



NOTICE OF AGENDA
TWIN FALLS CITY PLANNING & ZONING COMMISSION
April 11, 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): **None**
2. Approval of Findings of Fact and Conclusions of Law: **None**

III. ITEMS OF CONSIDERATION: **None**

IV. PUBLIC HEARINGS:

1. Request for a **Special Use Permit** to sell alcoholic beverages consumed on premises in conjunction with a restaurant operating with extended retail hours of operation on property located at 1986 Addison Avenue East c/o Daniel Auth on behalf of Blu, LLC (app. 2848)
2. Request for the **Commission's recommendation on a Zoning District Change and Zoning Map Amendment** from R-4 and R-4 PUD to R-6 ZDA for approximately 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)
3. Request for a **Special Use Permit** to expand an existing equipment rental business and to include up to four (4) equipment display pad sites on property located at 153 Blue Lakes Boulevard c/o Kim & Darsi Mason on behalf of Renter Center (app. 2854)
4. Request for the **Commission's recommendation on a Zoning District Change and Zoning Map Amendment** for 30(+/-) acres of land proposed to be **ANNEXED** with a zoning designation of R-4, currently zoned R-4 for property located at 248 Pheasant Road c/o EHM Engineers, Inc. on behalf of Jon Zernickow (app. 2855)

V. GENERAL PUBLIC INPUT:

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

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

1. Public Hearing- **April 25, 2017**
2. Work Session- **May 3, 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.



Public Hearing: **APRIL 11, 2017 6:00 PM**

To: Planning and Zoning Commission

Presenter: Steve O'Connor, Planner

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 sell alcoholic beverages consumed on premises in conjunction with a restaurant operating with extended retail hours of operation on property located at 1986 Addison Avenue East c/o Daniel Auth on behalf of Blue, LLC (app. 2848)

Time Estimate:

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

Background:

Applicant:	Status: Lessee	Size: 3000 Sqft
Blu, LLC 1986 Addison Ave E Twin Falls, ID 83301 208.734.8570 <u>Daniel Auth</u> blufoods1111@gmail.com	Current Zoning: C-1, Commercial Highway District	Requested Zoning: SUP to consume Alcohol on site
	Comprehensive Plan: Neighborhood Commercial	Lot Count: 3
	Existing Land Use: Mixed use commercial/retail building	Proposed Land Use: Restaurant with alcohol consumption.
Representative:	Zoning Designations & Surrounding Land Use(s)	
Danny Auth 2541 Joshua Way Twin Falls, ID 83301 Socaldanny82@gmail.com 208.410.7995	North: C-1; Addison Ave E; Commercial Highway District; Smith's Supermarket	East: R-2; Sunrise Blvd; Residential Low Density; Residential
	South: R-2; Alley, Residential Low Density; Residential	West: C-1 Commercial Highway District; Commercial
	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 (when the Findings of Fact are signed), the City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Budget Impact:

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

Regulatory Impact:

Approval of this request will allow the applicant to operate a restaurant serving alcohol for consumption on premises and extended retail hours of operation on property located at 1986 Addison Avenue East.

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

History:

This request is located on lots 8, 9, and 10, of the East Addison Subdivision recorded at Twin Falls County in May 1950. The three lots were all residential lots at that time. The three lots were combined in 2007 and the lot was readdressed to 1970 Addison Ave E. A single commercial building was constructed with multiple users. In July 2009, the Planning and Zoning Commission approved SUP 1151, which allowed for a drive up window and Alcohol consumption onsite with extended hours of operation for Java Jungle and Zulu Bagels, located at 1970 Addison Ave East, which is the same building as 1986 Addison Ave E. That business ceased operations several years ago.

Analysis:

This request is to operate a restaurant serving alcohol for consumption on site and with extended hours of operation. Permitted retail hours of operation are 7:00 AM to 10:00 PM. Hours of operation requested are Monday – Thursday 11am to 9pm and Friday –Saturday 11am to 11pm. Currently the applicant has their state and county alcohol license and currently operates another establishment in Filer, ID. The applicant now needs a Special Use Permit to serve the alcohol for consumption onsite at 1986 Addison Avenue East. The applicant states the ability to sell and serve alcohol on site is a large and critical function for a restaurant such as this. The applicant has stated the SUP will be for their leased space only and not for the entire building. The drive-thru window, used for Zulu Bagels, will be locked and or blocked so no service will be conducted through it.

Zulu Bagels was granted SUP 1151 to operate with extended hours and to serve alcohol for consumption onsite. Being that the requested uses were granted at this same building in 2009 (1970 Addison Ave), it appears to be a reasonable request.

Comprehensive Plan Compliance:

The 2016 Comprehensive Plan; “Grow With Us” designates this corridor as appropriate for Neighborhood Commercial. Neighborhood Commercial is described as supportive of services and small scale commercial uses serving and complementary to the surrounding neighborhood. Staff’s opinion is a restaurant serves this purpose and complies with the Twin Falls 2016 Comprehensive Plan.

Per City Code 10-4-8:

An SUP is required for any retail establishment requesting to serve alcohol for consumption on site that is within 300’ of a residential use and for extended hours of operation.

Per City Code 10-11-1 thru 8:

This is an established commercial site. It is not expected to require additional site improvements at this time.

Possible Impacts:

The applicant does not anticipate any increase in impacts, which were created prior to this establishment operating at this location. Staff does not foresee any major impacts stemming from a restaurant offering the sale and consumption of alcohol from this site. The BLU restaurant recently opened so we may see an increase in customer traffic if the SUP is granted allowing them to serve alcohol, and with extended hours. Though this location has not

had a restaurant style operation at this exact location for a few years, it fronts Addison Ave East, which is identified as a major arterial thoroughfare. Traffic to and from this location will take place on Addison Ave and is unlikely to be discernable from the current traffic pattern and habits of this road.

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 following all Liquor License requirements set forth by the applicable agencies.
3. Subject to extended hours of operation to 11pm Friday and Saturday.
4. Subject to the drive-through window being locked or blocked, with approval by staff.

Attachments:

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

Special Use permit Detailed statement:

A. We at BLu LLC leasing location, at 1986 Addison Ave E. Twin Falls Idaho 83301, are requesting a special use permit so that we can serve alcohol at our current location.

B. We are Currently opening BLu, a full service restaurant at the above address and would like to serve alcohol along with the food that we serve.

i: Hours of operation will be Monday thur Thursday 11am to 9pm and Friday and Saturday 11am to 11pm

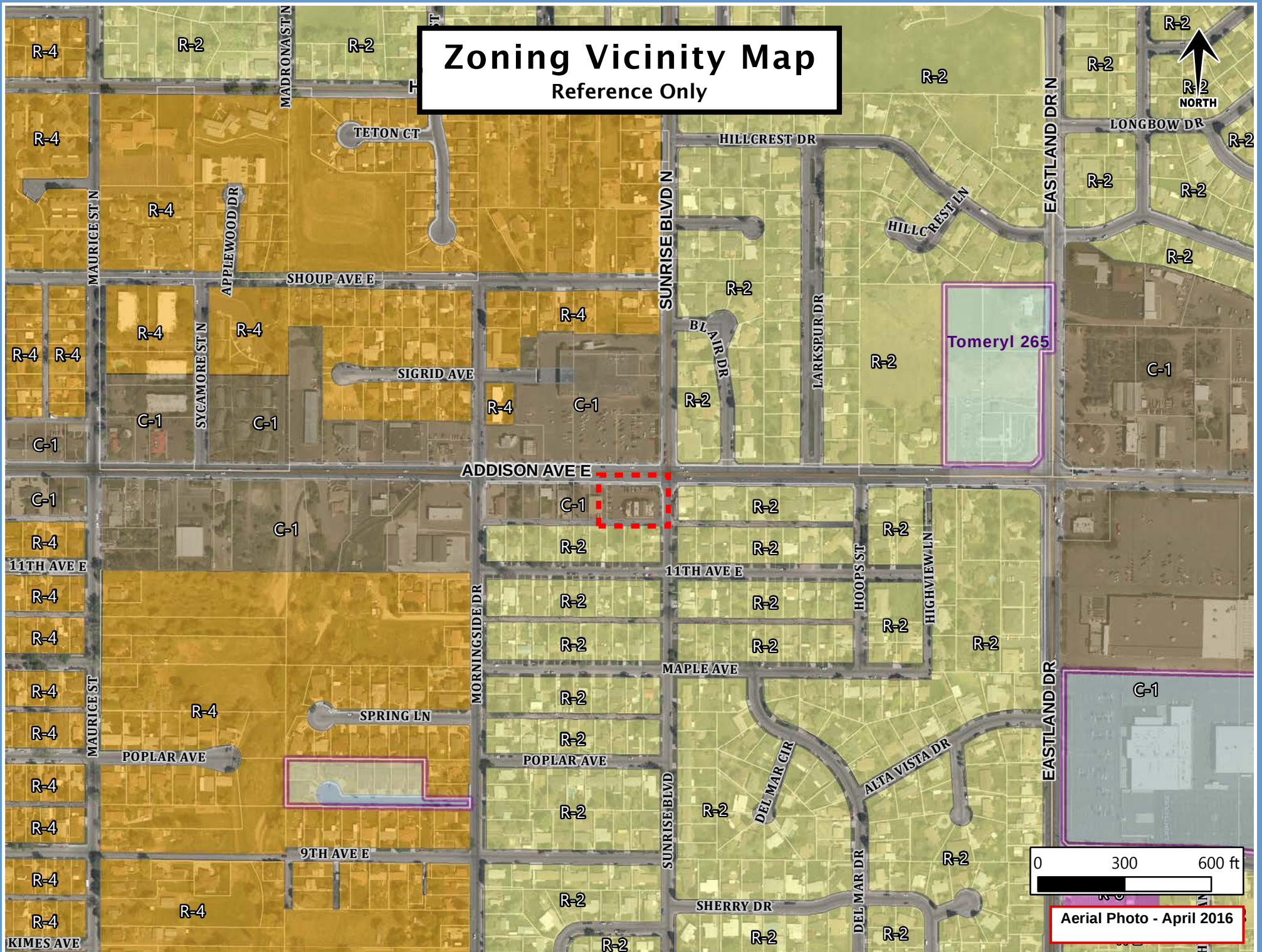
ii: Our current traffic anticipated is about 200 patrons a day.

iii: We will Employ roughly 15-20 residents from the area.

C. We don't anticipate this use to affect any of the adjoining properties with anything different than what would be subject to our regular business without the service of alcohol.

Zoning Vicinity Map

Reference Only



Aerial Photo - April 2016

Aerial Map

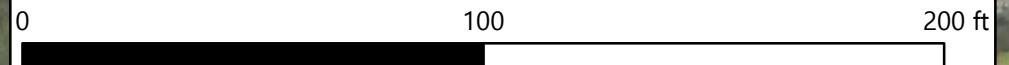
Reference Only



ADDISON AVE E

SUNRISE BLVD N

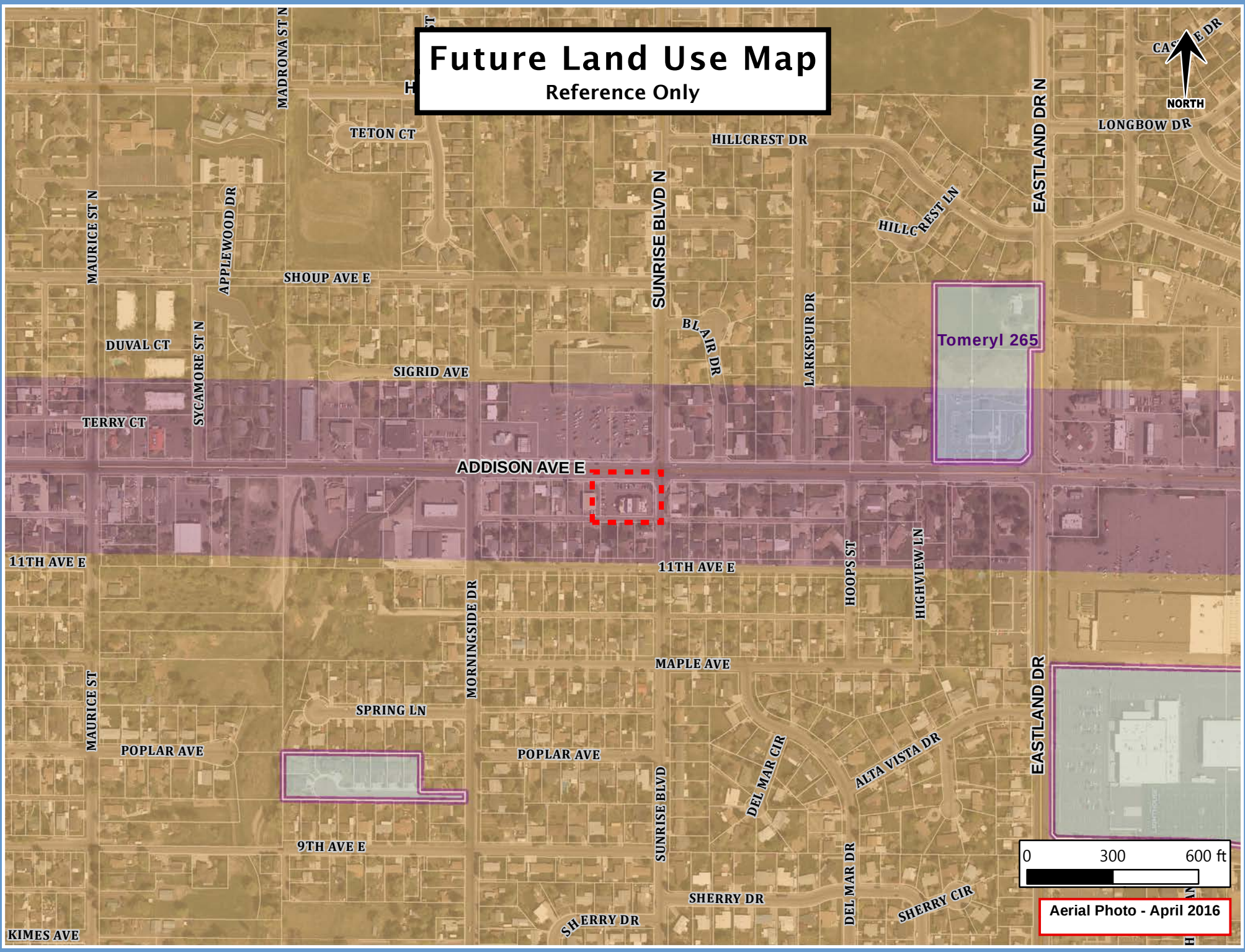
SUNRISE BLVD



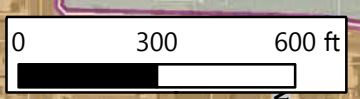
Aerial Photo - April 2016

Future Land Use Map

Reference Only

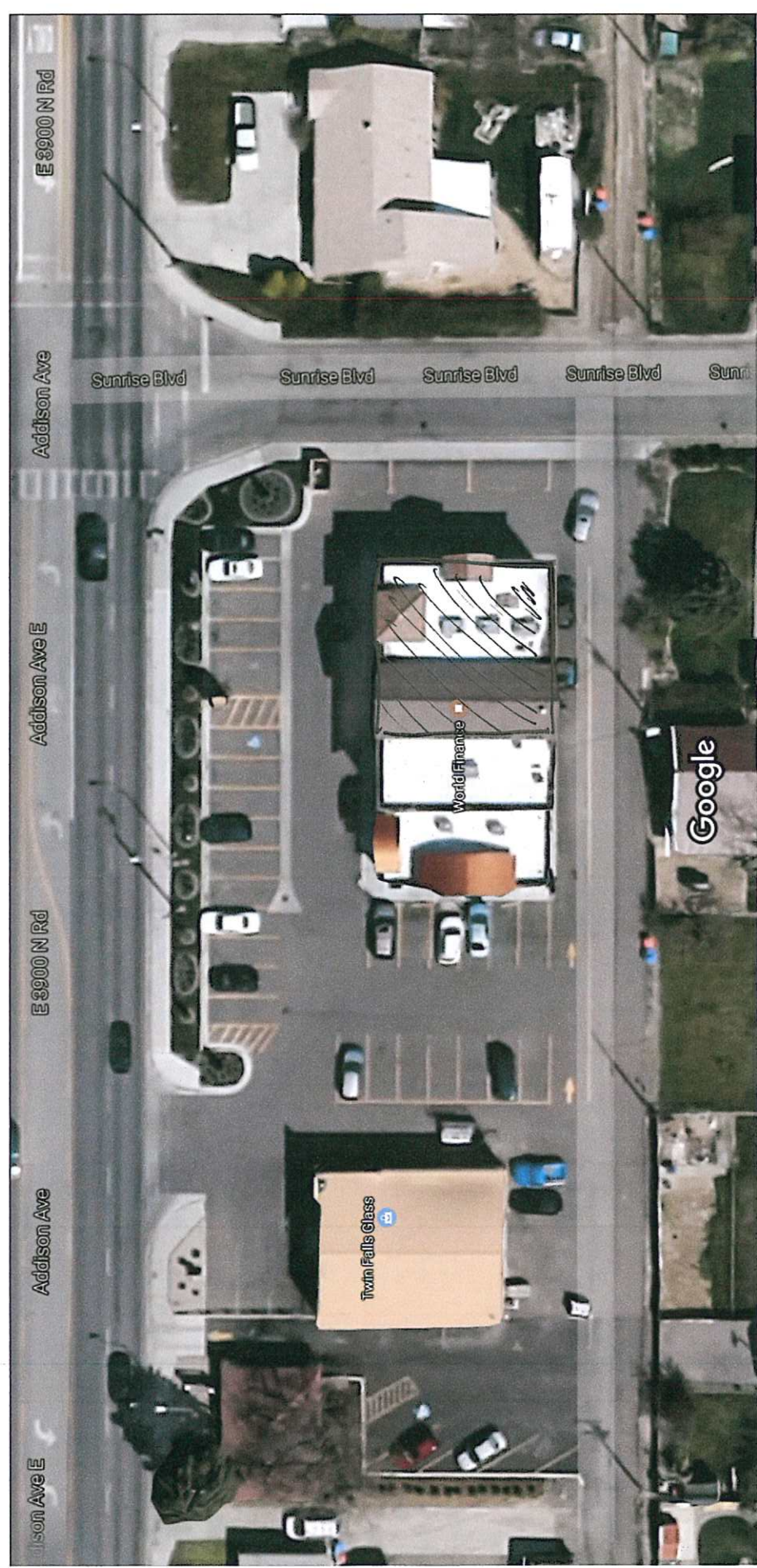


Tomeryl 265



Aerial Photo - April 2016

Google Maps 1986 Addison Ave E, Twin Falls ID



Imagery ©2017 Google, Map data ©2017 Google 20 ft



Public Notification Sign



Addison Ave Front looking South



NE Corner looking SW



Back Alley looking North



SE Corner looking NW



Public Hearing: **TUESDAY, April 11th, 2017**

To: Planning and Zoning Commission

Presenter: Jonathan Spendlove, Senior Planner

Editor: Renee V Carraway-Johnson, Zoning Administrator

Authors: Jonathan Spendlove & Steve O'Connor

AGENDA ITEM IV-2

Request: Request for the **Commission's recommendation on a Zoning District Change and Zoning Map Amendment** from R-4 and R-4 PUD to R-6 ZDA for approximately 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: 4 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:

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

Regulatory Impact:

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

History:

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 governs the zoning and land use subject to the PUD. Currently has one (1) Residence at 1866 Elizabeth Blvd, while the rest of the land is vacant.

Analysis:

This is 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. The applicant is requesting R-6 zoning to capitalize on and utilize the available space in order to mitigate the effects of the Flood Plain in the area. The Draft ZDA, requests to depart from the R-6 zone in that a maximum of seventeen (17) four (4) plexes will be built on a single lot, as well as specifically limiting the total number dwelling units to sixty-eight (68).

Per City Code 10-6: Zoning Development Agreements:

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

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

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

Comprehensive Plan Compliance:

Twin Falls "Grow With Us" 2016 Comprehensive Plan identifies this area as "Town Neighborhood." Town Neighborhood is defined as primarily residential in nature and supports a higher density than rural and low-density development to maximize open space and community areas. The applicant has submitted plans for 14 4-plex buildings, with a park area and an area identified "for future development once the floodplain issues are resolved". The Comprehensive Plan specifically details the need for housing over the next 10 years. Approximately 2,700 new residential housing units will need to be built and nearly 1,200 will need to be rental units. (2016 Comprehensive Plan, pg. 29). Staff has determined this request complies with the 2016 Comprehensive Plan.

Potential Impacts:

Currently the 4 (+/-) acres has one (1) residential unit that will be demo'd during phase 1. The request could have an ultimate build out of an increase in the overall residential units to sixty-eight (68) units – seventeen (17) 4-plexes; however, the westerly portion of the property shows three (3) 4-plex building within the flood plain. No building may occur within this area until the flood plain issues are resolved. The developer states his plan is to develop the site in two (2) phases. The impacts of this will be a significant shift from current use. Those impacts will be in the form of increased vehicular trips, noise, light pollution, and all the ancillary impacts from a medium to a moderately high-density development.

Despite the impacts, which will occur over the entire period of development, multi-family housing availability is a great need in our community. The current comprehensive plan has called out the vision to provide a variety of housing types, in order to provide for the growing job market, and the increase in senior housing, as well as create areas of higher densities close to downtown.

At the preliminary presentation, the adjacent NE neighbor expressed concerns with the traffic and noise impacts this development could have on his property. Dave Thibault, of EHM Engineers, indicated they planned on a 5' barrier surrounding the perimeter of the project. City Code 10-11-3 states the minimum sight obscuring screening shall be six feet (6'). A condition to require the ZDA to place a minimum 6' sight obscuring and sound buffering fence along the perimeter of the project would be appropriate. Although this is a residential zone, a complex of 68 residential units may have negative impacts to the surrounding neighbors. The sight obscuring and sound buffering fence could help mitigate those impacts. Any lighting for the project should be downward facing and shall not glare onto the adjacent residential properties. The site plan shows a single 10' monument entrance sign for the project.

Conclusion:

If the Commission recommends approval to the City Council on this request, as presented, staff recommends approval be subject to following conditions:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to Right of Way dedication so that sidewalk is located in the Public Right of Way.
3. Subject to required improvements, curb, gutter, and detached sidewalk, being installed within the first phase of development.
4. Subject to a minimum six foot tall (6') sight obscuring and sound buffering screening fence built along the perimeter of the development.
5. Subject to no development on the western portion of the property that is within the floodplain until resolution of the floodplain issues by the City Engineering Department.
6. All lighting shall be shielding and downward facing to protect the adjacent properties.

Attachments:

1. Narrative
2. Zoning Development Agreement
3. Color Master Development Plan
4. Color Landscape Plan
5. Zoning Vicinity Map
6. Aerial Map
7. Future Land Use Map
8. Color Elevations
9. Site Photos

NARRATIVE

RECEIVED
FEB 14 2017
CITY OF TWIN FALLS
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

RECEIVED

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.
BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE

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.

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)

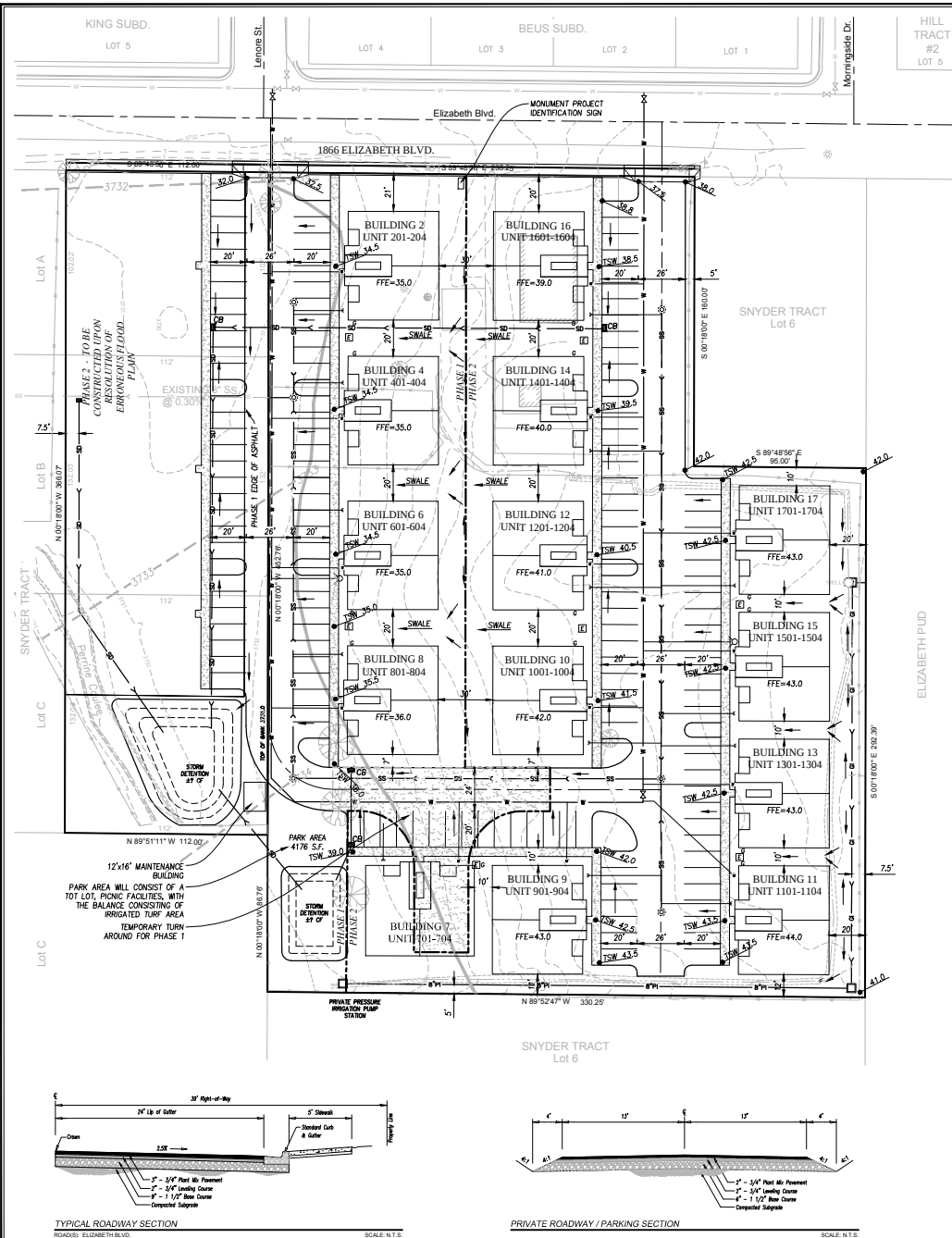
On this _____ day of _____ 20____, before me, a Notary Public in and for said county and state, personally appeared **Gerald Martens**, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

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: _____



RECEIVED

04/05/2017
8:46:09 AM

City of Twin Falls
Planning & Zoning



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

DESIGN DATA:

DEVELOPER/ OWNER: EHM ENGINEERS, INC.
621 NORTH COLLEGE RD.,
SUITE 100
TWIN FALLS, ID. 83301
(208) 734-4888

SETBACKS: AS PER TWIN FALLS CITY ZONING ORDINANCE AND ZDA

EASEMENTS: 10' WIDE FRONT LOT LINE UTILITY EASEMENTS ADJACENT TO ALL STREET FRONTAGES IN ADDITION TO THOSE SHOWN ON THIS PLAT.

UTILITIES: CITY SEWER, & WATER; UNDERGROUND POWER, GAS, CABLE T.V. & TELEPHONE.

VARIANCES: NONE REQUESTED

SUBDIVISION AREA: 4.02 ACRES

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 88 HOUSEHOLD LIVING UNITS.

STORMWATER CALCULATIONS

TOTAL DEVELOPMENT AREA = 175,244 SF

POST-DEVELOPMENT	PRE-DEVELOPMENT
IMPERVIOUS LANDSCAPED	BASIC PRE-DEVELOPMENT
91,120 sf * 1.612 * 0.95 = 11,541 cf	175,224 sf * 1.612 * 0.35 = 8,177 cf
81,104 sf * 1.612 * 0.25 = 2,804 cf	TOTAL RETENTION REQUIRED = 6,168 cf
TOTAL POST-DEVELOPMENT = 14,345 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	PROPERTY BOUNDARY
ROADWAY CENTERLINE	ROADWAY CENTERLINE
EASEMENT LINE	EASEMENT LINE
WATER LINE	WATER LINE
SANITARY SEWER LINE	SANITARY SEWER LINE
STORM SEWER LINE	STORM SEWER LINE
GRAVITY IRRIGATION LINE	GRAVITY IRRIGATION LINE
TELEPHONE LINE	TELEPHONE LINE
STANDARD CURB & GUTTER	STANDARD CURB & GUTTER
EDGE OF ASPHALT	EDGE OF ASPHALT
SEWER SERVICE	SEWER SERVICE
WATER SERVICE	WATER SERVICE
FIRE HYDRANT	FIRE HYDRANT
MANHOLE	MANHOLE
IRRIGATION BOX	IRRIGATION BOX
CATCH BASIN	CATCH BASIN
VALVE	VALVE
TELEPHONE RISER	TELEPHONE RISER
POWER POLE	POWER POLE
SIDEWALK	SIDEWALK
MAILBOX	MAILBOX

EHM Engineers Inc.
ENGINEERS/SURVEYORS/PLANNERS
621 NORTH COLLEGE RD., SUITE 100
TWIN FALLS, ID. 83301
PHONE: 208.734.4888 FAX: 208.734.6049
C-20161, P-20161, PL-20161

MASTER DEVELOPMENT PLAN
for
ELIZABETH ESTATES ZDA

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL
CONDITIONS AND DIMENSIONS AT THE
JOB SITE AND NOTIFY THE ENGINEER
OF ANY DISCREPANCIES.
UNLESS OTHERWISE SPECIFIED,
ALL DIMENSIONS SHALL BE IN FEET
AND INCHES.

REVISIONS

DATE

BY

APPROVED

DESIGN

DRAWN

DATE

SCALE

DWG. NO.

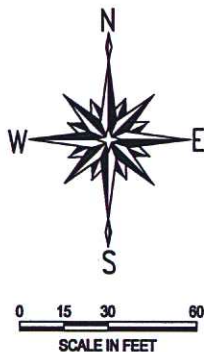
MP-1



RECEIVED

MAR 20 2017

CITY OF TWIN FALLS
PLANNING & ZONING



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:

EHM ENGINEERS, INC.
621 NORTH COLLEGE RD.,
SUITE 100
TWIN FALLS, ID. 83301
(208) 734-4888

EASEMENTS:

10' WIDE FRONT LOT LINE
UTILITY EASEMENTS
ADJACENT TO ALL STREET
FRONTAGES IN ADDITION TO
THOSE SHOWN ON THIS
PLAT.

EXISTING ZONING:

R-4, R-4 PUD

UTILITIES:

CITY SEWER, & WATER;
UNDERGROUND POWER,
GAS, CABLE T.V. &
TELEPHONE.

PROPOSED ZONING:

R-6 ZDA

EXISTING USE:

SINGLE FAMILY
UNDEVELOPED

VARIANCES:

NONE REQUESTED

PROPOSED USE:

MULTI-FAMILY - 4 PLEXES

SUBDIVISION AREA: 4.02 ACRES

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

91,120 sf * 1.6/12 * 0.95 = 11,541 cf

LANDSCAPED

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

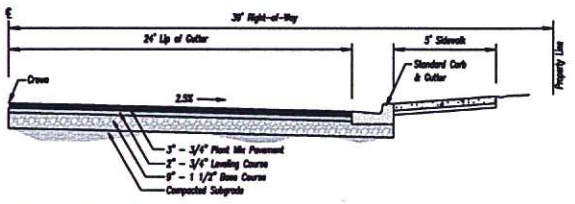
	PHASE I	PHASE II	TOTAL
LIVING UNITS:	16	40	56
LAND AREA:	87,677.8 S.F.	87,575.9 S.F.	175,253.7 S.F.
REQ'D PARKING:	40	100	140
PROPOSED PARKING:	59	82	141
REQ'D ADA PARKING:	2	2	4
PROPOSED ADA PARKING:	2	2	4

LEGEND:

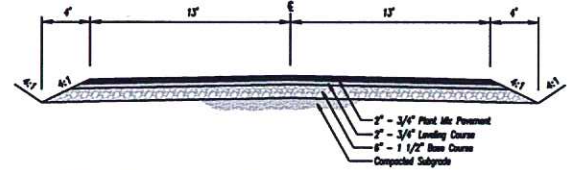
PROPERTY BOUNDARY
ROADWAY CENTERLINE
EASEMENT LINE
WATER LINE
SANITARY SEWER LINE
STORM SEWER LINE
GRAVITY IRRIGATION LINE
TELEPHONE LINE
STANDARD CURB & GUTTER
EDGE OF ASPHALT
SEWER SERVICE
WATER SERVICE
FIRE HYDRANT
MANHOLE
IRRIGATION BOX
CATCH BASIN
VALVE
TELEPHONE RISER
POWER POLE
SIGN
MAILBOX

PROPOSED

EXISTING



TYPICAL ROADWAY SECTION



PRIVATE ROADWAY / PARKING SECTION

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

LANDSCAPE PLAN
for
ELIZABETH ESTATES ZDA

DO NOT SCALE DRAWINGS
FOR CONSTRUCTION. ALL DIMENSIONS
SHOWN ON THIS PLAN SHALL BE AS SHOWN
ON THE PLAT. ANY DISCREPANCY BETWEEN
THIS PLAN AND THE PLAT SHALL BE
RESOLVED BY THE PLAT.

APPROVED -

DESIGN -

DRAWN M. Lee

DATE 03-14-17

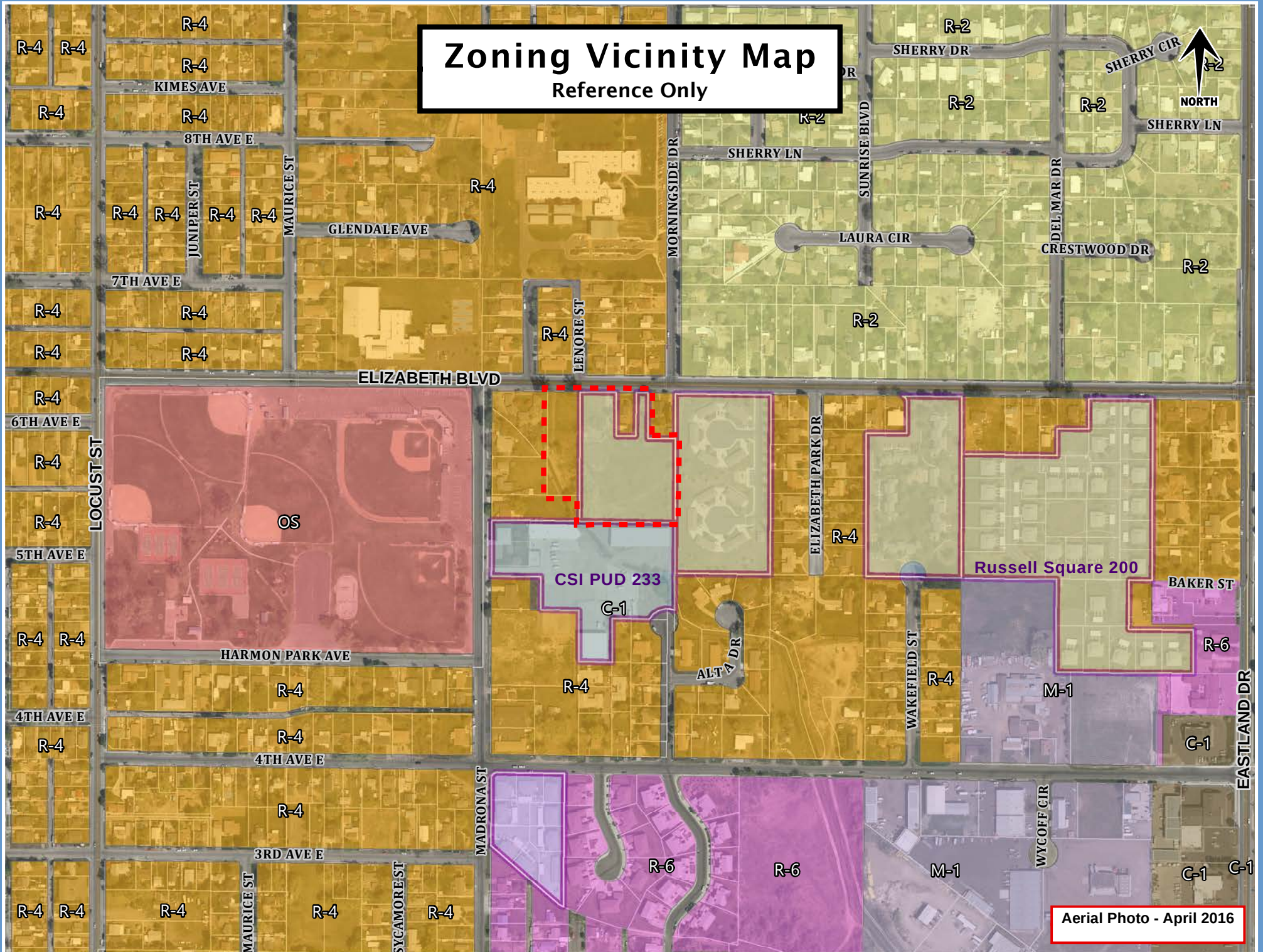
SCALE AS SHOWN

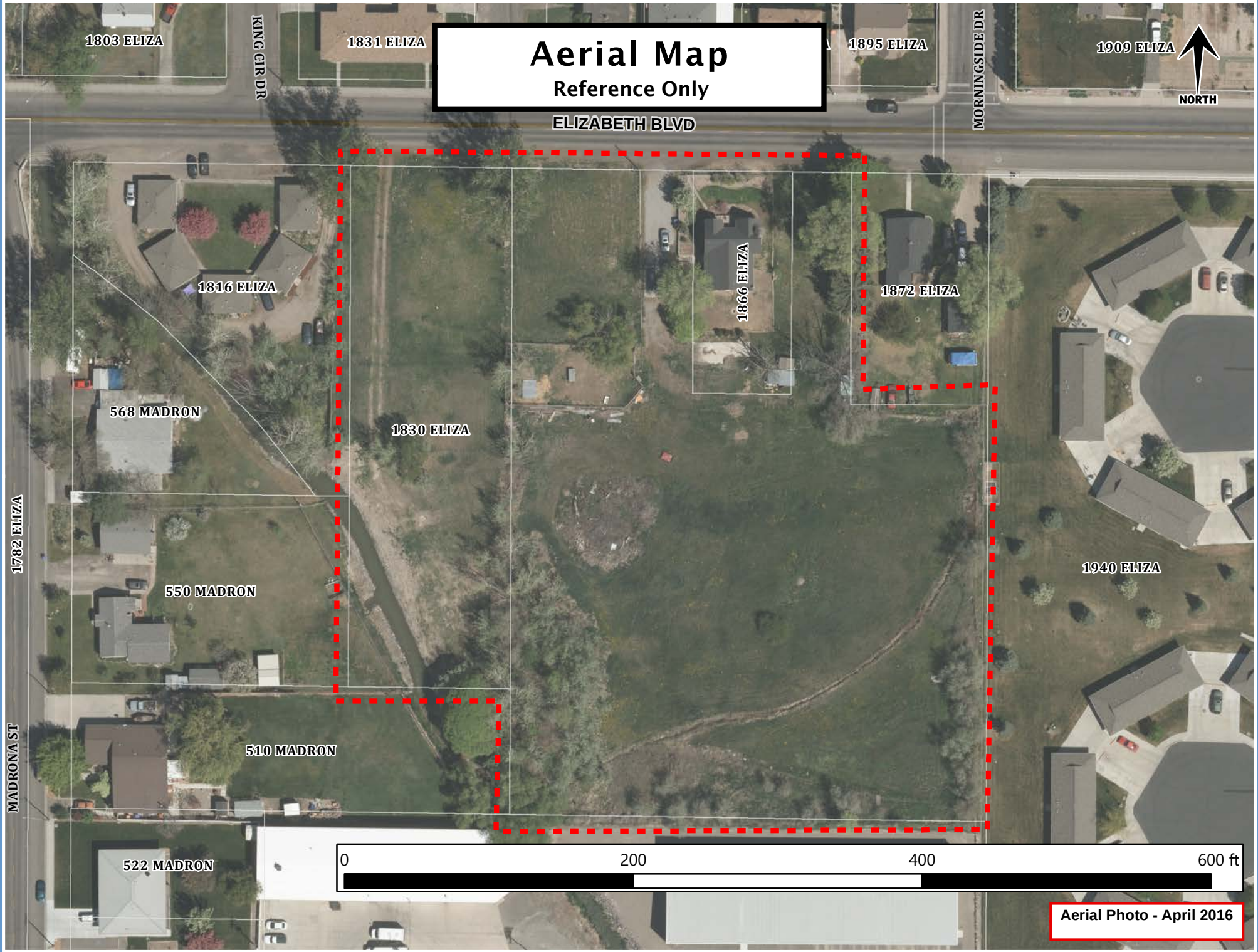
DWG. NO. 190-12 MDP 4-PLEX

LSP-1

Zoning Vicinity Map

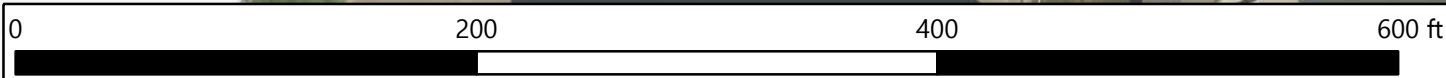
Reference Only





Aerial Map

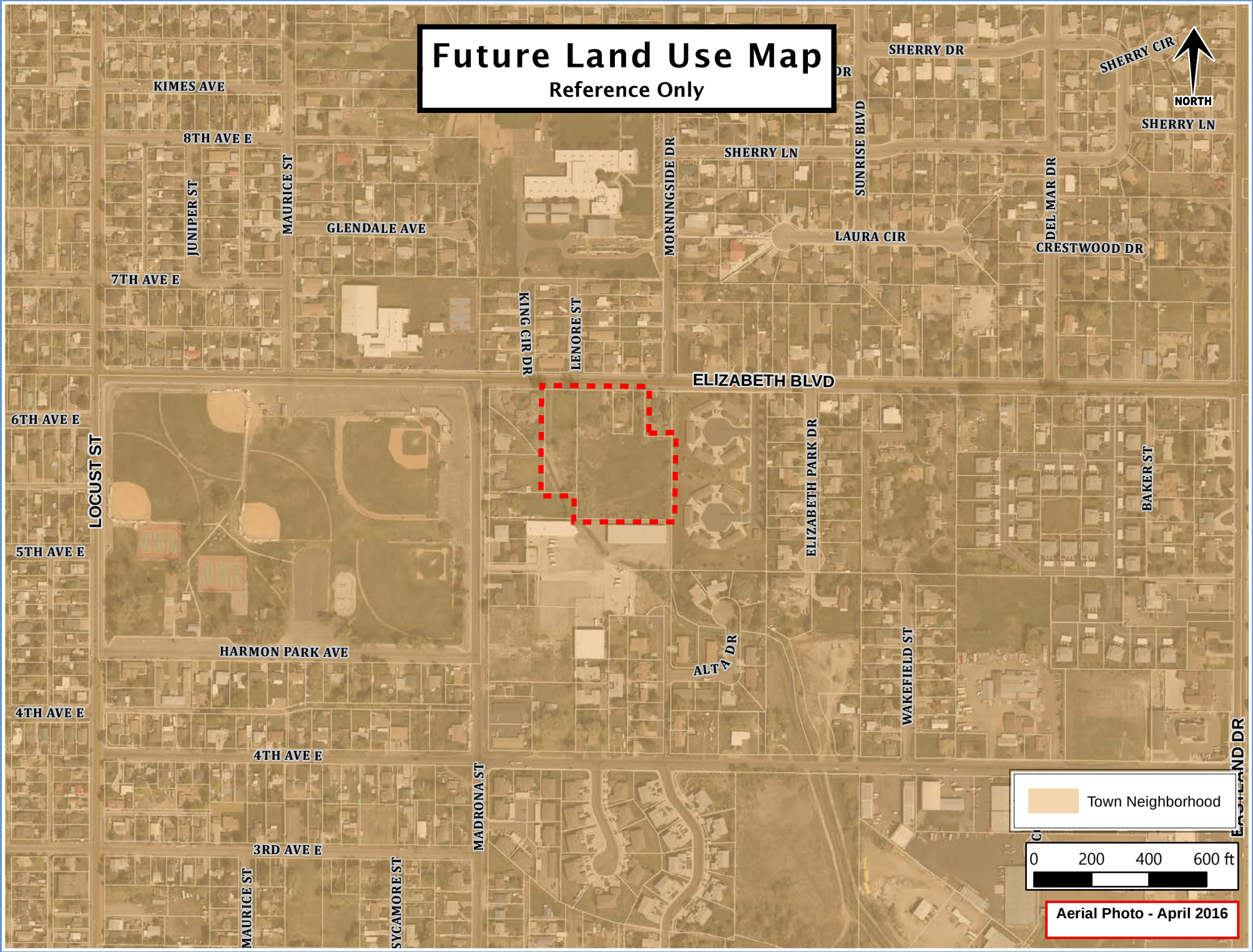
Reference Only



Aerial Photo - April 2016

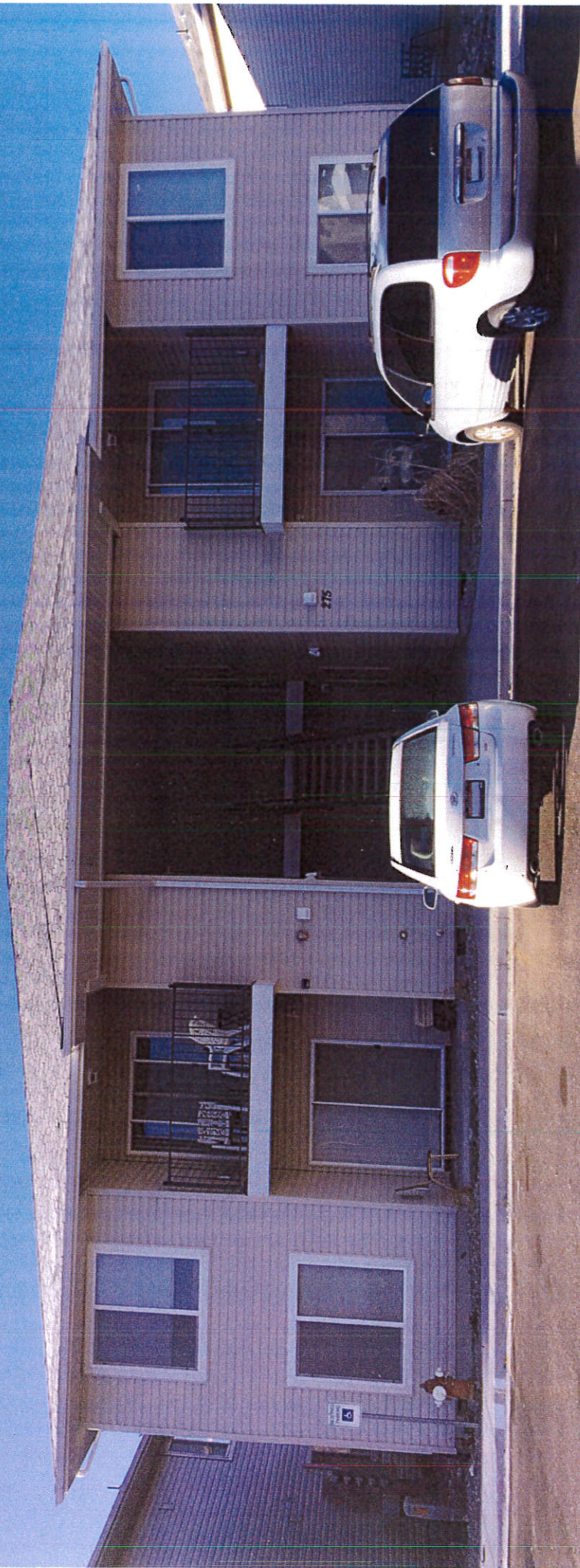
Future Land Use Map

Reference Only

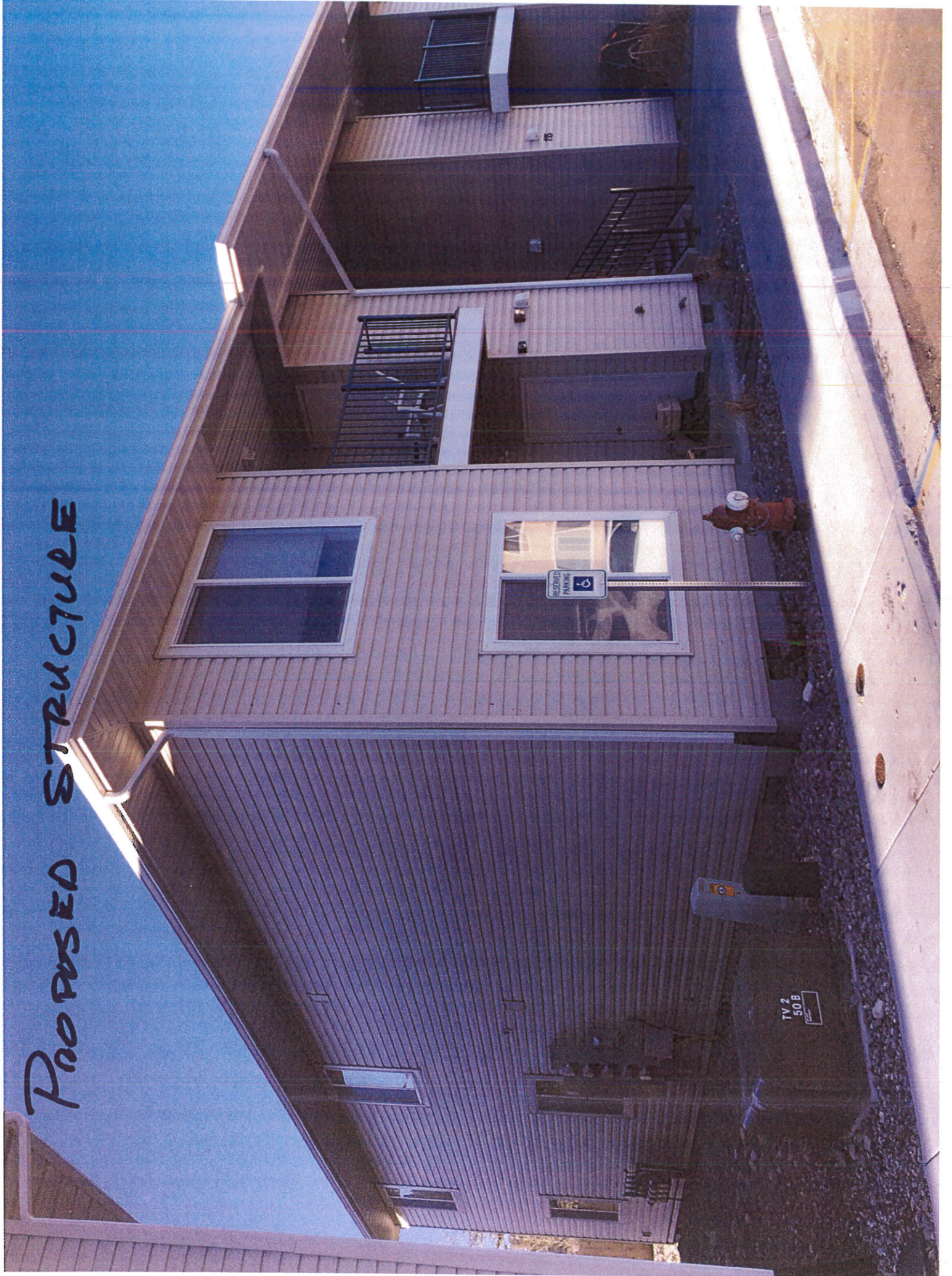


Aerial Photo - April 2016

FRODOSED STRUCTURE



PROPOSED STRUCTURE



Propero Color





Public Notice Sign



Ditch in SW Corner



Elizabeth Blvd Frontage



NW corner looking SE



SW corner looking NE



SE corner looking NW



NE corner Looking N to Elizabeth



NE corner Elizabeth Blvd



Public Hearing: **Tuesday, April 11th, 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 equipment rental business and to include up to four (4) equipment display pad sites on property located at 153 Blue Lakes Boulevard c/o Kim & Darsi Mason on behalf of Renter Center (app. 2854)

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: .47(+/-) acres
Renter Center Inc. 851 Main Ave E Twin Falls, ID 83301 208.734.4350 rentcent@cableone.net	Current Zoning: CB P2; Commercial Central Business District with a P-2 Parking Overlay	Requested Zoning: SUP
	Comprehensive Plan: Downtown/High Density Residential	Lot Count: 1 Lot
	Existing Land Use: recently demo'd restaurant. Vacant	Proposed Land Use: Expansion of an existing equipment rental business to include equipment display pad sites
Representative:	Zoning Designations & Surrounding Land Use(s)	
Kim & Darsi Mason 851 Main Ave E Twin Falls, ID 83301 208.734.4350 rentcent@cableone.net	North: CB P-2; 2 nd Ave E; city owned landscape triangle and Kinetico	East: C-1; Blue Lakes Blvd; Maxie's Restaurant
	South: CB P-1, undeveloped alley and Renter Center	West: CB P-2, Nevada St E; Residential
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-7, 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 (when the Findings of Fact are signed), the City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Budget Impact:

Approval of this request will not have a negligible impact on the City budget.

Regulatory Impact:

Approval of this request will allow the applicant to expand an existing equipment rental business to include equipment display pad sites on property located at 153 Blue Lakes Boulevard.

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:

153 Blue Lakes Blvd consists of Lots 1, 2, 3 Block 94 of the Twin Falls Original Townsite recorded in December 1904. The address first appeared in the Polk Directory in 1963 as the A&W Drive Thru. Lots 1 and 2 appeared to be residential until the 1969 aerial photos show one structure and a large lot surrounding the structure, lot 3 had shown a non-residential use since 1950. All three lots were combined sometime in the '70s at which point the A&W expanded. In 1986 Elmer's Restaurant was listed as the tenant, then The Frosty Mug in 1987, and finally Mister Burger in 2004. The applicant purchased the property in February 2016, and subsequently demolished the vacant building in late 2016.

Analysis:

This is a request to expand an existing equipment rental business, located at 851 Main Ave E, on property located at 153 Blue Lakes Boulevard. The applicant is also requesting approval to construct up to four (4) equipment display pad sites on the Blue Lakes Blvd frontage. Currently the applicant owns and has operated the Renter Center, across the alley, for many years. In 2002 The Renter Center was granted SUP #784 to expand his business by adding Lot 12 of Block 94 TF Townsite. Mr. Mason finds he is once again in need of more space due to the growth of the business and issues with ingress and egress from Main Ave East and Blue Lakes Boulevard. The expansion may alleviate the access issues for customers and an overcrowded parking lot. The CB zone requires a SUP be granted prior to expanding his business onto this lot. Submitted site plans include a maximum of four (4) 9' x 20' hard surfaced equipment display pad sites within the required "Gateway Landscape" requirement along Blue Lakes Boulevard.

Due to the location of the alley between the main office and the storage and display area it is reasonable to assume equipment, employees and/or customers will be crossing it to for access. The applicant has been made aware that paving of the alley and development of curb, gutter, and sidewalks are required improvements along Blue Lakes Blvd., 2nd Ave. E., and Nevada St. E.

Comprehensive Plan Compliance:

The 2016 Comprehensive Plan; "Grow With Us" designates this corridor as appropriate for "Downtown/High Density Residential." This designation serves a diverse mix of land uses for local, and regional purposes at a scale which is appropriate and inviting to pedestrians. Retail and other services such as offices, hotels, and entertainment establishments, as well as high density in the form of vertical housing are appropriate for this Future land Use designation.

Per City Code 10-4-7:

A Special Use Permit is required for an Equipment Rental business in the CB zone

Per City Code 10-7-12:

Gateway arterial landscaping a minimum of 35' from the back of curb or future curb is required along Blue Lakes Boulevard.

Per City Code 10-11-1 thru 8:

Required improvements include access, streets/alley, curb, gutter, sidewalk, drainage, lighting, storm water, etc. These required improvements would normally be evaluated at the time of building permit submittal. It is apparent no building will be constructed at this time. As such, a condition requiring these improvements shall be completed prior to using the property for the business would be appropriate.

Possible Impacts:

The applicant stated in his narrative due to the length of time they have been part of the neighborhood he feels there will be no increased impacts to surrounding neighbors. The applicant nor staff anticipates any substantial increase in negative impacts from this expansion as the proposed use will only be utilized for storage of the rental equipment. Staff feels there will be positive benefits as the required site improvements will enhance this area. If there are complaints or a departure from this declared land-use, this SUP can be revisited and/or reconditioned.

The commission had a recent conversation regarding the practice of extending equipment rentals vertically into the air while being stored. It seems a primary reason for conducting this practice is for exposure or advertising of the equipment. Signs are typically used for the purpose of advertising. A free-standing sign may be up to 25' tall at this location. The Commission may feel this practice of vertical exposure of equipment is appropriate or not. If the Commission feels this type of display is appropriate they may feel extension of 25' into the air is too tall and perhaps a less impacting height of 10' may be more appropriate. The location of the main display area is proposed along Blue Lakes Blvd, 2nd Ave E and Nevada St E, which consists of two (2) major arterials that have considerable traffic. Assurance there are no safety hazards or sight obstructions would be appropriate if the commission felt permitting the vertical display of equipment along Blue Lakes Blvd as acceptable.

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 Site Development Plan addressing: drainage, stormwater, paved alleyway, curb, gutter sidewalk, access, landscaping, hard surfaced equipment display pad sites-location and size and other required improvements; being provided to and approved by City Staff prior to the SUP being issued and the land use being established.
3. Subject to rental equipment having a vertical height limitation of ten feet (10)' and assurance there are no safety hazards or sight obstructions.

Attachments:

- | | |
|------------------------|----------------------------------|
| 1. Letter of request | 5. Applicant Submitted Site Plan |
| 2. Zoning Vicinity Map | 6. SUP #784 |
| 3. Aerial Photo Map | 7. Site Photos |
| 4. Future Land Use Map | |



March 6, 2017

Twin Falls Planning & Zoning Commission
324 Hansen Street
Twin Falls, Idaho 83301

RE: Special Use Permit Request – 153 Blue Lakes Blvd., Twin Falls.

Renter Center, Inc., is requesting a Special Use Permit for use on the above referenced property. Renter Center has operated its equipment rental business on the adjacent property – 851 Main Avenue East since 1969. The property on Blue Lakes Boulevard was purchased in 2016 for the purpose of expanding our current business. We are in need of additional storage and display of equipment as well as allowing our customers easier access into and out of the property.

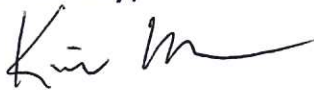
Presently, our hours of operation are Monday through Friday from 7:30 a.m. – 6:00 p.m. and Saturdays 8:00 a.m. – 5:00 p.m. We are closed on Sundays. There are presently five, full-time employees at the Renter Center. Traffic into and out of our present location can get congested. We feel that with the additional entry and exit points on the adjacent lot, it will actually help the situation. With the additional access points, there will be less opportunity for the main parking lot to become overcrowded.

It is our opinion that there is real no affect from noise, glare or odor nor fumes or vibration. Renter Center has been a part of the neighborhood for many years. The adjacent site will only be used for the storage and

display of equipment. All buildings are located at our existing location. This is the location of any repair work and maintenance of the equipment, as it has been for years. Renter Center is compatible with the neighborhood and is similar in use to others in the area including a car repair facility directly across the street and to the southeast on Blue Lakes. Most other uses in the immediate vicinity are business or commercial in nature, as the zone is CB. Renter Center is not open extended hours so all work and moving of equipment is done by 6pm.

We plan to complete landscaping and fencing as required by the City of Twin Falls and all other stipulations to make the property an attractive addition to the community. We feel at the time of completion, it will be a good addition to our existing business and the City of Twin Falls. Thank you for your consideration.

Sincerely,

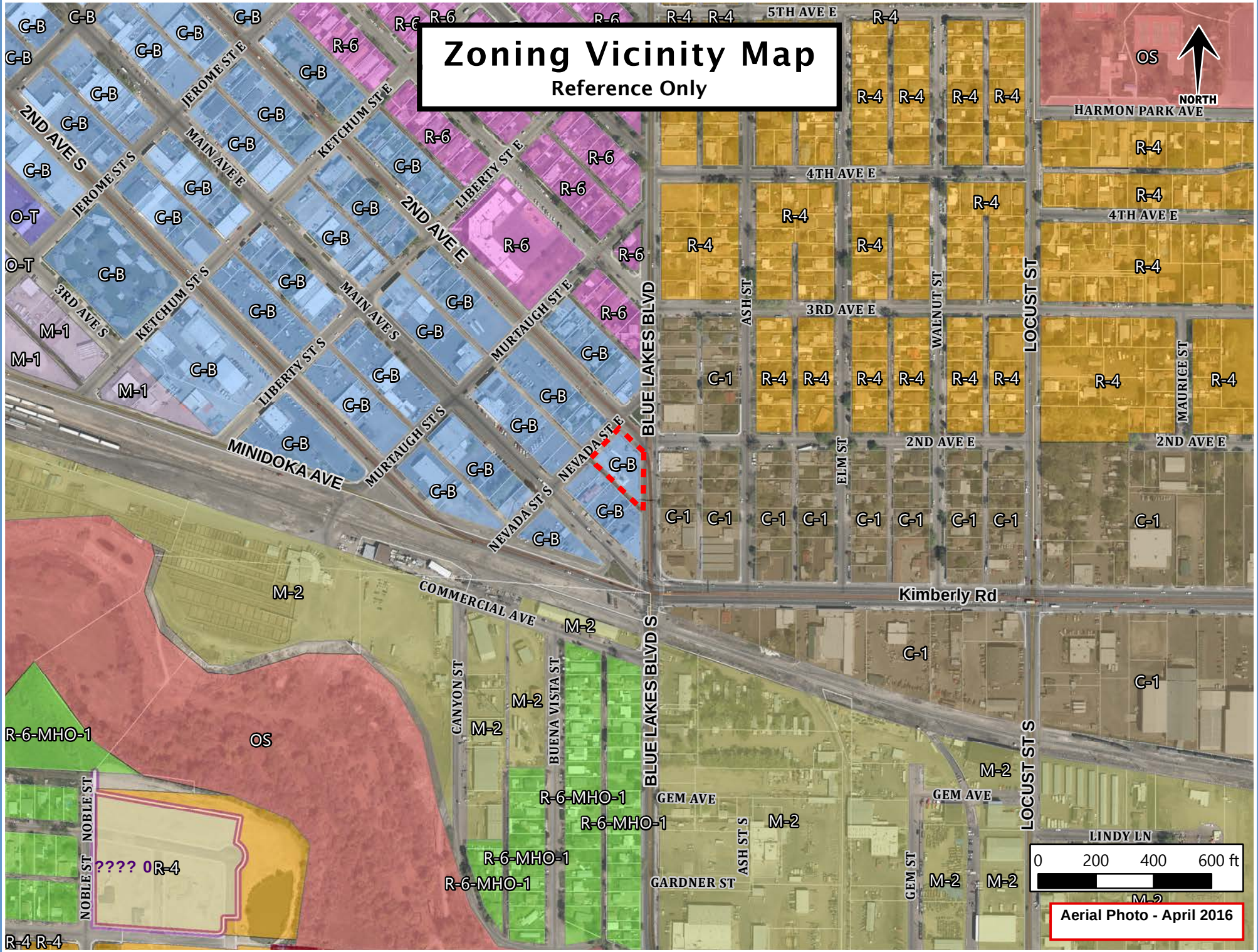
A handwritten signature in black ink, appearing to read "Kim Mason", with a stylized, flowing script.

Kim Mason

President

Zoning Vicinity Map

Reference Only



Aerial Photo - April 2016

Aerial Map

Reference Only



Subject area of SUP

153 BLUE L

Area Owned
by Applicant

811 MAIN A

821 MAIN A

851 MAIN A

818 MAIN A

170 BLUE L

162 BLUE L

152 BLUE L

144 BLUE L

138 BLUE L

128 BLUE L

1105 KIMBE

165 ASH ST

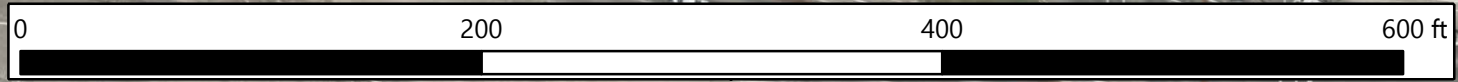
163 ASH ST

155 ASH ST

143 ASH ST

137 ASH ST

11



Aerial Photo - April 2016

Future Land Use Map

Reference Only



HARMON PARK AVE

4TH AVE E

4TH AVE E

3RD AVE E

LOCUST ST

WALNUT ST

MAURICE ST

2ND AVE E

2ND AVE E

ELM ST

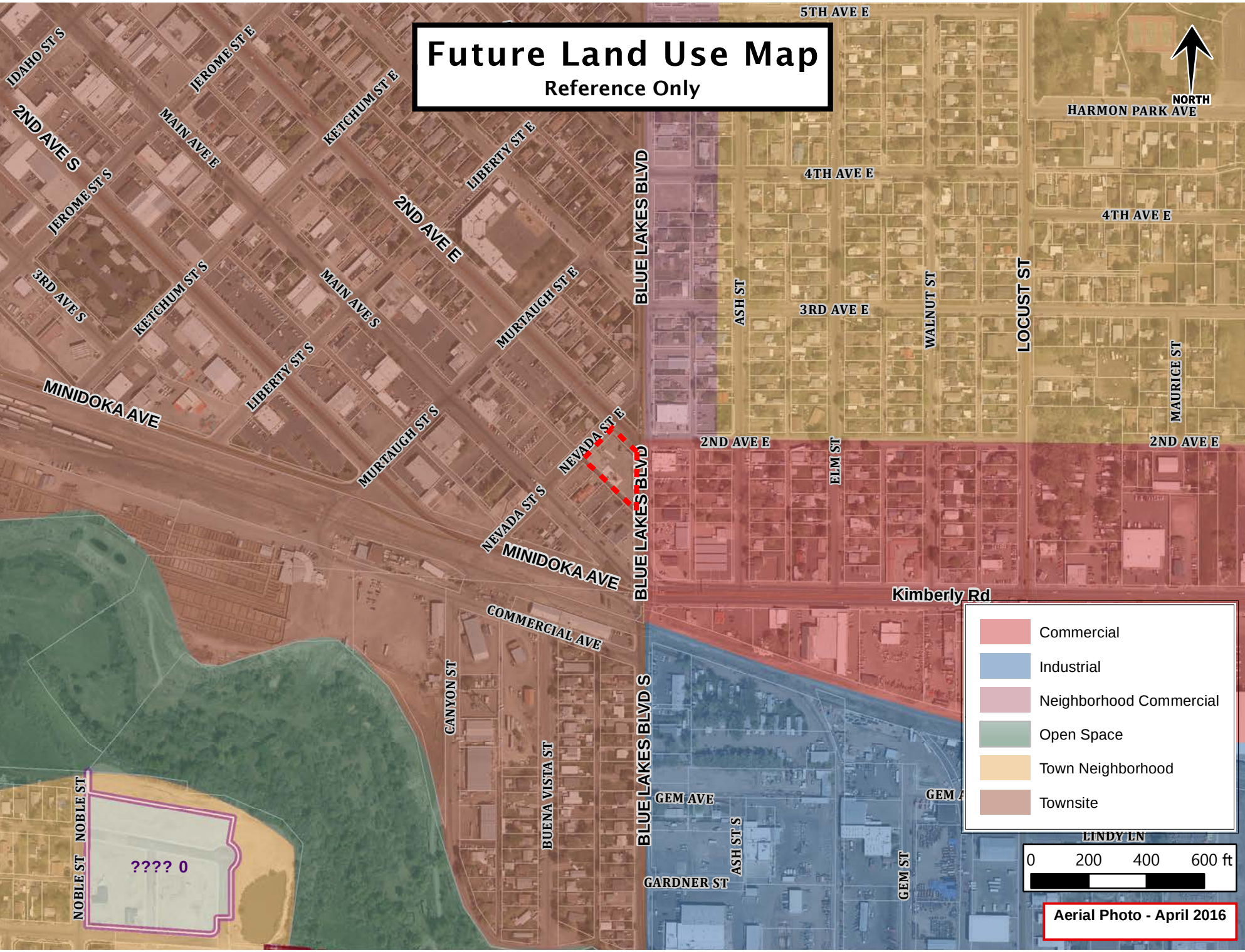
Kimberly Rd

LINDY LN

0 200 400 600 ft

Aerial Photo - April 2016

- Commercial
- Industrial
- Neighborhood Commercial
- Open Space
- Town Neighborhood
- Townsite



NEW CURB, GUTTER AND
SIDEWALK AREA

102.25'

6' CHAIN LINK FENCE
AROUND PERIMETER
OF PROPERTY

BLUE LAKES BLVD.

EQUIPMENT
PAD

NEVADA STREET

228.2'

40' GATE

ALLEY

LOTS 1, 2, 3
BLOCK # 94

KIM / DARSY MASON
1921 / 1911 ED. INC DO

SCALE 1/4" = 1'



P.O. Box 1907

321 Second Avenue East

Twin Falls, Idaho 83303-1907

Fax: (208) 736-2296

OFFICE OF THE PLANNING & ZONING DIRECTOR

208-735-7267

SPECIAL USE PERMIT

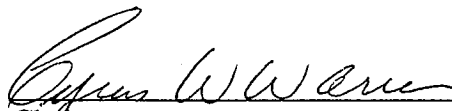
Permit No. 0784

Granted by the Twin Falls City Planning and Zoning Commission on July 30, 2002, to Renter Center c/o Kim Mason whose address is 851 Main Avenue East, for the purpose of expanding an equipment rental business on real property located at 851 Main Avenue East and legally described as Lot 12, Block 94, Twin Falls Townsite.

The Commission has attached the following conditions which must be fully implemented to avoid permit revocation (City Code Section 10-13-2.3):

- 1) None



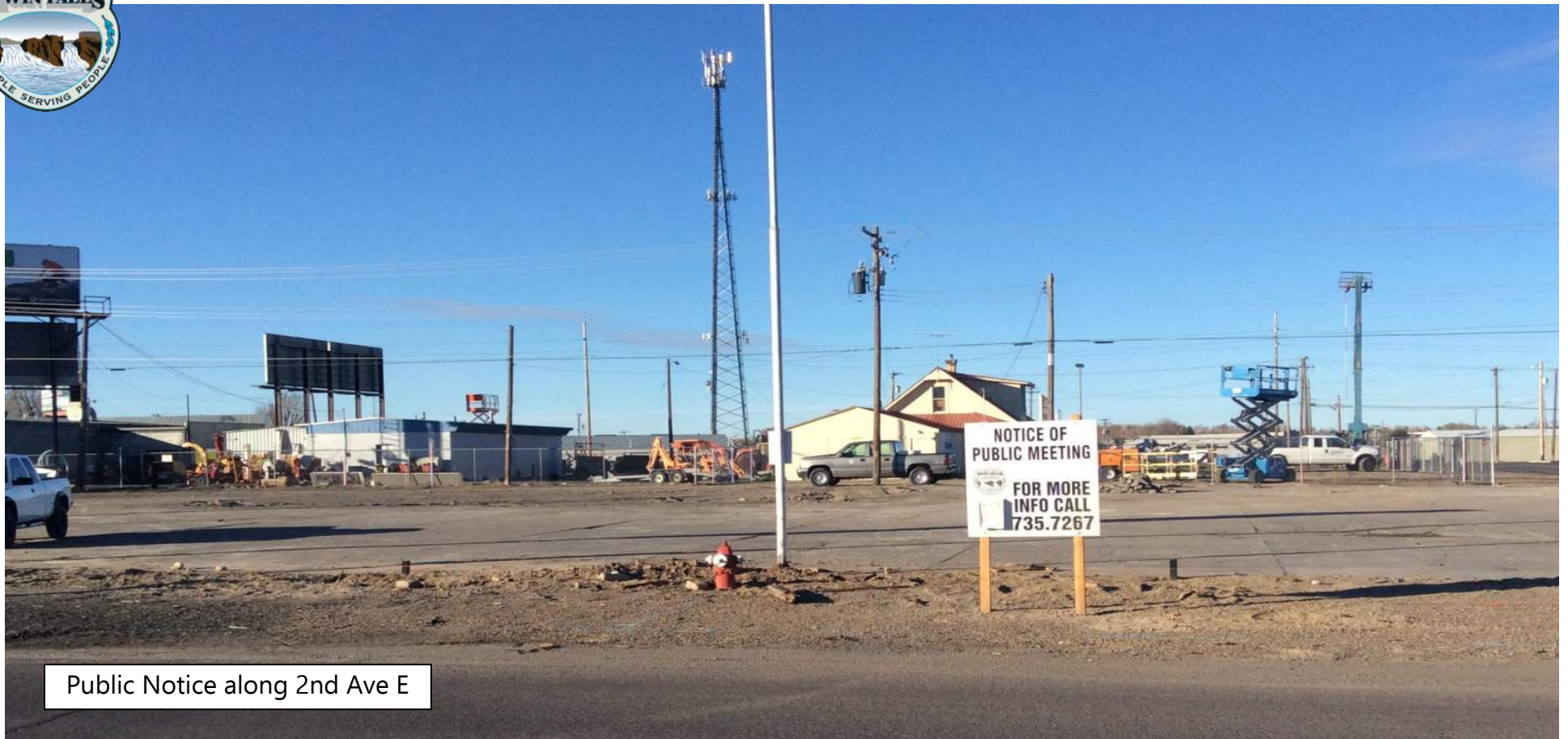

Chairman

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

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

This permit corresponds to Application No. 1662

cc: Building Inspection



Public Notice along 2nd Ave E



2nd Ave E looking S



NW corner looking SE



SE corner looking NW



Public Hearing: **Tuesday, April 11th, 2017**

To: Planning and Zoning Commission

Presenter: Jonathan Spendlove, Senior Planner

Editor: Renee V Carraway-Johnson, Zoning Administrator

Authors: Jonathan Spendlove & Steve O'Connor

AGENDA ITEM IV-4

Request: Request for the **Commisson's recommendation on a Zoning District Change and Zoning Map Amendment** for 30(+/-) acres of land proposed to be **ANNEXED** with a zoning designation of R-4, currently zoned R-4 for property located at 248 Pheasant Road c/o EHM Engineers, Inc. on behalf of Jon Zernickow (app. 2855)

Time Estimate:

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

Background:

Applicant:	Status: Owner	Size: 30.1 +/- acres
Jon Zernickow 808 Norumbega Dr Monrovia, CA 91016 626.945.2700 jzernickow@aol.com	Current Zoning: R-4 in the Area of Impact (Aol)	Requested Zoning: Annexation
	Comprehensive Plan: Town Neighborhood	Lot Count: 1
	Existing Land Use: Agriculture	Proposed Land Use: Residential
Representative:	Zoning Designations & Surrounding Land Use(s)	
David Thibault 621 N College Rd, Ste 100 Twin Falls ID 83301 208.734.7888 dthibault@ehminc.com	North: Pheasant Rd; R-4, Residential Medium Density District; Residential	East: R-4, Residential Medium Density District; Residential
	South: R-4, portion of Southwood Ave; Residential Medium Density District; Residential	West: R-4, Residential Medium Density District; Residential
	Applicable Regulations: 10-15-2	

Approval Process:

§10-15-2: Annexation

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

Budget Impact:

Approval of this request will have an impact on the City budget as upon development it will bring in additional tax\$.

Regulatory Impact:

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

History:

This lot has been an agricultural use since at least 1950. Records indicate the single-family residence was built in 1959. The residential developments to the South and East are part of the Golden Eagle Subdivision, which was recorded in the mid 2000's. The applicant purchased this property in November 2016.

Analysis:

This request is to annex 30.1 (+/-) acres of land located at 248 Pheasant Road. The property is zoned R-4. The request is if the property is annexed the zoning designation remain R-4. Please see attached maps for current and future zoning designations.

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

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

Staff recommends a zoning designation of R-4 to be appropriate for the entire 30.1 (+/-) acre site. This would be consistent with the zoning districts currently found within City Limits, as well as being closely aligned with the current zoning of the area. It would allow for future residential growth along Pheasant Rd, south of Rock Creek.

Conclusion:

Should the Commission find the R-4 Zoning Designation appropriate, they should forward a positive recommendation to the City Council for the entire 30.1 (+/-) acre site.

Attachments:

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

Statement of Support For Annexation into the City Limits of the City of Twin Falls

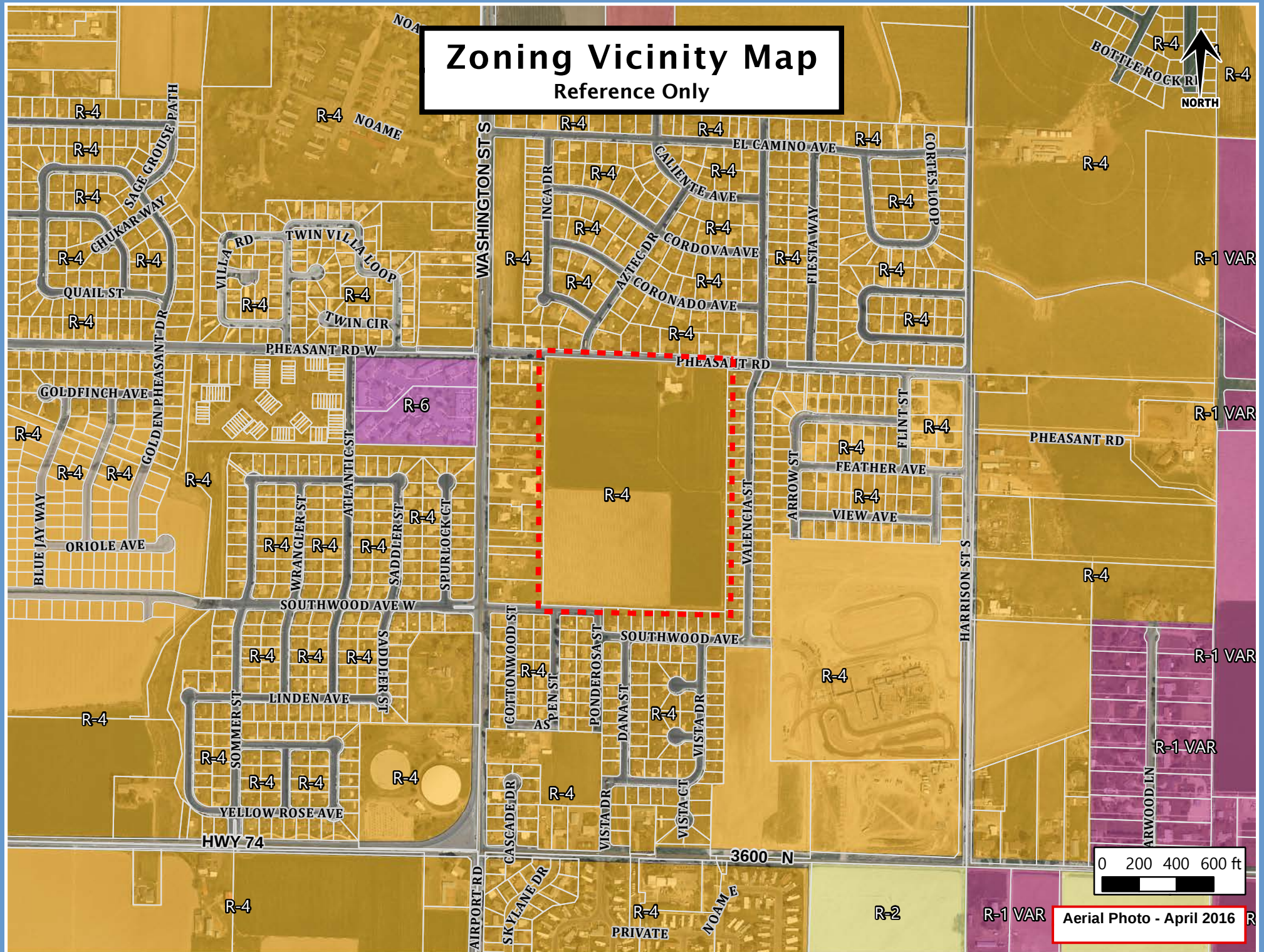
The subject property owned by Mr. Jon Zernikow is entirely surrounded by land which has been annexed into the City Limits of the City of Twin Falls. This particular parcel is an island in that regard. There is availability to municipal water and sewer mains and service lines which will serve the property. Mr. Zernikow is desirous to have the property annexed in order to proceed with the development of this undeveloped portion of property.

Properties to the north, east, south, and west have been developed into residential subdivisions with single family residential homes constructed thereon. The comprehensive plan identifies the future land use in the area to be consistent with residential subdivision development. The zoning maps for the City identify the property as R-4 zoned property which is a residential zoning district. The proposal to annex the property is consistent with the comprehensive plan for the City of Twin Falls.

It is the intent of the owner to develop a single family residential subdivision with municipal services available. In order to accomplish this end, the property needs to be annexed into the City Limits as step one. There is an existing home site on the property and it will be proposed to incorporate this building and adjacent lot into the subdivision design.

Preliminary meetings indicate that a new pressure zone will need to be established and the owners of the property are aware of the obligation to construct additional water mains extensions to create the new pressure zone. It is anticipated that following approval of the annexation request that a subdivision preliminary plat will be prepared and submitted to the City for consideration.

Reference Only



Aerial Map

Reference Only



PHEASANT RD W

PHEASANT RD

FIESTA WAY

FEATHER AVE

VIEW AVE

VALÈNCIA ST

ARROW ST

SPURLOCK CT

WASHINGTON ST S

SOUTHWOOD AVE W

COTTONWOOD ST

SOUTHWOOD AVE

ASPEN ST

PONDEROSA ST.

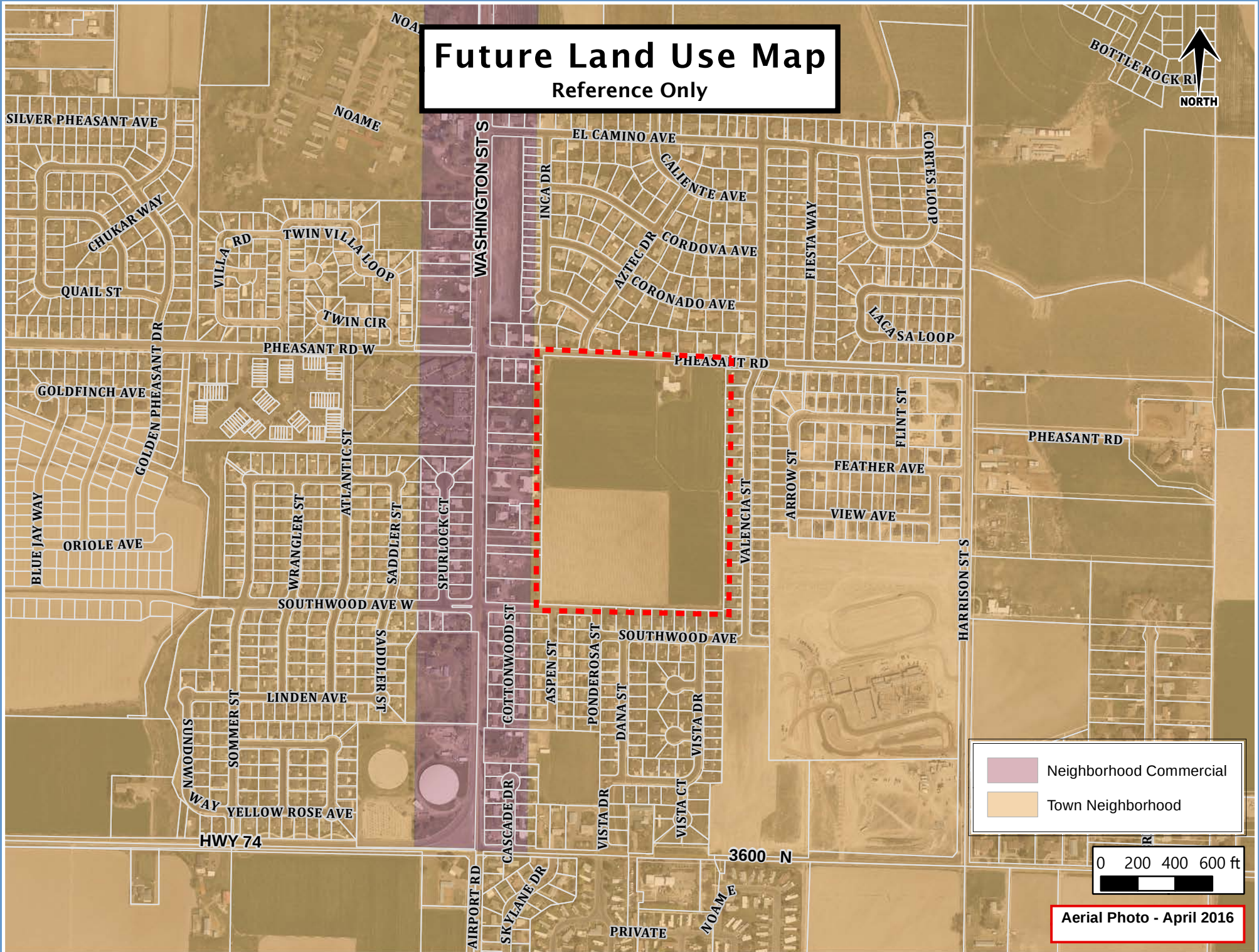
SOUTHWOOD AVE



Aerial Photo - April 2016

Future Land Use Map

Reference Only



- Neighborhood Commercial
- Town Neighborhood



Aerial Photo - April 2016



Public Notice Sign



NW corner looking SE



NE corner looking SW



East side looking West