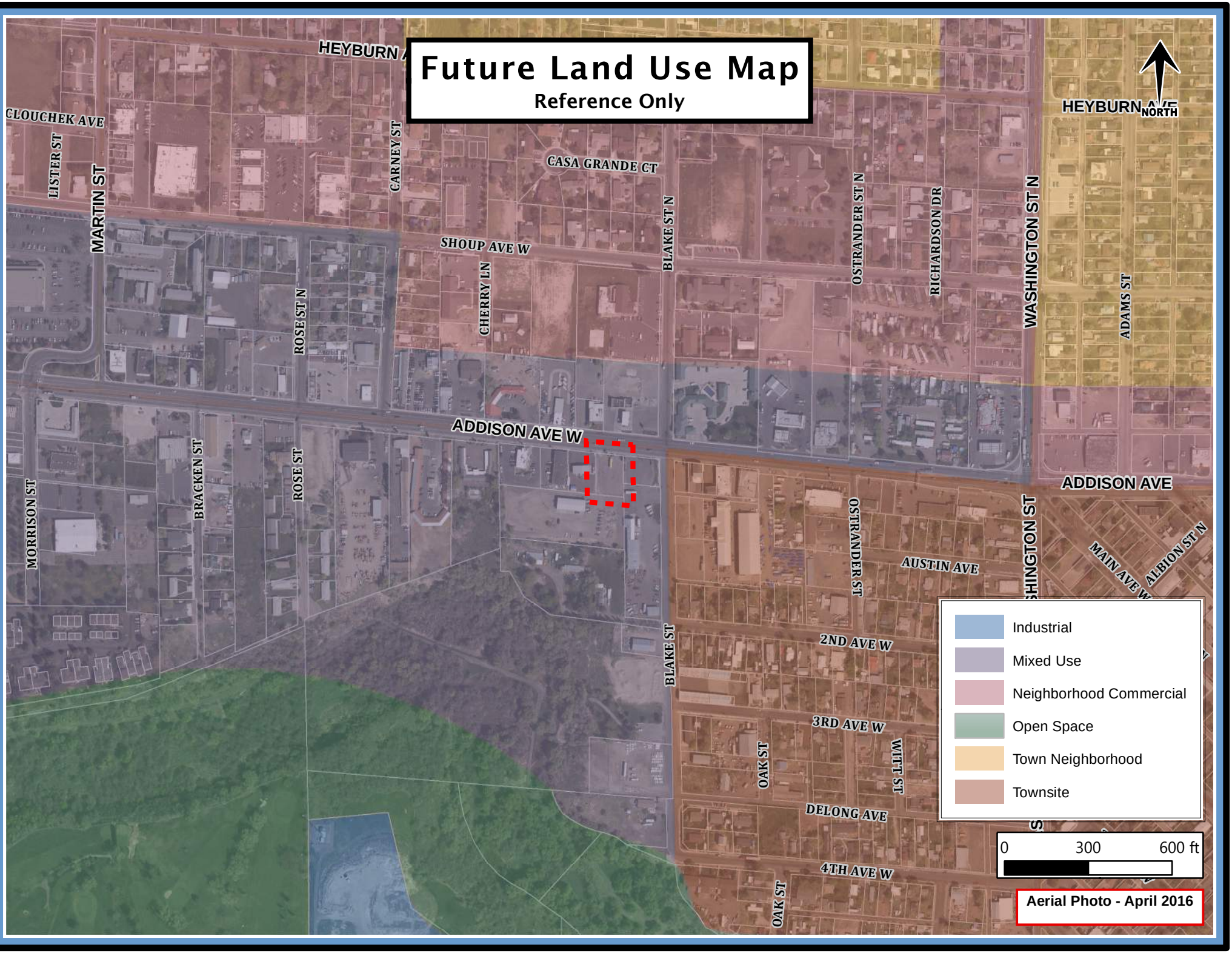
B. i: 9am To 5pm Monday Thur Saturday
ii: 3 To 7 car pr. day
iii: 2 employee - owners only

C. i: Talking To people
ii: out side Lights
iii: NA
iv: NA
v: Use is compatible with existing Bussiness in the area. Many other Car lots in the area.

THERE WILL BE 4 METAL CAR DISPLAY RAMPS IN THE LANDSCAPE AREAS ALONG ADDISON AVE W


Zoning Vicinity Map
Reference Only
NORTH
HEYBURN AVE
CLOUCHEK AVE
MARTIN ST
CARNEY ST
CASA GRANDE CT
SHOUP AVE W
ROSE ST N
CHERRY LN
BLAKE ST N
OSTRANDER ST N
WASHINGTON ST N
ADAMS ST
ADDISON AVE W
MORRISON ST
BRACKEN ST
ROSE ST
BLAKE ST
WASHINGTON ST
ADDISON AVE
AUSTIN AVE
2ND AVE W
3RD AVE W
DELONG AVE
4TH AVE W
MAIN AVE W
MAIN AVE N
ALBION ST W
BUHL ST W
PRO
R-4
R-6
C-1
C-B
R-6-MHO-1
OS
M-2
0
300
600 ft
Aerial Photo - April 2016


Aerial Map
Reference Only
NORTH
380 ADDISO
356 ADDISO
348 ADDISO
322 ADDISO
296 ADDISO
BLAKE ST N
ADDISON AVE W
379 ADDISO
355 ADDISO
329 ADDISO
309 ADDISO
277 ADDISO
285 ADDISO
269 ADDISO
401 ADDISO
317 ADDISO
BLAKE ST
140 BLAKE
250 BLAKE
0
300
600 ft
Aerial Photo - April 2016


Future Land Use Map
Reference Only
HEYBURN AVE
NORTH
CLOUCHEK AVE
LISTER ST
MARTIN ST
CARNEY ST
CASA GRANDE CT
BLAKE ST N
OSTRANDER ST N
RICHARDSON DR
WASHINGTON ST N
ADAMS ST
SHOUP AVE W
CHERRY LN
ROSE ST N
ADDISON AVE W
ADDISON AVE
MORRISON ST
BRACKEN ST
ROSE ST
OSTRANDER ST
AUSTIN AVE
MAIN AVE W
ALBION ST N
BLAKE ST
2ND AVE W
3RD AVE W
OAK ST
WITT ST
DELONG AVE
4TH AVE W
Industrial
Mixed Use
Neighborhood Commercial
Open Space
Town Neighborhood
Townsite
0
300
600 ft
Aerial Photo - April 2016

GATEWAY ARTERIAL LANDSCAPE:

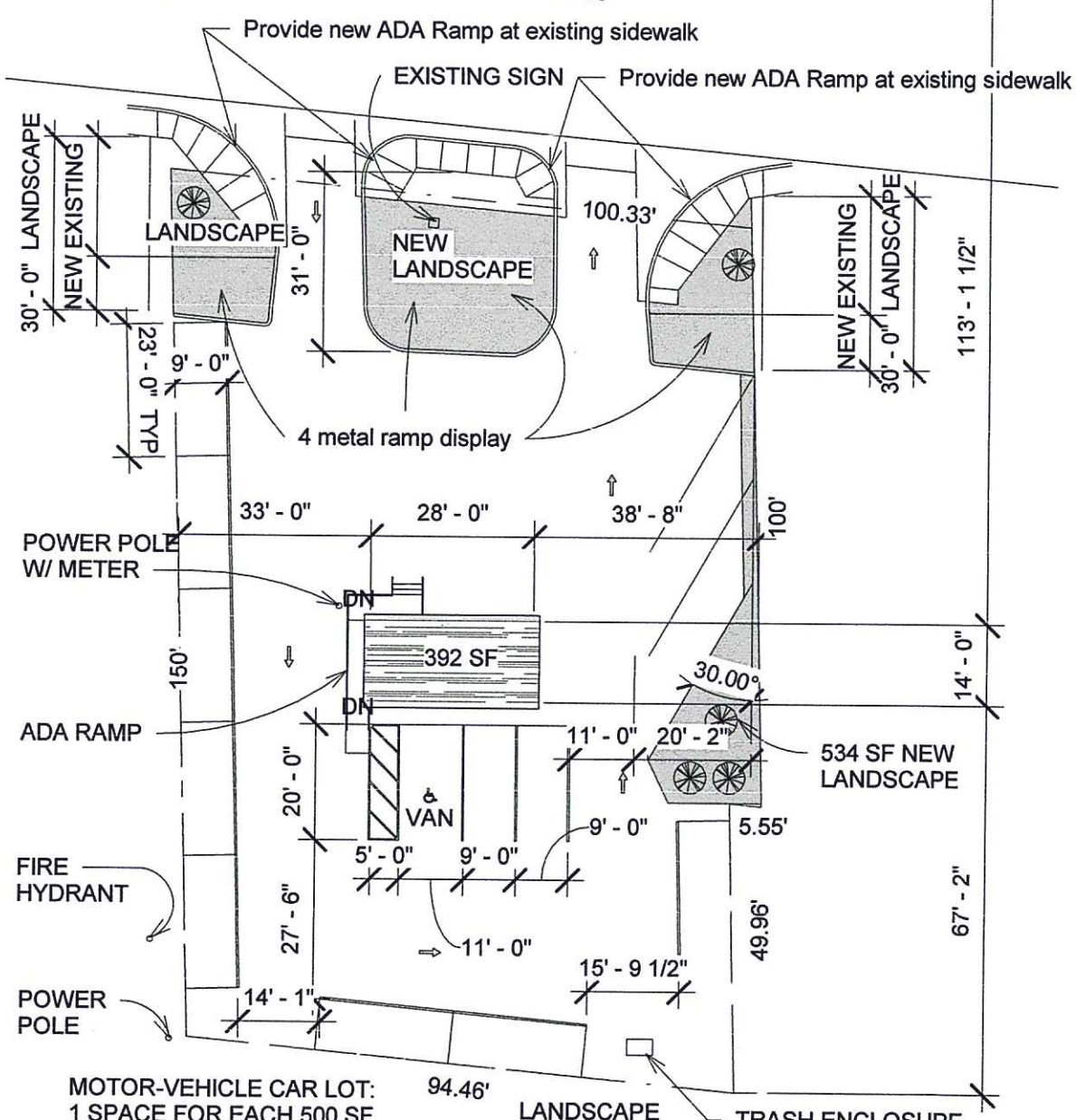
EXISTING 642 S.F.

NEW 943 S.F.

ADDISON AVE. W

ALLEN'S AUTO SALES
SHAWN ALLEN
208.569.2021

93'-0" SETBACK
FROM CENTERLINE



MOTOR-VEHICLE CAR LOT:
1 SPACE FOR EACH 500 SF
1 SPACE REQUIRED
3 SPACES PROVIDED
14 DISPLAY SPACES

LANDSCAPE
3% OF SITE
14,637 x .03 = 440 SF REQUIRED
534 SF PROVIDED

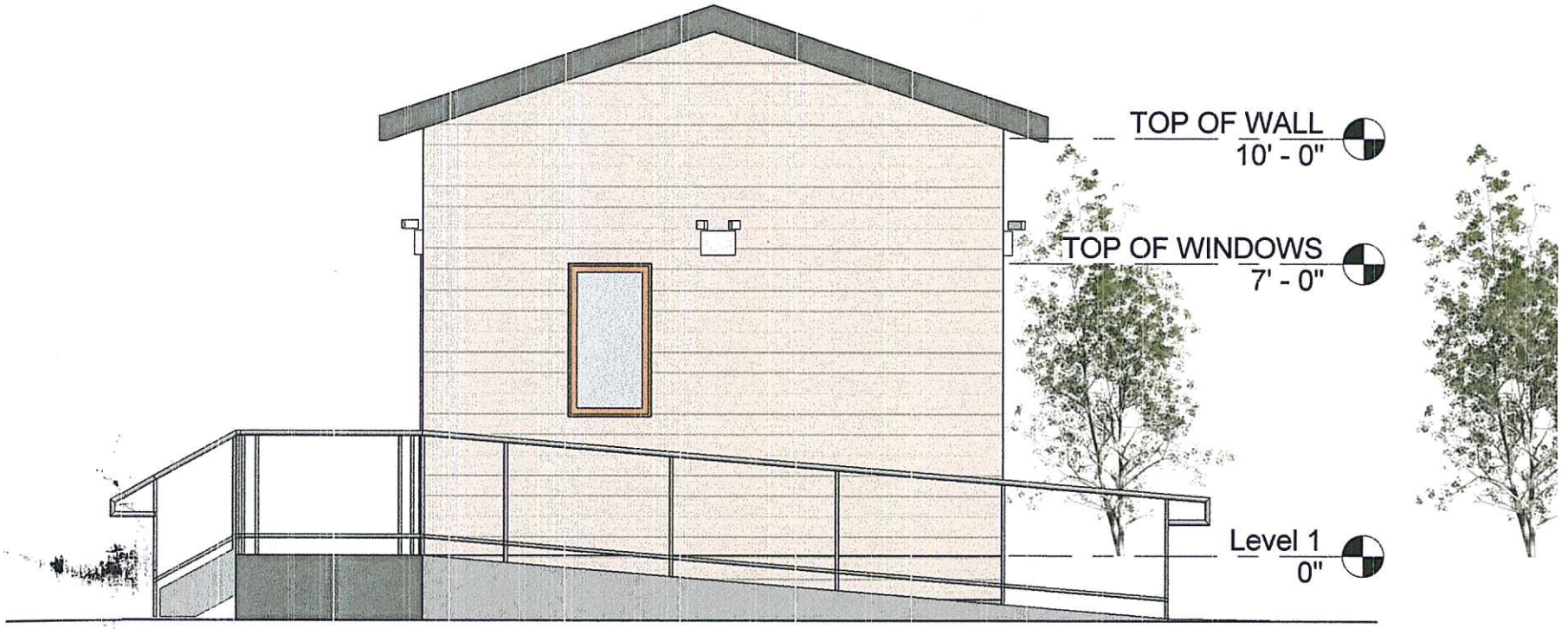
N

1 SPECIAL USE PERMIT SITE PLAN
1" = 30'-0"

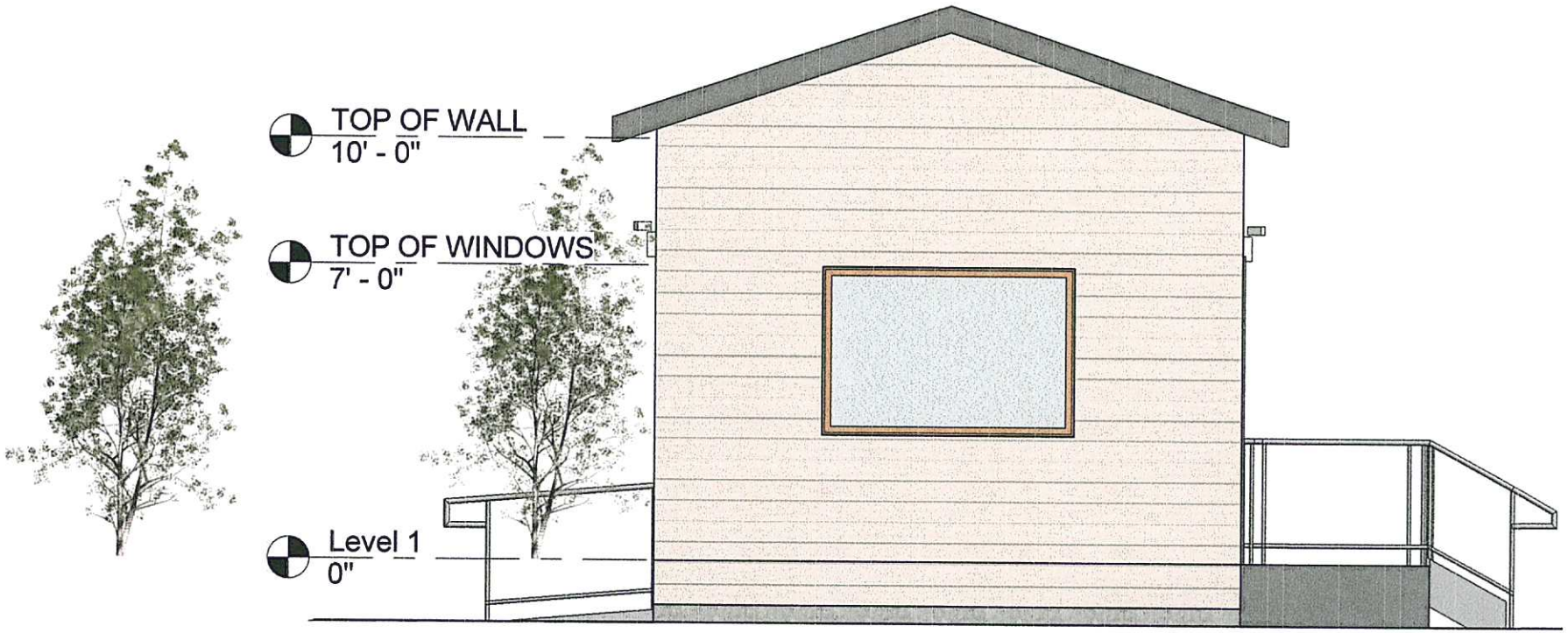
Laughlin Ricks Architecture

architecture/planning

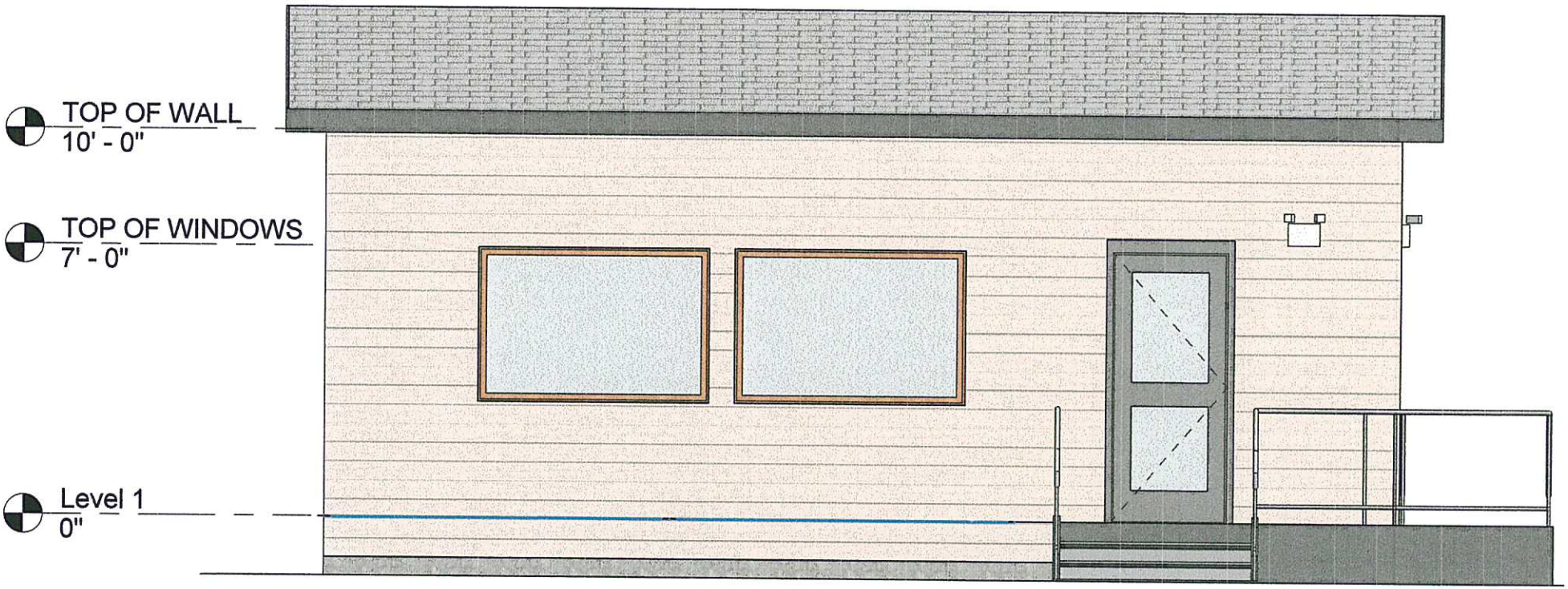
935 Shoshone Street North * Twin Falls, Idaho 83301
(208) 736-8050 Fax: (208) 733-0950



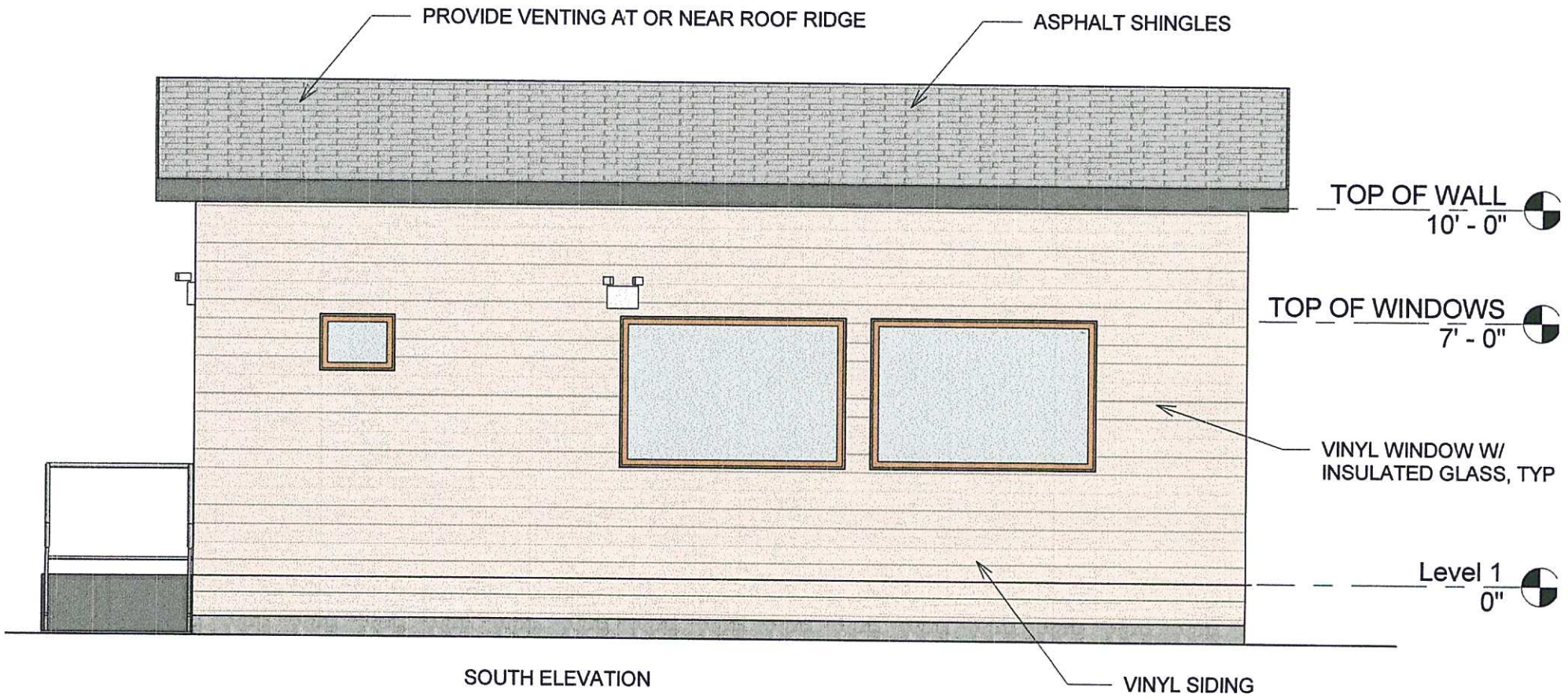
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

RECEIVED
FEB 10 2017
CITY OF TWIN FALLS
BUILDING DEPT.

RECEIVED
FEB 10 2017
CITY OF TWIN FALLS
BUILDING DEPT.

Addison Ave W Public Notice Sign

NW corner looking SE

SW Corner looking NE

Advanced SUSPENSION DESIGN
732-5334
W RN STRUTS &
SPRINGS
REPLACED HERE
NE Corner looking SW

Public Hearing: **Tuesday, March 14th, 2017**
To: Planning and Zoning Commission
Presenter: Steve O'Connor, Planner 1
Authors: Jonathan Spendlove & Steve O'Connor
Editor: Renee V. Carraway-Johnson, Zoning Administrator

AGENDA ITEM IV-3

Request:

Request for a **Special Use Permit** to allow the operation of an Automobile Impound Facility on a designated portion of property located at the southeast corner of 1215 Addison Avenue West within the Area of Impact. c/o Charles Legg (app. 2845)

Time Estimate:

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

Background:

Applicant:	**Status:** Holds a Purchase & Sales Agreement	**Size:** 8.46 (+/-) acres- designated 200' x 300' area for use
Charles Legg 1431 Kimberly Rd Twin Falls, ID 83301 208.734.0473 a1towing@live.com	**Current Zoning:** C-1, Commercial Highway District on northern most ~250ft of the property and M-2, Heavy Manufacturing District to the south – WITHIN THE AREA OF IMPACT	**Requested Zoning**: SUP -- designated a 200' x 300' area at the SW corner for use
	Comprehensive Plan: Industrial / Employment / Flex	**Lot Count:** 1 Lot –designated a 200' x 300' area at the SW corner for use
	Existing Land Use: Vacant	**Proposed Land Use:** Automobile Impound Facility **--** designated a 200' x 300' area at the SW corner for use
Representative:	**Zoning Designations & Surrounding Land Use(s)**	
	North: C-1 AoI; Addison Ave W, Addison Collision Repair	**East: C-1 & M-2 AoI**; John's U-Pull U-Save/Salvage Yard
	South: SUI AoI, Agricultural	**West: C-1 AoI**; Agricultural
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-8, 10-4-10, 10-8, 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 request.

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 the City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Budget Impact:

Approval of this request will have no impact on the City budget, as this development is not within City Limits.

Regulatory Impact:

Approval of this request will allow the applicant to proceed with development to operate an automobile impound facility on a designated portion of the property located at 1215 Addison Avenue West.

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 property was incorporated within the City/County Area of Impact Agreement in 1981. The entire property was zoned commercial at that time. At some point the southern 800' was rezoned to M-2; industrial – keeping the northerly 250' of frontage on Addison Ave West zoned C-1; commercial. The applicant submitted a Purchase and Sale Agreement for this property dated December 2016.

On June 12 2007 Mr. Legg was granted SUP 1039, attached, to operate an Automobile Impound Facility in conjunction with an auto service and repair business at 305 5th Ave W. The business is still in operation today.

Analysis:

This is a request for a Special Use Permit to operate an Automobile Impound Facility on a 300' x 300' area located at the southeast corner of 1215 Addison Ave West. The property is split into two (2) different zones; two-hundred-fifty feet (~250ft) of the northern portion of the property is zoned C-1 with the remainder of the property, approximately 800', to the south is zoned M-2. The applicant is requesting only the southerly 300 +/- feet of this property be utilized for the Automobile Impound Facility. The applicant has an existing impound facility on 5th Ave W, it is unclear if this is and expansion of his current business, A1 Towing or a new facility. The remainder of the property is undeveloped and not part of this request. The applicant's site plan does show new building, a "fire lane and employee parking" outside of the designated fenced impound yard. All will be reviewed through the building permit review. Unless the C-1 portion of the property is paved Engineering has requested this area be blocked. The applicant stated in his narrative the hours of operation for the employees of A1 Towing will be 24 hours, but open to the public from 8a.m. to 5p.m. The site plan shows a 20' x 300' dirt bermed area with trees along the Addison Ave W frontage. It is unclear how the trees will be maintained- this should be clarified.

Comprehensive Plan Compliance:

The 2016 Comprehensive Plan; "Grow With Us" designates this corridor as appropriate for "Industrial/Employment/Flex". This designation is described as supporting non-retail type employment, and adjacent to railyards. The appropriate land uses are, but not limited to, warehousing, general manufacturing, food processing and industrial/corporate campuses. Staff has determined the requested use for an Automobile Impound yard is consistent with the Industrial/Employment/Flex designation.

Per City Code 10-4-8:

The C-1 portion of this property, 250' +/-, is not part of this request and shall remain undeveloped except for the portion utilized at the arterial ingress/egress, as approved by Engineering. The access and drive aisle shall be paved/hard surfaced as per code. An Auto Impound yard is not an allowable use in the C-1 Zone.

Per City Code 10-4-10:

An Automobile Impound Facility may be allowed by Special Use Permit in the M-2 Zone. The operation of an automobile impound yard shall meet or exceed code definition and development requirements:

> *AUTOMOBILE IMPOUND FACILITY: A facility that provides temporary outdoor storage for three (3) or more vehicles that are to be claimed by titleholders or their agents, provided that no vehicle shall be stored at said facility for more than forty five (45) days and must remain mechanically operable and licensed at all times, or a parcel of land or a building that is used for the storage of wrecked motor vehicles usually awaiting insurance adjustment or transport to a repair shop and where motor vehicles are kept for a period of time not exceeding fourteen (14) days. (Ord. 2773, 12-15-2003)*

Per City Code 10-11-1 thru 8:

Required improvements include access, trash enclosure, screening, drainage and storm water, etc... 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 states lighting will be the only increase in impact to the area. Staff does not anticipate an increase in overall negative impacts to the area due to the salvage yard to the east, agricultural land to the west, vacant lot to the south and an automobile repair shop to the north across Addison Ave W.

Conclusion:

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

1. Vehicle storage in the impound yard be limited to the time allowed by code;
    a. Maximum of 45 days for mechanically operable and licensed vehicles, and
    b. Maximum of 14 days for wrecked vehicles awaiting transport.
2. No auto wrecking/salvage or junkyard permitted. The Impound Facility is for storage of impounded vehicles only.
3. Subject to plan approved by staff for management of storm water prior to operation of Impound Facility. Any change of surface will require additional water retention and shall be subject to review by staff.
4. Subject to a minimum 8' solid site-obscuring screening fence constructed around the entire perimeter of the Impound Facility.
5. No stacking of vehicles higher than the fence.
6. Subject to a plan approved by staff on the paved arterial access and the paved/graveled surface from Addison Ave W to the Impound Facility.
7. Subject to plan approved by staff addressing how vehicle fluids and/or chemicals are required to be disposed of properly- to include in the plan that those fluids and/or chemicals shall not drain onto the ground.
8. Subject to a plan approved by staff addressing how reasonable precautions will be taken to prevent particulate matter from becoming airborne.
9. 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.

Attachments:

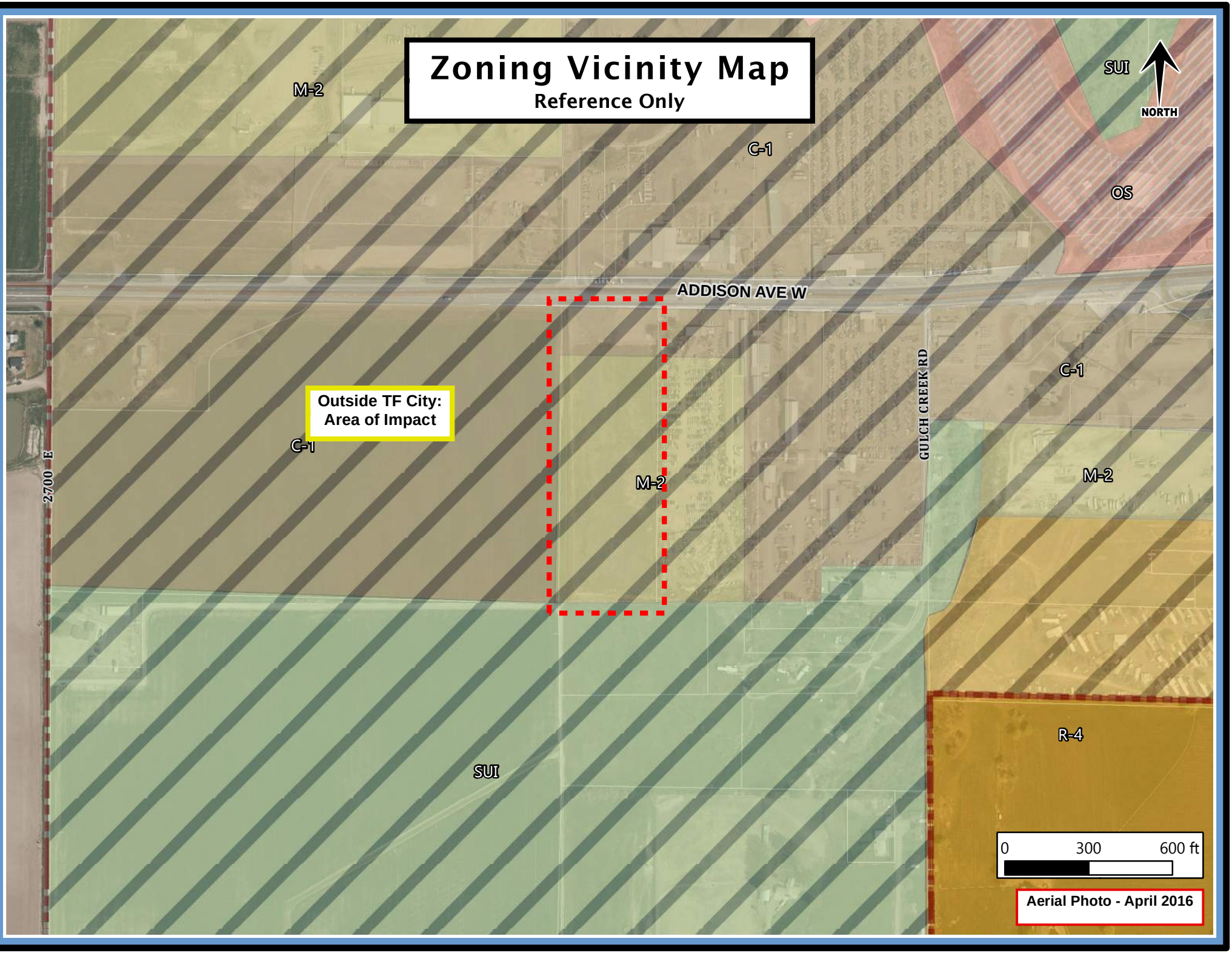
1. Letter of request
2. Zoning Vicinity Map
3. Aerial Photo Map
4. Future Land Use Map
5. Applicant Submitted Site Plan
6. SUP 1039
7. Site Photos

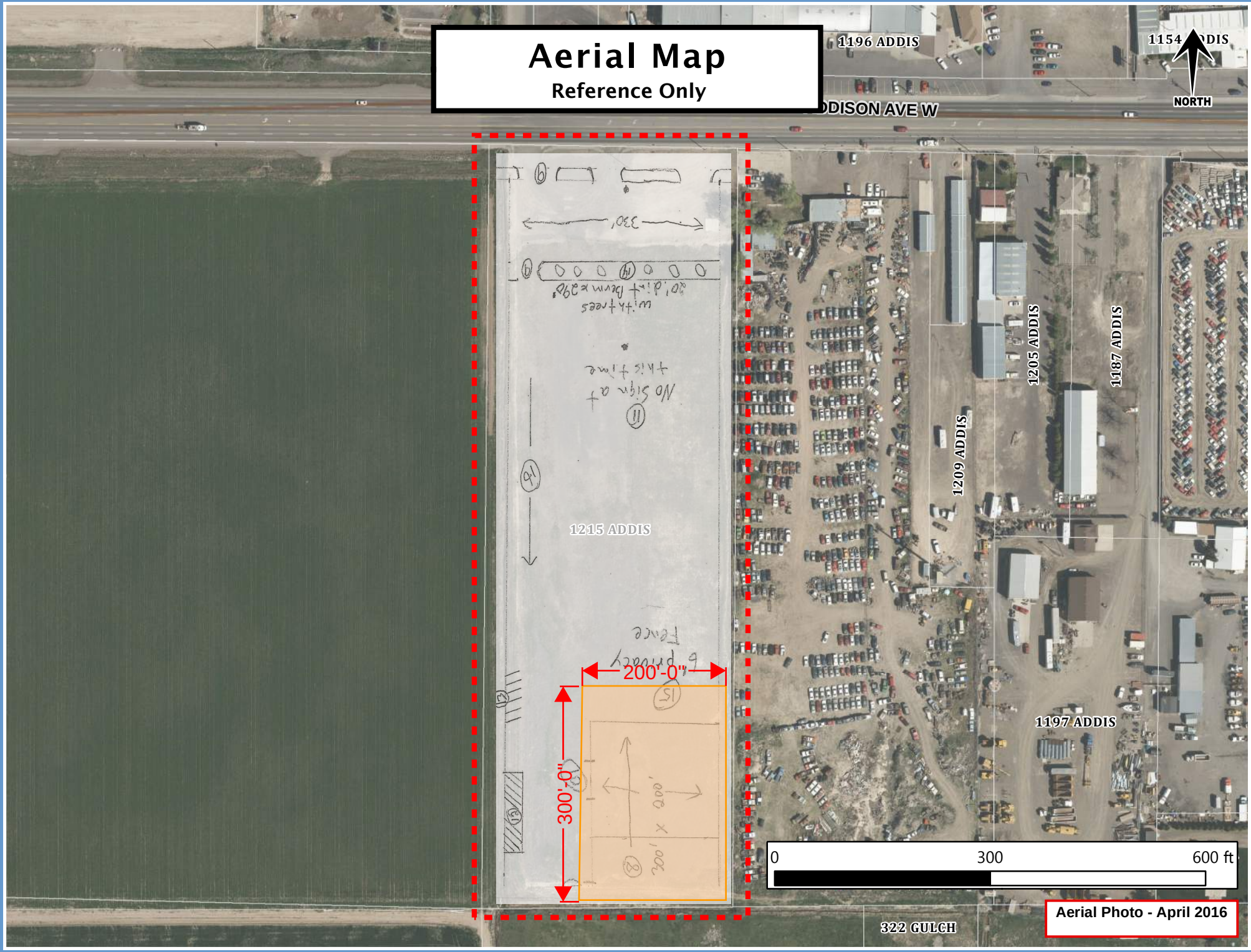
4.

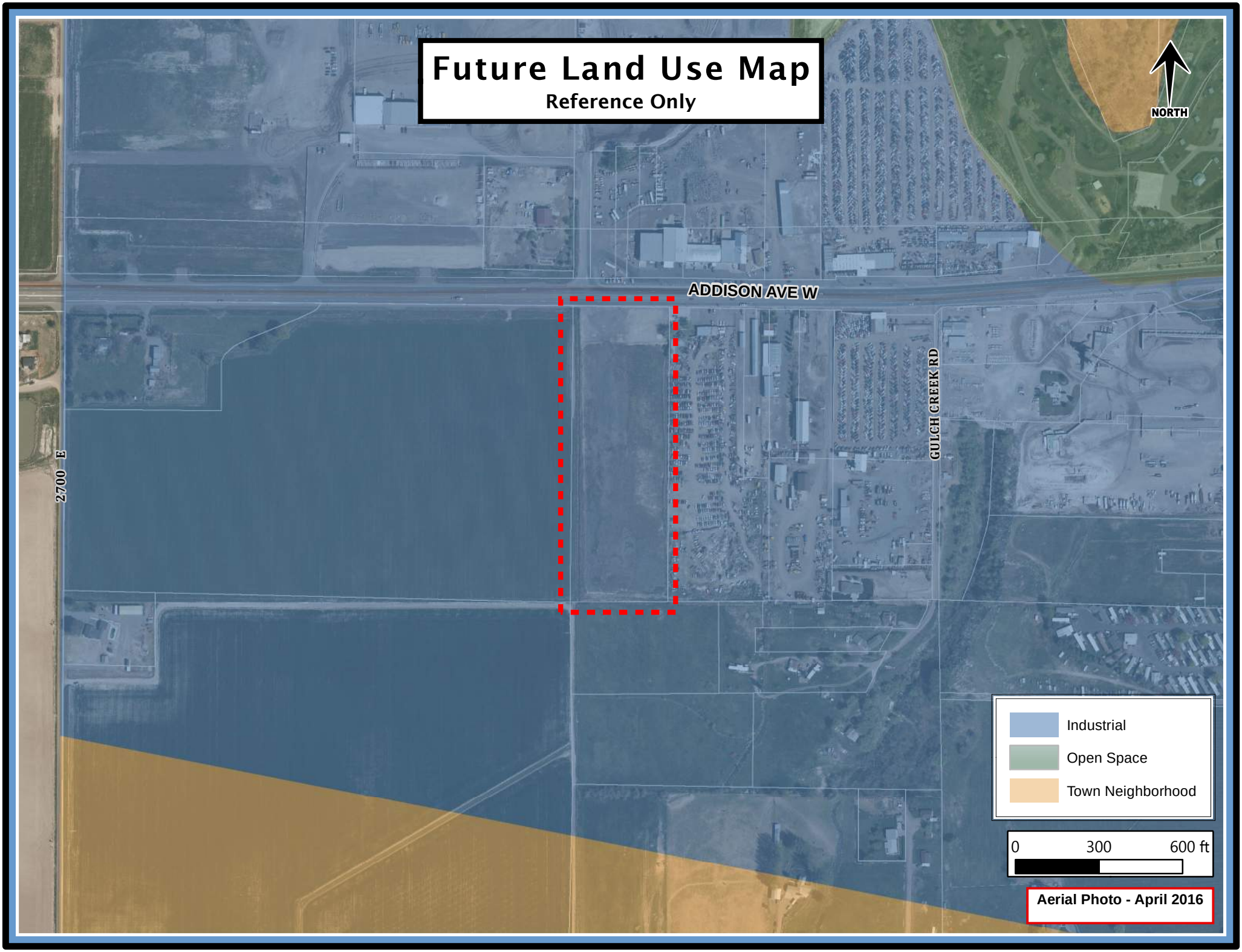
A- Tow Yard / Impaired yard

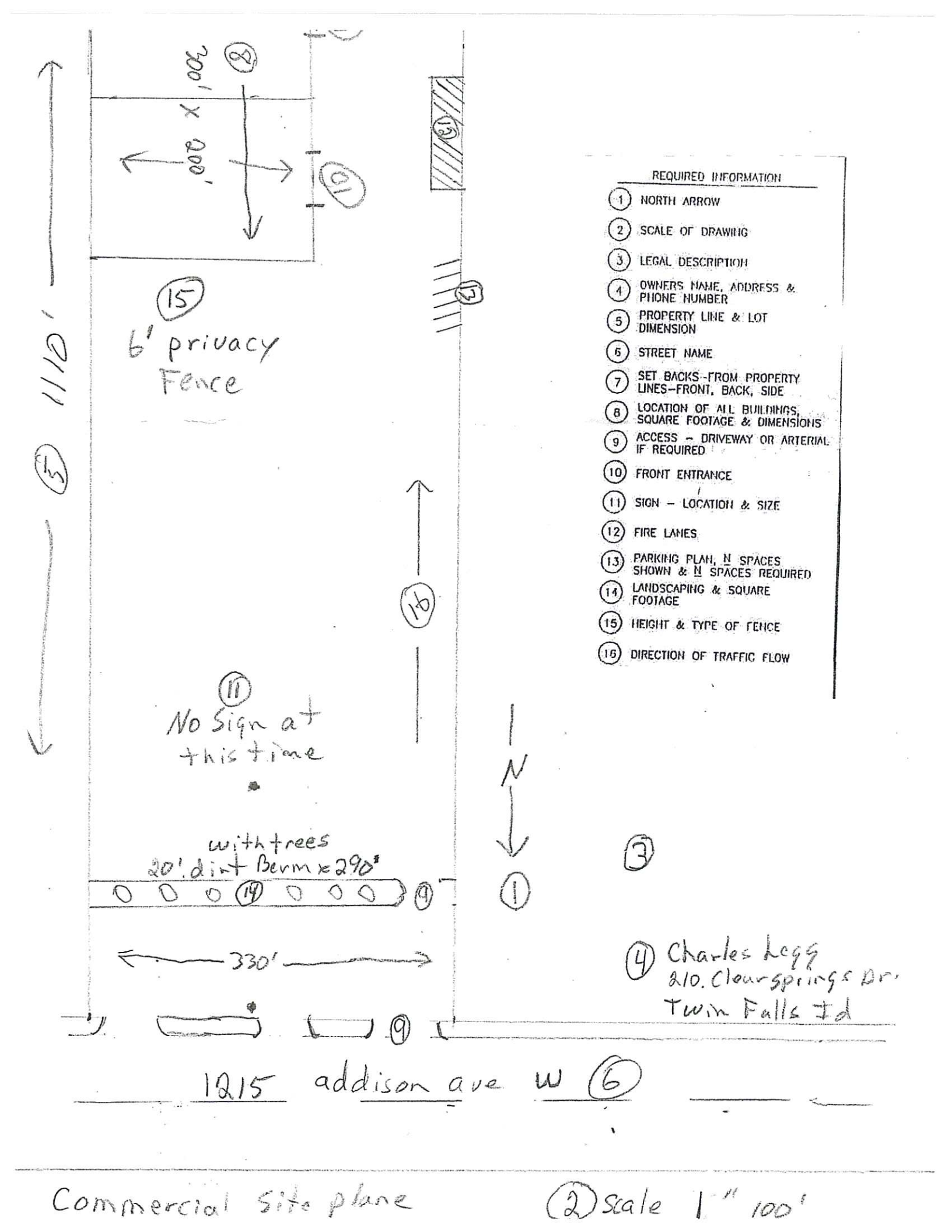
B- 24 Hours 8-5 - OPEN TO PUBLIC
Light
10

C I Light
II Minimal
III Minimal
IV Minimal
V adasent to East is a Junk Yard
to the west Farm land
South Farm Land
North End.


Zoning Vicinity Map
Reference Only
M-2
C-1
SUI
OS
NORTH
ADDISON AVE W
GULCH CREEK RD
2700 E
Outside TF City:
Area of Impact
C-1
M-2
C-1
M-2
R-4
SUI
0
300
600 ft
Aerial Photo - April 2016


Aerial Map
Reference Only
1196 ADDIS
1154 ADDIS
ODISON AVE W
NORTH
1205 ADDIS
1187 ADDIS
1209 ADDIS
1215 ADDIS
1197 ADDIS
322 GULCH
200'-0"
300'-0"
0
300
600 ft
Aerial Photo - April 2016


Future Land Use Map
Reference Only
NORTH
ADDISON AVE W
GULCH CREEK RD
2700 E
Industrial
Open Space
Town Neighborhood
0
300
600 ft
Aerial Photo - April 2016



REQUIRED INFORMATION

1. NORTH ARROW
2. SCALE OF DRAWING
3. LEGAL DESCRIPTION
4. OWNERS NAME, ADDRESS & PHONE NUMBER
5. PROPERTY LINE & LOT DIMENSION
6. STREET NAME
7. SET BACKS--FROM PROPERTY LINES--FRONT, BACK, SIDE
8. LOCATION OF ALL BUILDINGS, SQUARE FOOTAGE & DIMENSIONS
9. ACCESS - DRIVEWAY OR ARTERIAL IF REQUIRED
10. FRONT ENTRANCE
11. SIGN - LOCATION & SIZE
12. FIRE LANES
13. PARKING PLAN, N SPACES SHOWN & N SPACES REQUIRED
14. LANDSCAPING & SQUARE FOOTAGE
15. HEIGHT & TYPE OF FENCE
16. DIRECTION OF TRAFFIC FLOW

Commercial Site plane (2) Scale 1" 100'

Addison Ave W Public Notice Sign

Addison Ave W looking South

NE Corner looking SW

NW Corner looking SE

CITY OF TWIN FALLS
Planning & Zoning Commission
321 Second Ave E
Twin Falls, ID 83301
PH: 208-735-7267 FAX: 208-736-2641

SPECIAL USE PERMIT

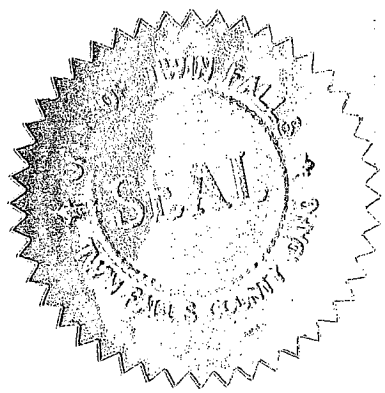
Permit No. 1039

Granted by the Twin Falls City Planning and Zoning Commission on June 12, 2007, to A-1 Auto Sales c/o Charles Legg whose address is 210 Clear Springs Dr Twin Falls, ID 83301 for the purpose of operating a towing business with an impound yard in conjunction with an auto service and repair business on real property located at 305 5th Avenue West, Twin Falls, ID 83301 and legally described as Twin Falls Townsite Lots 4 thru 8 Block 151 (16-10-17 SW)

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 Application No. 2132

1. Subject to amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable City Code requirements and Standards.
2. All non-operating vehicles to be kept within the screened area.
3. Vehicle storage in the impound yard be limited to the time allowed by code, 45 days for mechanically operable and licensed vehicles and 14 days for wrecked vehicles awaiting transport.
4. No auto salvage permitted, the impound yard is for storage only.
5. Retain all stormwater on site, stormwater plan to be reviewed and approved by city staff.
6. No stacking of vehicles.
7. Service bay doors be closed whenever auto service or repair is taking place.
8. Compliance with City Sign Code, including removal of all signage on other properties advertising this business before issuing the Special Use Permit.



Chairman

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

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

cc: Building Inspection

Public Hearing: **Tuesday, March 14th, 2017**
To: Planning and Zoning Commission
Presenter: Steve O'Connor, Planner 1
Editor: Renee V. Carraway-Johnson, Zoning Administrator
Authors: Jonathan Spendlove & Steve O'Connor

AGENDA ITEM IV-4

Request:

Request for a **Special Use Permit** to allow a drive through ATM facility, to include 3 unmanned ATM's, in conjunction with a future financial institution on property located at 123 Cheney Drive West. c/o Mike Hill on behalf of CapEd Credit Union (app. 2846)

Time Estimate:

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

Background:

<table>
<tr><td>Applicant:</td><td colspan="2">Status: Owner</td><td>Size: 1.041 (+/-) acres</td></tr>
<tr><td rowspan="3">Mike Hill/CapEd
275 S. Stratford Dr.
Meridian, ID 83642
208.884.0150
Mike@caped.com</td><td colspan="2">Current Zoning: C-1 PUD</td><td>Requested Zoning: Future Credit Union with three (3) Unmanned ATM Drive-Thru facilities</td></tr>
<tr><td colspan="2">Comprehensive Plan: Neighborhood Commercial</td><td>Lot Count: 1 Lot</td></tr>
<tr><td colspan="2">Existing Land Use: Vacant</td><td>Proposed Land Use: Future Credit Union Facility with three Drive-Thru unmanned ATMs</td></tr>
<tr><td>Representative:</td><td colspan="3">Zoning Designations & Surrounding Land Use(s)</td></tr>
<tr><td rowspan="3">Tom Lennon
310 N 5th St.
Boise, ID 83702
208.331.9031
tlennon@erstadarchitects.com</td><td>North: C-1 PUD; Cheney Dr. W, undeveloped Commercial PUD</td><td>East: Washington St. N, CSI PUD, College of Southern Idaho</td></tr>
<tr><td>South: R-2 PUD, Canyon Ridge High school</td><td>West: C-1 PUD & R-2 PUD, undeveloped & Canyon Ridge High school</td></tr>
<tr><td colspan="2">Applicable Regulations: 10-1-4, 10-1-5, 10-4-8, Canyon Ridge PUD #247, 10-11-1 thru 8, 10-13</td></tr>
</table>

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 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 may have a positive impact on the City budget.

Regulatory Impact:

Approval of this request will allow the applicant to develop and operate a credit union with a drive through ATM structure located at 123 Cheney Drive West.

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

History:

This lot was platted as part of the larger Canyon Ridge High School development. This lot was purchased by the applicant in 2015. The Canyon Ridge PUD was passed by City Council in 2007, and the PUD was recorded a year later in 2008. The PUD set the current zoning for the lot.

Analysis:

This is a request to operate a financial institution; CapEd Credit Union, with three (3) unmanned drive-thru ATM facilities on property Located at 123 Cheney Dr. W. The lot is currently zoned C-1 PUD. A Credit Union is an appropriate use in the C-1 PUD Zone. The Drive-Thru ATM function and will help serve customers beyond regular banking hours. The drive thru functions will be three (3) "teller-less transactional ATM facilities" capable of all the same functions a traditional teller can provide. Staff has determined this is an appropriate request for this zone and area.

Comprehensive Plan Compliance:

The 2016 Comprehensive Plan; "Grow With Us" designates this corridor as appropriate for "Neighborhood Commercial." This designation is described as supporting neighborhood. Appropriate land uses are, but not limited to, small scale commercial and retail/office, townhomes or apartments, as well as civic and community facilities. Staff has determined that the requested Land Use complies with the 2016 comp plan.

Per City Code 10-4-8:

Any facility with a Drive Thru requires a Special Use Permit.

Per City Code 10-11-1 thru 8:

Required improvements include access, landscaping, parking and maneuvering area, escape lane for drive thru, lighting, trash enclosure, drainage and storm water, etc. These required improvements shall be evaluated and all applicable code requirements will be enforced at the time of building permit submittal.

Possible Impacts:

The property is located at the southwest corner of Cheney Drive West and Washington St N. Since this corner of this intersection is not developed, there is likely to be traffic level increases as customers use the services provided by the applicant. The narrative stated the ATM drive thru facilities will be operating 24 hours a day and therefore do not experience a high demand during peak hours due to their flexibility and availability. The increase in traffic is the one anticipated impact to the surrounding properties. It should be noted, the surrounding road network is constructed to arterial standards, and it was anticipated this property would develop as commercial property.

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 compliance with the stacking requirements for a drive-through facility.

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

Special Use Permit Application Statement for Items 4 a, b & c

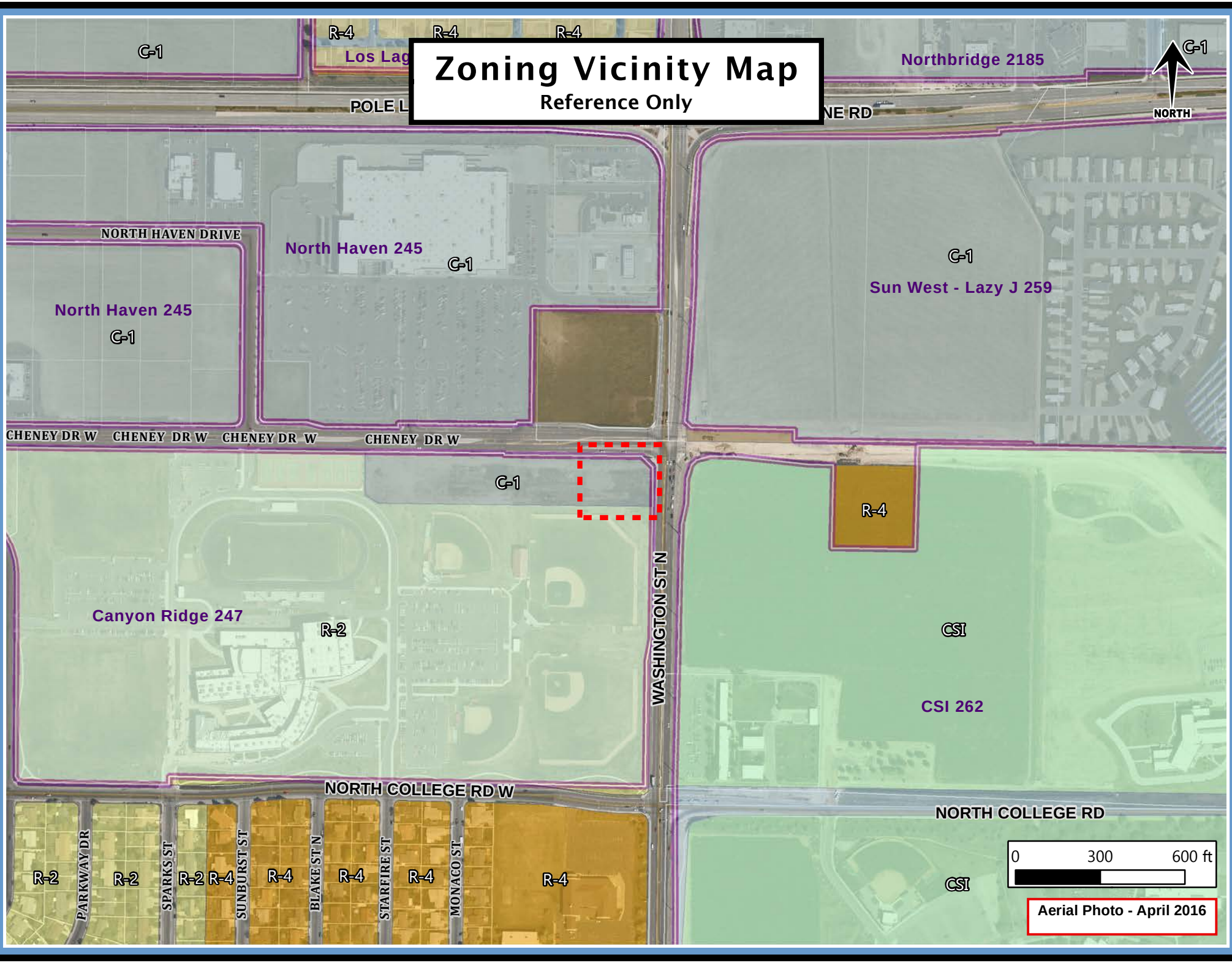
a. CapEd Credit Union is requesting a detached structure for 3 drive up ATM lanes on the same property as its new credit union building (to be permitted in the future). The ATM units in each lane are teller-less transactional ATM's, capable of deposits, withdrawals in any denomination, payments and transfers. These units do not have vacuum tubes or verbal communications with tellers inside the branch, therefore are much quieter than traditional banking drive-ups.

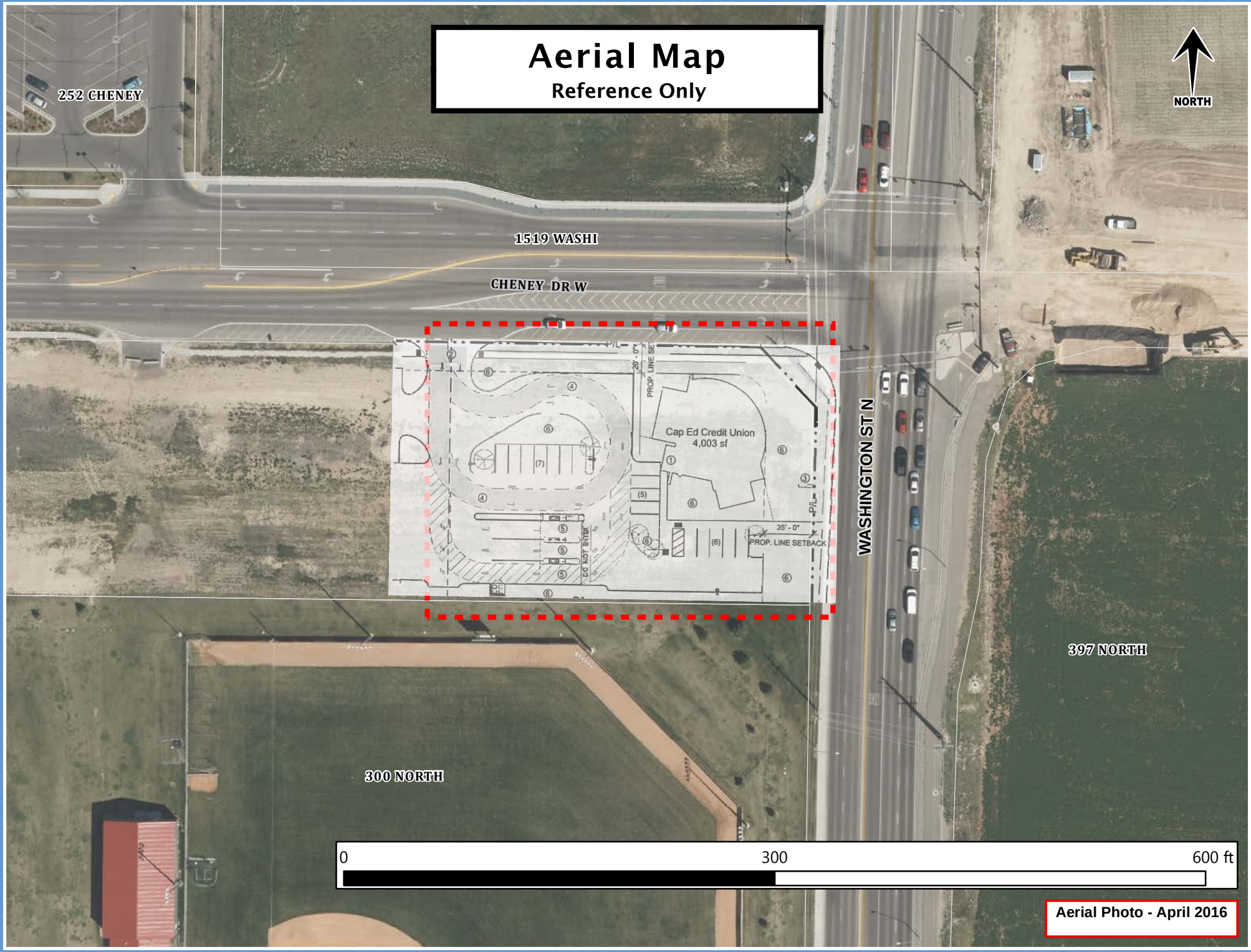
b.

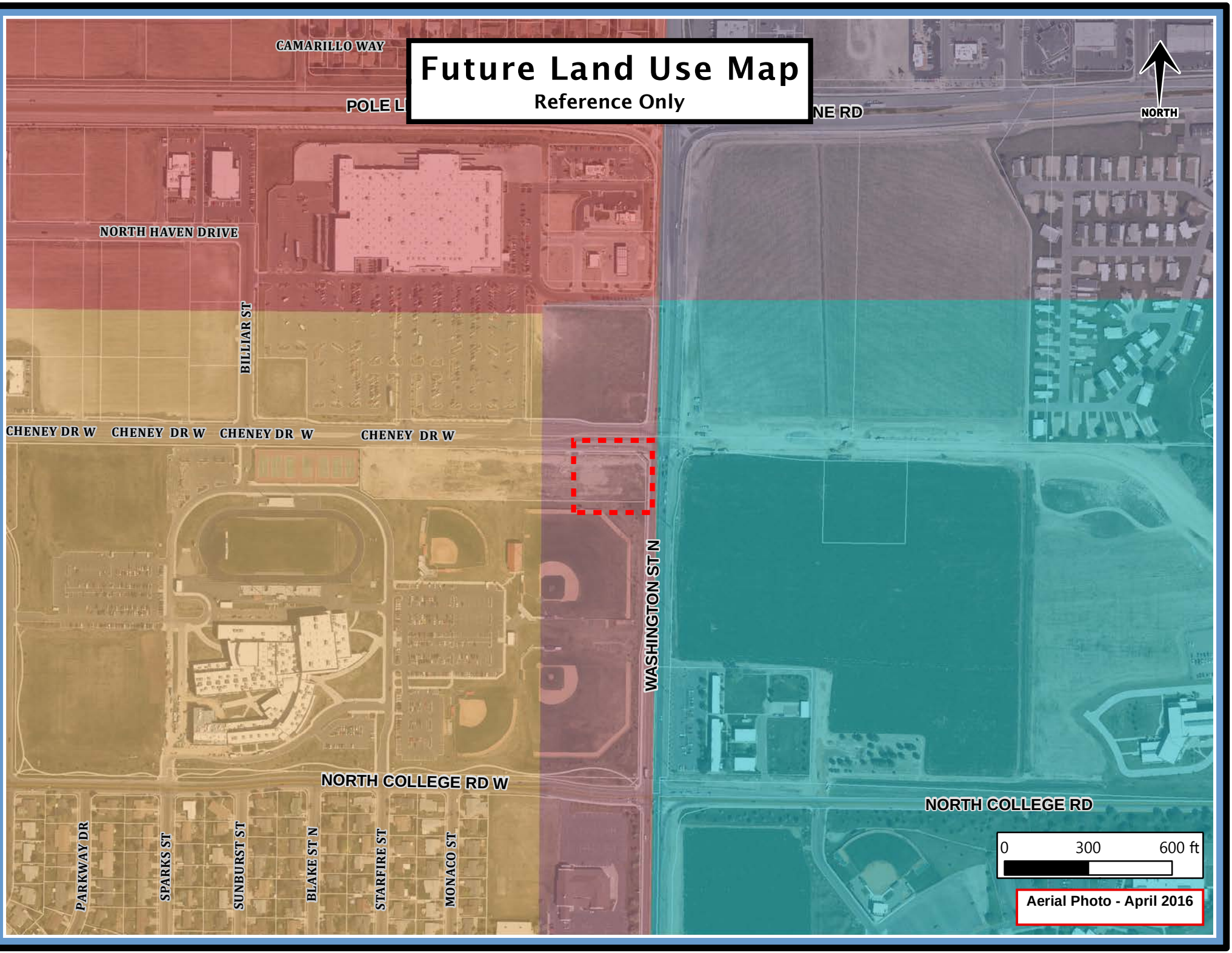
I. Operational 24 hours a day, 7 days a week.
II. Because the ATM drive ups are available 24 hours, 7 days a week we have found that they do not experience peak, heavy use periods near opening or closing times the way more traditional teller-operated vacuum tube systems historically have experienced. The activity at these drive ups tends to be steady but spread out over time without stacked queue lanes. Our two current locations with this type of drive up that have been deployed in the Treasure Valley have experienced this type of usage and have been very well received by our Membership due to the convenience of always being open.
III. No employees are required to operate the detached ATM drive up.

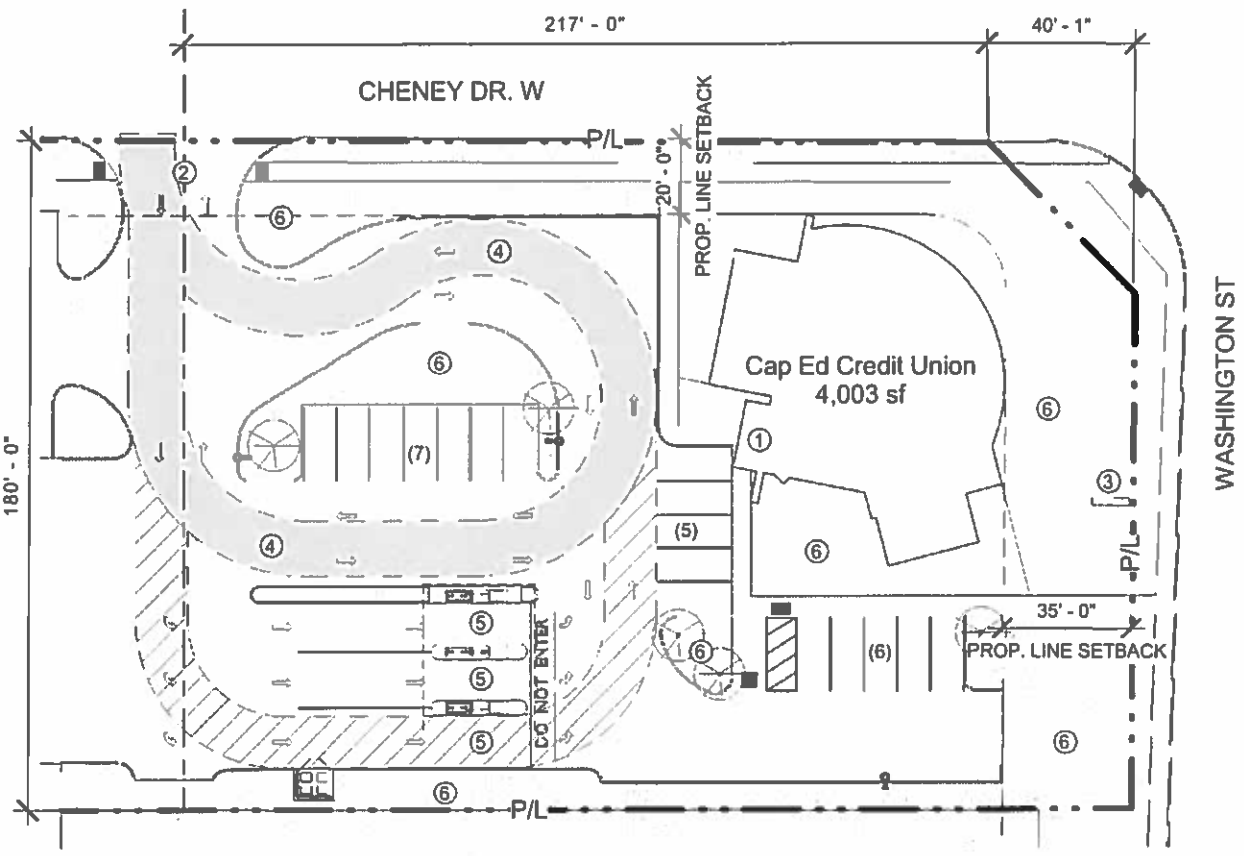
c.

I. ATMs are quiet, no audible impact on neighbors or adjoining properties.
II. No glare will be created. Safety lighting will be downcast and shielded from side view.
III. No odors will be produced from the ATM units or structure.
IV. Normal vehicle emissions. Motorists will be encouraged to shut engines off while doing transactions instead of leaving engine on idle. No vibrations will be created.
V. The immediately adjacent properties are presently undeveloped but are zoned and projected to be retail storefront which will be a compatible use.


Zoning Vicinity Map
Reference Only
NORTH
C-1
R-4
R-4
R-4
Los Lag
Northbridge 2185
POLE L
NE RD
NORTH HAVEN DRIVE
North Haven 245
C-1
North Haven 245
C-1
C-1
Sun West - Lazy J 259
CHENEY DR W
CHENEY DR W
CHENEY DR W
CHENEY DR W
C-1
R-4
WASHINGTON ST N
Canyon Ridge 247
R-2
CSI
CSI 262
NORTH COLLEGE RD W
NORTH COLLEGE RD
R-2
R-2
R-2
R-4
R-4
R-4
R-4
R-4
PARKWAY DR
SPARKS ST
SUNBURST ST
BLAKE ST N
STARFIRE ST
MONACO ST
CSI
0
300
600 ft
Aerial Photo - April 2016


Aerial Map
Reference Only
NORTH
252 CHENEY
1519 WASHI
CHENEY DR W
WASHINGTON ST N
Cap Ed Credit Union
4,003 sf
PROP. LINE SE
35' - 0"
PROP. LINE SETBACK
DO NOT ENTER
397 NORTH
300 NORTH
0
300
600 ft
Aerial Photo - April 2016


Future Land Use Map
Reference Only
NORTH
CAMARILLO WAY
POLE L
NE RD
NORTH HAVEN DRIVE
BILLIAR ST
CHENEY DR W
CHENEY DR W
CHENEY DR W
CHENEY DR W
WASHINGTON ST N
NORTH COLLEGE RD W
NORTH COLLEGE RD
PARKWAY DR
SPARKS ST
SUNBURST ST
BLAKE ST N
STARFIRE ST
MONACO ST
0
300
600 ft
Aerial Photo - April 2016



COMMERCIAL SITE PLAN

1" = 40'-0"

APPLICANT INFORMATION	LEGAL DESCRIPTION	① NOTES	CODE REQ'S
MIKE HILL CAPED CREDIT UNION 275 S. STRATFORD DR. MERIDIAN, ID 83642	TWIN FALLS RIVERHAWK COMMERCIAL SUBD PUD 123 CHENEY DR W TWIN FALLS, ID 83301	1. FRONT ENTRANCE 2. SITE ACCESS 3. SIGN - 10'W x 2'D x 10'H 4. FIRE ACCESS PATH 5. DRIVE-THRU ATM LANE 6. LANDSCAPED AREA	PARKING REQUIRED: 12 PARKING PROVIDED: 18 H.C. REQUIRED: 1 H.C. PROVIDED: 1

Sheet Reference: SITE PLAN

Sketch Number: SU1.0

Project #: 161003
Date: 01.19.17
Drawn By: Author
Checked By: Checker

special use permit

Cap Ed - Twin Falls
123 Cheney Dr. W.
Twin Falls, ID 83301

erstad ARCHITECTS, PA
421 west bow alley 83702 p (208) 331-1531 f (331) 1531 e mail@erstadarchitects.com

This document is the property of erstad ARCHITECTS and is protected by U.S. and International laws. Use, reproduction or modification of this document without first obtaining the written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner ©2010

1 Drive Thru North/South Elev

1" = 10'-0"

2 Drive Thru West Elev

1" = 10'-0"

3 Drive Thru East Elev

1" = 10'-0"

Sheet Reference: DRIVE-THRU ELEVATIONS
Sketch Number: SU2.0

Project #: 161003
Date: 01.19.17
Drawn By: Author
Checked By: Checker

special use permit

Cap Ed - Twin Falls
123 Cheney Dr. W.
Twin Falls, ID 83301

erstad ARCHITECTS, PA
420 main street boise idaho 83702 p (208) 331-9221 f (208) 331-9226 e mail@erstadarchitects.com

This document is the property of erstad ARCHITECTS and is protected by U.S. and international laws. Use, reproduction or modification of this document without first obtaining the written permission of erstad ARCHITECTS is prohibited. This document may not be used in any unauthorized manner ©2010

Washington St N Public Notice Sign

Cheney Dr W Public Notice Sign

NW Corner looking SE

Canyon Ridge H.S
SE Corner looking NW

Canyon Ridge H.S
NE Corner looking SW