



NOTICE OF AGENDA
TWIN FALLS CITY PLANNING & ZONING COMMISSION
March 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 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. Approval of Minutes from the following meeting(s): 03-14-17 PH
2. Approval of Findings of Fact and Conclusions of Law:
 - CapEd (SUP 03-14-17) Legg (SUP 03-14-17)
 - Allen (SUP 03-14-17) Premier Automotive (SUP 03-14-17)

III. ITEMS OF CONSIDERATION:

1. Preliminary presentation for a **Zoning District Change and Zoning Map Amendment** from R-4 and R-4 PUD to R-6 ZDA for 4.02 (+/-) acres to develop a planned 4-Plex development on property located on the south side of the 1800 Block of Elizabeth Boulevard. c/o Gerald Martens (app. 2856)

IV. PUBLIC HEARINGS:

1. Request for a **Special Use Permit** to construct an 8,400 sq. ft. detached accessory building/equestrian arena on property located at 3401 Canyon Ridge Drive West in the City's Area of Impact. c/o Cindy Bond (app. 2849)
2. Request for the **Vacation** of a 15' x 78.52', 1178 sf, utility and drainage easement between Lots 3 and 4 of the J.E. White Subdivision No. 2 on property located at 985 Beverly Circle. c/o Blue Lakes Place, LLC-Jim Paxton (app. 2850)
3. Request for a **Special Use Permit** to expand an existing storage unit rental facility on property located at 2716 Addison Avenue East. Addison Storage Facility c/o Forrest LeBaron (app. 2851)

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. Work Session- **April 5, 2017 (Training)**
2. Public Hearing- **April 11, 2017**

VIII. ADJOURN MEETING:

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

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

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

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

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

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



MINUTES
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

ATTENDANCE

CITY LIMIT MEMBERS

PRESENT

Dawson
Frank
Grey
Hall
Hawkins
Muñoz
Musser

ABSENT

AREA OF IMPACT MEMBERS

PRESENT

Woods

ABSENT

Higley

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

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. Election of Officers –

Motion:

Commissioner Woods made a motion to nominate Commissioner Frank for Chairman. Commissioner Grey seconded the motion.

Unanimously Approved

Motion:

Commissioner Frank made a motion to nominate Commissioner Grey for Chairman. Commissioner Woods seconded the motion.

Unanimously Approved

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)

Motion:

Commissioner Grey made a motion to approve the consent calendar, as presented. Commissioner Hawkins seconded the motion.

Unanimously Approved

III. ITEMS OF CONSIDERATION: **None**

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IV. PUBLIC HEARINGS:

1. 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)

Applicant Presentation:

Jeremy Petersen, the applicant, stated he is here because they have built a new facility and in the back southwest corner they would like to install a paint booth for automotive painting and refinishing.

Staff Presentation:

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

This is a request for a Special Use permit to operate an Automotive Repair Business and including an Indoor Commercial 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.

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.

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.

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Planner I O'Conner stated upon 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.

PZ Questions/Comments:

- Commissioner Woods asked if the first condition applies to issues associated with storage and disposal of hazardous materials.
- Planner I O'Connor confirmed this would be covered under the first condition.
- Commissioner Grey asked about street improvements.
- Planner I O'Connor explained the improvements are done.
- Commissioner Frank asked if the applicant is aware of the second condition listed with regards to parts being stored behind a screened fence.
- Mr. Petersen showed on the overhead where the vehicles will be stored while waiting for repairs.

Public Hearing: **Opened & Closed Without Public Input**

Deliberations Followed: **Without Concerns**

Motion:

Commissioner Woods made a motion to approve the request, as presented. Commissioner Musser 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 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.
-
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 Roland Allen (app. 2844)

Applicant Presentation:

Roland Allen, the applicant explained they would like to take a vacant lot and turn it into a car lot. He and his brother will be putting in a new building and will make the required improvements to the property. He asked to have four pad sites and the staff has recommended two. After thinking about the plans for the dealership, he would like to ask for three pad sites. They will be updating all of the ADA ramps and have a plan for storm water retention onto a property to the back with permission. They will also have ingress and egress marked for traffic entrance and exiting of the property. They want to improve the area and make it look nice.

Staff Presentation:

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

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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.

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.

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.

Planner I O'Conner stated upon 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.

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PZ Questions/Comments:

- Commissioner Grey asked if a hard surface is still required under a ramp.
- Planner I O'Connor explained yes
- Commissioner Grey asked about the number of three pad sites a new request.
- Planner I O'Connor explained that the staff would still recommend the two pad sites.
- Commissioner Musser asked why staff prefers two vs four pad sites.
- Commissioner Frank asked if staff could review the gateway arterial landscaping.
- Planner I O'Connor explained that the gateway arterial landscaping is in addition to the required landscaping.
- Commissioner Frank clarified this requirement is not negotiable.
- Planner I O'Connor explained that is correct.
- Commissioner Hall asked about the width of the accesses into the property.
- Planner I O'Connor explained they will have to meet code.

Public Hearing: [Opened](#)

- Jeff Trammel, Creekside, representing the property owner for the property to the south. He stated that he is a tenant at this location and operates a repair facility to the south of this property and wants to make sure the applicant is aware of the access easement to this property. He is very concerned about having access into and out of his property and wants to make sure this business does not impact his ability to operate his business.

Public Hearing: [Closed](#)

Deliberations Followed:

- Assistant City Engineer Vitek stated that easements are a right to use and there is an easement from Addison to the back property in question. This easement can be adjusted or moved, as it is not a dedicated easement. The property owners will have to work that out between each other. Staff has reviewed the width and access for one-way traffic and felt that could be accomplished. He would recommend that the property owners work together.
- Commissioner Frank asked about hours of operation and fencing requirements.
- Planner I O'Connor explained fencing would not be required and the hours of operation will need to meet code, which are 7am to 10pm.
- Commissioner Frank asked the applicant if he was aware of the easement and if he would be willing to work with the neighboring property owners.
- Mr. Allen explained he is aware of the easement, and they can work with the neighbors. He also explained all of the pad sites will have hard surfacing beneath them.
- Commissioner Musser asked about adding the third pad site.
- Commissioner Frank explained this requirement has been set by staff because of code requirements.

Motion:

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

[Approved, As Presented, With the Following Conditions](#)

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.

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

Applicant Presentation:

Charles Legg, the applicant is requesting a SUP to have a tow yard to store impounded vehicles on the property located at 1215 Addison Avenue West. He explained that he has asked to have a 6ft fence because code requires an 8ft fence for a wrecking yard not a tow yard.

Staff Presentation:

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

This is a request for a Special Use Permit to operate an Automobile Impound Facility on a 200' 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 200' x 300' southwest corner 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 an 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.

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 as the arterial ingress/egress, as approved by Engineering. The access and drive aisle shall be paved/hard surfaced as per code within the C-1 zoned area. 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.

The applicant states lighting will be the only increase in impacts 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.

Planner I O'Conner stated upon 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.

PZ Questions/Comments:

- Commissioner Grey asked for clarification from staff on the fence.

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- Zoning & Development Carraway-Johnson explained code does not identify a tow yard for an 8ft fence. The impacts were similar to a wrecking yard and previous towing yards have been required to have an 8ft fence.
- Commissioner Hall asked about a well and water landscaping, and asked how the time limits are monitored. He explained that he has classified this as a holding yard and would not have a problem with a 6ft fence.
- Commissioner Woods clarified if this were to change to a wrecking yard/junk yard then the fence would come into play.
- Commissioner Musser asked if all of the tow yard facilities he has in Twin Falls have 8ft fences.
- Mr. Legg explained yes they all have 8ft fences, special use permits and he has never had any complaints about the way he has kept his property.

Public Hearing: Opened & Closed Without Input

Deliberations Followed:

- Commissioner Grey explained this is just a holding facility and the location is going to be set back far away from the road. He has no issue with a 6ft fence.
- Commissioner Frank explained this is not unreasonable and the location is far enough off the road, it is not an issue for him either.

Motion:

Commissioner Grey made a motion to approve the request, as presented, with the exception the fence only needs to be 6' not 8'. Commissioner Woods seconded the motion. All members present voted in favor of the motion.

Approved, As Presented, With 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 6' 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
9. Particulate matter from becoming airborne.
10. 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.

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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)

Applicant Presentation:

Mr. Lennon, Erstad Architects, representing the applicant, stated they are requesting an SUP for three unmanned ATM stations. They are excited to be here close to the school. These are unmanned with no speakers or access to staff inside the facility. They have this site plan at four other facilities and they have been able to manage stacking. They would like to be open by the holidays this year.

Staff Presentation:

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

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.

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.

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.

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

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.

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

PZ Questions/Comments:

- Commissioner Grey asked for clarification with regards to a drive through window and asked if there is a difference between unmanned and manned.
- Planner I O'Connor explained that the ATM has a stacking requirement of three, and there will not be a drive through window on the building.
- Commissioner Hall asked about assistance at the ATM if there are issues.
- Mr. Lennon stated they are cameras on the ATM and there is a button they can push for assistance during business hours of the credit union.
- Commissioner Musser asked about access to the property.
- Planner I O'Conner explained the only access would be from Cheney Drive West.
- Commissioner Frank asked about cars headed west how cars access the property.
- Assistant City Engineer explained there is a designed U-turn on Cheney Drive West for a U-turn to get into the credit union.

Public Hearing: [Opened & Closed Without Input](#)

Closing Statement:

Mr. Lennon stated they are concerned with the U-Turn and are working with adjacent owners to create a cross use agreement for better access.

Deliberations Followed: [Without Concerns](#)

Motion:

Commissioner Musser made a motion to approve the request, as presented. Commissioner Woods 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 compliance with the stacking requirements for a drive-through facility.

V. GENERAL PUBLIC INPUT: None

VI. ITEMS FROM THE ZONING DEVELOPMENT MANAGER AND/OR THE PLANNING & ZONING COMMISSION: NONE.

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:

Chairman Frank adjourned the meeting at 7:02 PM

Lisa A Strickland
Administrative Assistant



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

In Re:	)	
	)	
<u>Special Use Permit, Application,</u>	)	FINDINGS OF FACT,
	)	
<u>Permier Automotive</u>	)	CONCLUSIONS OF LAW,
<u>c/o Jeremy Petersen</u>	)	
Applicant(s)	)	AND DECISION

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho on March 14, 2017 for public hearing pursuant to public notice as required by law for a Special Use Permit for the purpose of operating an automotive repair business including a commercial indoor paint booth on property located at 1920 Highland Ave East, 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 an automotive repair business including a commercial indoor paint booth on property located at 1920 Highland Ave East
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: February 23, 2017
3. The property in question is zoned M-2 pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Industrial/Flex 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, Highland Avenue East; to the south, Industrial/Gary's Precision; to the east; Industrial; and to the west, FedEx Freight.

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 an automotive repair business including a commercial indoor paint booth on property located at 1920 Highland Ave East is consistent with the purpose of the M-2 Zone, and is not detrimental to any of the outright permitted uses or existing special uses in the area.

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

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

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

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

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

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

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

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

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

11. The application for a Special Use Permit for the purpose of operating an automotive repair business including a commercial indoor paint booth on property located at 1920 Highland Ave East 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 an automotive repair business including a commercial indoor paint booth on property located at 1920 Highland Ave East is hereby granted, subject to the conditions, which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

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

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

CHAIRMAN- TWIN FALLS CITY PLANNING & ZONING COMMISSION

DATE

"EXHIBIT NO. A"

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to 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.

APPLICATION #2843
SUP# 1422



**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.1422

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on March 14, 2017 to Premier Automotive c/o Jeremy Petersen whose address is 1920 Highland Avenue East Twin Falls, ID 83301 for the purpose of operating an automotive repair business including a commercial indoor paint booth on property located at 1920 Highland Ave East and legally described as Twin Falls Highland View Tract N 165' of W 200' Lot 7 Block 1 (Parcel 7A) (22-10-17 NE) RPT2481001007D

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.2843

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.

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 COMMISSION OF THE CITY OF TWIN FALLS

In Re:	)	
	)	
<u>Special Use Permit</u> , Application,	)	FINDINGS OF FACT,
	)	
	)	CONCLUSIONS OF LAW,
<u>Rolland Allen</u>	)	
Applicant(s)	)	AND DECISION

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho on March 14, 2017 for public hearing pursuant to public notice as required by law for a Special Use Permit for the purpose of operating an automobile sales dealership and including vehicle display pad sites on property located at 315 Addison 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 an automobile sales dealership and including (4) vehicle display pad sites on property located at 315 Addison Avenue West
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: February 23, 2017
3. The property in question is zoned C-1 pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Mixed-Use 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, Addison Avenue West; to the south, Automotive Service; to the east; Vacant; and to the west, Sawtooth Vacuums.

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 an automobile sales dealership and including vehicle display pad sites on property located at 315 Addison Avenue West is consistent with the purpose of the C-1 Zone, and is not detrimental to any of the outright permitted uses or existing special uses in the area.

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

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

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

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

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

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

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

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

10. The proposed use is a proper use in the C-1 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 an automobile sales dealership and including vehicle display pad sites on property located at 315 Addison 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 an automobile sales dealership and including vehicle display pad sites on property located at 315 Addison 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.

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

APPLICATION #2844
SUP# 1423



**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.1423

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on March 14, 2017 to Rolland Allen whose address is 1140 Welch Lane Twin Falls, ID 83301 for the purpose of operating an automobile sales dealership and including vehicle display pad sites on property located at 315 Addison Avenue West and legally described as Twin Falls Acres inside W 148.58' x 99.18; of NE 188.58' x 250.41, S of Addison Ave NE NW NE (17-10-17) RPT00107170611

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.2844

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.

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 COMMISSION OF THE CITY OF TWIN FALLS

In Re:	)	
	)	
<u>Special Use Permit</u> , Application,	)	FINDINGS OF FACT,
	)	
<u>Charles Legg</u>	)	CONCLUSIONS OF LAW,
	)	
Applicant(s)	)	AND DECISION

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho on March 14, 2017 for public hearing pursuant to public notice as required by law for a Special Use Permit for the purpose of operating an automobile impound facility on a portion of property located at 1215 Addison Avenue West within the City's Aol, 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 an automobile impound facility on a portion of property located at 1215 Addison Avenue West within the City's Aol
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: February 23, 2017
3. The property in question is zoned C-1 (northern most ~250ft) & M-2 pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Industrial/Employment/Flex 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, Addison Avenue West; to the south, Agricultural; to the east; John's U-Pull U-Save/Salvage Yard; and to the west, Agricultural.

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 an automobile impound facility on a portion of property located at 1215 Addison Avenue West within the City's Aol is consistent with the purpose of the C-1 (northern most ~250ft) & M-2 Zone, and is not detrimental to any of the outright permitted uses or existing special uses in the area.

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

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

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

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

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

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

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

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

10. The proposed use is a proper use in the C-1 (northern most ~250ft) & M-2 Zone, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

11. The application for a Special Use Permit for the purpose of operating an automobile impound facility on a portion of property located at 1215 Addison Avenue West within the City's Aol 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 an automobile impound facility on a portion of property located at 1215 Addison Avenue West within the City's Aol 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.

DATE

"EXHIBIT NO. A"

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 6' 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
9. particulate matter from becoming airborne.
10. 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.

APPLICATION #2845
SUP# 1424



**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.1424

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on March 14, 2017 to Charles Legg whose address is 1431 Kimberly Road Twin Falls, ID 83301 for the purpose of operating an automobile impound facility on a portion of property located at 1215 Addison Avenue West within the City's Aol and legally described as Sec 18 T 10 R 17 W ½ W ½ NW NE S of Hwy RP10S17E180690

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.2845

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 6' 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
9. particulate matter from becoming airborne.
10. 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.

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 COMMISSION OF THE CITY OF TWIN FALLS

In Re:	)	
	)	
<u>Special Use Permit, Application,</u>	)	FINDINGS OF FACT,
	)	
<u>CapEd Credit Union</u>	)	CONCLUSIONS OF LAW,
<u>c/o Mike Hill</u>	)	
Applicant(s)	)	AND DECISION

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho on March 14, 2017 for public hearing pursuant to public notice as required by law for a Special Use Permit for the purpose of operating 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, 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 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 2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: February 23, 2017
3. The property in question is zoned C-1 PUD pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Neighborhood Commercial 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, Cheney Drive West; to the south, Canyon Ridge High School; to the east; Washington Street North/CSI; and to the west, Canyon Ridge High School/Undeveloped.

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 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 is consistent with the purpose of the C-1 PUD Zone, and is not detrimental to any of the outright permitted uses or existing special uses in the area.

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

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

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

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

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

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

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

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

10 The proposed use is a proper use in the C-1 PUD 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 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 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 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 is hereby granted, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

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

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

CHAIRMAN- TWIN FALLS CITY PLANNING & ZONING COMMISSION

DATE

"EXHIBIT NO. A"

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to compliance with the stacking requirements for a drive-through facility.

APPLICATION #2846
SUP# 1425



**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.1425

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on March 14, 2017 to CapEd Credit Union c/o Mike Hill whose address is 275 S Stratford Drive Meridian, ID 83642 for the purpose of operating 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 and legally described as Twin Falls Riverhawk Commercial Subd PUD Lot 5 Blk 1 (05-10-17 NE) RPT45960010050

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.2846

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.

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



Preliminary Presentation: MARCH 28, 2017

Public Hearing: TUESDAY APRIL 11, 2017

To: Planning and Zoning Commission

Presenter: Jonathan Spendlove, Senior Planner

Editor: Renee V. Carraway-Johnson, Zoning Administrator

Authors: Jonathan Spendlove & Steve O'Connor

AGENDA ITEM III-1

Request: Preliminary presentation for a **Zoning District Change and Zoning Map Amendment** from R-4 and R-4 PUD to R-6 ZDA for 4.02 (+/-) acres to develop a planned 4-Plex development on property located on the south side of the 1800 Block of Elizabeth Boulevard. c/o Gerald Martens (app. 2856)

Time Estimate:

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

Background:

Applicant:	Status: Owner	Size: ~4.02+/- ac.
Gerald Martens 621 N. College Rd., Ste 100 Twin Falls, ID 83301 208734.4888 gmartens@ehminc.com	Current Zoning: R-4; Residential Medium Density District and R-4 PUD; Tuscarora PUD #244	Requested Zoning: Rezone with ZDA from R-4 & R-4 PUD to R-6 ZDA for a Planned 4-plex development.
	Comprehensive Plan: Town Neighborhood	Lot Count: 3 Lots
	Existing Land Use: Residential & Vacant	Proposed Land Use: Residential development with multiple 4-plexes
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: Elizabeth Blvd; R-4, Residential Medium Density District; Residential	East: R-4 PUD (Elizabeth Blvd PUD #216); Residential
	South: C-1 PUD (CSI PUD #233)	West: R-4, Residential Medium Density District; Residential
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-6, 10-4-18, 10-6-1, 10-11-1 thru 8, 10-14-1 thru 7	

Approval Process:

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

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

Budget Impact:

No impact to budget from this presentation.

Regulatory Impact:

The Commission makes no decision at this time. After a public hearing, a recommendation from the Planning and Zoning Commission for the requested change will allow the request to proceed to the City Council for a decision.

History:

This area was first platted as the Snyder Tract in September 1907. In April 2007, a majority of the land in this application came under the Tuscarora PUD #244, which currently guides that area's zoning, and land use. Currently has one (1) Residence at 1866 Elizabeth Blvd, while the rest of the land is vacant.

Analysis:

This is a preliminary presentation of a request for a Zoning District Change and Zoning Map Amendment from R-4 and R-4 PUD to R-6 ZDA for 4.02 (+/-) acres to develop a planned 4-Plex development on property located on the south side of the 1800 Block of Elizabeth Boulevard.

City Code requires that the applicants make a preliminary presentation to the Commission and to the public. This presentation allows the Commission and the public to become familiar with the proposed planned development project prior to the actual public hearing. The Commission can also give suggestions to the applicants on the project outside of the hearing process. No action is taken at the presentation meeting.

A public hearing regarding this request will be heard at the regularly scheduled Planning and Zoning Commission public meeting [Tuesday, April 11th, 2017](#). Further staff analysis will be provided at that time.

Conclusion:

Staff makes no recommendation at this time.

Attachments:

1. Narrative 02-14-17
2. Zoning Vicinity Map
3. Aerial Photo Map
4. Future Land Use Map
5. Draft Zoning Development Agreement 02-14-17
6. Draft Master Development Plan 02-14-17
7. Draft Master Landscape Plan 03-20-17

NARRATIVE

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BUILDING DEPT

The purpose for this request is to allow development of this property for multi-family housing with onsite parking, generous landscaping, playground access and open space. Construction of multi-family structures on a single lot under a single ownership allows the development to optimally place the residential structures to create larger and better utilized landscape and parking areas. The multi-family use conforms to the Comprehensive Plan "Town Neighborhoods" designation and is similar to other residential properties in the area. This request allows for multiple residential structures on a single lot. The code without this ZDA description would require each residential structure to be located on an individual lot.



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

March 17, 2017
City of Twin Falls
Attn: Steve O'Connor

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MAR 20 2017

**CITY OF TWIN FALLS
PLANNING & ZONING**

RE: Response Letter for Elizabeth Estates ZDA Application

From: Gerald Martens, P.E.

Steve,

Resubmitted herewith is a revised preliminary plan for the above project with the following revisions or comments based on your March 9, 2017 comment letter.

1. Please provide a signage plan or add in the ZDA what signage you would like.

The only sign will be a monument project identification sign, not more than 10' max. height in feet on Elizabeth Street. The sign location is shown on the plans.

2. Please provide a Landscape Plan separate from the Master Development Plan.

A separate landscape form has been attached.

3. Please provide in a detailed description of the "Park Area" and what amenities will be provided.

The park area will provide a tot lot, picnic table and the balance will be an irrigated turf play area. Within the play area will be a small maintenance building to store common area maintenance tools.

4. Are there going to be any covered parking areas?

There will be no covered parking area in the initial development.

5. Will on site storage be allowed, i.e. RV's, trailers, ect., if so where?

The tenant lease agreement will preclude any storage or parking of RV's, trailers, etc.

621 North College Rd., Suite 100 • Twin Falls, Idaho 83301 • [208] 734-4888 • Fax [208] 734-6049



EHM Engineers, Inc.
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6. In the property development standards of the draft ZDA, accessory buildings are listed, however none are depicted on the MDP. Please show where accessory buildings will be located and label if they will be a maintenance, community, or storage building—or remove this standard from the ZDA.

No accessory buildings other than the above mentioned storage building will be allowed.

7. No buildings should be shown within the floodplain on the MDP, until the floodplain issue is resolved.

The buildings in the adjacent main floodway have been removed. The buildings will later be constructed in accordance with the requirements for construction in a floodplain.

8. City engineer may require additional dedication of ROW along Elizabeth Blvd. please show accordingly.

Additional right of way, if required, will be provided.

9. Please list how many bedrooms, per unit, there will be. We will need to know to accurately calculate required parking.

All units are 3 bedroom units and are reflected in the revised parking analysis.

10. Property owner list needs to be 750' around, that was an mistype on my end on the last e-mail.

The revised ownership list is attached.

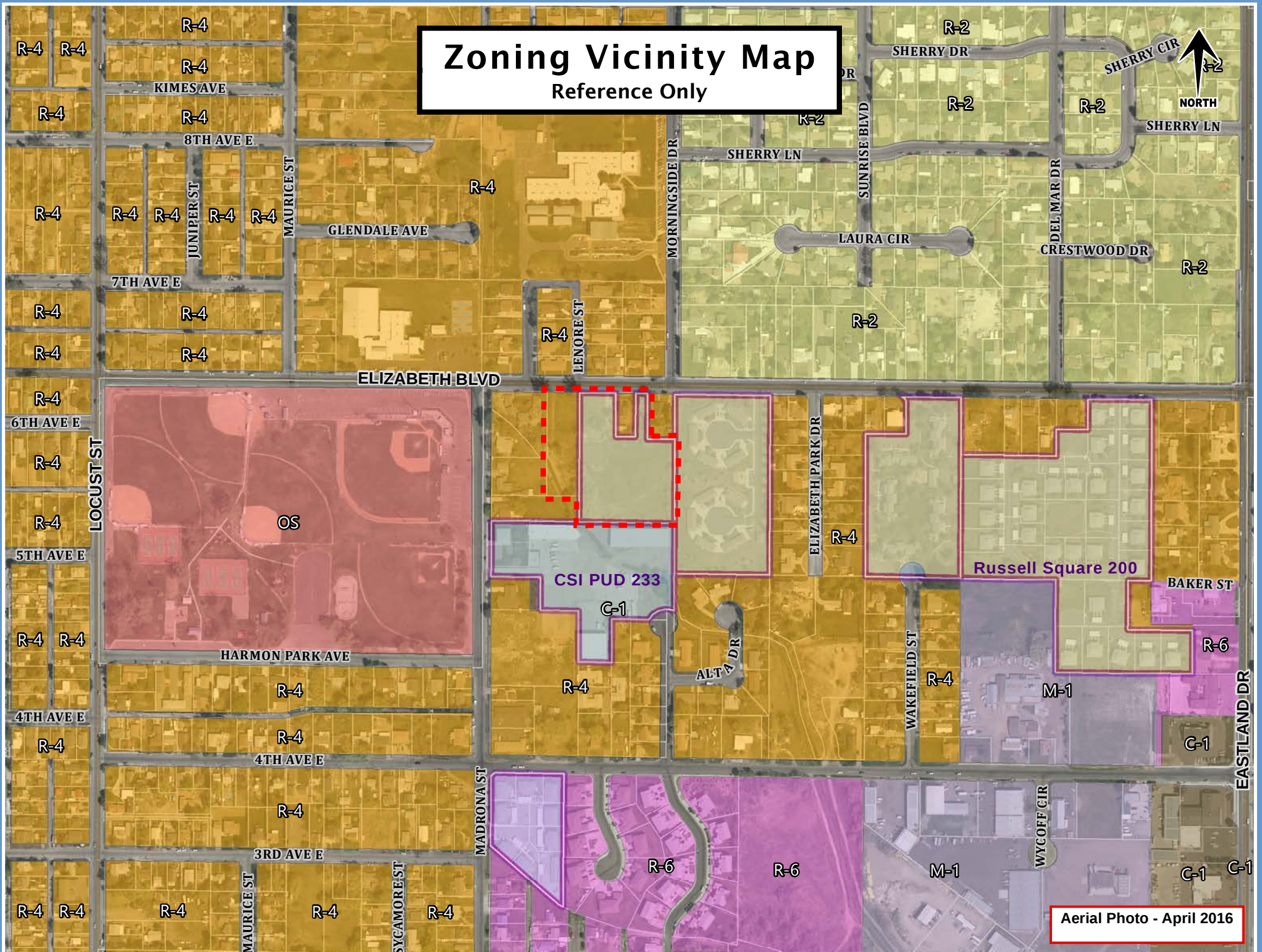
Please feel free to contact me if there are any further questions.

621 North College Rd., Suite 100 • Twin Falls, Idaho 83301 • [208] 734-4888 • Fax [208] 734-6049

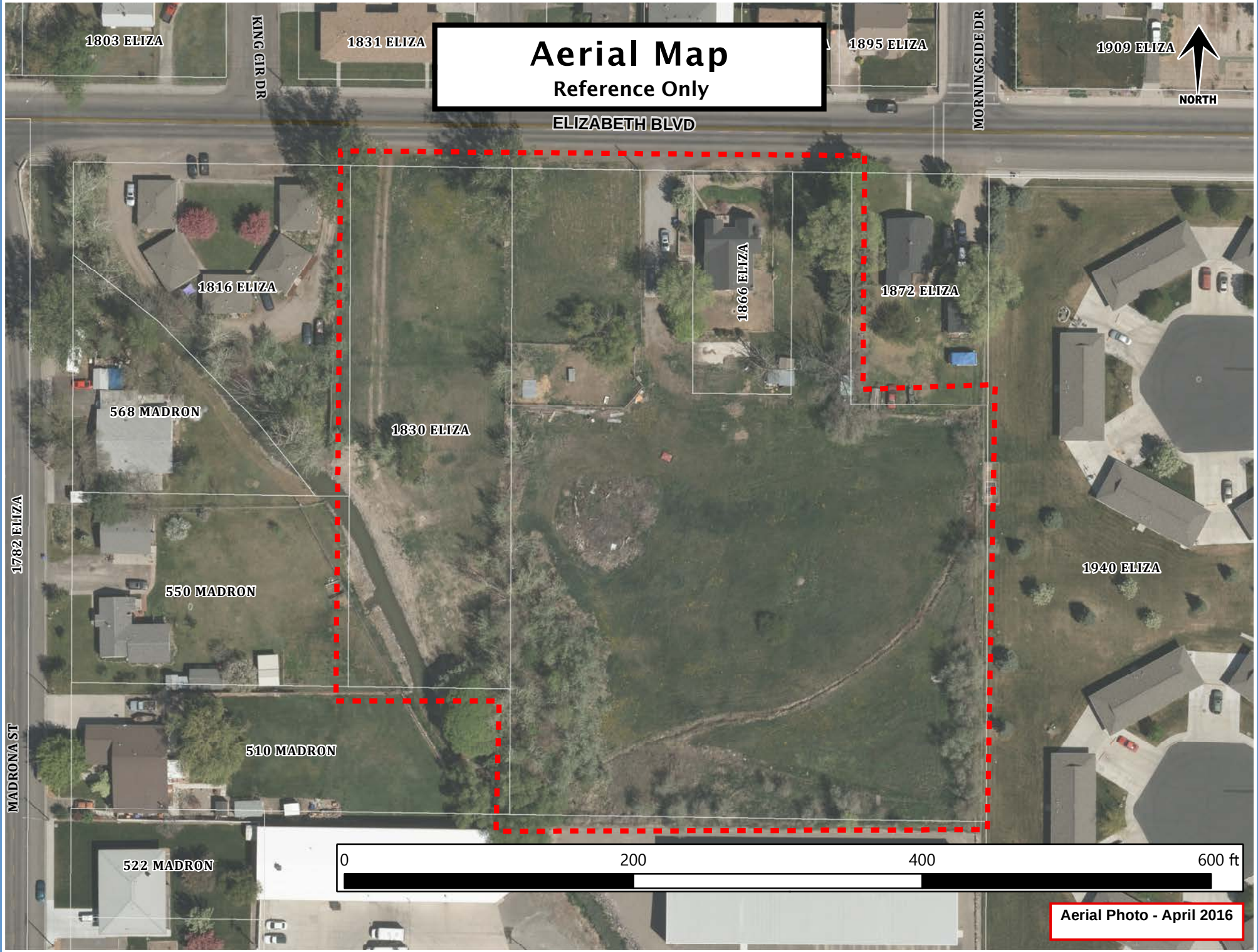
IN THE FIELDS OF:
PLANNING • SURVEYING • HIGHWAYS • WATER • SEWAGE • STRUCTURAL • SUBDIVISIONS • BRIDGES • ENVIRONMENTAL • QUALITY CONTROL • CONSTRUCTION MGMT.

Zoning Vicinity Map

Reference Only



Aerial Photo - April 2016



Aerial Map

Reference Only



MADRONA ST

KING CIR DR

MORNINGSIDE DR

ELIZABETH BLVD

1803 ELIZA

1831 ELIZA

1895 ELIZA

1909 ELIZA

1816 ELIZA

1866 ELIZA

1872 ELIZA

568 MADRON

1830 ELIZA

550 MADRON

1940 ELIZA

510 MADRON

522 MADRON

0

200

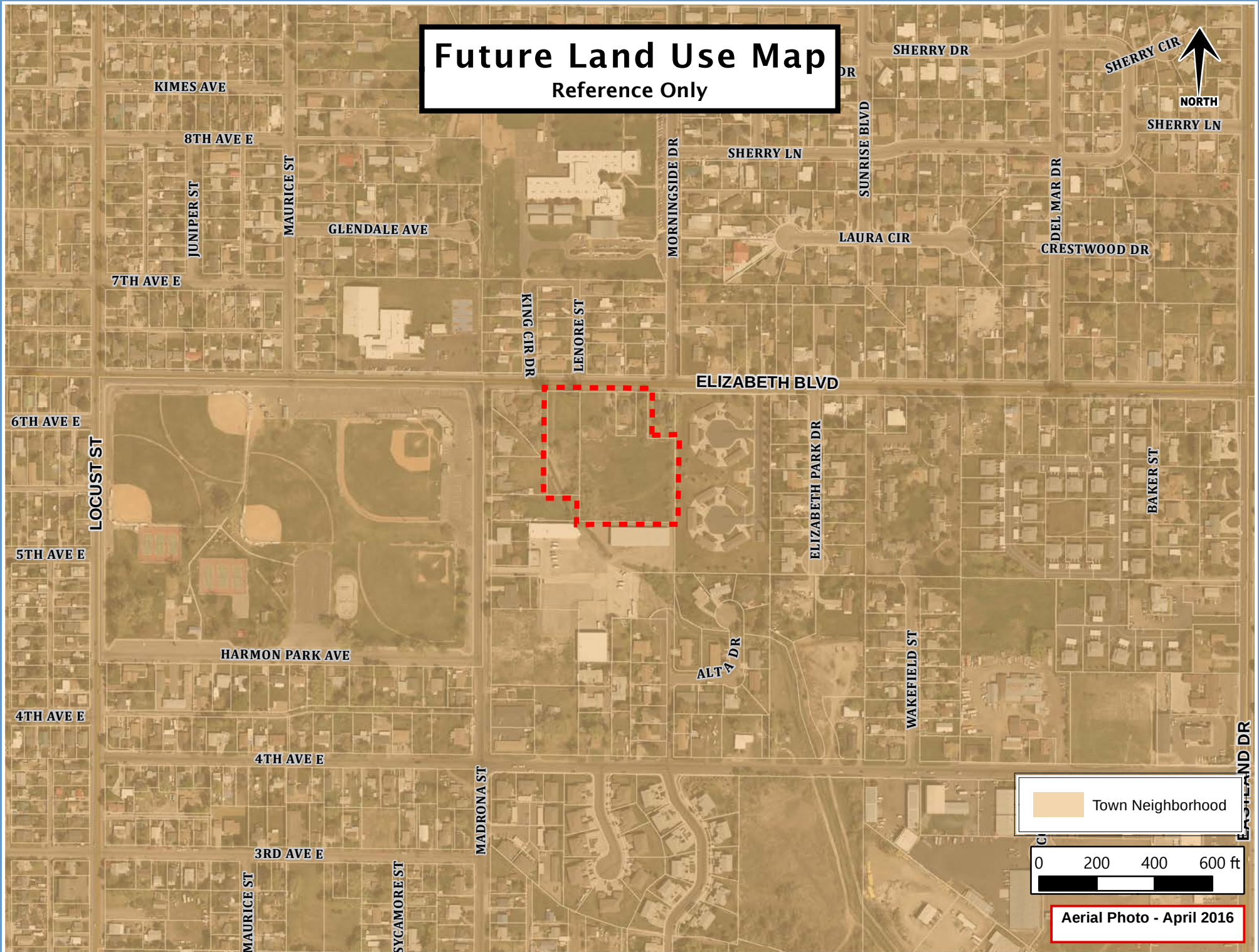
400

600 ft

Aerial Photo - April 2016

Future Land Use Map

Reference Only



2-14-17
(N)

Elizabeth Estates Development, a
ZDA – Zoning Development Agreement
Pursuant to All Parts of the Planning Exhibit

This ZDA Development commitment Agreement is made and entered into this ____ day of February, 2017, by and between the City of Twin Falls, State of Idaho, a municipal corporation, hereinafter called "City" and Gerald Martens, hereinafter called "Developer" for the purpose of developing a residential property as a Zoning Development Agreement (ZDA). The Legal description of the property is 4.02 Acres of a portion of Lots 6, A, B & C, Snyder Tract, a plat located in the northwest quarter, southeast quarter of Section 15, Township 10 South, Range 17 East, Boise Meridian in Twin Falls county Idaho. More specifically described in attached Exhibit "A".

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

(3) Property Development Standards:

- (A) Multiple 4-Plex Buildings will be constructed on a single lot.
- (B) The maximum density for the project shall not exceed 68 household dwelling units.

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

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

By: Gerald Martens

STATE OF IDAHO)
)ss
County of Twin Falls)

On this _____ day of _____ 20____, before me, a Notary Public in and for said county and state, personally appeared **Gerald Martens**, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

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

Notary Public for Idaho

Residing at: _____

My Commission expires: _____

Located in
A Portion of Lots 6, A, B & C
"Snyder Tract"
in
NW¹ SW¹, Section 15
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2017



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CITY OF TWIN FALLS
BUILDING DEPT

DESIGN DATA:

[illegible]

NOTES: =

1. A large-scale epidemiological study was conducted in the city of New York in 1970. The study was designed to investigate the relationship between the use of oral contraceptives and the risk of developing certain types of cancer. The study included a large number of women who were using oral contraceptives and a large number of women who were not using oral contraceptives. The results of the study showed that women who were using oral contraceptives had a higher risk of developing certain types of cancer than women who were not using oral contraceptives.
2. The study was conducted in the city of New York in 1970. The study was designed to investigate the relationship between the use of oral contraceptives and the risk of developing certain types of cancer. The study included a large number of women who were using oral contraceptives and a large number of women who were not using oral contraceptives. The results of the study showed that women who were using oral contraceptives had a higher risk of developing certain types of cancer than women who were not using oral contraceptives.
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STORMWATER CALCULATIONS =

[illegible]

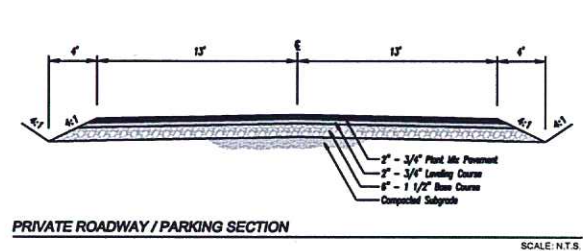
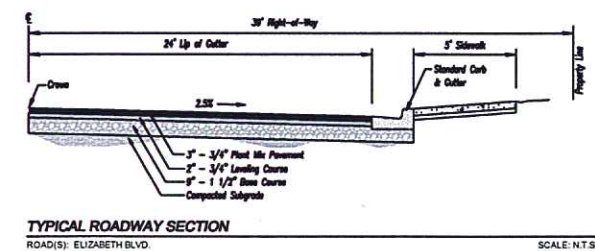
PARTING SUMMARY

Product	Price, \$	Yield, g
1,4-Di-OH	90	80
1,4-Di-OH	25,142.8	193,383.2
1,4-Di-OH	24	120
1,4-Di-OH	111	24
1,4-Di-OH	2	0
1,4-Di-OH	2	0

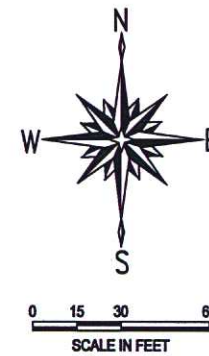
013037

- [illegible]





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Located In
A Portion of Lots 6, A, B & C
"Snyder Tract"
in
NW 1/4 SE 1/4, Section 15
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2017

LANDSCAPE:

ALONG ELIZABETH
TREES: 12
SHRUBS: 20

INTERIOR LANDSCAPING
LAYOUT WILL BE FINALIZED UPON DEVELOPMENT OF SITE SPECIFYING CONSTRUCTION PLANS BUT IN NO CASE SHALL BE LESS THAN CITY OF TWIN FALLS MINIMUM REQUIREMENTS PER THE R-6 ZONE.

DESIGN DATA:

DEVELOPER/OWNER:	SETBACKS:	AS PER TWIN FALLS CITY ZONING ORDINANCE AND ZDA
ENGINEER:	EASEMENTS:	10' WIDE FRONT LOT LINE UTILITY EASEMENTS ADJACENT TO ALL STREET FRONTAGES IN ADDITION TO THOSE SHOWN ON THIS PLAT.
EXISTING ZONING:	UTILITIES:	CITY SEWER, & WATER; UNDERGROUND POWER, GAS, CABLE T.V. & TELEPHONE.
PROPOSED ZONING:	VARIANCES:	NONE REQUESTED
EXISTING USE:	SUBDIVISION AREA:	4.02 ACRES
PROPOSED USE:		

NOTES:

- EASEMENTS FOR UTILITIES AND ACCESS ROADS SHALL BE DETERMINED BASED ON FINAL LOCATIONS AND BE GRANTED BY SEPARATE DOCUMENT.
- A CROSS-USE AND MAINTENANCE RECIPROCAL AGREEMENT WILL BE RECORDED FOR THE LOTS IN THIS SUBDIVISION FOR ACCESS, PARKING, STORM DRAINAGE, AND UTILITIES IF NEEDED.
- ALL PARKING SHALL BE PER CITY OF TWIN FALLS ZONING ORDINANCE AND/OR THE ZDA AGREEMENT. HANDI-CAP PARKING AND ACCESSIBLE RAMPS/ROUTES TO BE LOCATED UPON DETERMINATION OF FINAL BUILDING LAYOUTS BY INDIVIDUAL USERS.
- ALTERNATIVE SITE PLANS MAY BE UTILIZED PROVIDED THAT THE TOTAL DENSITY DOES NOT EXCEED 68 HOUSEHOLD LIVING UNITS.

STORMWATER CALCULATIONS

TOTAL DEVELOPMENT AREA = 175,244 SF	
POST-DEVELOPMENT IMPERVIOUS LANDSCAPED	91,120 sf * 1.6/12 * 0.95 = 11,541 cf
	81,104 sf * 1.6/12 * 0.25 = 2,804 cf
	TOTAL POST-DEVELOPMENT = 14,345 cf
PRE-DEVELOPMENT BASIC PRE-DEVELOPMENT	175,224 sf * 1.6/12 * 0.35 = 6,177 cf
	TOTAL RETENTION REQUIRED = 6,168 cf

PARKING SUMMARY

	PHASE I	PHASE II	TOTAL
LIVING UNITS:	16	40	56
LAND AREA:	87,677.8 S.F.	87,575.9 S.F.	175,253.7 S.F.
REQ'D PARKING:	40	100	140
PROPOSED PARKING:	59	82	141
REQ'D ADA PARKING:	2	2	4
PROPOSED ADA PARKING:	2	2	4

LEGEND:

PROPOSED	EXISTING
PROPERTY BOUNDARY	
ROADWAY CENTERLINE	
EASEMENT LINE	
WATER LINE	
SANITARY SEWER LINE	
STORM SEWER LINE	
GRAVITY IRRIGATION LINE	
TELEPHONE LINE	
STANDARD CURB & GUTTER	
EDGE OF ASPHALT	
SEWER SERVICE	
WATER SERVICE	
FIRE HYDRANT	
MANHOLE	
IRRIGATION BOX	
CATCH BASIN	
VALVE	
TELEPHONE RISER	
POWER POLE	
SIGN	
MAILBOX	

EHM Engineers Inc.
ENGINEERS/SURVEYORS/PLANNERS
621 N. COLLEGE RD., SUITE 100
TWIN FALLS, IDAHO 83301
PH: 208.734.4888 FAX: 208.734.4899
E-MAIL: ehm@ehm-inc.com

LANDSCAPE PLAN
for
ELIZABETH ESTATES ZDA

APPROVED -
DESIGN -
DRAWN M. Lee
DATE 03-14-17
SCALE AS SHOWN
DWG. NO. 190-12 MDP 4-PLEX

LSP-1



Public Hearing: **TUESDAY MARCH 28TH, 2017**
 To: Planning and Zoning Commission
 Presenter: Steve O'Connor
 Editor: Renee V. Carraway-Johnson, Zoning Administrator
 Authors: Jonathan Spendlove & Steve O'Connor

AGENDA ITEM IV-1

Request: Request for a **Special Use Permit** to construct an 8,400 sq. ft. detached accessory building/equestrian arena on property located at 3401 Canyon Ridge Drive West in the City's Area of Impact. c/o Cindy Bond (app. 2849)

Time Estimate:

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

Background:

Applicant:	Status: Owner	Size: 2.4(+/-) acres
Cindy Bond 3401 Canyon Ridge W Twin Falls, ID 83301 208.732.6456 cbond@csi.edu	Current Zoning: SUI; Suburban Urban Interface in the Area of Impact (Aol)	Requested Zoning: A 8,400 sq. ft. detached accessory building/ equestrian arena
	Comprehensive Plan: Rural Residential	Lot Count: 1 Lot
	Existing Land Use: Residential and private horse stables	Proposed Land Use: Private covered equestrian arena
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: SUI Aol; Canyon Ridge Dr. W; Residential	East: SUI Aol; Residential
	South: SUI Aol; Residential	West: SUI Aol; Residential
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-2, 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 application.

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

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

Budget Impact:

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

Regulatory Impact:

Approval of this request will allow the applicant to construct an 8400 sq. ft. detached accessory building/equestrian arena on property located at 3401 Canyon Ridge Drive West in the City's Area of Impact.

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:

3401 Canyon Ridge Dr. W consists of the W1/2 of the W1/2 of Lots 10 and 12 in the Shoshone Falls Orchard Subdivision, which was recorded in May 1916. The previous owners split the original lots over time and when the applicant purchased the land in January 1996 the two W1/2s of the W1/2s of Lots 10 and 12 were purchased together. The applicant built a single-family residence in 1996; the Certificate of Occupancy was issued in June 1996. An 800 sf detached accessory building was also built and finalized in July 1996.

Analysis:

This is a request to construct an 8400 sf (70' x 120') detached accessory building for personal use as a covered equestrian arena. The applicant is applying for an SUP due to the size of the detached accessory building being larger than 1500 sq. ft. Large detached accessory buildings are common in the SUI zone for a variety of purposes and therefore staff has deemed this an appropriate use for the zone.

Comprehensive Plan Compliance:

The 2016 Comprehensive Plan; "Grow With Us" designates this corridor as appropriate for Rural Residential. This zone is described as having characteristics, which allow large open lots with a single residential unit and possibly some minor agricultural uses. This zone is generally not served by city services, and provides a transition from rural open land to increasingly more dense zones of a city. Staff has deemed this request to be in compliance with the 2016 comprehensive plan.

Per City Code 10-4-2: SUI Zoning District

A Special Use Permit is required for any detached accessory building larger than 1500 sq. ft.

Per City Code 10-11-1 thru 8: Required Improvements

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

Possible Impacts:

The applicant does not anticipate any impacts to the surrounding area due to most properties surrounding the applicant lot having similar uses and animals as well. There is no mention of installing lighting either within the covered arena or outside. If lighting is installed outside, it should be downward facing and/or shielded. Staff does not anticipate an increase in negative impacts to the area.

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 construction of the detached accessory building to be consistent with the submitted drawings/elevations, as presented.
3. Subject to personal use by the occupant of the home and no commercial activity or residential use within the structure.
4. Subject to outside lighting being downward facing and/or shielded.

Attachments:

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

Cindy R Bond
3401 Canyon Ridge W
Twin Falls, Idaho 83301

Special Use Permit Application

4. a. The reason for the request.

Property is approximately 2.4 acres and is zoned ^{SUZ}~~C1-Ag~~ but falls within the City of Twin Falls "Zone of Impact". Owner proposes to cover a 70 X 120 riding arena.

b. An explanation of the project, including:

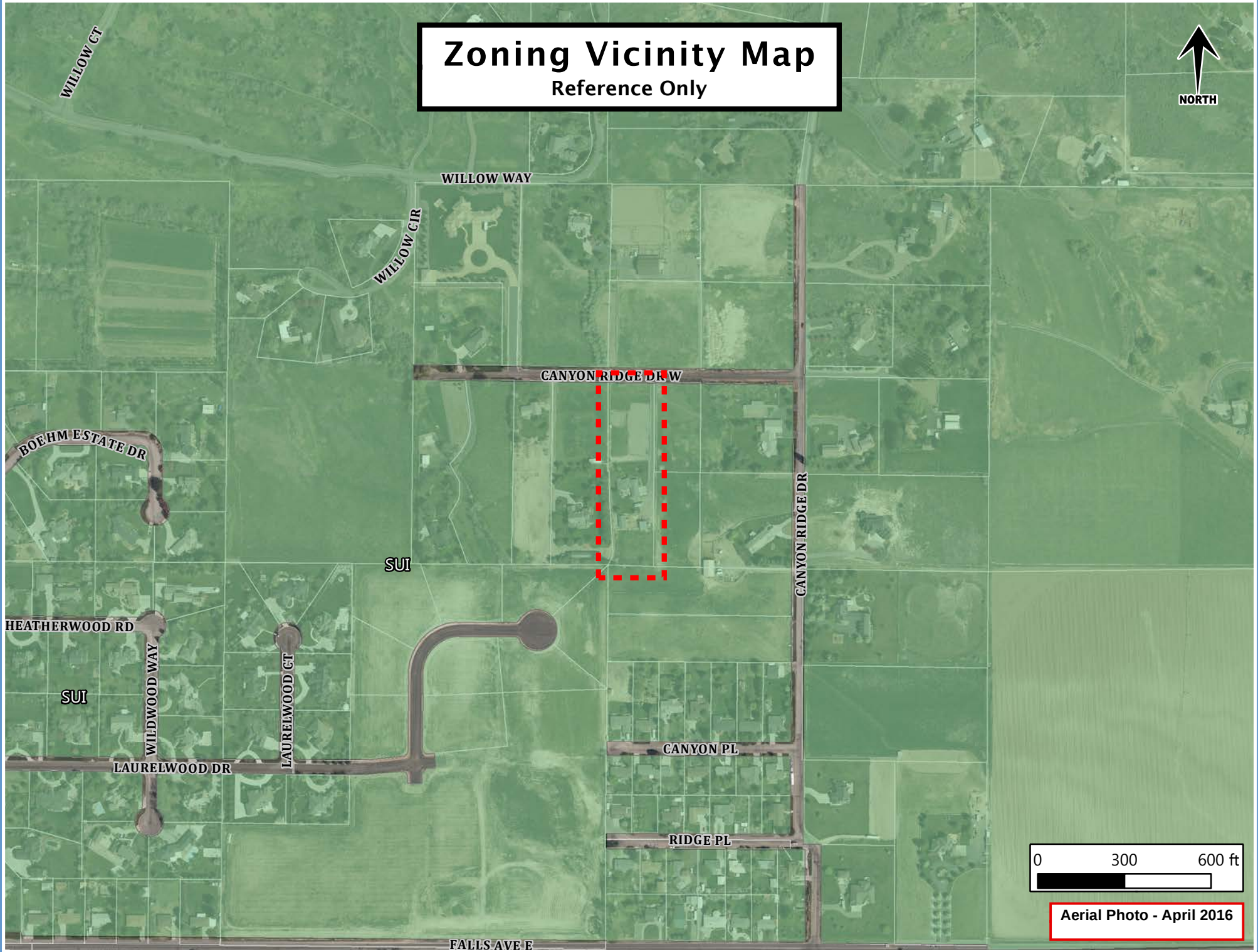
- i. Hours of operation – the arena is for personal use only and will not have hours of operation
- ii. Traffic anticipated – for personal use only there will be no additional traffic
- iii. Number of employees – personal use only, no employees

c. An evaluation of the effects on adjoining property including the effect of such elements as:

- i. Noise – no additional noise anticipated, property already has horses and an arena
- ii. Glare – no glare anticipated
- iii. Odor – no additional odor anticipated, property currently houses horses
- iv. Fumes or vibration on adjoining property – no fumes or vibration anticipated
- v. Surrounding area consists of small acreages; most owners have animals. Neighbor to the west has 3 lamas, to the east has 3 mules, to the north has 3 horses, to the south is open pasture used for grazing horses

Zoning Vicinity Map

Reference Only



Aerial Photo - April 2016

Aerial Map

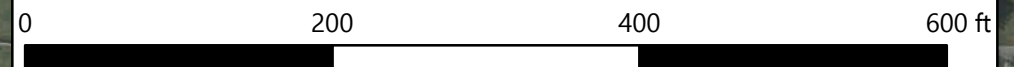
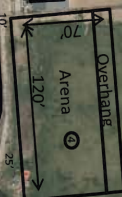
Reference Only



CANYON RIDGE DR W

CANYON RIDGE DR

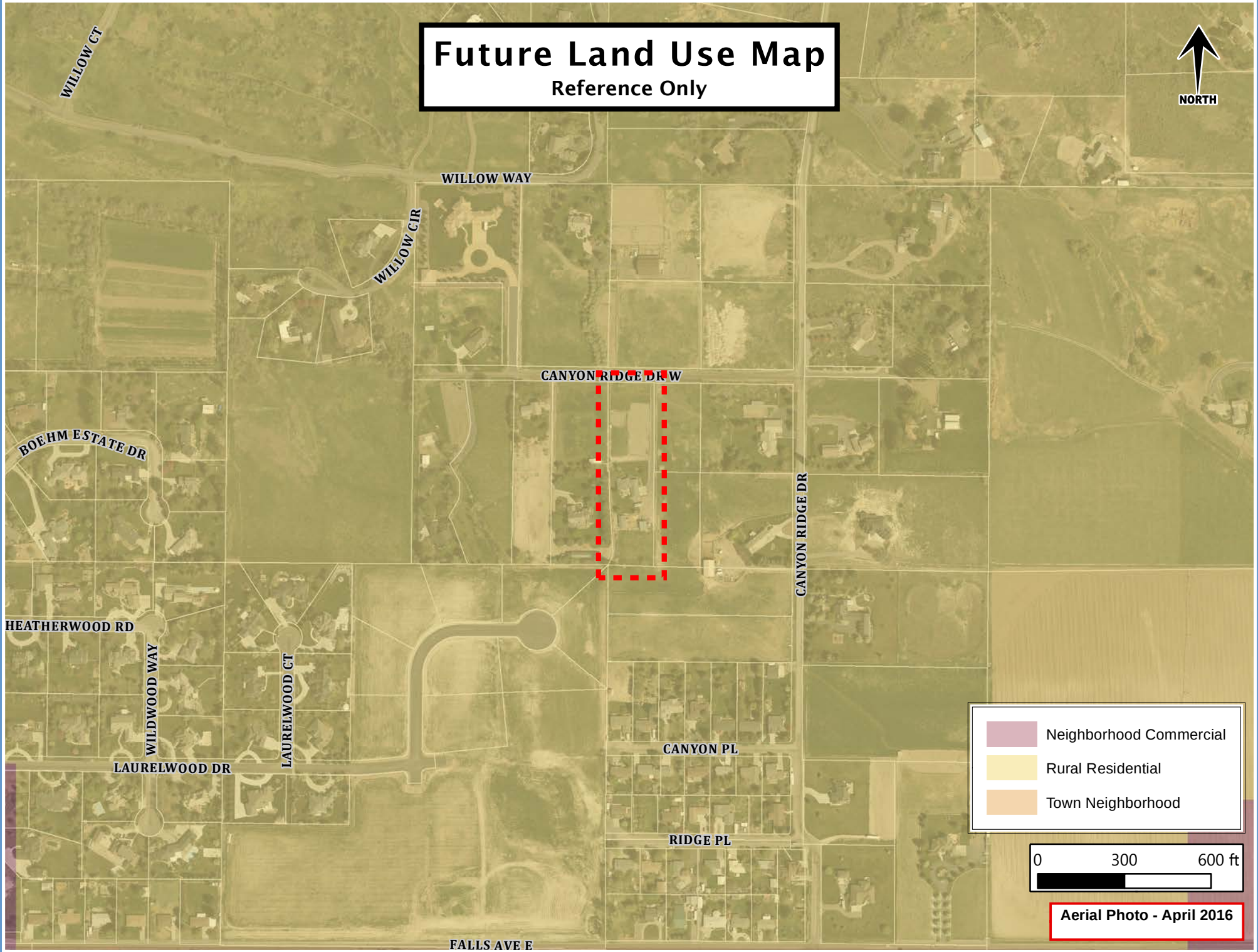
152'



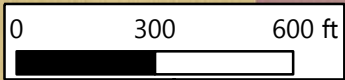
Aerial Photo - April 2016

Future Land Use Map

Reference Only

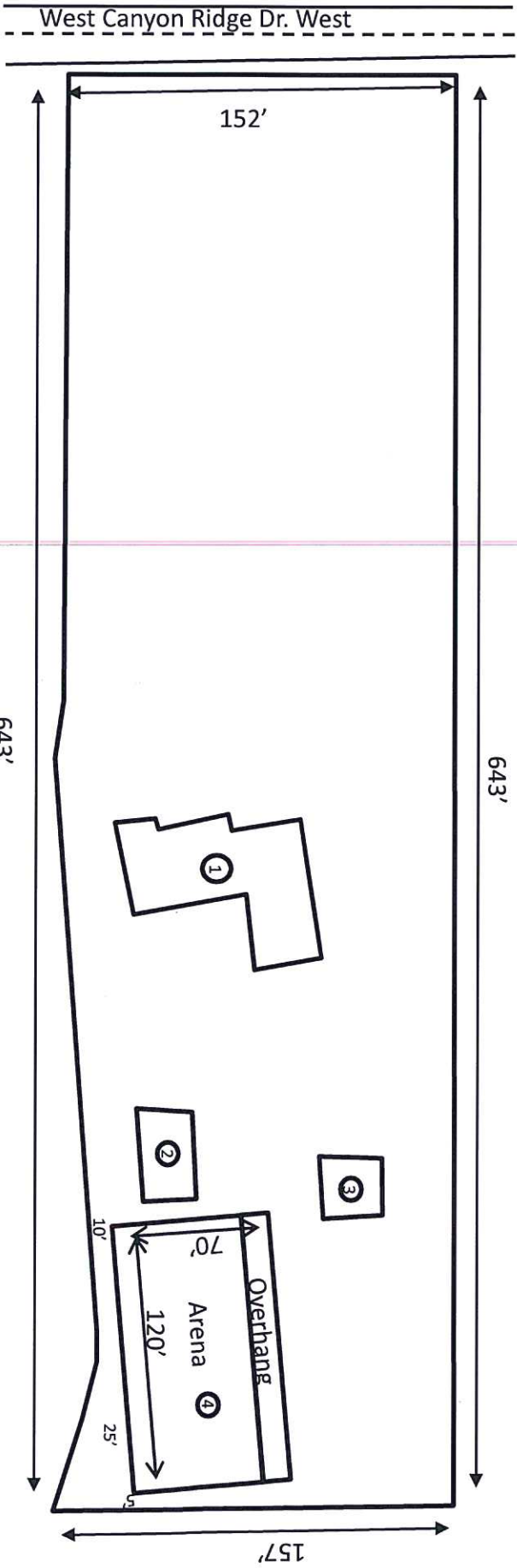


- Neighborhood Commercial
- Rural Residential
- Town Neighborhood



Aerial Photo - April 2016

- ① House = 3600 sq. ft.
- ② Barn
- ③ Hay Shed
- ④ Proposed Arena + Overhang = 8,400 sq. ft.
(setbacks 10' + from west property line, 5' + from south property line, 58' from east property line, and 514' from north property line)



N Scale 1" = 56.5'

Cindy Bond
3401 Canyon Ridge Dr. West
Twin Falls, ID 83301
208-539-7139



Colors to match Existing Home.

RECEIVED

MAR 12 2017

CITY OF TWIN FALLS
PLANNING & ZONING



Existing Barn

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MAR 02 2017

CITY OF TWIN FALLS
PLANNING & ZONING



Canyon Ridge Dr. W Public Notice Sign



South end of property looking North





Public Hearing: **TUESDAY, MARCH 28TH, 2017**
 To: Planning and Zoning Commission
 Presenter: Jonathan Spendlove, Sr. Planner
 Editor: Renee V. Carraway-Johnson, Zoning Administrator
 Authors: Jonathan Spendlove & Steve O'Connor

AGENDA ITEM IV-2

Request: Request for the **Vacation** of 15' x 78.52', 1,178 sf, utility and drainage easement between Lots 3 and 4 of the J.E. White Subdivision No. 2 on property located at 985 Beverly Circle. c/o Blue Lakes Place, LLC-Jim Paxton (app. 2850)

Time Estimate:

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

Background:

Applicant:	Status: Owner	Size: 15' x 78.52', 1,178 sf
Blue Lakes Place, LLC 960 Blue Lakes Blvd N. Twin Falls, ID 83301 208.734.8103 Jim Paxton jp@thespateam.com	Current Zoning: C-1, Highway Commercial District	Requested Zoning: Vacation of Utility and Drainage Easement
	Comprehensive Plan: Mixed Use	Lot Count: 2 Lots
	Existing Land Use: Vacant	Proposed Land Use: Retail and warehousing
Representative:	Zoning Designations & Surrounding Land Use(s)	
David Thibault EHM Engineers, Inc. 621 N. College Rd., Ste. 100 Twin Falls, ID 83301 208.734.4888 dthibault@ehminc.com	North: C-1; Commercial Highway District: Auto Dealership - Rob Green	East: C-1 PUD; Commercial Highway District: Locust Grove Office, A PUD
	South: C-1; Beverly Cir/Florence Ave Office Buildings	West: C-1; Commercial Highway District: Vacant
	Applicable Regulations: 10-1-4, 10-1-5, 10-16-1	

Approval Process:

All procedures will follow the process as described in TF City Code: 10-16-1

Vacations & Dedications require a public hearing before the Planning Commission where the public and the applicant will have the opportunity to make a presentation, ask questions, or voice their concerns. The Planning & Zoning Commission will make a recommendation to the City Council that the vacation be granted or it may recommend a modification to the vacation, or it may recommend that the vacation be denied.

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 proceed to the City Council with the request to vacate the Easements as listed in the description.

History:

985 Beverly Circle is part of the JE White Subdivision, recorded at Twin Falls County in September 1963. The address first appeared in the Polk Directories, a building could be seen in Aerial Imagery, in 1969.

Analysis:

This is a request to vacate a 15' x 78.52', 1178 sf, utility and drainage easement between Lots 3 and 4 of the J.E. White Subdivision No. 2. The Applicant is requesting the easement vacation in order to adjust the lot lines, with the intent of constructing a commercial building. The building will be utilized as a retail showroom and warehousing for the applicant's business. There are no utilities or facilities in or around the subject easement, and all utility providers and the Twin Falls Canal Company have agreed to vacate the easement.

Conclusion:

Should the Commission recommend to the City Council, this request be granted 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.

Attachments:

1. Letter of request
2. Zoning Vicinity Map
3. Aerial Photo Map
4. Utility Company Letters
5. Site Photos

Blue Lakes Place, LLC

Lot 3 & 4 J.E. White Subdivision No. 2 Easement Vacation Statement

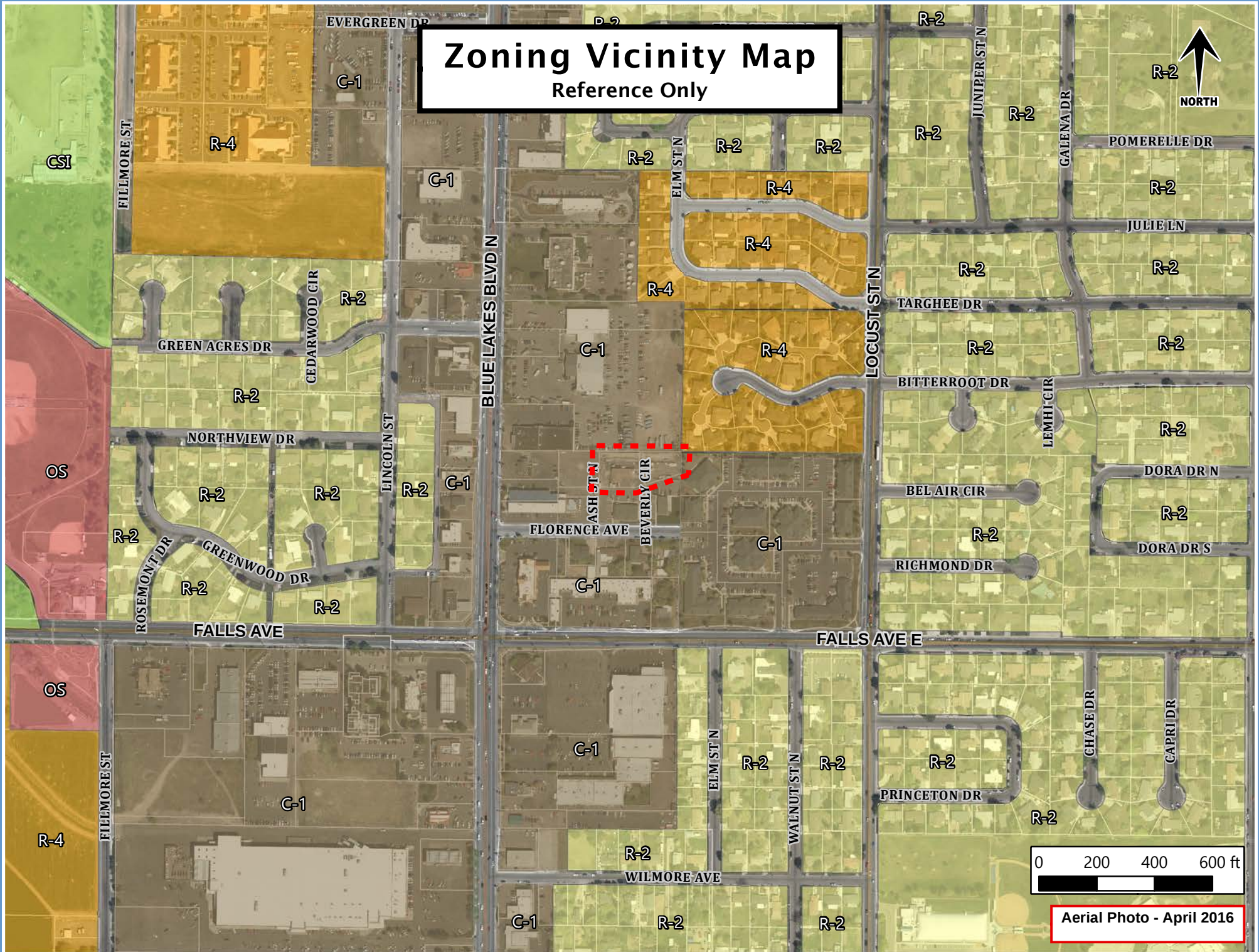
The owner is applying for the Vacation of an existing 15 foot utility easement centered on the common line between Lots 3 & 4, J.E. White Subdivision No. 2. Currently there are no known utilities within the easement. The owner is requesting this vacation in order to perform a lot line adjustment and then build a zero lot line building with the appearance of a single building over the easement being requested for vacation. The planned use for the building will be Retail showroom and warehouse space, which are in conformance with the existing C1 Commercial Highway zoning.

There should be no effect of this vacation to adjoining properties. All adjoining properties except the one to the north are developed and have utilities services provided.. The property to the north can still be served by means of the other existing easements being retained including the easement that was created during the vacation of Ash St. North.

Blue Lakes Place is the sole owner of the effected sold lots.

Zoning Vicinity Map

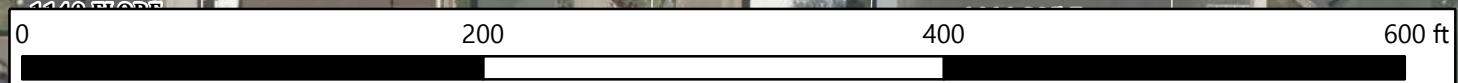
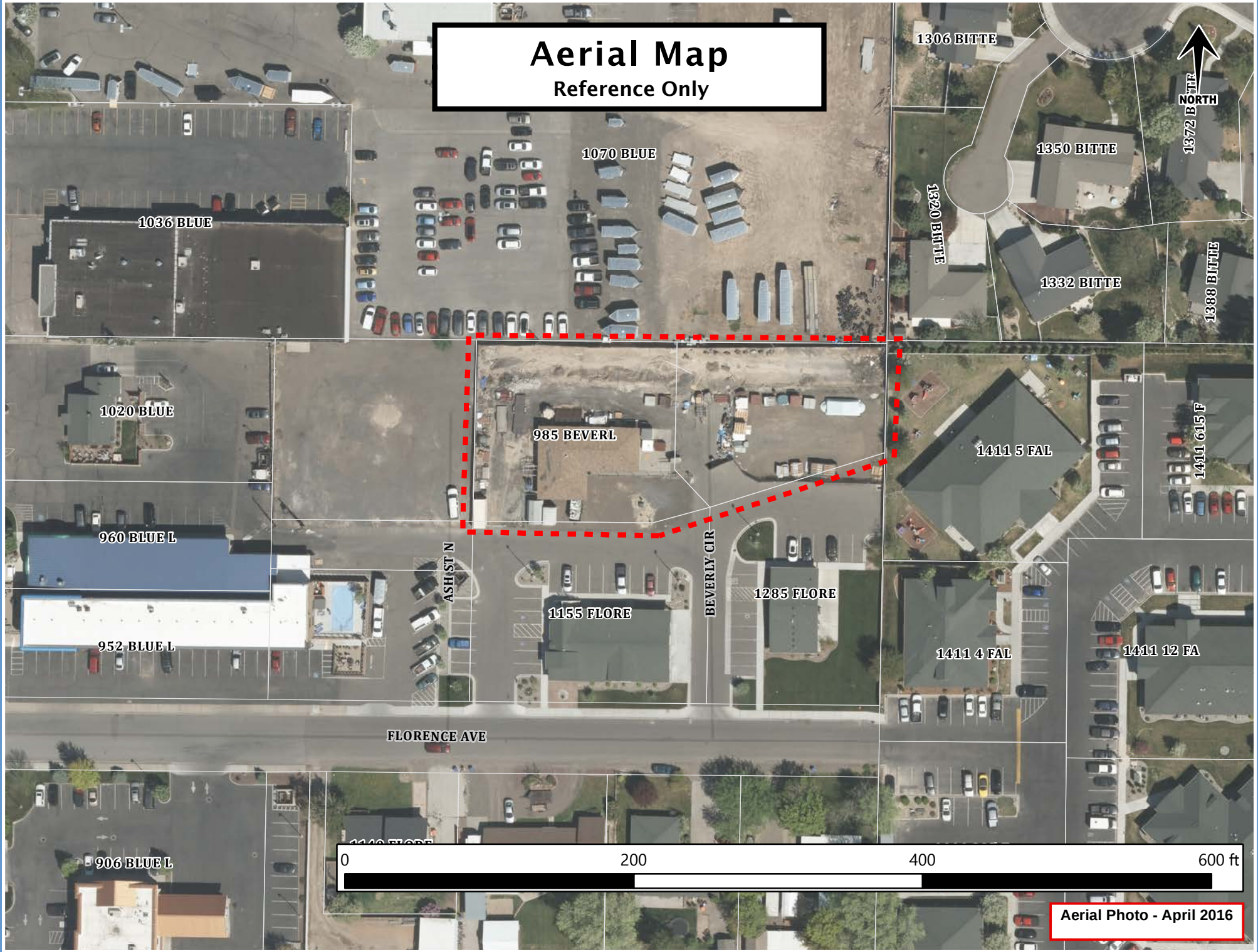
Reference Only



Aerial Photo - April 2016

Aerial Map

Reference Only



Aerial Photo - April 2016

CERTIFICATE OF OWNERS

This is to certify that the undersigned are the owners in fee simple of the following described property, that its correct description of the land included in this plat is as follows:—

A portion of land in the SW4 SW4 Section 3, T.10S, R.17E, B.M., Beginning of a point that is N. 1/2 E. 1/2 E. along the section line, 330.60 feet and 330.60 feet from the section corner common to Section 3, 4 and 10, T.10S, R.17E, B.M., said point also being the the corner of 121st, J.E. White Subdivision, TWIN FALLS COUNTY, Idaho.

Thence N. 1/2 E. 1/2 E. 473.30 feet;

Thence N. 1/2 E. 1/2 E. 300.60 feet;

That it is the intention of the undersigned to and they do hereby place said land in this plat, that the undersigned be by those persons, referred to in the public use, having all streets as shown on this plat, the easements marked on said plat are not intended to be public, but the right to use said easements is hereby personally reserved for public utilities and for any other use as designated hereon, and no structures other than the said utility purposes are to be erected within the lines of said easements.

OWNER: Theresa White

ACKNOWLEDGMENT

STATE OF IDAHO

COUNTY OF TWIN FALLS

On this 13 day of August, 1963, before me, a Notary Public for said State, personally appeared the person whose name is subscribed to the foregoing certificate, and acknowledged to me that they executed the same.

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

NOTARY PUBLIC for the State of Idaho

CITY ACCEPTANCE

The foregoing plat was duly accepted and approved by the Board of Public Commissioners of the City of Twin Falls, on the 13 day of August, 1963.

Attest: Clarence M. Stewart Mayor

CERTIFICATE OF CITY ENGINEER

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

Dated this 13 day of August, 1963.

CERTIFICATE OF MUNICIPAL SUPERVISOR

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

Date: August 13, 1963 MINOR CLARENCE M. STEWART

CERTIFICATE OF ENGINEER

This is to certify that I, Leon Miller, a Registered Professional Engineer in the State of Idaho, made the survey of the land described in the certificate of Owners, and designated herein as J.E. White Subdivision No. 2, and that this plat is a true and correct representation of said survey as made and staked by me on the land.

ACKNOWLEDGMENT

STATE OF IDAHO

COUNTY OF TWIN FALLS

On this 13 day of August, 1963, before me, a Notary Public in and for said State, personally appeared Leon Miller, known to me to be the person whose name is subscribed to the foregoing Certificate of Engineer and acknowledged to me that he executed the same.

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

NOTARY PUBLIC for the State of Idaho

COUNTY COMMISSIONER'S ACCEPTANCE

The foregoing plat was duly accepted and approved by the Board of Commissioners of the County of Twin Falls, Idaho, on the 13 day of August, 1963.

Attest: Clarence M. Stewart Chairman

COUNTY RECORDER'S CERTIFICATE

This is to certify that the foregoing plat was filed for record in the Office of the County Recorder of Twin Falls, Idaho, this 13 day of August, 1963, at 3:30 P.M., and duly recorded in plat book No. 8, at page 45.

Clarence M. Stewart Deputy

J.E. WHITE SUBDIVISION NO. 2

A Portion of the SW4 SW4 Section 3, T.10S, R.17E, B.M. TWIN FALLS COUNTY, IDAHO

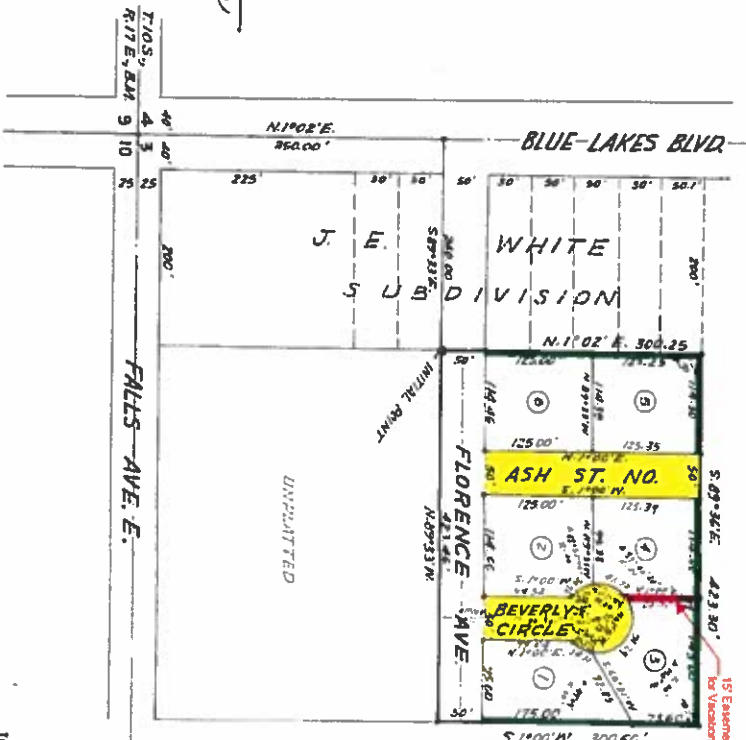
HOFFMANN, FISKE & MILAR CONSULTING ENGINEERS

LEGEND

- INITIAL POINT
- 1/2" x 30" Steel Bars of angle points on boundary, 1/2" x 24" Steel bars of all lot corners and inside points of curvature.
- Lot corner
- Denotes easements for utilities and drainages.

GRAPHIC SCALE

- UTILITY & DRAINAGE EASEMENT BEING REQUESTED FOR VACATION/RELEASE
- UTILITY & DRAINAGE EASEMENT TO REMAIN
- VACATED ROADWAY RETAINED AS ACCESS & UTILITY EASEMENT



November 18, 2016

Via Electronic Mail: ip@thespateam.com

Blue Lakes Place, L.L.C.
960 Blue Lakes Blvd. N.
Twin Falls, Idaho 83301

Re: The petition for vacation of a 15' easement area centered on common line between Lots 3 & 4 of J.E. White Subdivision No. 2, Twin Falls, Idaho.

To Whom it May Concern:

This is in response to the Relinquishment Application submitted to Idaho Power Company on October 19, 2016, regarding the possible relinquishment of a certain area of platted utility easement located between Lots 3 & 4 of J.E. White Subdivision No. 2, Twin Falls, Idaho (the "Utility Easement Area").

Idaho Power's review of the relinquishment request indicated that there are no facilities within the Utility Easement Area. As such, Idaho Power agrees to relinquish what easement rights are found within the Utility Easement Area.

Idaho Power Company thanks you for providing the opportunity to comment on the vacation petition/application.

Thank you,



Mary K. Alandt
Associate Real Estate Specialist
Land Management and Permitting Department
Phone: (208) 388-2699
Email: malandt@idahopower.com

cc: Mike Lee, mlee@ehminc.com



451 Alan Dr, Jerome, Id 83338-5505

Office: (208) 737-6300 • Fax: (208) 737-6342 • In-State: 1-800-548-8771 • www.intgas.com

November 3, 2016

To whom it may concern:

We, the undersigned property owner, Intermountain Gas Company, release rights for the vacation of easement, that is located at JE White Subdivision Number 2, between Lots 3 & 4, in Twin Falls County, Twin Falls, Idaho.

Brack McMurtrey

Sawtooth District Operations Manager

Intermountain Gas Company

451 Alan Dr

Jerome, Id 83338-5505



TWIN FALLS CANAL COMPANY

357 6TH AVE WEST
POST OFFICE BOX 326
TWIN FALLS, IDAHO 83303-0326



October 21, 2016

Michael Lee
EHM Engineers, Inc.
621 North College Rd., Suite 100
Twin Falls. ID 83301

RE: J. E. White Subdivision #2

Michael,

I have reviewed the Documents for the Vacation of Easement between Lots 3 & 4 J. E. White Subdivision #2, Twin Falls, Idaho. This Letter is to inform you that the Twin Falls Canal Company has no facilities in the area of the easement that is to be vacated and therefore has no issues with the proposed vacation of the easement.

If you have any questions, please contact me at 733-6731.

Sincerely,

Jay Barlogi
Twin Falls Canal Company



Watch us make you smile.

261 EASTLAND DRIVE
P.O. Box 1946
TWIN FALLS, IDAHO 83301
PH: 208•733•6230
FX: 208•733•6296

March 1, 2017

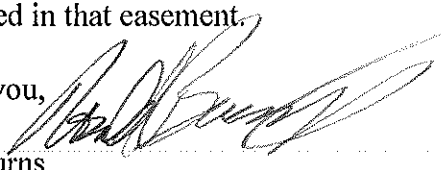
RE: Easement Vacation Request of J.E. Subdivision
EHM Engineers, Inc.
Mr. David Thibault
Mr. Michael Lee
621 N. College Road, Ste. 100
Twin Falls, Idaho 83301

Dear Sirs,

We agree to abandon the 15' Easement Located between Property Lines of Lots 3 & 4, at the North End of Beverly Circle of the J.E. WHITE SUBDIVISION NO. 2 as indicated on the attachment.

We do not need to retain Easement, we have no lines located in that easement.

Thank you,



Ron Burns
Cable One Construction
261 Eastland Dr.
P.O. Box 1946
Twin Falls, Idaho 83301
208-733-6877 Ext. 7150
208-539-9886



CenturyLink
Brad McNew
Engineer
216 South Park Ave
Twin Falls, Id. 83301

Office (208) 736-8760

Facsimile (208) 736-8755

Nov. 17, 2016

Gerald Martens
621 North College Rd.
Twin Falls, Id. 83301

RE: J.E. White Subdivision No.2 Vacation
Vacation of 15' Easement

To whom it may concern:

Reference is made to your request for CenturyLink to vacate the existing 15' easement, between Lots 3 & 4 said easement located in a portion of J.E. White Subdivision No.2 , located in the City of Twin Falls, County of Twin Falls, State of Idaho. CenturyLink has no facilities in this area and has no need for easement.

If existing utilities need to be vacated contruction charges would apply for relocation of facilities.

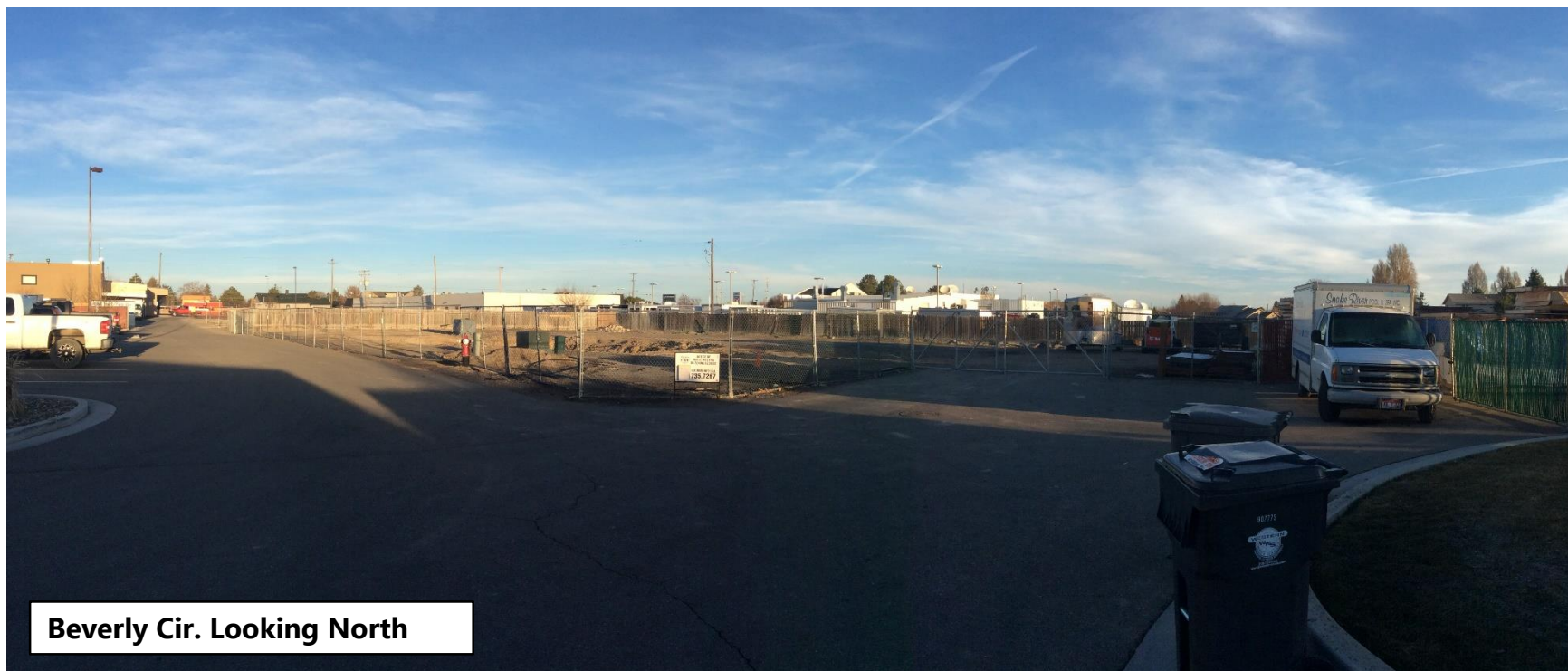
Please call me if you have any questions.

Sincerely,

Brad McNew



Public Notice Sign



Beverly Cir. Looking North





Public Hearing: **TUESDAY, MARCH 28TH, 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-3

Request: Request for a **Special Use Permit** to expand an existing storage unit rental facility on property located at 2716 Addison Avenue East. c/o Forrest LeBaron/Addison Secure Storage (app. 2851)

Time Estimate:

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

Background:

Applicant:	Status: Owner	Size: 4 +/- Acres
Forest LeBaron Addison Secure Storage 2716 Addison Ave E Twin Falls, ID 83301 208.410.2025 forrestlebaron@gmail.com	Current Zoning: C-1, Highway Commercial District	Requested Zoning: Special Use Permit to expand and operate a storage rental facility.
	Comprehensive Plan:	Lot Count: 1
	Existing Land Use: Residence with a home office, storage unit rentals, and agricultural	Proposed Land Use: Expansion of an existing storage unit rental facility
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: Cedar Park C-1 PUD; Addison Ave East; Agriculture Use	East: C-1 & R-2; Agriculture Use
	South: R-2, Agricultural, Canal and developed residential subdivision	West: C-1 & R-2; Commercial Use – Owner Occupied
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-8, 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 application.

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

If an applicant or interested party appeals the decision of the Commission with fifteen (15) days from the date of action 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 proceed with the building permit process to expand his storage unit facility.

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:

Ordinance 2012 was passed in 1981, it created the zoning districts we currently use, and zoned various properties within City Limits. Zoning designations were assigned at that time, or when areas were annexed. This lot is identified as Twin Falls Acres Inside, which makes this one of the older lots located within city limits. This corridor was originally zoned with a 600' in depth C-1 zoning – still existing today.

The first appearance of this address in the Polk Twin Falls City Directory was in 1988 as what appears to be a residence, and the remaining property to the south was likely used as agricultural land. The applicant purchased this property in 2014 and soon thereafter began the process of submitting construction plans for the north half of the parcel establishing Addison Secure Storage. The original SUP 1346 for Addison Secure Storage was approved on January 15th, 2015. A portion of the remaining property was rezoned to C-1 in January 2017. The applicant is returning today requesting another SUP to expand his storage unit facility to include the newly rezoned area.

Analysis:

This is a request to expand an existing storage unit rental facility. Currently the applicant operates Addison Secure Storage, and has developed Phase 1-3 of 7 proposed phases. According to the phasing plan approval of this SUP will allow the applicant to develop phases 4-7, now that that portion of the property is zoned C-1. The applicant submitted the phasing plan per the conditions set for SUP 1346. The expansion of this storage unit rental facility is what was planned when Addison Secure Storage was granted SUP 1346 and the building plans identified this area as a “proposed future expansion”.

There is a minimum 25' TF Canal Easement along the southern boundary of this property that was not rezoned to C-1. This area shall have screening and/or landscaping along the C-1 zone line. The R-2 property shall remain undeveloped. The applicant has stated, in conversations with staff, the undeveloped R-2 zone will be utilized as farmable land possibly for a variety of berries.

Comprehensive Plan Compliance:

The 2016 Comprehensive Plan; “Grow With Us” designates this corridor as appropriate for “Neighborhood Commercial.” Neighborhood Commercial is described as providing supporting service and small scale commercial for and complementary to the surrounding neighborhood. Though there is a conflict with the scale of this development, in that it is a sizeable operation for rental storage units, Staff has determined the expansion of Addison Secure Storage complies with the 2016 comprehensive plan. This is due to the following reasons; 1) the small scale and limited visual impact this development has and 2) it provides a “supporting service” to the surrounding neighborhoods. The access off Addison Ave E. appears as residential and there is no other access to the development.

Per City Code 10-4-8:

A Special Use Permit is required for a storage unit rental facility in the Commercial Highway District.

Per City Code 10-11-1 thru 8:

Required improvements include access, landscaping, parking/maneuvering areas, lighting, drainage, 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:

Staff has not received any complaints since Addison Secure Storage opened. The applicant has stated his desire to maintain the look and feel of the current operation and does not plan to deviate away from this model. The anticipated daily visits will be approximately 10-15 vehicles per day, and the applicant does not anticipate any increase in noise or glare from the expansion of storage units. Staff, does not anticipate negative impacts that could be detrimental to the surrounding area.

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 lighting being downward facing and not to encroach onto surrounding properties.
3. Subject to no "temporary" or off-site rental units being stored on this property.
4. Subject to all storage units located on the property being the same color hue.
5. Subject to no vertical stacking of units allowed.
6. Subject to required screening material being approved by City Staff prior to installation.
7. Subject to required trash receptacle plan, including screening materials, being approved by City Staff prior to installation.
8. Subject to no outside storage of vehicles or RV trailers being parked on the premises longer than 24 consecutive hours.
9. Subject to a 6' fence with slating along the R-2 and C-1 boundary be installed prior to any storage units being placed on the property.

Attachments:

1. Letter of request
2. Zoning Vicinity Map w/SUP Area Identified
3. Aerial Photo Map
4. Future Land Use Map
5. Site/Development Plan
6. SUP 1346
7. Site Photos

Forrest LeBaron

Addison Secure Storage

2716 Addison Ave E.

Twin Falls, Idaho 83301

208-410-2025

Reason for Request: To add on to our self storage facility.

I am proposing to add on to my current self storage facility to be located at 2716 Addison Ave. E. in Twin Falls, Idaho. The property is +/- 1 acre added to the current facility. It is currently office/residents for a tax preparation business. It will be named Addison Secure Storage and it will serve the residences in the area and fill their storage needs. There will be +/- 300 units that will be available for rent. They will be built of new single color (cream) ISO Shipping Containers. The Containers will be 40 foot in length. We will set the containers side by side in a row on a concrete foundation. We will not stack the units. The roads that will service the storage units will be solid surface. The office hours of operation will be 9 am to 6 pm 6 days a week, or by appointment. The tenants will have access to the storage units from 7:30 am till 9:30 pm.

There will be a security Gate at the entrance to the storage units. We will have security cameras and video monitoring capabilities installed as well as security lighting.

The expected traffic to the facility will be approximately 10-15 vehicles per day. This facility will be run by two employees.

I don't anticipate there being any noise to speak of that will be generated from the business. There will be no glare, odor or vibration to adjoining properties. We will install a screen fence along the property perimeter of chain link with slats to match the neighbor's fence.

The general compatibility for this business with the other properties in the vicinity will be good. Currently there is an auto repair shop on the East side of the

property. There is a Heating and cooling business with storage shops and fabrication shops to the west of the property that is zoned C-1 as well. The property to the south is a residential area. There is a large line of trees that has and will obstruct the view of the property from the south. On the north side of Addison is a farm field under crop.

The office located on the property that is facing Addison is currently an office for Addison Secure Storage and Forrest Custom Homes with standard hours of operation.

Zoning Vicinity Map

Reference Only



ADDISON AVE E

Subject Area
for SUP
Application

R-2

C-1

R-2

9TH AVE E

R-2

Aerial Photo - April 2016

C-1

CARRIAGE LN

C-1

CARRIAGE LN

R-2

TROTTER DR

R-2

R-2

GALLUP DR

R-2

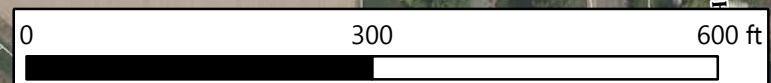
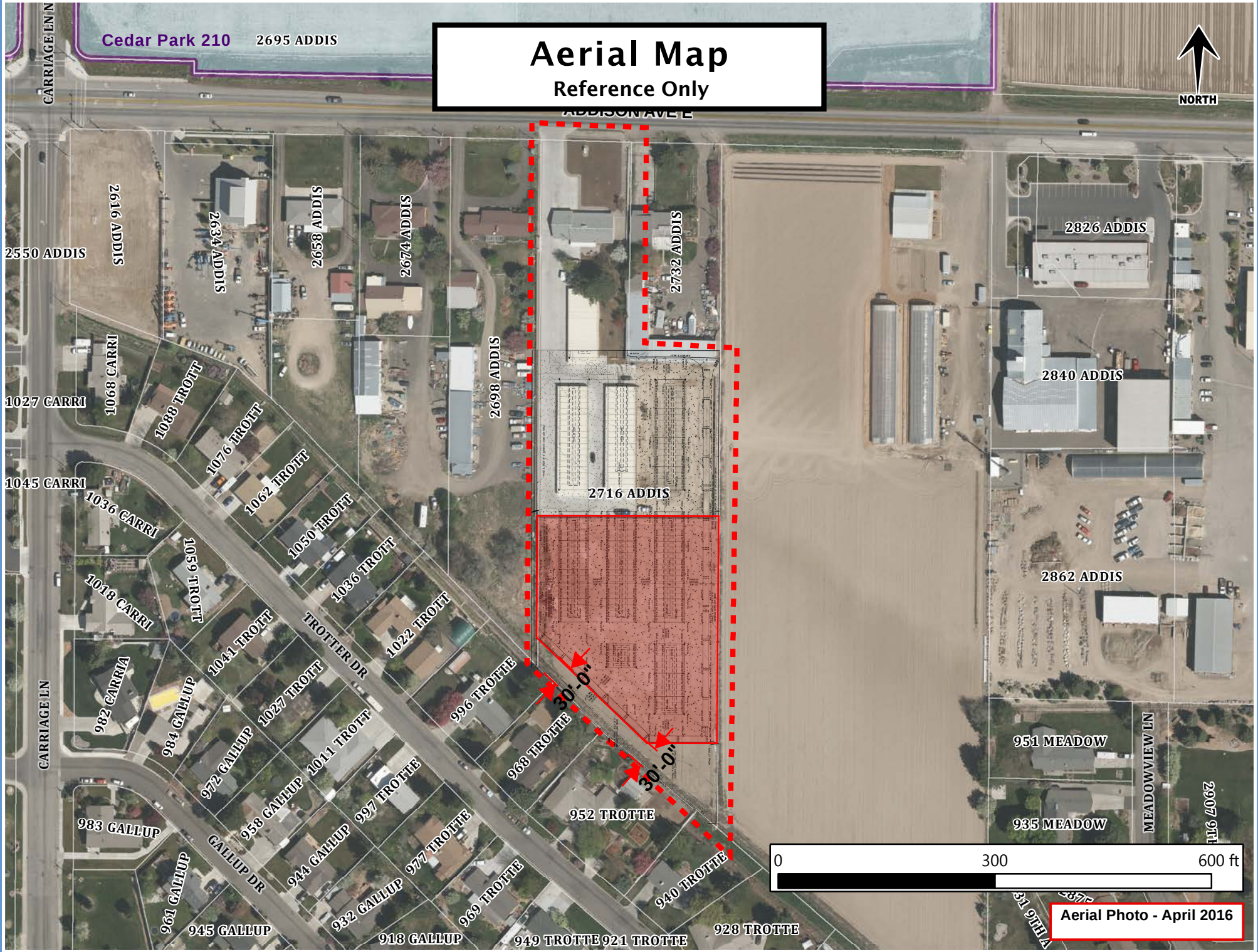
R-2

R-2

MEADOWVIEW LN

Aerial Map

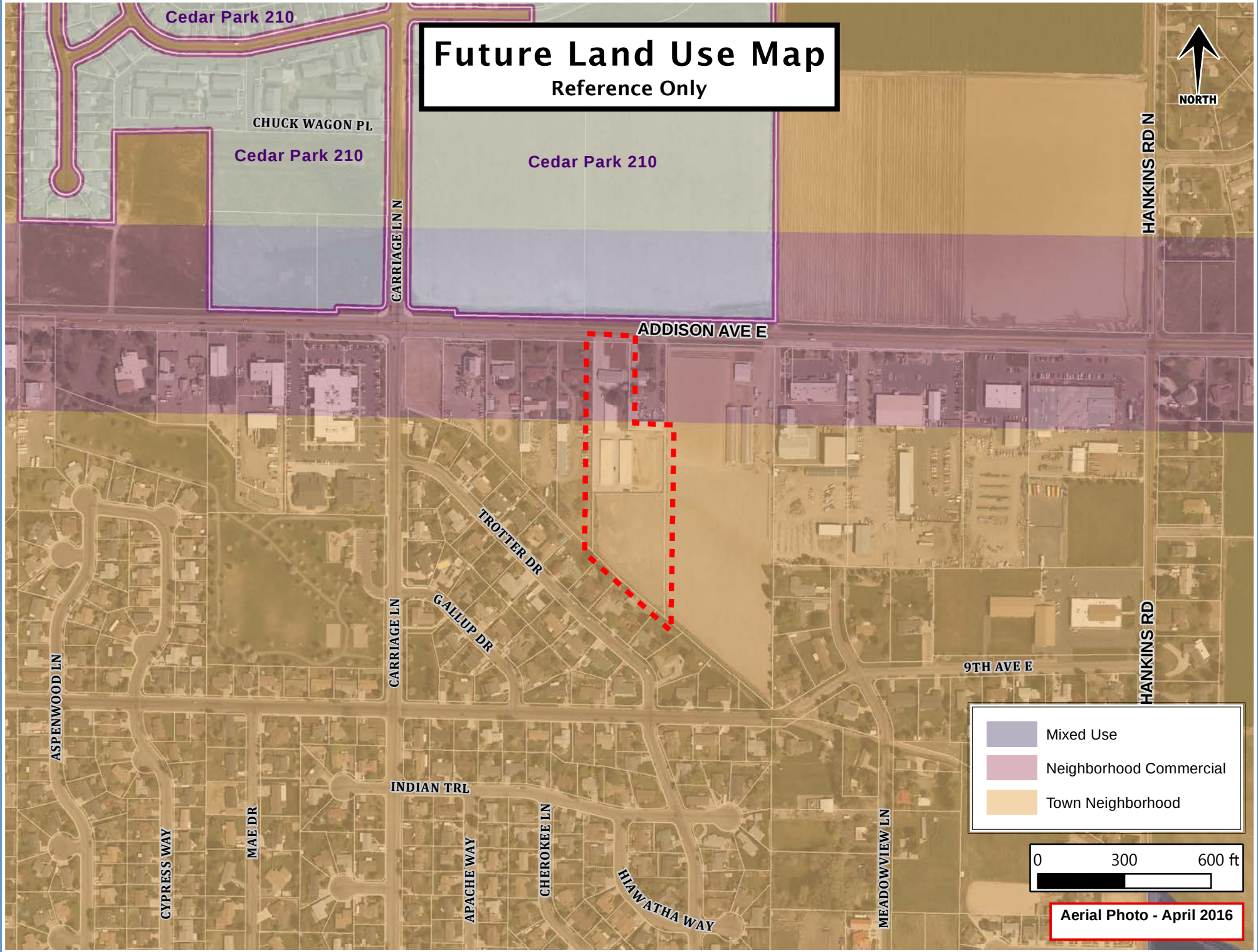
Reference Only



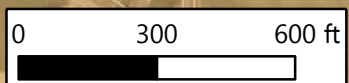
Aerial Photo - April 2016

Future Land Use Map

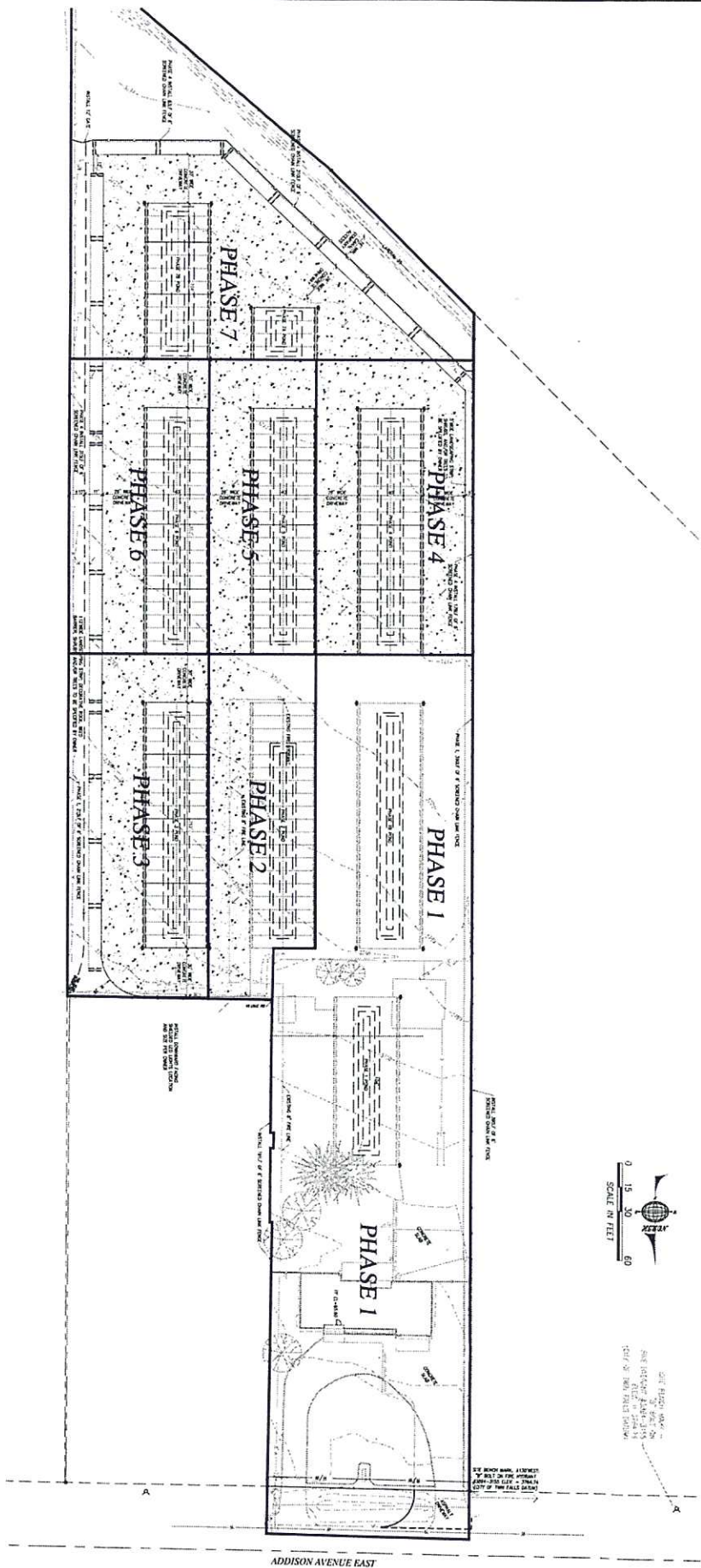
Reference Only



- Mixed Use
- Neighborhood Commercial
- Town Neighborhood



Aerial Photo - April 2016



**SITE PHASING PLAN
for
EAST ADDISON STORAGE**

EHM Engineers, Inc.
BUILDING THE FUTURE ONE STEP AT A TIME
Engineers / Surveyors / Planners
621 North College Road, Suite 100 Twin Falls, Idaho 83401
p (208) 734-4888 fax (208) 734-6049 web: ehmcinc.com



DO NOT SCALE DIMENSIONS	DATE	1/27/2018
CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF TWIN FALLS, IDAHO, ZONING ORDINANCE AND THE CITY OF TWIN FALLS, IDAHO, SUBDIVISION MAP ACT.	DRAWN BY	J. SWEEN
ALL DIMENSIONS SHALL BE IN FEET AND INCHES, UNLESS OTHERWISE SPECIFIED.	CHECKED BY	AS SHOWN
ALL DIMENSIONS SHALL BE IN FEET AND INCHES, UNLESS OTHERWISE SPECIFIED.	SCALE	C-2
ALL DIMENSIONS SHALL BE IN FEET AND INCHES, UNLESS OTHERWISE SPECIFIED.	PROJECT	



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

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

SPECIAL USE PERMIT

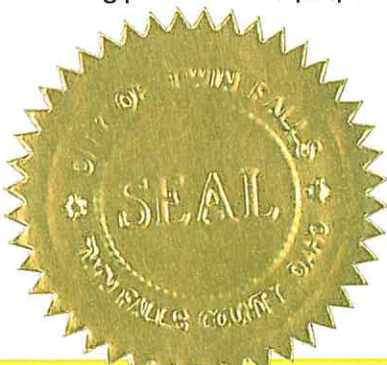
Permit No.1346

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on January 13, 2015 to Forrest LeBaron whose address is 246 9th Avenue North Twin Falls, ID 83301 for the purpose of establishing and operating a mini-storage facility on property located at 2716 Addison Avenue East and legally described as Twin Falls Acres Inside Tax# 1120, EXC Tax #1682 NWNE (14-10-17)

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.2667

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 Development Plan being approved by City Staff, prior to any development taking place on the property.
3. Subject to a Phasing Plan being submitted and approved by City Staff prior to any development taking place on the property.
4. Subject to no "temporary" or off-site rental units being stored on this property.
5. Subject to all storage units located on the property being the same color hue.
6. Subject to no vertical stacking of units allowed.
7. Subject to required screening material being approved by City Staff prior to installation.
8. Subject to required trash receptacle plan, including screening materials, being approved by City Staff prior to installation.
9. Subject to no outside storage of vehicles or RV trailers being parked on the premises longer than 24 consecutive hours.
10. Subject to a 6' fence with slating along the R-2 and C-1 boundary be installed prior to any mini storage units being placed on the property.




CHAIRMAN - TWIN FALLS CITY PLANNING & ZONING COMMISSION

DATE

1/27/15

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



Front of Addison Secure Storage
from Addison Ave West



Public Hearing Sign



Inside SW Corner



Inside SE Corner



Drive Aisle

