



Twin Falls Planning & Zoning Commission Agenda

Tuesday, January 8, 2019, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Members -

City Limits: Danielle Titus, Vice-Chair; Craig Hawkins; Gerardo "Tato" Muñoz, Chairman; Ed Musser; Carolyn Bolton; Curtis Hansen; Craig Kelley

Area of Impact: Ryan Higley; David Detweiler

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) **ACTION ITEM:** Approval of Minutes from the following meeting: December 11, 2018
 - b) **ACTION ITEM:** Approval of Findings of Fact and Conclusions of Law:
 - Sweeto Burrito
- 3) Items of Consideration
 - a) **PRESENTATION:** Preliminary presentation for a request to amend PUD # 264 to allow "Hotel" as a permitted use and increase maximum building height to sixty feet (60') for property located at 2151 Fillmore Street c/o EHM Engineers on behalf of Geronimo, LLC. (PZ18-0099)
By: Steve O'Connor, City Planner
 - b) **ACTION ITEM:** Consider of reinstatement of SUP #1314 due to the use not being established within the one (1) year required after approval.(PZ18-0112)
By: Steve O'Connor, City Planner
- 4) Public Hearings
 - a) **ACTION ITEM:** Request to Vacate an undeveloped portion of Washington Street South right-of-way located at the Southwest corner of Washington Street South and South Park Avenue West c/o the Engineering Department on behalf of the City of Twin Falls. (PZ18-0093)
By: Jonathan Spendlove, Director of Planning and Zoning
 - b) **ACTION ITEM:** Requests a Zoning District Change and Zoning Map Amendment from R-4 and M-1 to M-2 for property located at 304, 312, 404 Washington Street South c/o Tom Mikesell on behalf of Gem State Dairy Product, LLC. (PZ18-0095)
By: Jonathan Spendlove, Director of Planning and Zoning
 - c) **ACTION ITEM:** Requests a Special Use Permit to establish a fourplex unit on property located at 1969 Shoup Avenue East c/o Kevin Bradshaw. (PZ18-0098)
By: Brock Cherry, City Planner

- d) **ACTION ITEM:** Requests a Special Use Permit to operate an Outdoor Amplified Audio System on property located at 1725 Park View Drive c/o EHM Engineers on behalf of Subaru of Twin Falls. (PZ18-0103)

By: Brock Cherry, City Planner

5) Upcoming Meeting(s)

- a) **INFORMATIONAL:** Worksession, Wednesday, January 9, 2019 at 12:00 pm
- b) **INFORMATIONAL:** Tuesday, January 29, 2019.

6) Adjournment

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

CITY OF TWIN FALLS

PLANNING & ZONING COMMISSION

Public Hearing Procedures for Zoning Requests

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

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

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

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



Twin Falls Planning & Zoning Commission Minutes

Tuesday, December 11, 2018, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Members -

City Limits: Danielle Titus, Vice-Chair; Craig Hawkins; Gerardo "Tato" Muñoz, Chairman; Ed Musser; Carolyn Bolton; Curtis Hansen; Craig Kelley

Area of Impact: Ryan Higley; David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Chairman Munoz called the meeting to order at 6:01 pm and confirmed a quorum was present.

Members Present: Hawkins, Munoz, Musser, Bolton, Hansen, Kelley

Staff Present: Spendlove, Cherry, Strickland, Ebersole, Nope, Vitek

2) Consent Calendar

- a) Approval of Minutes from the following meeting: 11-27-18
- b) Approval of Findings of Fact and Conclusions of Law:
 - Subaru (SUP)

Motion:

Commissioner Hansen made a motion to approve the consent calendar, as presented.

Commissioner Musser seconded the motion. All members voted in favor of the motion.

Approved, as presented

3) Public Hearings

- a) Request for Special Use Permit PZ18-0089 for a drive through in conjunction with a restaurant with extended hours on property located at 334 Cheney Drive West.

Staff Presentation:

Request for Special Use Permit PZ18-0089 for a drive through in conjunction with a restaurant with extended hours on property located at 334 Cheney Drive West.

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

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, 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.

Available records indicate this property has either been used for agricultural production or left fallow/undeveloped.

The subject property is located in the C-1 Zoning District and the North Haven Planned Unit Development (#245). The C-1 Zone requires a special use permit (SUP) for drive-through services.

The proposed drive-through provides the minimum stacking spaces and escape lane required by Code. A full evaluation of the site plan occurs at the time of Building Permit Review.

It is anticipated the orientation of the drive-through and the close proximity to similar uses will limit the extent of potential impacts to neighboring properties.

If the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to site plan amendments as required by City Code Standards.

PZ/Questions & Comments:

- Commissioner Bolton asked if there are sidewalks already in place.
- City Planner Cherry stated yes, sidewalks are in place. This is a pad site and the surrounding infrastructure components are already built.
- Commissioner Detweiler asked if the dark area on the site plan is the proposed landscaping and if it will be all grass.
- City Planner Cherry stated the landscaping code requires one tree and one bush for every 500 sq. feet of landscaping and that the PUD requires a pedestrian access from the sidewalk to the building.
- Chairman Munoz asked what the standard number of parking spots is before a green island is required.
- City Planner Cherry answered that there need to be 15 consecutive parking spaces before a green island is required.

Applicant Presentation:

Applicant Eric Jon Wall from Jet Real Estate Holdings, is asking for a Special Use Permit for a drive through in conjunction with a restaurant with extended hours.

He feels this area is a good spot for the restaurant. He believes he will be providing an exceptional brand with great service and food.

PZ/Questions & Comments:

- Commissioner Musser asked if Sweeto Burrito is a franchise or local business.
- Mr. Wall answered Sweeto Burrito is a franchise out of Salt Lake City, UT.
- Commissioner Hansen asked if there is adequate access to the trash enclosure for the trash company.
- City Planner Cherry stated that the trash enclosure will be reviewed as part of the building permit review.
- PZ Director Spendlove stated they are usually roll out bins for the trash company to pick up. There is no code that specifically says that the trash enclosure needs to be vetted.

- Commissioner Hawkins asked what the hours of operation for the business are.
- Mr. Wall stated the expected hours of operation are 6:00 am – 12:00 am.

Public Hearing: Opened and Closed Without Input.

Discussions Followed: Without Concerns

Motion:

Commissioner Kelley motioned to approve the request, as presented, with staff recommendations. Commissioner Bolton seconded the motion. All members voted in favor of the motion.

Approved, As Presented

4) Upcoming Meeting(s)

- a) Tuesday, January 8, 2019.
There will be a Planning and Zoning Commission Worksession on Wednesday, January 9 for CivicClerk software training.
- b) UPDATED: Upcoming P&Z meeting list for 2019.

PZ Director Spendlove mentioned that Chairman Munoz terms out in February. Two other commissioners (Titus and Musser) will be up for reappointment. Planning & Zoning will be advertising for at least one new position.

5) Adjournment

The meeting adjourned at 6:23 PM.

Kelli Ebersole

Kelli Ebersole, Administrative Assistant



Date: Tuesday, January 8, 2019
To: Planning and Zoning Commission
From: Planning & Zoning Department

PRESENTATION

Request:

Preliminary presentation for a request to amend PUD # 264 to allow “Hotel” as a permitted use and increase maximum building height to sixty feet (60’) for property located at 2151 Fillmore Street c/o EHM Engineers on behalf of Geronimo, LLC. (PZ18-0099)

Time Estimate:

Approximately 5-10 Mins depending on questions and answers.

Background:

This is a preliminary presentation of a request for to amend the Canyon Park West PUD #264.

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 on January 29th, 2019. Staff analysis will be provided at that time.

Approval Process:

Per Twin Falls City Code 10-6-1.4(E) Approval of a ZDA Sub-District requires a preliminary presentation to the Planning and Zoning Commission for a review of the proposed changes. The Commission is allowed, and may grant the public the ability, to ask questions and give suggestions to applicant about the proposed project during the preliminary presentation. 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:

N/A

Regulatory Impact:

Approval of the requested amendment by City Council will allow for a hotel to be constructed on the subject property.

History:

N/A

Analysis:

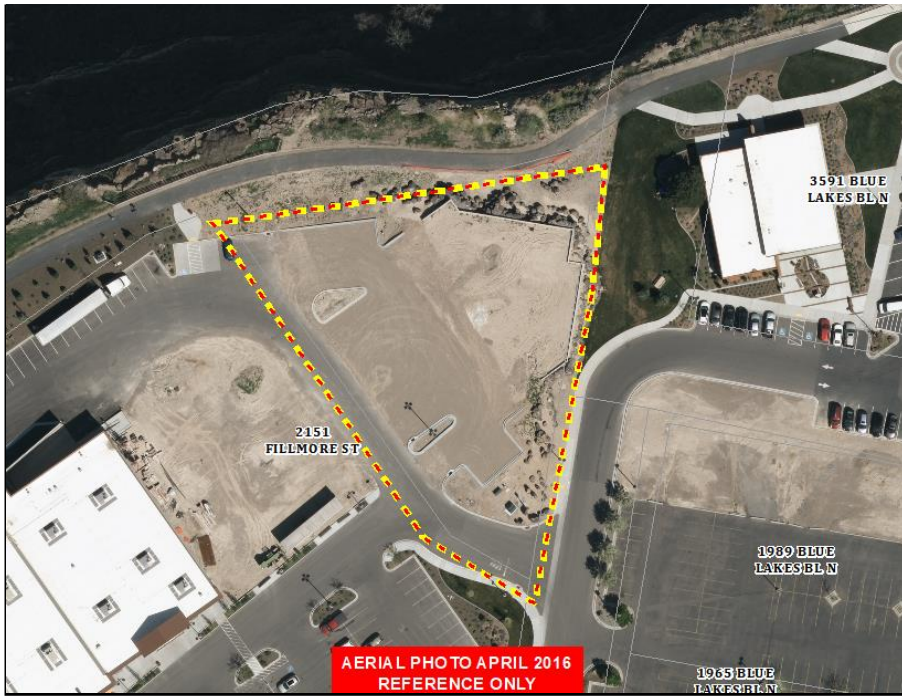
N/A

Conclusion:

Staff makes no recommendation at this time.

Attachments:

1. Staff Report PZ18-0099
2. 1 - Vicinity
3. 2 - Narrative
4. 3 - Site Plan
5. 4 - Elevations



Comprehensive Staff Report



To: Planning & Zoning Commission
 Presenter: Steve O'Connor, City Planner
 Request: Preliminary presentation for a request to **Amend** PUD # 219 & 264 to allow "Hotel" as a permitted use and to increase maximum building height to sixty feet (60') for property located at 2151 Fillmore Street.

Application: PZ18-0099

Applicant:
 Geronimo, LLC
 c/o EHM Engineers
 208.734.4888

dthibault@ehminc.com

Public Meeting: January 8th, 2019

Analysis

This is a preliminary presentation of a request for to amend the Canyon Park West PUDs #219 & 264.

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 on January 29th, 2019. Staff analysis will be provided at that time.

Approval Process

Per Twin Falls City Code 10-6-1.4(E) Approval of a ZDA Sub-District requires a preliminary presentation to the Planning and Zoning Commission for a review of the proposed changes. The Commission is allowed, and may grant the public the ability, to ask questions and give suggestions to applicant

about the proposed project during the preliminary presentation. 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.

Applicable Regulations or Codes

Per City Code 10-6-1 A preliminary presentation of the request is required before a public hearing in front of the Planning & Zoning Commission.

Conclusion

Staff makes no recommendation at this time.

Attachments

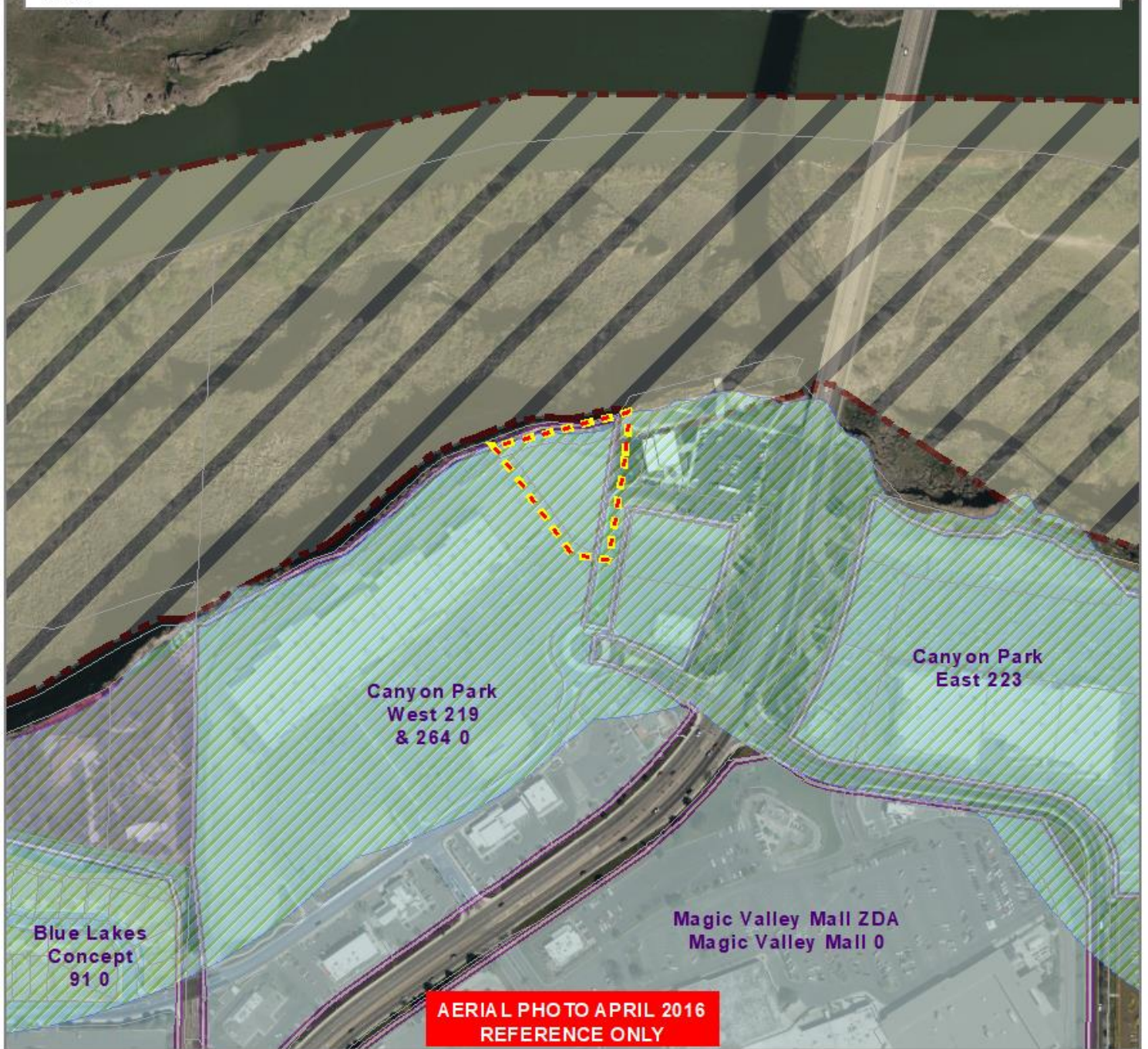
1. Vicinity Map
2. Narrative
3. Site Plan
4. Elevations
5. Photos

Public Meeting: January 8th, 2019



VICINITY MAP

0 Feet 430



	CRO		R-1 VAR
	PUD		R-4
	C-1		SUI
	AOI		

Current Zoning: C-1 PUD CRO
Future Land Use: Mixed Use

Existing Land Use: Vacant
Proposed Land Use: Hotel

Surrounding Zoning Designations & Land Use(s)

North: OS AOI; Snake River Canyon

East: OS CRO; Visitors Center

South: C-1 PUD CRO; Commercial

West: C-1 PUD CRO; Commercial

Applicable Regulations

10-4-8, 10-4-19, 10-6-1, Canyon West PUDs #219 & #264

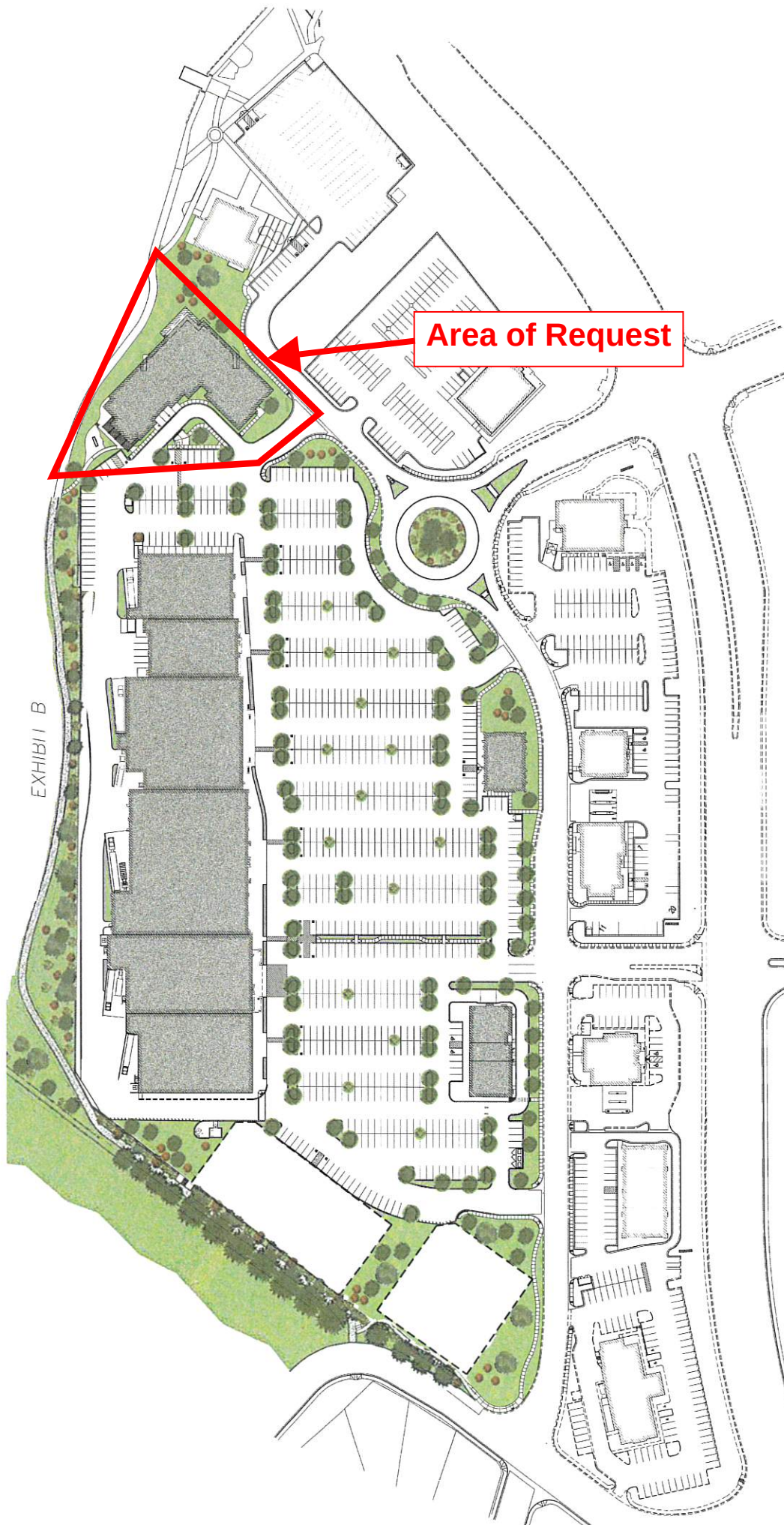
Supplemental Information to Accompany a PUD Amendment Request

This application for amendment of the Canyon Park West PUD has been prepared to permit the use of a multi-story hotel and the necessary height allowances to construct the Hotel at the Canyon Park West site. The specific details for the request are attached hereto. Effectively, the request will permit the use of hotel within the project which is consistent with the underlying C-1 zoning use restrictions. Additional height for the hotel will be required and is detailed in the language of the PUD Amendment.

The proposed change will likely compliment the surrounding area which has been developed into retail shopping centers, restaurants, and individual banks or credit unions. The project location is important as well. This site captures unique views of the Snake River Canyon lands and is at the forefront of Twin Falls. The Perrine Bridge Entry into the City of Twin Falls is very near the project site.

The history of the Canyon Park West PUD included the hotel use planned for an eight to ten story hotel in its original form. As the project developed and individual site users were identified, the PUD was amended to exclude the hotel use and add more restaurant and service uses. However, some of those individual users have backed away from the project and new users have been identified. Home2Suites is interested and pursuing purchase of the property for the purpose of constructing one of their hotels thereon. This amendment is the first step in that process to permit the use and the necessary height. The hours of operation are compatible with the surrounding retail shopping and restaurant users. There exists cross-use access and parking agreements to provide for the proper flow of traffic and to provide adequate parking.

The changes to the area are not expected to be detrimental, rather the completion of the development of this area is expected to compliment the surrounding area and provide a service which is needed within the City of Twin Falls. Landscaping, trail access, and utility service to the surrounding area is expected to be compatible with what has already been established and the design team consists of many of the same partners which originally developed the property.



Area of Request

EXHIBIT B



① WEST GROUND VIEW



② WEST GROUND VIEW



③ NORTHEAST GROUND VIEW



④ EAST GROUND VIEW



⑤ SOUTH GROUND VIEW



Date: Tuesday, January 8, 2019
To: Planning and Zoning Commission
From: Planning & Zoning Department

ACTION ITEM

Request:

Consider of reinstatement of SUP #1314 due to the use not being established within the one (1) year required after approval.(PZ18-0112)

Time Estimate:

Approximately 5 mins

Background:

On May 28th, 2014 this body granted an SUP for a four-plex building to be constructed on property located at 2140 Elizabeth Blvd, Lot 26. It has since sat undeveloped. On December 7th, 2018, the building department received an application for a building permit to construct a four-plex on this property. Being that well over a year has passed since the issuance of SUP 1314, the applicant is required to have the SUP reinstated as it is currently void. The Commission may review the facts of the SUP to determine if a new SUP is required.

Approval Process:

Per City COde 10-13-2-2(l) Special uses which have not been established within one year of the date of issuance of the special use permit, may be reviewed by the commission to determine if the facts and circumstances have changed; the commission may call for a new special use permit application.

Budget Impact:

N/A

Regulatory Impact:

N/A

History:

N/A

Analysis:

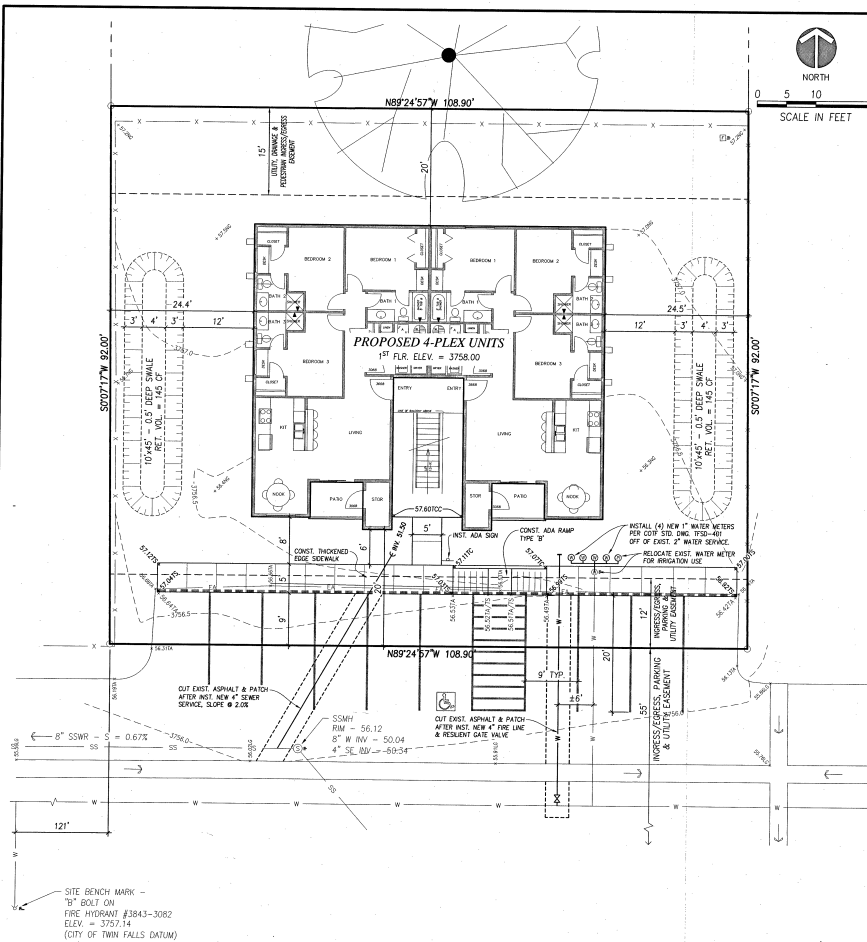
N/A

Conclusion:

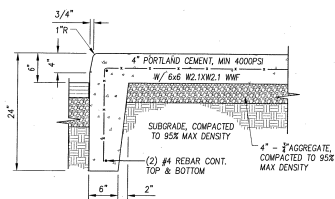
In conclusion the commission is tasked with deciding to reinstate SUP #1314 or, if the circumstances have changed enough, to require a new SUP. Requiring a new SUP would require the applicant to submit a new SUP application to be heard in front of this body at a later date.

Attachments:

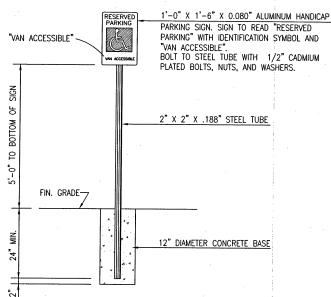
1. 1 - Plans
2. 2 - Aerial 2016
3. 3 - Aerial 2012
4. 4 - Original Elevations
5. 5 - SUP #1314



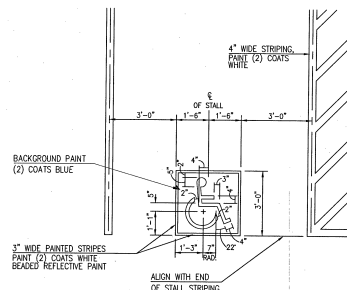
SITE BENCH MARK -
"B" BOLT ON
FIRE HYDRANT #3843-3082
ELEV. = 3757.14
(CITY OF TWIN FALLS DATUM)



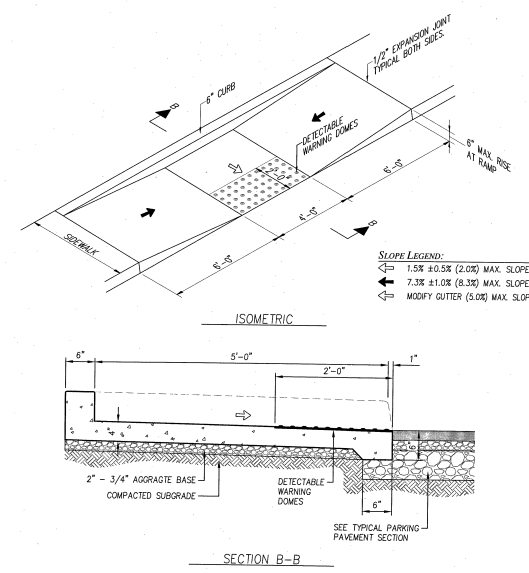
NOTES:
1. PROVIDE EXPANSION MATERIAL AT 8' O.C. MAX. AND WHEN ADJOINING ANY OTHER CONCRETE WORK



Accessible Parking Sign



Painted Accessible Parking



ADA Ramp - Type 'B'

GENERAL NOTES:

- CONTRACTOR SHALL HAVE A CURRENT SET OF CONSTRUCTION PLANS STAMPED BY THE ENGINEER WITH AN APPROVAL STAMP BY THE CITY AT THE WORKSITE.
- ALL CONSTRUCTION SHALL CONFORM TO THE 2017 IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, THE CITY OF TWIN FALLS REVISIONS TO THE 2015 IDPW, AND ALL OTHER LOCAL, STATE AND FEDERAL AGENCIES WHICH ARE APPLICABLE UNLESS OTHERWISE SHOWN.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH THE CONSTRUCTION. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEAN-UP AND REMOVAL FROM THE JOB-SITE ANY TRASH OR EXCESS MATERIAL CREATED BY THE CONTRACTOR OR TRANSPORTED FROM THE JOB-SITE.
- RECORDED AND/OR FILED SURVEY MONUMENTS EXIST WITHIN THE LIMITS OF THIS PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND/OR REPLACE ANY MONUMENTS DESTROYED DURING CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITION BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND INGRESS AND EGRESS TO SAID CONSTRUCTION.
- CONTRACTOR SHALL REMOVE AND SORT ALL ON-SITE EXCAVATED NATIVE MATERIAL AND USE SUITABLE MATERIAL WHERE DESIGNATED ON THE CONSTRUCTION PLANS AS REQUIRING FILL MATERIAL. FILL SHALL BE PLACED AND COMPACTED BY METHODS APPROVED BY THE CITY OF TWIN FALLS AND APPROVED BY THE DESIGN ENGINEER. ALL STRIPPINGS NOT SUITABLE FOR FILL MATERIAL ON LOTS OR ROADWAYS SHALL BE USED AS DIRECTED BY THE ENGINEER OR DISCARDED OFF-SITE AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES ARE LOCATED ON THE PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE PROTECTION OF UTILITIES AND THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN ON THE PLANS OR NOT IN THE LOCATION SHOWN ON THE PLANS. THIS INCLUDES ALL SERVICE LATERALS OF ANY KIND.
- POWER/LIGHT POLES AND/OR OTHER EXISTING FACILITIES NOT IN PROPER LOCATION BASED ON PROPOSED IMPROVEMENTS SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
- AFFECTED UTILITY COMPANIES SHALL BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. CALL "811" 48 HOURS PRIOR TO COMMENCING WORK.
- MODIFICATIONS OF EXISTING UTILITIES SHALL CONFORM TO ALL APPLICABLE STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PROTECT EXIST. IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED TO THE ENGINEER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
- ALL CHANGES REQUIRE APPROVAL BY THE PROJECT ENGINEER AND THE CITY ENGINEER. THE ENGINEER TIMES NO RESPONSIBILITY FOR ANY DEVIATIONS FROM THESE PLANS UNLESS AUTHORIZED, IN WRITING, BY THE ENGINEER.
- IDAHO CODE 39-118 REQUIRES IDAHO DEPT. OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL PRIOR TO CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILL OUT AND SUBMIT A NOTICE OF INTENT (NOI) TO EPA AND HAVE A COPY OF THE POLLUTION PREVENTION PLAN AVAILABLE AT THE JOBSITE PRIOR TO CONSTRUCTION. SEE WEBSITE <http://epd.idaho.gov/index.cfm?module=topics>. QUESTIONS REGARDING THIS REQUIREMENT MAY BE REFERRED TO MOSHA VAKOC OF EPA AT: (208) 553-6650. CONTRACTOR TO SUBMIT COPIES OF DOCUMENTS TO THE CITY OF TWIN FALLS.
- DEVELOPER WILL PROVIDE ONE SET OF CONSTRUCTION STAKES ONLY. ANY SUBSEQUENT STAKING & COSTS INCURRED WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

UTILITY SERVICE NOTES:

- ALL WATER AND P.I. SERVICE LOCATIONS TO BE INSTALLED WITH A BURY DEPTH OF 42 INCHES FROM FINISHED GRADE TO STATIONS, OFFSETS, AND ELEVATIONS SHOWN. WHERE OFFSETS ARE NOT GIVEN THE CONTRACTOR SHALL INSTALL THE WATER OR P.I. SERVICE BOX SO THAT THE FACE OF THE BOX IS LOCATED 12" TO 18" FROM BACK OF SIDEWALK. ALL SEWER SERVICES TO BE INSTALLED TO STATIONS AND OFFSETS SHOWN.
- ALL SEWER SERVICE STUBS SHALL BE LOCATED WITH A "T" FENCE POST, PAINTED GREEN. SERVICE STAMPS ON CURB SHALL BE IN ACCORDANCE WITH CITY OF TWIN FALLS STANDARDS.

DRAINAGE CALCULATIONS:

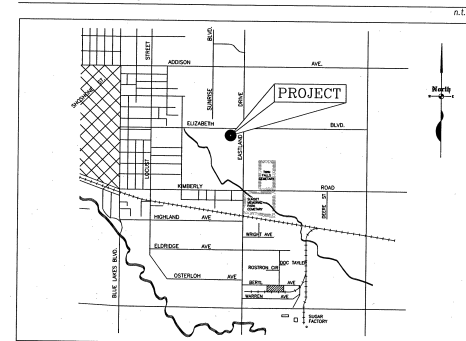
Drainage Runoff Factors (ROF)		
Impervious Area	= 0.95	
Landscaped Area	= 0.25	
Gravel Area	= 0.65	
Pre-Development	= -0.35	
Dry Well - Value	= 40%	
Lot 26 Block 1 = 10,019 sf		
	$4,450 \times 1.6/12 \times 0.95 =$	564 cf
	$5,569 \times 1.6/12 \times 0.25 =$	186 cf
	$10,019 \times 1.6/12 \times -0.35 =$	-468 cf
	Net'd Retention =	282 cf

Lot 26 Block 1
RUSSELL SQUARE SUBDIVISION NO. 2
Located In
NE 4 SE 4, Section 15
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2018

PROJECT BENCHMARK:

CITY OF TWIN FALLS HYDRANT NO. 3843-3082,
NW CORNER OF RUSSELL SQUARE APARTMENTS
"B" BOLT ELEVATION = 3757.14 (COTF DATUM)

VICINITY SKETCH:



EHM Engineers, Inc.
MAKING THE FUTURE NOW A REALITY OF EXCELLENCE
Engineers / Surveyors / Planners
621 North College Road, Suite 100 Twin Falls, Idaho 83301
P (208) 734-4888 fax (208) 734-6049 web: ehmic.com

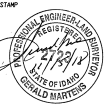
SITE PLAN
for
RUSSELL SQUARE SUBD. NO. 2 - 4-PLEX UNIT

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

STAMP
PROFESSIONAL ENGINEER
IDAHO
146204
10/23/2018
DANIEL L. THOMPSON

APPROVED: D. THIBAUT
DESIGN: M. LEE
DRAWN: M. LEE
DATE: 10/23/2018
SCALE: AS SHOWN
SHEET NO. C 438-18 TPOD
DWG.

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



APPROVED	G. MARTENS
DESIGN	C. STOCKTON
DRAWN	C. STOCKTON
DATE	11/06/2018
SCALE	AS SHOWN
DWG. NO.	4-PLEX
SHEET	

NOTES:

1. 5 in 12 PITCH
2. 2'-0" OVERHANGS
3. ROOFING COMPOSITION FIBER GLASS SHINGLES
4. SIDING: HORIZ. VINYL INSTALLED PER MFG. SPECS.
5. W.I. GUARDRAILS MIN. 42" HI. ABOVE DECKING
 WITH VERT. PICKETS MAX. 4" CLR. BETWEEN AND ABOVE DECK



Rear Elevation

SCALE: 1/4" = 1'-0"



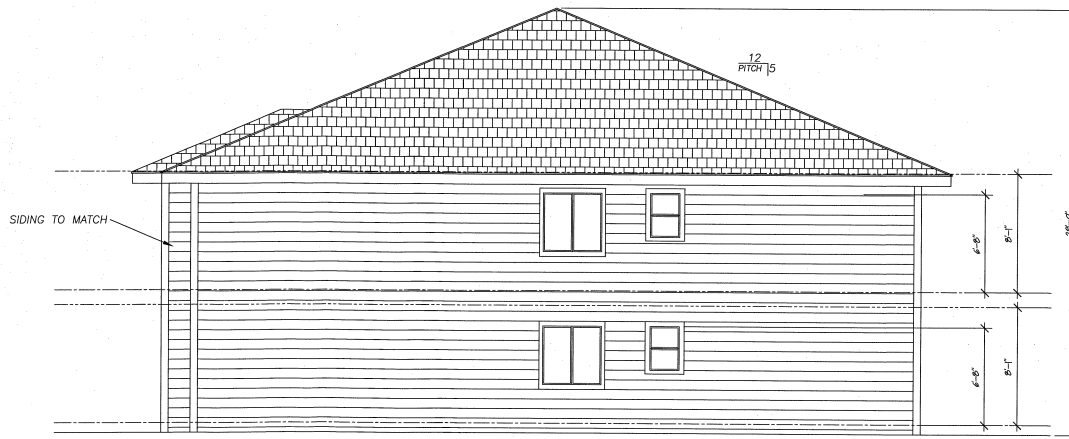
Front Elevation

SCALE: 1/4" = 1'-0"



Left Side Elevation

SCALE: 1/4" = 1'-0"



Right Side Elevation

SCALE: 1/4" = 1'-0"

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

STAMP
 PROFESSIONAL ENGINEER AND SURVEYOR
 2713
 11/15/14
 RUSSELL SQUARE
 RONALD WARTON

APPROVED G. MARTENS
 DESIGN C. STOCKTON
 DRAW C. STOCKTON
 DATE 11/06/2018
 SCALE AS SHOWN
 DWG. NO. 4-PLEX
 SHEET









**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.1314

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on May 28, 2014 to Kimberly Construction c/o Colin Dewsnup whose address is 3640 Sage View Lane Kimberly, ID 83341 for the purpose of constructing a 4-Plex on property located at 2140 Elizabeth Boulevard aka Russell Square Subdivision #2 Lot 26 Block 1 and legally described as Twin Falls Russell Square Subdivision #2 Lot 26 Blk 1 RPT47120010260

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

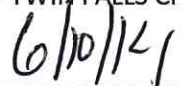
This permit corresponds to Zoning Application No.2634

1. Subject to site plan amendments as required by Building, Engineering, Fire & Zoning Officials to ensure compliance with applicable City Code requirements and standards and the Russell Square PUD Agreement





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



Date: Tuesday, January 8, 2019
To: Planning and Zoning Commission
From: Jonathan Spendlove, Planning and Zoning Director

ACTION ITEM

Request:

Request to Vacate an undeveloped portion of Washington Street South right-of-way located at the Southwest corner of Washington Street South and South Park Avenue West c/o the Engineering Department on behalf of the City of Twin Falls. (PZ18-0093)

Time Estimate:

Approximately five (5) minutes for Staff Presentation, and five (5) minutes for questions.

Background:

N/A

Approval Process:

All procedures will follow the process as described in City Code 10-16-1&2

Budget Impact:

Regulatory Impact:

Approval of this request will remove the Right of Way designation, reverting the ownership to the adjoining properties, and making current development requirements and standards enforceable on the subject land area.

History:

Portions of the Right-of-Way in question were created/dedicated when plats were recorded in 1910 and 1957. One portion of the Right-of-Way is thought to be dedicated a when the property to the West was created through a record of survey.

Analysis:

The property surrounding this ROW area is currently owned, and utilized, by the City of Twin Falls Public Works Department. The ROW area in question was not utilized due to the realignment of Washington St. S. and Shoshone Street. The undeveloped land has been utilized as unofficial parking for City and private businesses in the area.

Vacating the ROW will allow the Public Works department to develop the land with a formal parking lot, storm water facilities, landscaping, and other required improvements.

Conclusion:

The Commission is tasked with forwarding a positive or negative recommendation for approval to the City Council. The Commission may also table the item to ask more information be provided.

Attachments:

1. PZ18-0093 Vacation Staff Report
2. 1 - Site Exhibit
3. 2 - Narrative
4. 3 - Vacation Exhibit
5. 4 - Letters



Comprehensive Staff Report

To: Planning & Zoning Commission
Presenter: Jonathan Spendlove, Planning & Zoning Director

Request: To Vacate an undeveloped portion of Washington Street South right-of-way located at the Southwest corner of Washington Street South and South Park Ave West.

Application: PZ18-0093

Applicant & Representative:

City of Twin Falls, Public Works Dept.

c/o Josh Baird

P.O. Box 1907

Twin Falls, ID 83301

208.735.7323

jlbaird@tfid.org

Public Hearing: January 8th, 2019

Analysis

This is a request to vacate a portion of undeveloped Washington St. S. Right-of-Way (ROW), at the SW corner of Washington St. S./Shoshone St and South Park Ave. W. between 119 and 127 South Park Ave. W.

The property surrounding this ROW area is currently owned, and utilized, by the City of Twin Falls Public Works Department. The ROW area in question was not utilized due to the realignment of Washington St. S. and Shoshone Street. The undeveloped land has been utilized as unofficial parking for City and private businesses in the area.

Vacating the ROW will allow the Public Works department to develop the land with a formal parking lot, storm water facilities, landscaping, and other required improvements.

Approval Process

All procedures will follow the process as described in TF City Code: 10-16-1&2

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.

History

A portion of the Right-of-Way in question was originally created/dedicated on the South Park Addition Plat, which was signed in 1910. Another portion was dedicated at when the Industrial Development Subdivision Plat was recorded in 1957. And yet another portion was dedicated at some point in time when property to the West was created through a metes and bounds description, the exact date is unknown at this time.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" and the Transportation Master Plan do not have this section of ROW listed as it has been realigned with Shoshone St. Therefore Staff has determined this request complies with the city planning documents.

Regulatory Impacts

Approval of this request will remove the limitation, or entitlement, for the specific area, as described on the Plat. This area will become "private"

property, and subject to current rules and regulations for taxes, zoning code compliance, and development.

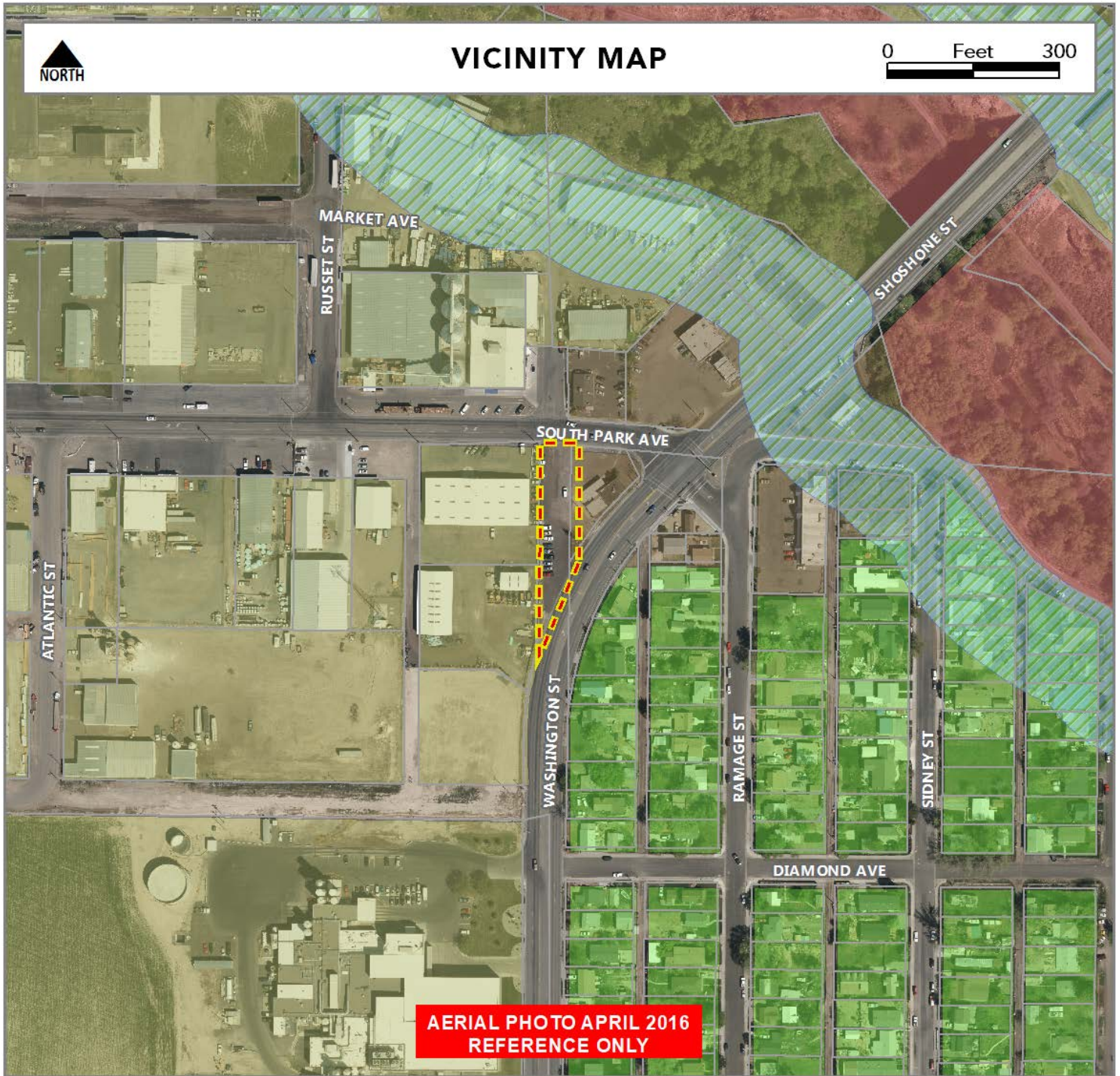
Conclusion

The Commission is tasked with forwarding a positive or negative recommendation for approval to the City Council. The Commission may also table the item to ask more information be provided.

Attachments

1. Vicinity Map
2. Narrative
3. Vacation Exhibit
4. Photos

Public Hearing: January 8th, 2019



CRO
 C-1
 M-2
 OS
 R-6-MHO-1

Comprehensive Plan: Mixed Use

Proposed Land Use: Government Facility

Surrounding Zoning Designations & Land Use(s)

North: South Park Ave. W.; M-2 & C-1; Food Processor & Restaurant

East: Washington St. S. ROW; C-1; Vacant

South: Diamond Ave; M-2; Industrial – Food Processing Plant

West: M-2; Industrial – City Public Works Facilities

Applicable Regulations

10-1-4, 10-1-5, 10-16-1&2

Washington St South - Vacation Exhibit

Current City Owned Properties

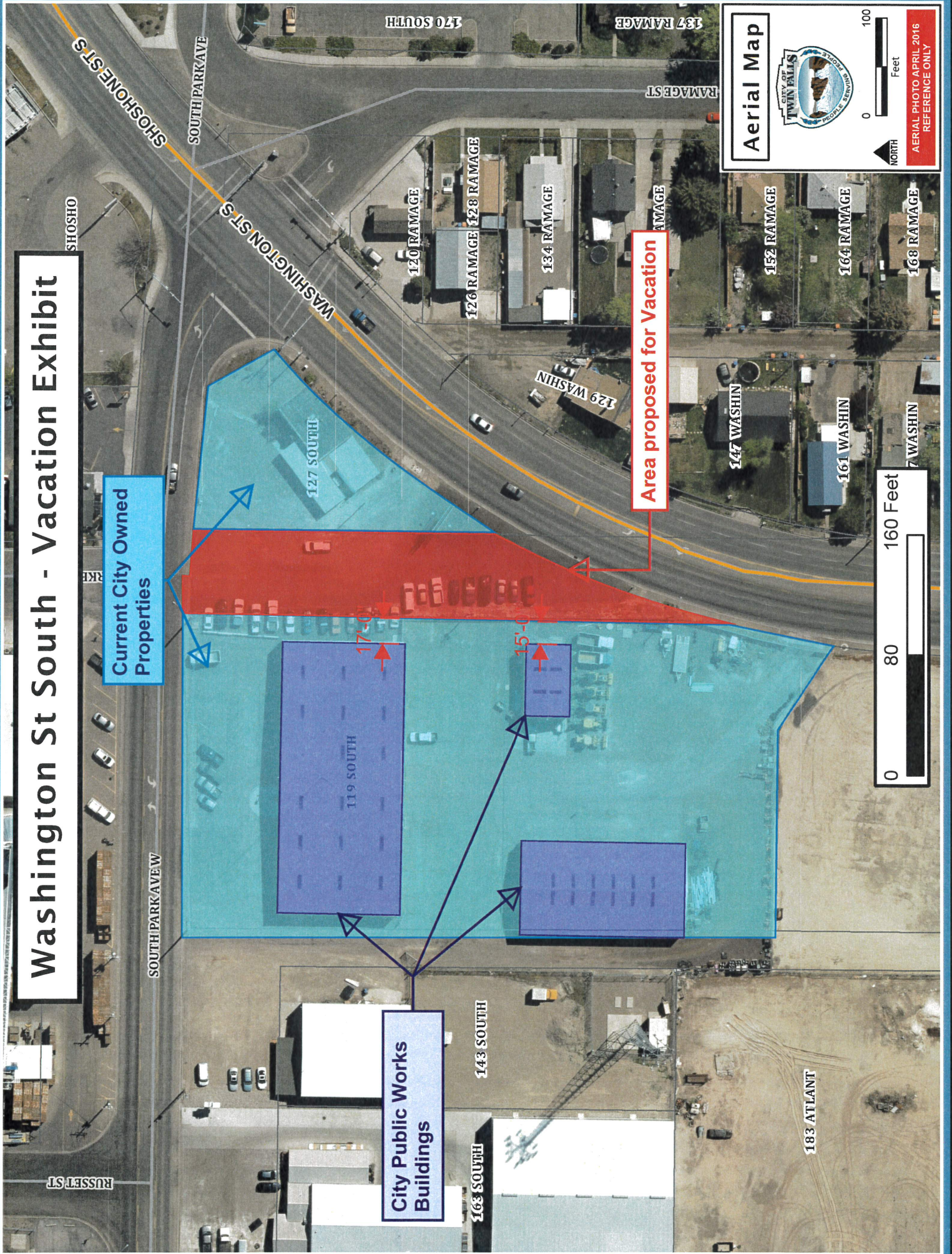
City Public Works Buildings

Area proposed for Vacation

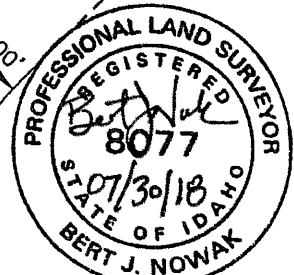
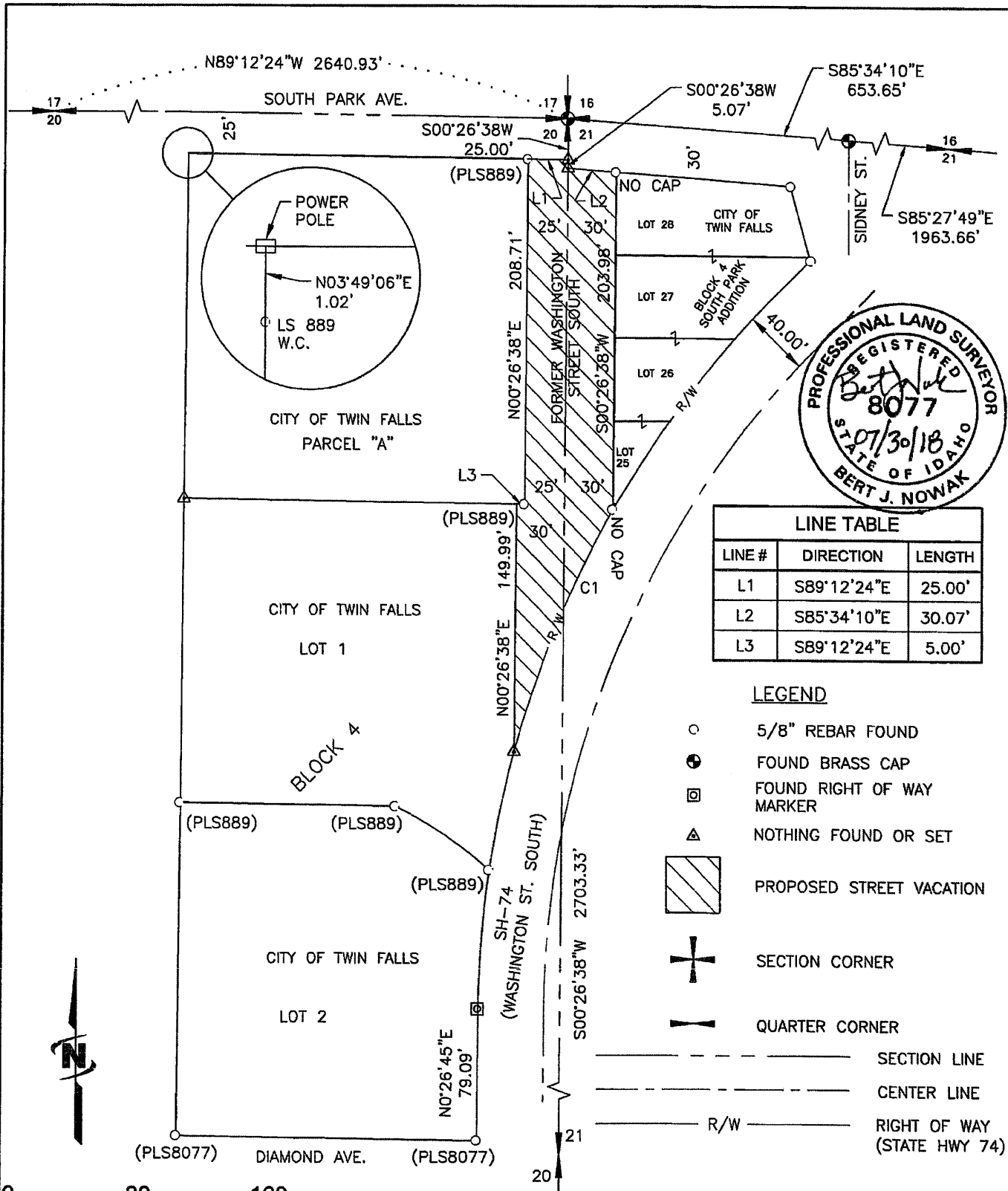
Aerial Map



AERIAL PHOTO APRIL 2016
REFERENCE ONLY



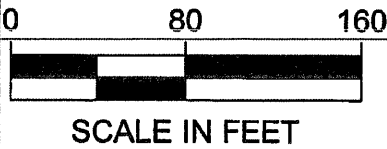
- a. The City of Twin Falls has recently purchased several adjoining lots, separated only by a strip of abandoned right-of-way on the southwest corner of the intersection of South Park Avenue West and Washington Street South. The Public Works Department would like to develop these several lots and this portion of right-of way into a single contiguous Public Works site.
- b. Since the City of Twin Falls already owns all adjoining properties, the effect of the vacation would allow the site to be properly developed, and flow better than the current disconnected configuration.



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°12'24"E	25.00'
L2	S85°34'10"E	30.07'
L3	S89°12'24"E	5.00'

LEGEND

- 5/8" REBAR FOUND
- FOUND BRASS CAP
- ⊠ FOUND RIGHT OF WAY MARKER
- △ NOTHING FOUND OR SET
- PROPOSED STREET VACATION
- ✚ SECTION CORNER
- ⊢ QUARTER CORNER
- SECTION LINE
- CENTER LINE
- R/W RIGHT OF WAY (STATE HWY 74)



CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	159.57'	612.96'	80.24'	14°54'57"	S22°35'47"W	159.12'

REVISIONS			
NO.	REVISION DESCRIPTION	BY	DATE

JUB ENGINEERS, INC.

WASHINGTON STREET SOUTH VACATION
CITY OF TWIN FALLS

PART OF THE NW4 NW4 OF SECTION 21 AND PART OF THE NE4 NE4 OF SECTION 20, T10S, R17E, BM, TWIN FALLS COUNTY, ID

SHEET

1

Plot Date: 7/18/2018 1:11 PM, Printed By: Bert Nowak
 Date Created: 7/17/2018 5:00 PM, Project: TWIN FALLS PUBLIC WORKS SITE NE4, SEC20, T10S, R17E, BM, TWIN FALLS COUNTY, ID, 10-007, ST-VAC.DWG

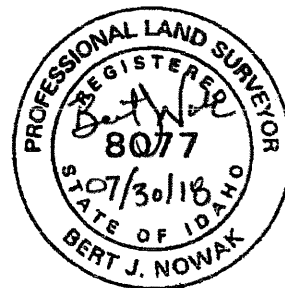
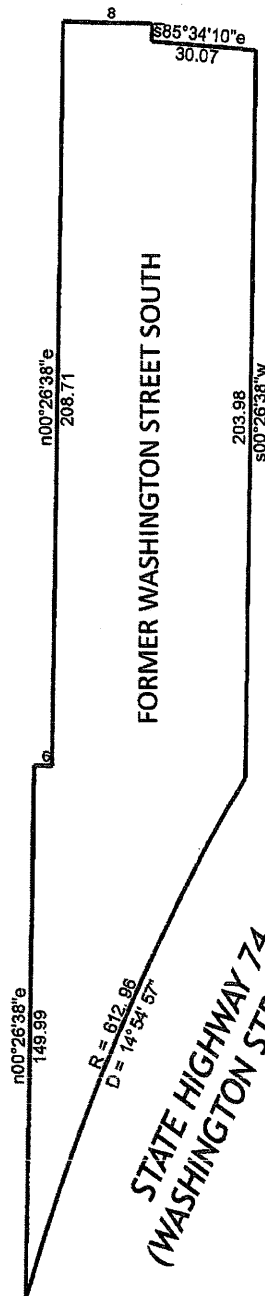
SOUTH PARK AVENUE



BLOCK 4 OF
INDUSTRIAL DEVELOPMENT
SUBDIVISION

FORMER WASHINGTON STREET SOUTH

BLOCK 4 OF
SOUTH PARK ADDITION



Washington Street South Vacation

7/17/2018

Scale: 1 inch= 50 feet

File: WAASHINGTON STREET VACATION.ndp

Tract 1: 0.3516 Acres (15314 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/200756), Perimeter=787 ft.

01 s00.2638w 5.07

08 s89.1224e 25

02 s85.3410e 30.07

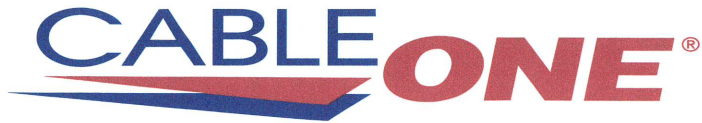
03 s00.2638w 203.98

04 Lt, r=612.96, delta=014.5457, chord=s22.3547w 159.12

05 n00.2638e 149.99

06 s89.1224e 5

07 n00.2638e 208.71



Watch us make you smile.

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

October 18, 2018

RE: Washington Street South Right of Way Abandonment Request

Mr. Joshua R. Baird
City of Twin Falls Staff Engineer
Twin Falls, Idaho 83301

Dear Sirs

We Agree to Vacate the Washington Street South Right Of Way as Requested in the included attachments, Between Lot1 and Parcel A, Block 4 of The Industrial Development Subdivision and Lots 25,26,27, and 28, Block 4 of the South Park Addition.

We Will Need a 10 Ft Easement Running in place of the Right Of Way to be Vacated.

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
Construction Project Administrator
216 South Park Ave
Twin Falls, Id. 83301

Office (208) 736-8760

Facsimile (208) 736-8755

October 9, 2018

Joshua R. Baird
City of Twin Falls

RE: Washington Street South
Parcel vacation Sec.20-21

To whom it may concern:

Reference is made to your request for CenturyLink to vacate the existing parcel of land, located in a portion of Sec.20-21, T10S, R17E 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.

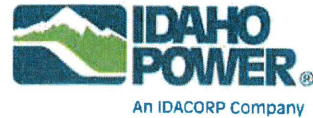
If existing utilities need to be vacated contruction charges would apply for relocation of facilities.

Please call me if you have any questions.

Sincerely,

Brad McNew

Brad McNew



October 19, 2018

Sent Via E-Mail: JBaird@TFID.org

Josh Baird
City of Twin Falls
PO Box 1907
Twin Falls, ID 83303

Re: Washington St. Road Vacation

Dear Josh:

This is in response to our phone conversation and email sent to Idaho Power Company dated October 2, 2018, regarding the possible vacation and abandonment of a certain area of Washington St, Twin Falls. The attached map and legal description you provided (the "Right-of-Way") further identifies the area in question.

Idaho Power's records indicate that the Company does maintain electrical facilities within the Right-of-Way and must retain all existing rights related thereto. As a condition of approval to vacate the Right-of-Way area, we will require express easement rights dedicated to Idaho Power Company for existing facilities with a 20' width (10' from centerline) to cover existing facilities.

Thank you for providing Idaho Power Company the opportunity to review and comment upon the subject petition for vacation.

Sincerely,

Chris Jacky
Associate Real Estate Specialist
Land Management and Permitting Department
Corporate Real Estate
Idaho Power Company

208-388-2699
cjacky@idahopower.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

11/5/2018

To Whom It May Concern:

We, the undersigned public utility company, Intermountain Gas Company, release rights for the right-of way of Former Washington Street South, located between South Park Ave and State Hwy 74 and between Block 4 of Industrial Development Subdivision and Block 4 of South Park Addition, Twin Falls, Idaho. See attached provided exhibit.

Jim Capps, Sawtooth District Manager

Intermountain Gas Company

451 Alan Dr.

Jerome, ID 83338



TWIN FALLS CANAL COMPANY

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



October 3, 2018

Joshua Baird
Staff Engineer
City of Twin Falls
PO Box 1907
Twin Falls, Idaho 83303-1907

RE: Washington Street South Easement Vacation (0.352 acres)

Dear Joshua,

I have reviewed the easement vacation documents for the Washington Street South Easement Vacation (0.352 acres). This letter is to inform you that the Twin Falls Canal Company has no facilities in the area 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
Field Supervisor
Twin Falls Canal Company



Date: Tuesday, January 8, 2019
To: Planning and Zoning Commission
From:

ACTION ITEM

Request:

Requests a Zoning District Change and Zoning Map Amendment from R-4 and M-1 to M-2 for property located at 304, 312, 404 Washington Street South c/o Tom Mikesell on behalf of Gem State Dairy Product, LLC. (PZ18-0095)

Time Estimate:

Approximately five (5) minutes for staff presentation, and additional five (5) for questions.

Background:

This request to rezone property located at 304, 312 and 404 Washington St. South was initiated by a potential buyer. The current properties are Residential and undeveloped/farmed agricultural land.

Approval Process:

The Zoning District Change process shall follow City Code 10-14-1 thru 8.

Budget Impact:

No immediate budget impact will occur. Future development of the area will increase the property values.

Regulatory Impact:

If approved, the property will come under the regulations of the M-2 Zoning District (CC 10-4-10) for Land Uses and development standards.

History:

The eastern portion of the property has been zoned M-1 since at least 1981, perhaps as early as 1975. The western portion has been zoned various residential designations since 1981. Both areas have been primarily farmed as agricultural land throughout the years.

Analysis:

The Zoning District change process requires a public hearing with the Planning and Zoning Commission in order to evaluate the request for compliance with the currently adopted Comprehensive Plan.

The 2016 Comprehensive Plan “Grow With Us” designates this area as “Industrial/Employment/Flex”. The Defining Characteristics and Land Use Mix outlined in the plan list the types of land uses found within the M-2 Zone being sought by the applicant.

It is Staff’s determination this request for a Zoning District Change meets the criteria in City Code, and

complies with the currently adopted comprehensive plan.

Conclusion:

The Commission is tasked with making a recommendation to the City Council. You may recommend approval as requested; recommend a modification, or recommend denial.

Attachments:

1. PZ18-0095 ZDC Staff Report
2. 1- Narrative
3. 2- Vicinity Map
4. 3- Future Land Use Map
5. CTF Zoning Meeting Draft 4-1



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Jonathan Spendlove

Request The Commission's recommendation on a request for a Zoning District Change and Zoning Map Amendment from R-4 and M-1 to M-2 for property located at 304, 312, 404 Washington Street South.

Application: PZ18-0018

Applicant & Representative:

Gem State Dairy Product, LLC

c/o Tom Mikesell

Boise, ID

208-734-7789

tmikesell@cableone.net

Public Hearing: January 8th 2019

Analysis

This request to rezone property located at 304, 312 and 404 Washington St. South was initiated by a potential buyer. The current properties are Residential and undeveloped/farmed agricultural land.

The Zoning District change process requires a public hearing with the Planning and Zoning Commission in order to evaluate the request for compliance with the currently adopted Comprehensive Plan.

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Industrial/Employment/Flex". The Defining Characteristics and Land Use Mix outlined in the plan list the types of land uses found within the M-2 Zone being sought by the applicant.

It is Staff's determination this request meets the criteria in City Code, and complies with the comprehensive plan for a Zoning District Change.

History

The eastern portion of the property has been zoned M-1 since at least 1981, perhaps as early as 1975. The western portion has been zoned various residential designations since 1981. Both areas have been primarily farmed as agricultural land throughout the years.

Approval Process

A public hearing shall be held before the Commission for a recommendation to City Council. After receiving the recommendation the Council may amend the zoning district and the zoning map, amend with recommendations, or deny the request.

Applicable Regulations or Codes

Per City Code 10-7-20: Public Hearing Notice Requirements: The applicant must follow all public notice requirements per state and city regulations.

Per city code 10-14-1 thru 8: Any application for a zoning district change shall follow the procedures outline in these sections. The commission shall ensure any favorable recommendations are in accordance with the objectives and goals of the adopted Comprehensive Plan.

Comprehensive Plan Compliance

The 2016 Comprehensive plan designates the majority of the area as "Industrial" and a small eastern portion as "Neighborhood Commercial". Staff has determined that the applicant's proposal is in compliance with the 2016 Comprehensive Plan for the following reasons: 1. The Western area is shown on the comprehensive plan as "Industrial", and the M-2 Zoning District being sought falls within that designation;

2. the eastern area is currently zoned M-1 and the request for M-2 meets the intent of the majority of that area and the goals of the comprehensive plan to allow future industrial growth in this section of Twin Falls.

Conclusion

The Commission is tasked with making a recommendation to the City Council. You may recommend approval as requested; recommend a modification, or recommend denial.

Attachments

1. Vicinity Map
2. Aerial
3. Narrative
4. Draft ZDA
5. Conceptual Master Development Plan
6. Elevations
7. Photos

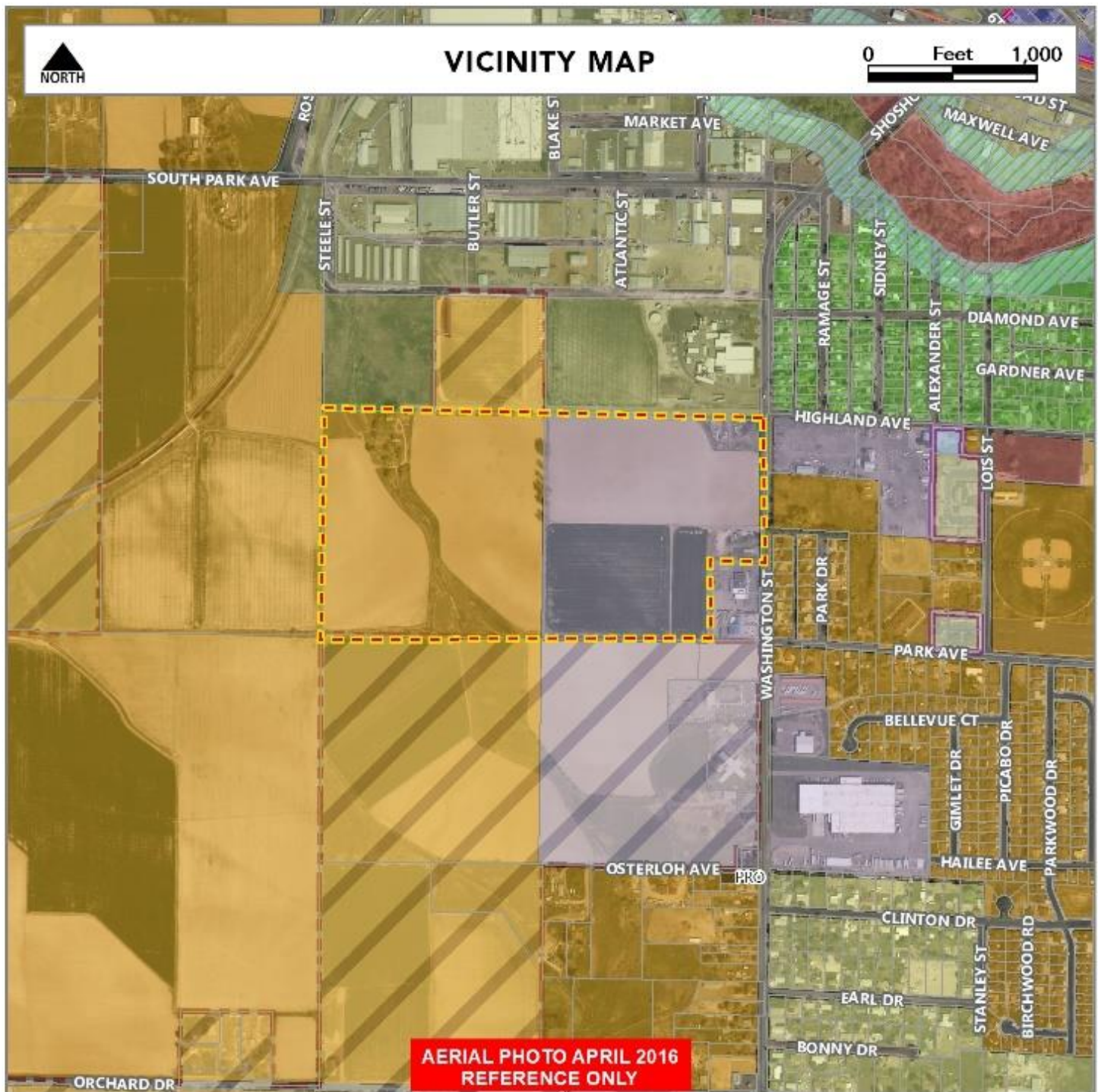
Public Hearing: January 8th 2019

Gem State Dairy Products, LLC is requesting a zoning change from M1 to M2 to build and operate a Milk Processing Plant.

The proposed zoning change is in compliance with the 2016 Twin Falls City Comprehensive Plan. The property is listed in the Future Land Use map as Industrial/Employment/Flex. Gem State Dairy Products, LLC will be an industrial site.

Today the property on border on the south by Glanbia. The eastern border is Washington St S a major gateway arterial street. The north east property line is commercial, Arnold Machinery Company and Blue Lakes Automotive and agriculture. The western and northern uses are agricultural. Across Washington Street between Highland Ave. and Clifton Ave. are currently commercial. The proposed processing plant would have little impact on the areas. South of Clifton Ave. there are several residents.

Gem State Dairy Products, LLC will build and operate a milk process plant on the property. Utilizing over 40 acres for the plant, receiving and distribution of the products. The remaining property will be designated for storm water retention and green space for our employees' benefit.



- | | | | |
|--|------------|--|-----------|
| | P3 Overlay | | M-2 |
| | WHD | | O-T |
| | CRO | | OS |
| | PRO | | R-2 |
| | PUD | | R-4 |
| | C-1 | | R-6 MHO-1 |
| | M-1 | | AOI |

Current Zoning: R-4 & M-1

Existing Land Use: Residence & undeveloped/active agricultural

Comprehensive Plan: Industrial

Proposed Land Use: Industrial

Surrounding Zoning Designations & Land Use(s)

North: M-2, Industrial Food Processor; and R-4,

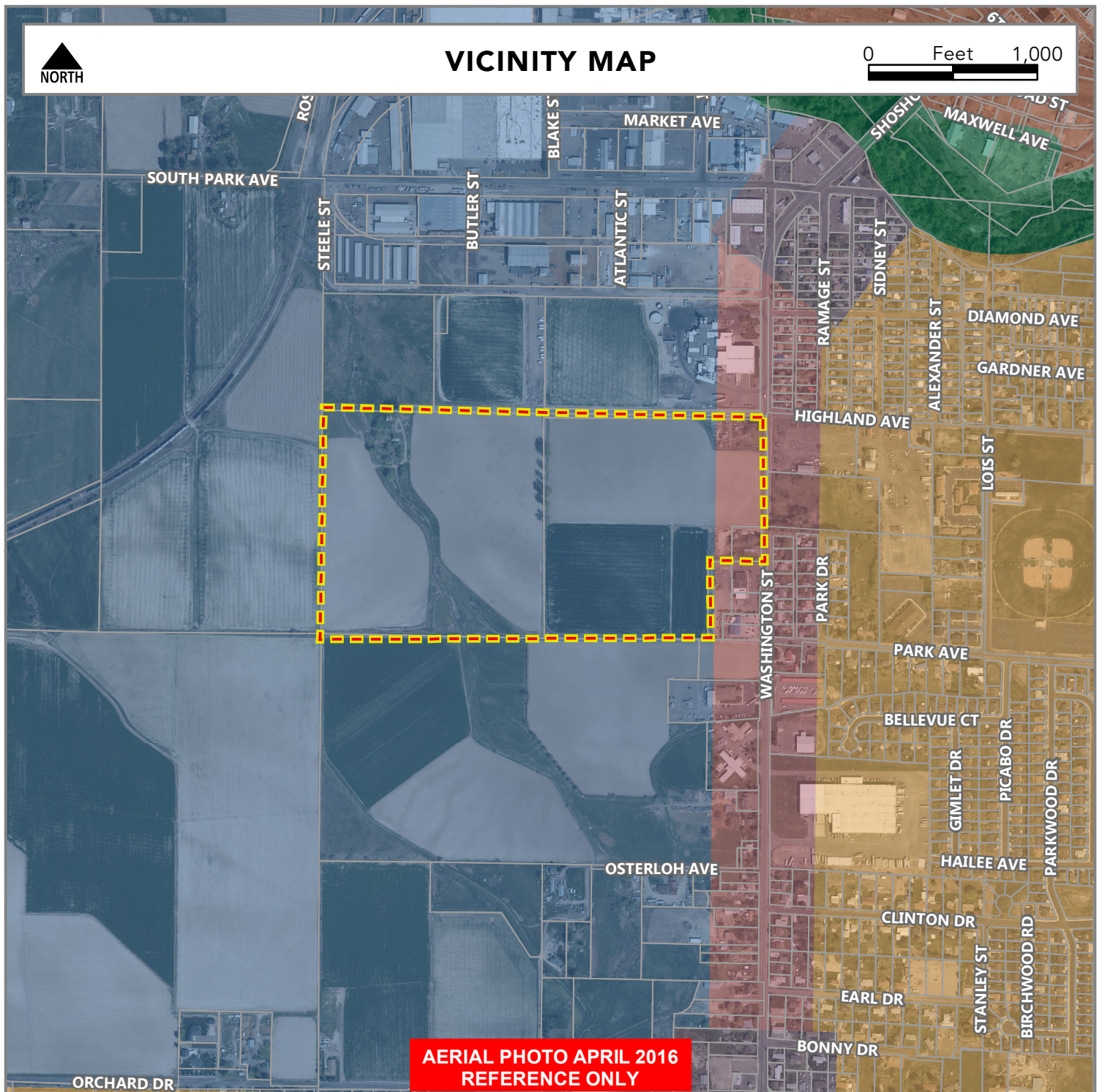
East: Washington St S; M-1, Manufacturing Business/Storage Yard; R-4, Residences

South: R-4, undeveloped/active agricultural; and M-1, undeveloped/active agricultural

West: R-4, undeveloped/active agricultural

Applicable Regulations

10-4-10, 10-7-20, 10-14



Request:

- Gem State Dairy Products LLC is requesting a zoning change from M1 and R4 to M2 with a food processing use on property located at 304, 312 and 404 Washington Street South
- M2 will allow Gem State Dairy Products, LLC to build a food processing facility. The property's is currently use is agriculture.

Project Location:

- The proposed property is adjacent and to the south of Glanbia.
- The eastern border of the property is a major gateway Washington St. The property between Highland Ave. and Clifton Ave. on Washington St. are currently commercial.
- The south-east property line is commercial adjacent to Arnold Machinery Company and Blue Lakes Automotive..
- The property's current use is agriculture.

M2 Heavy Manufacturing District:

Purpose: This district is intended to provide industrial users ample room in the city to develop and expand without encroachment by noncompatible uses. (Ord. 2526, 5-20-1996)

Use Regulations: *Allowed*

- Manufacturing
 - Apparel and related items
 - Building materials
 - Concrete products
 - Food products

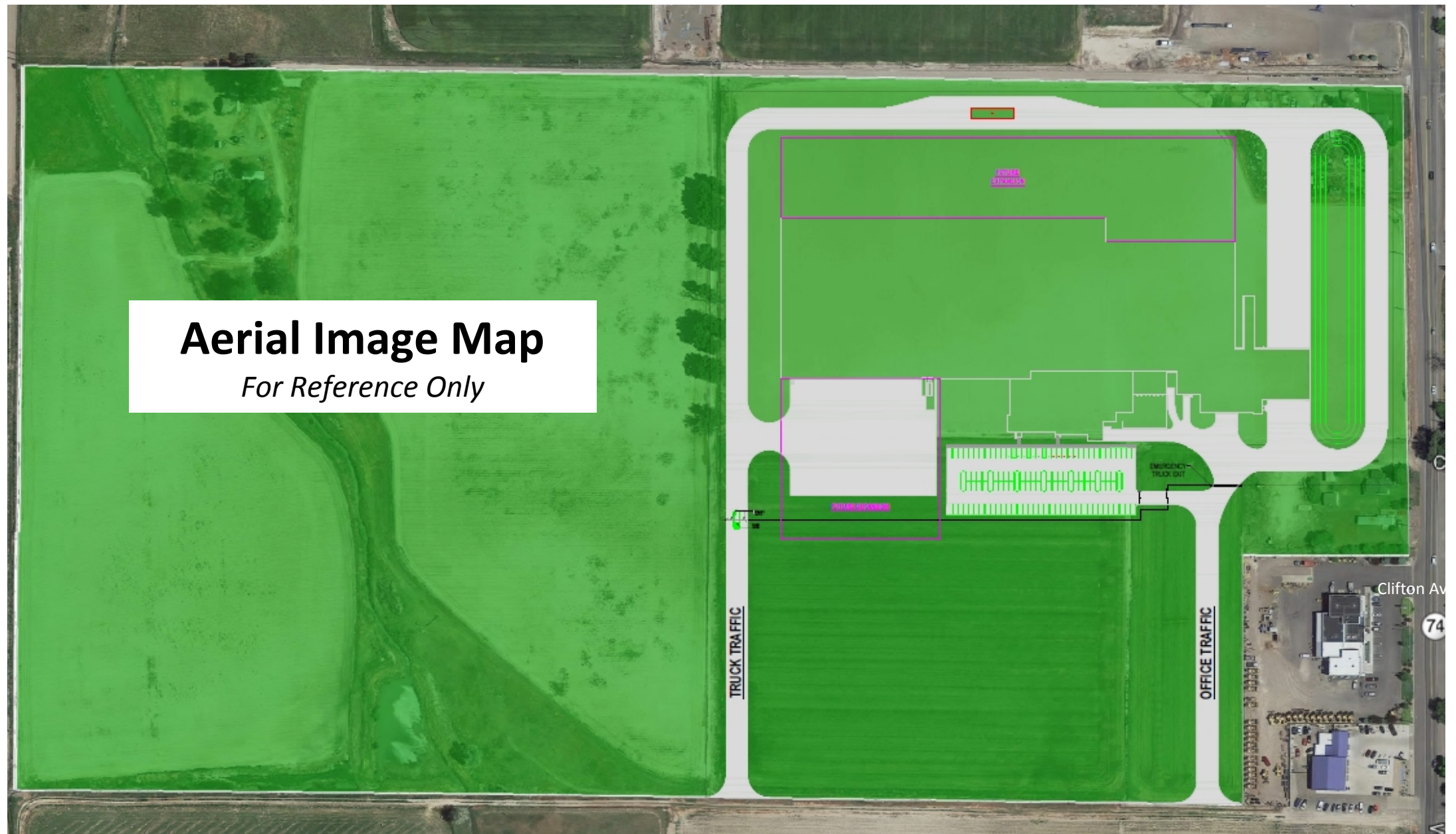


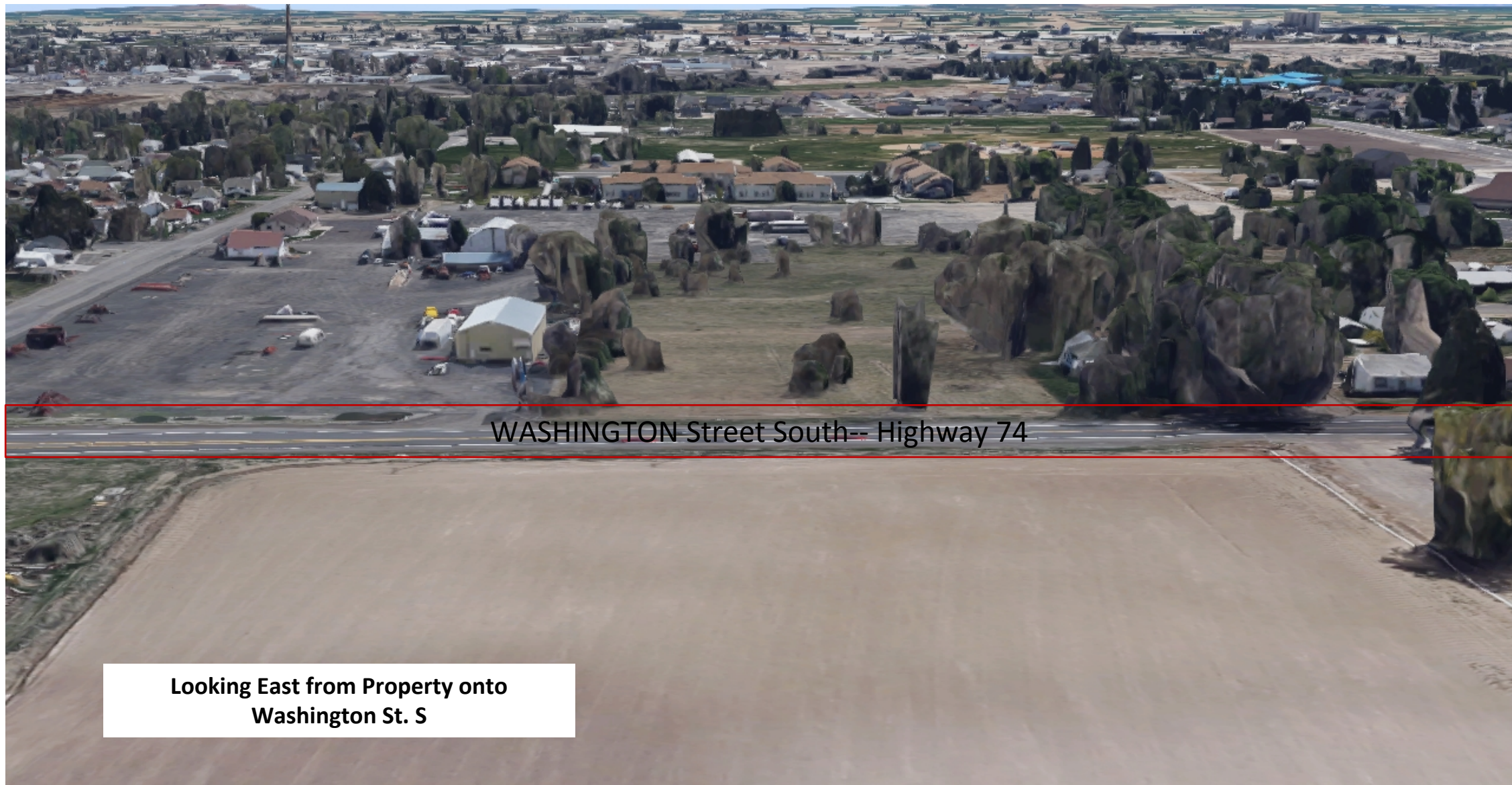
Aerial Image Map

For Reference Only

Aerial Image Map

For Reference Only





WASHINGTON Street South-- Highway 74

Looking East from Property onto
Washington St. S



**Looking West from Washington St. S and
Park Avenue**



**Looking North at corner of
Washington St. S and Park Avenue**

The map displays a neighborhood layout with the following features:

- Streets:** Steele St, Butler St, Atlantic St, Diamond Ave W, South Park Ave W, Market Ave, Blake St, Russet St, Washington St, Clifton Ave, Park Dr, Highland St, Diamond St, Ramage St, and Sidney St.
- Zoning Designations:** A large gray area is labeled **M-1**, and a large yellow area is labeled **M-2**. A red circle on Market Ave is labeled **CRO**.
- Geographic Features:** A blue line representing a river or creek runs along the left side of the map.
- Other Markings:** A red line indicates a boundary or route. A black arrow points to a location on South Park Ave W.

- Purpose: This district is intended to provide industrial users ample room in the city to develop and expand without encroachment by noncompatible uses.
 - (Ord. 2526, 5-20-1996)
 - Use Regulations: *Allowed*
 - Manufacturing
 - Apparel and related items
 - Building materials
 - Concrete products
 - Food products

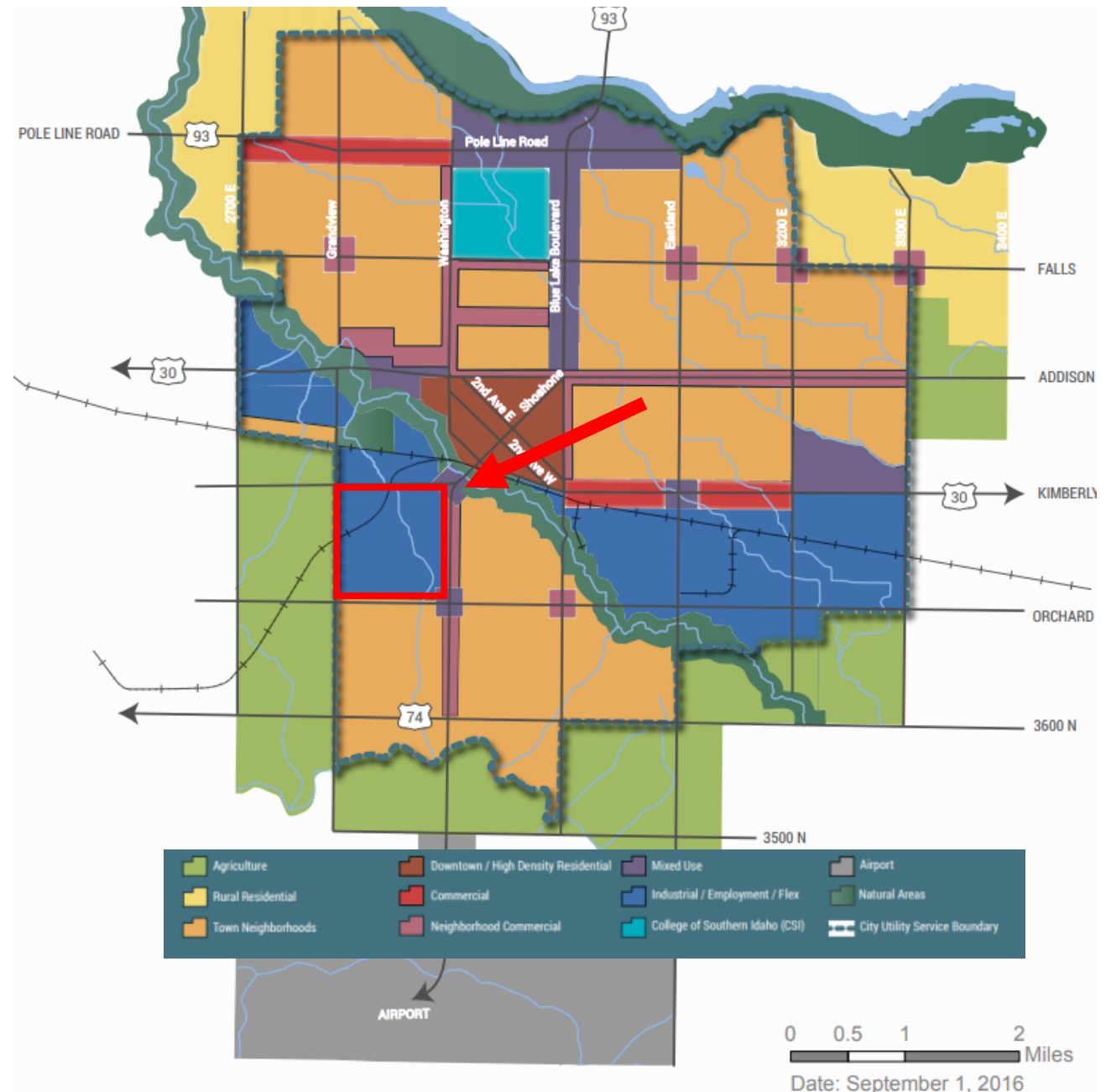
City of Twin Falls Future Land Use Map

Zoning Request:

- The Gem State Dairy LLC zoning request is consistent with the Twin Falls City Comprehensive Plan Map showing the area between Washington, Grand View and North Orchard as Industrial / Employment / Flex.
- Industrial / Employment / Flex uses include non-retail employment, supporting uses, such as hotels, restaurants, and other retail are integrated into the land use.

Impact:

- We believe the Gem State Dairy Products, LLC proposal to change zoning to M2, Heavy Manufacturing would have minimal impact on the area.





Date: Tuesday, January 8, 2019
To: Planning and Zoning Commission
From: Planning & Zoning Department

ACTION ITEM

Request:

Requests a Special Use Permit to establish a fourplex unit on property located at 1969 Shoup Avenue East c/o Kevin Bradshaw. (PZ18-0098)

Time Estimate:

Five (5) minutes for Staff and Applicant presentation; Ten (10) minutes for Commission questions and deliberation.

Background:

NA

Approval Process:

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

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, 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:

Regulatory Impact:

NA

History:

Prior to this application, the applicant had twice applied in 2008 for a special use permit for a fourplex at 1969 Shoup Avenue East.

The first application was denied based upon adequate parking being provided even though the proposed site plan met city parking requirements (See attachment #6 for meeting minutes).

The applicant then reapplied after submitting a plan that provided additional parking (12 total spaces, 4 of which are single garage bays) and received approval for a special use permit (Special Use Permit #1089). The approved special use permit was conditioned to not allow onsite personal storage of campers, boats, travel trailers, motorcycles, etc.

Analysis:

This is a request to construct a fourplex located within the R-4 Zoning District. At 1969 Shoup Avenue East.

The applicant states the proposed fourplex will be a single level building comprised of: two (2) two-bedroom one-bath units; one (1) one-bedroom one-bath unit; and one (1) three-bedroom two-bath unit. Three of the units will have partial private patio areas. Each unit will be allocated two parking spaces with two additional spaces for the entire fourplex.

Conclusion:

If the Commission approves this request as presented, then staff recommends the following conditions:

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

Attachments:

1. SUP Staff Report PZ18-0098
2. 1 - Vicinity Map
3. 2 - Narrative
4. 3 - Proposed Site Plan
5. 4 - Proposed Elevations
6. 5 - Photos
7. 6 - 2008 Mtg Minutes
8. 7 - Approved 2008 Siteplan & Elevation
9. 8 - Special Use Permit #1089
10. Applicant requested graphic for mtg



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Brock Cherry, City Planner
 Request: A **Special Use Permit** to allow a fourplex at 1969 Shoup Avenue East.
 Application: PZ18-0098
 Applicant & Representative:
 Kevin Bradshaw
 1193 Eastridge Circle
 Twin Falls, Idaho 83301
 208-212-0265
 kevinbradshaw26@gmail.com

Public Hearing: January 8th 2019

Analysis

This is a request to construct a fourplex located within the R-4 Zoning District. At 1969 Shoup Avenue East.

The applicant states the proposed fourplex will be a single level building comprised of: two (2) two-bedroom one-bath units; one (1) one-bedroom one-bath unit; and one (1) three-bedroom two-bath unit. Three of the units will have partial private patio areas. Each unit will be allocated two parking spaces with two additional spaces for the entire fourplex.

Approval Process

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

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, 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.

History

Prior to this application, the applicant had twice applied in 2008 for a special use permit for a fourplex at 1969 Shoup Avenue East.

The first application was denied based upon adequate parking being provided even though the proposed site plan met city parking requirements (See attachment #6 for meeting minutes).

The applicant then reapplied after submitting a plan that provided additional parking (12 total spaces, 4 of which are single garage bays) and received approval for a special use permit (Special Use Permit #1089). The approved special use permit was conditioned to not allow onsite personal storage of campers, boats, travel trailers, motorcycles, etc.

Applicable Regulations or Codes

Per City Code 10-4-5.2, A special use permit is required for a fourplex in the R-4 Zoning District.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Town Neighborhood", which encourages a mix of residential development including multi-household options.

The 2009 Master Transportation plan indicates the subject property's adjacent roadways (Shoup Ave., Sunrise Blvd. & Morningside Dr.) are built to accommodate residential traffic volumes. It is anticipated the proposed fourplex will add to the current residential traffic volumes. However, the current roadway infrastructure is adequate, and will not decrease in its level of service rating.

Thus, Staff determines the proposed use is in compliance with City Comprehensive plans.

Potential Impacts

The applicant and staff anticipate minimal impacts from the proposed fourplex. It is anticipated there will be a slight, but manageable increase in vehicle traffic to the area.

Public Hearing: January 8th 2019

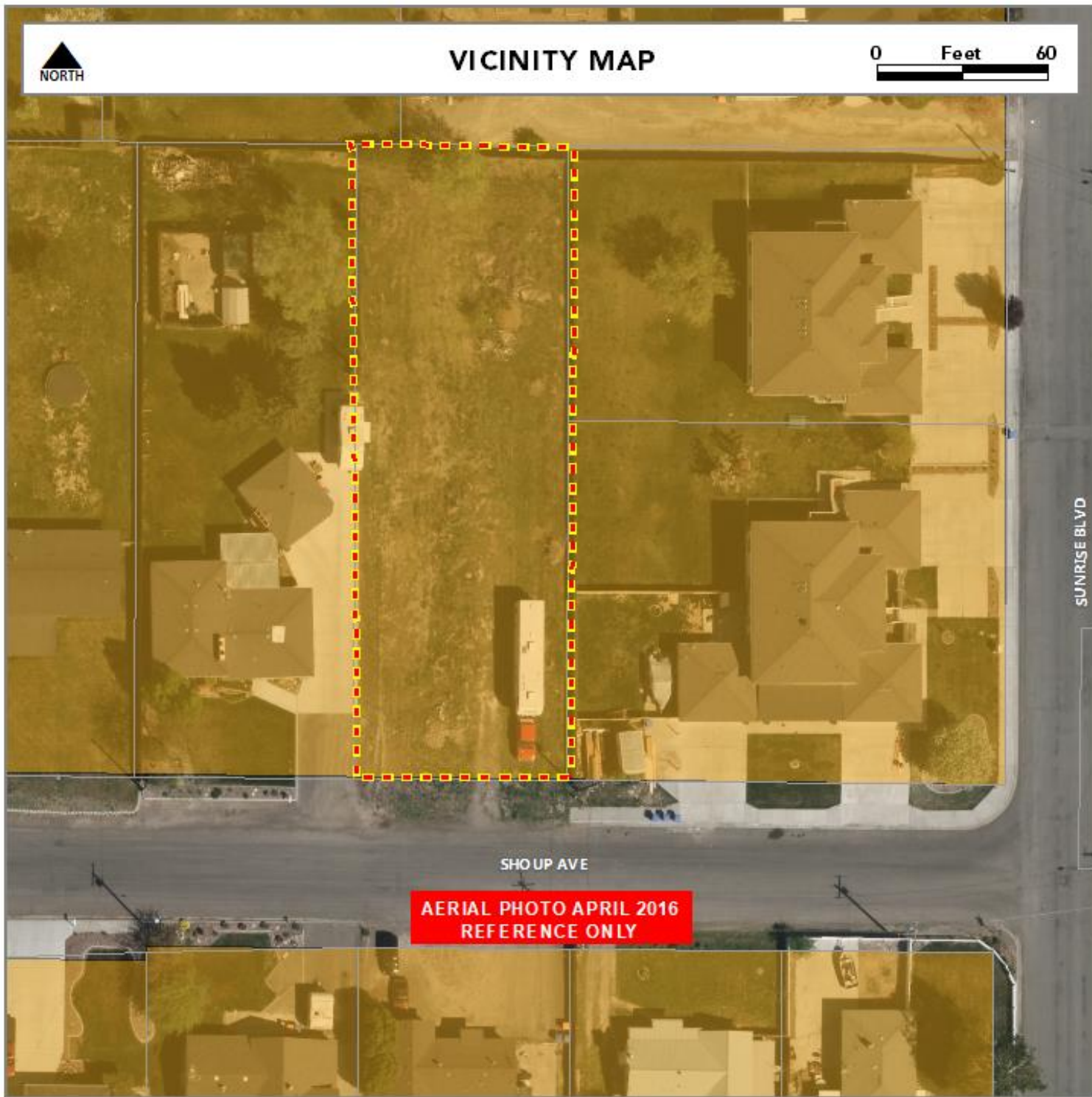
Conclusion

If the Commission approves this request as presented, then staff recommends the following conditions:

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

Attachments

1. Vicinity Map
2. Narrative
3. Proposed Site Plan
4. Proposed Elevations
5. Photos
6. 2008 P&Z Mtg Minutes
7. 2008 Site Plan & Elevations
8. Special Use Permit #1089



 R-4

Current Zoning: R-4

Comprehensive Plan: Town
Neighborhood

Existing Land Use: Vacant

Proposed Land Use: Fourplex

Surrounding Zoning Designations & Land Use(s)

North: R-4, Single Household

East: C-1 & R-4, Residential, Ash
St. N

South: R-4, Single Household

West: R-4, Fourplex.

Applicable Regulations

10-4-5.2,

4 Plex Project

1969 Shoup Ave E.

The special use permit is requested for this infill piece of land. While zoned for a duplex and plans were looked at, a four plex helps meet the needs of today's housing market and makes more use of the 16,800 sq. ft of the lot.

The surrounding area of Shoup is a mixed use area. To the east of the lot is a 4 plex on the corner of Sunrise and Shoup, across the street are rental single family. To the west next door and around are a personal use homes mixed with rentals and further down the street are rental units including duplexes.

The four plex is a single level multi units. 2 - Two bedroom, 1 bath, 1 - 1 bedroom, 1 bath and a 3 bedroom, 2 bath. Parking for the unit varies and is spaced along the units. There are 2 spaces for each unit and 2 extra spaces. None of the parking is covered. The unit is placed with the backside to the west and 5 feet of the property line to protect the neighbor from tenant car traffic pattern. Also with the face of the unit on the east side allows snow melting removal and use of patios in the summer.

Three Units have a partial private patio areas. A remainder of the lot allows for green space where grass and trees will be and an area for tenants with kids to play.

Kevin Bradshaw

NO.	DESCRIPTION	BY	DATE

SHEET TITLE

Plot Plan

PROJECT DESCRIPTION

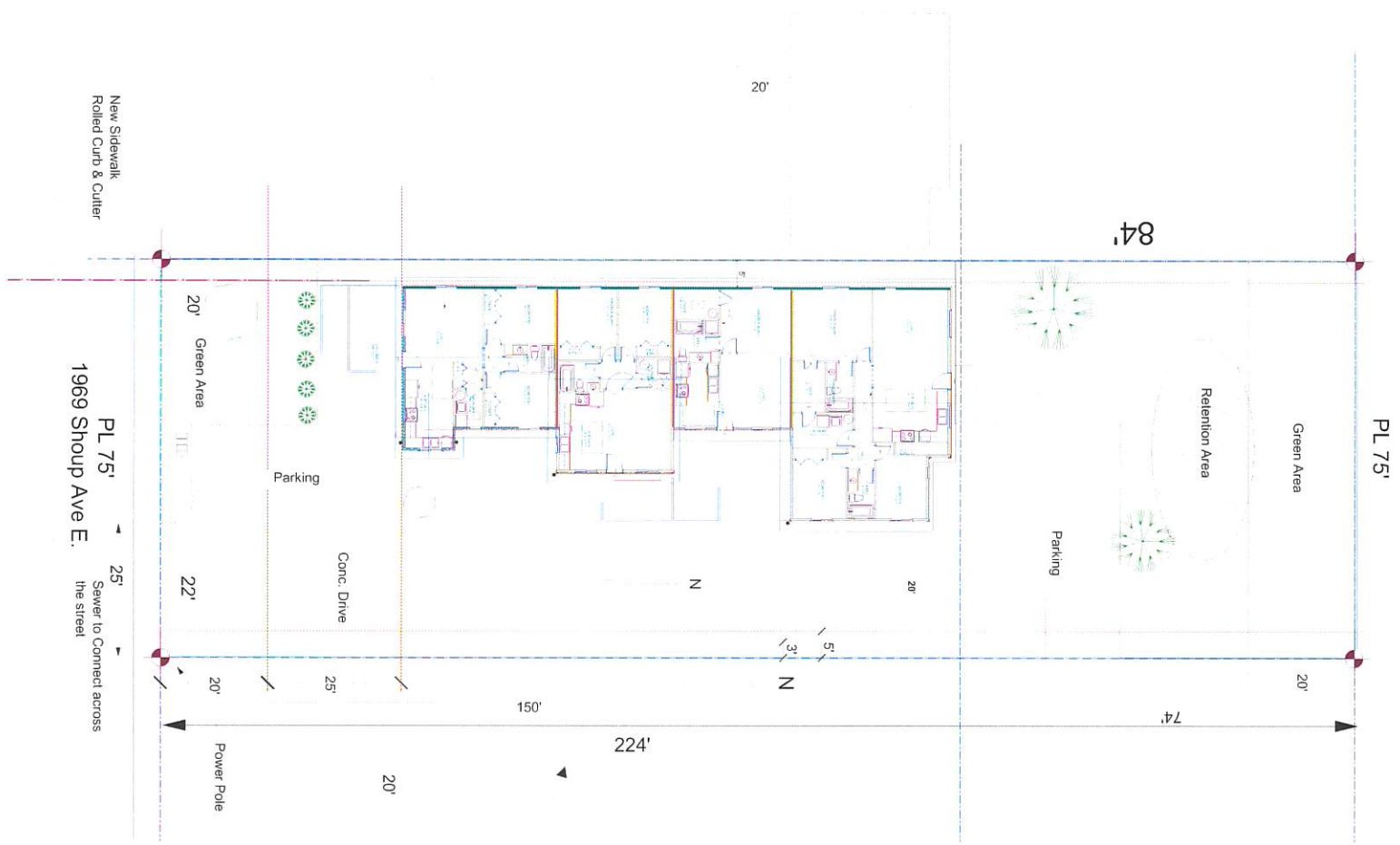
Kevin Bradshaw
1969 Shoup Ave E.
4 Plex

DRAWINGS PROVIDED BY

DATE:
11/26/2018

SCALE:
1/4" = 5'

SHEET:
A-1



1st Floor



NO.	DESCRIPTION	BY	DATE

SHEET TITLE

PROJECT DESCRIPTION
 Kevin Bradshaw
 1464 Shoup Ave E.
 4 Plex

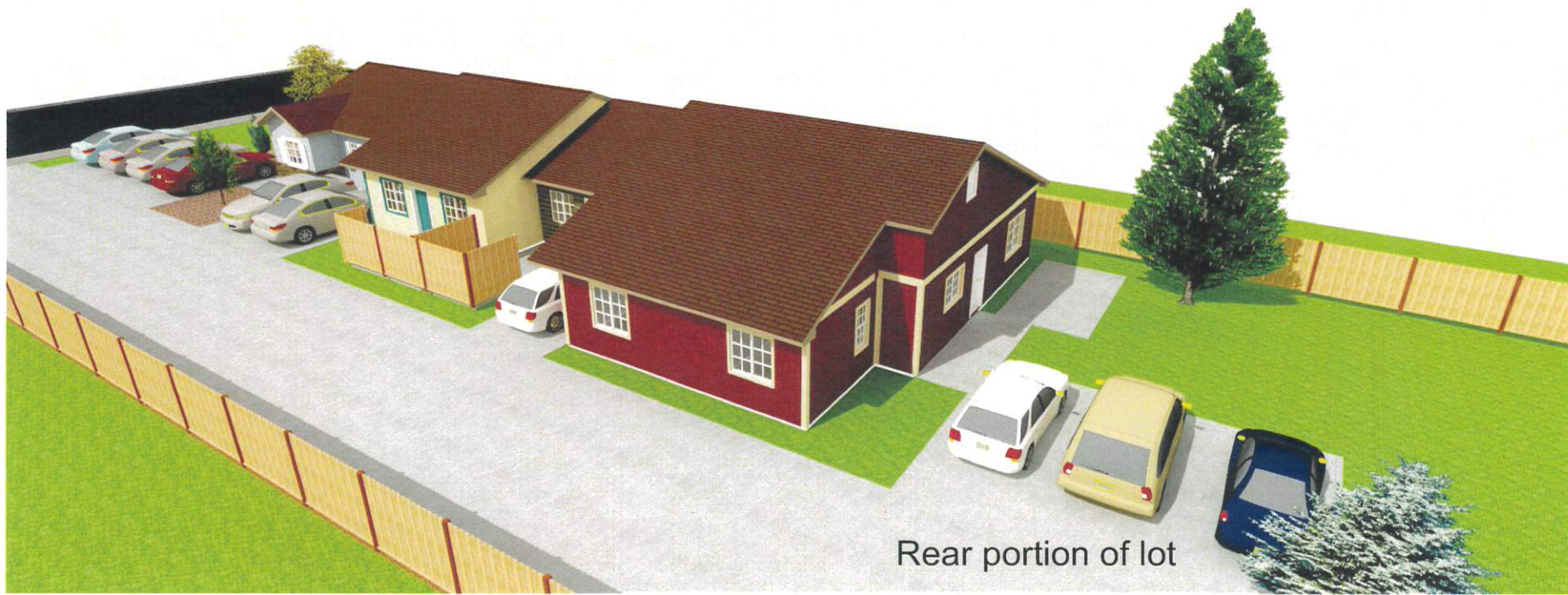
DRAWINGS PROVIDED BY

DATE:
 11/26/2018

SCALE:

SHEET:

A-3



Rear portion of lot

--

NO.	DESCRIPTION	BY	DATE

SHEET TITLE

PROJECT DESCRIPTION

Kevin Bradshaw
1464 Shoup Ave E.
4 Plex

DRAWINGS PROVIDED BY

DATE:

11/26/2018

SCALE:

--

SHEET:

A-4



NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE

SHEET TITLE			

PROJECT DESCRIPTION
Kevin Bradshaw 1464 Shoup Ave E. 4 Plex

DRAWINGS PROVIDED BY

DATE:
11/26/2018

SCALE:

SHEET:

A-5



NO.	DESCRIPTION	BY	DATE

PROJECT DESCRIPTION

Kevin Bradshaw 1469 Stoup Ave E. 4 Plex

DRAWINGS PROVIDED BY

DATE:
11/26/2018
SCALE:
SHEET:
A-6



SE Corner of Subject Property



SW Corner of Subject Property



**CITY OF TWIN FALLS
PLANNING & ZONING COMMISSION
CITY COUNCIL CHAMBERS
305 3RD Avenue East Twin Falls, Idaho
Work Session: MARCH 4, 2008 12:00P.M.
Public Hearing: MARCH 11, 2008 6:00 P.M.**

MINUTES

PLANNING & ZONING COMMISSION MEMBERS:

City Limits:

Wayne Bohrn Bonnie Lezamiz Gerardo Muñoz Bernice Richardson Karen Stroder Cyrus Warren Carl Younkin
Vice-Chairman Chairman

Area of Impact:

Lee DeVore R. Erick Mikesell

ATTENDANCE

PLANNING AND ZONING MEMBERS:

<u>Present</u>	<u>Absent</u>
Bohrn	
Lezamiz	
Munoz	
Richardson	
Stroder	
Warren	
Younkin	

AREA OF IMPACT MEMBERS:

<u>Present</u>	<u>Absent</u>
Mikesell	
DeVore	

CITY COUNCIL MEMBERS PRESENT:

Heider, Kezele

CITY STAFF PRESENT:

Carraway, Collins, Jones, Weeks, Westenskow, Wonderlich

AGENDA ITEMS FOR PUBLIC HEARING AND CONSIDERATION

I. CALL MEETING TO ORDER:

ELECTION OF OFFICERS

A. PUBLIC HEARING ITEMS:

1. Request for a Special Use Permit to operate a professional office on property located at the southwest corner of Shoup Avenue West and Cherry Lane c/o Susan Bergen on behalf of Positive Connections. (app. 2206)
2. Request for a Special Use Permit to construct a four-plex on property located at 1969 Shoup Avenue East c/o Kevin Bradshaw on behalf of Bradshaw Homes,Net (app. 2208)
3. Request for a Special Use Permit to operate an equipment rental business on property located at 1703 Addison Avenue East c/o Party Center (app. 2209)
4. Request for a non-conforming building expansion to allow the addition of a multi-purpose building to the existing Bickel Elementary School on property located at 607 2nd Avenue East c/o Hummel Architects on behalf of the Twin Falls School District #411. (app. 2210)
5. Consideration of the revocation of Special Use Permit #0974 granted on April 26, 2006 to Andrew Stephens Auto Group, for auto sales on property located at 405 Main Avenue East c/o the City of Twin Falls (app. 2207)

B. CONSIDERATION ITEMS:

1. Consideration of the request for an extension of the preliminary plat of the North Pointe Park PUD Subdivision, 15.40 (+/-) acres with 9 lots, located north of Cheney Drive West, south of Pole Line

I. CALL MEETING TO ORDER:

[...]

A: PUBLIC HEARING ITEMS:

[...]

2. Request for a Special Use Permit to construct a four-plex on property located at 1969 Shoup Avenue East c/o Kevin Bradshaw on behalf of Bradshaw Homes.Net (app. 2208)

APPLICANT PRESENTATION:

Kevin Bradshaw, the applicant stated he is here tonight to request approval of a Special Use Permit to construct a four-plex on property located at 1969 Shoup Avenue East. The four-plex will be a rental unit. Each unit will have a single car garage with a parking space in front of that. There is an existing apartment complex to the east and a residence to the west of the parcel. In designing the four-plex he put the units closer to the apartment units to provide a little buffer for the residence and there will be a driveway running in front of each unit. There will be a storm-water retention area along the front and back of the property. He stated he is also looking to construct a storage unit in the back area for his business, which will come through at a later date.

P&Z QUESTIONS/COMMENTS:

Commissioner Munoz asked why the storage unit is not being included in this request.

Mr. Bradshaw stated because the building is approximately 1200 sq. ft. it requires a Special Use Permit and it wasn't part of this application.

STAFF REVIEW:

Zoning & Development Manager Carraway reviewed the request. She explained this is a request for a Special Use Permit to construct a four-plex on property located at 1969 Shoup Avenue East. The site is located in an R-4 zoning district. In this zoning district, four-plexes require a Special Use Permit. The request is to construct one (1) new four-plex each unit will have a one (1) car attached garage. If approved the building would have to meet lot occupancy, building height, parking and property line setbacks. The setbacks in the R-4 zoning district are 20' from both the front and rear property line and 5' on the sides. A 4-plex is required to provide a minimum of 2 parking spaces per dwelling unit, provide on-site storm water retention and the site is to provide landscaping equal to a minimum of 10% of the total lot area. The site plan appears to meet these requirements. There is a 1216 sq ft detached accessory building shown on this site plan. Within the R-4 zone a detached accessory building larger than 1,000 sq ft requires a special use permit. This was not a part of this request therefore if the applicant wishes the building to be larger than 1,000 sq ft a sup is required. Approval of this request will require a complete review by the building inspection department for full compliance with required improvements, as per city code 10-11-2 thru 9 and for development standards, as per 10-4-5.3 prior to issuance of a certificate of occupancy and may require other site improvements. The request is in compliance with the comprehensive plan which designates this area as urban residential.

Zoning & Development Manager Carraway stated upon conclusion staff has reviewed this request and recommends the following condition(s) be placed on this request, if granted:

1. Subject to site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with all applicable City Code requirements and standards.

P&Z QUESTIONS/COMMENTS:

Commissioner Stroder asked where visitors would park and if there is any other place on the property that he could accommodate some visitor parking.

Mr. Bradshaw stated that they would have to park on the street and this is probably the only drawback with this project. The green space to the back he was trying to save for a green area for kids to play in. They could possibly park in front of the storage unit area because it is not going to be something that is going to be use a lot. The apartment units to the east park along Sunrise. Commissioner Munoz asked if the building could be used for the applicants business.

Zoning & Development Manager Carraway stated that the storage could be used for storage of lawn equipment and things used to maintain the property but not for off premise business storage, it would have to be used for tenants only.

Commissioner Munoz asked about recreational vehicles.

Mr. Bradshaw stated if the tenant has something like a boat or camper they would have to store it somewhere else.

PUBLIC HEARING: OPENED

Joe Robinson 255 Sunrise North stated that the units on the east have created quite a problem parking on the road. His concern is the parking area for the four-plex. The traffic is a real concern.

DELIBERATIONS FOLLOWED:

Commissioner Warren stated he is concerned about the parking for the tenants as well as the visitors, this 20 foot lane coming in and people parking along there a fire truck wouldn't be able to get in there and it is over crowded.

Commissioner Stroder stated she could see the need for at least 10 spots just for the residents and adequate parking is a big concern.

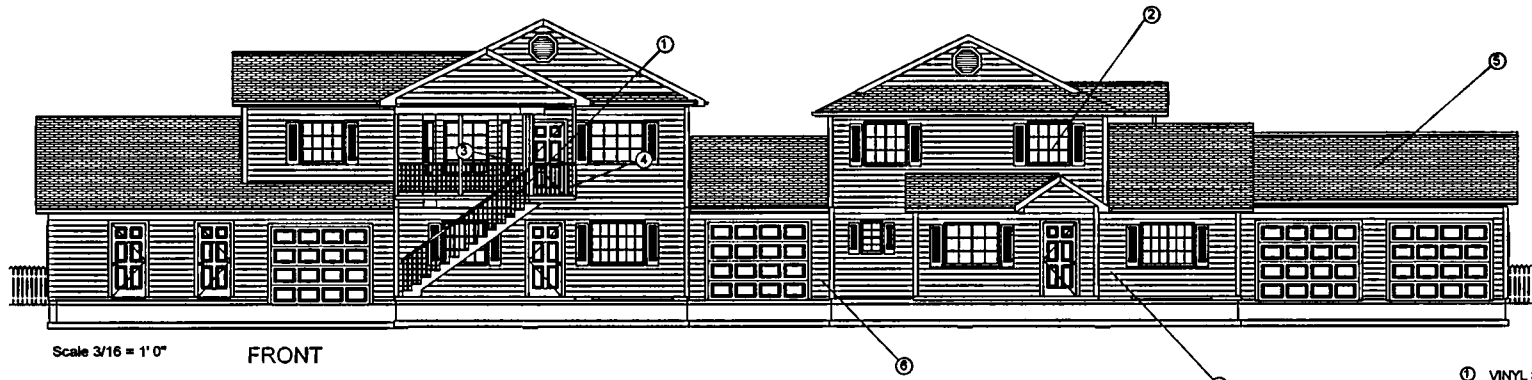
Commissioner Younkin stated he has the same concerns for what appears to be lack of parking. The size of the units may indicate that you have a number of cars. The fire lane will have to be addressed in the building review process. He doesn't see any other solution for parking then what the applicant suggested. It is essential squeezing a lot of bedrooms on a small lot with limited parking.

Commissioner Munoz stated he agrees 100% his concern is that when you leave it for people to decide where to park they are not always going to decide to park in the safest place but most likely the closest place. Creating traffic and parking problems for the tenants and the residents is a big concern. The other concern he stated was the accessory building, if the applicant decides to construct a building that doesn't require a Special Use Permit process then the Commission won't ever see the plans for the building that may need access for loading and unloading to be addressed. He stated that even a 1000 sq. ft. building is quite large for this property and even though this is not part of tonight's request it is still a concern with relation to the parking issues. Parking is a big concern.

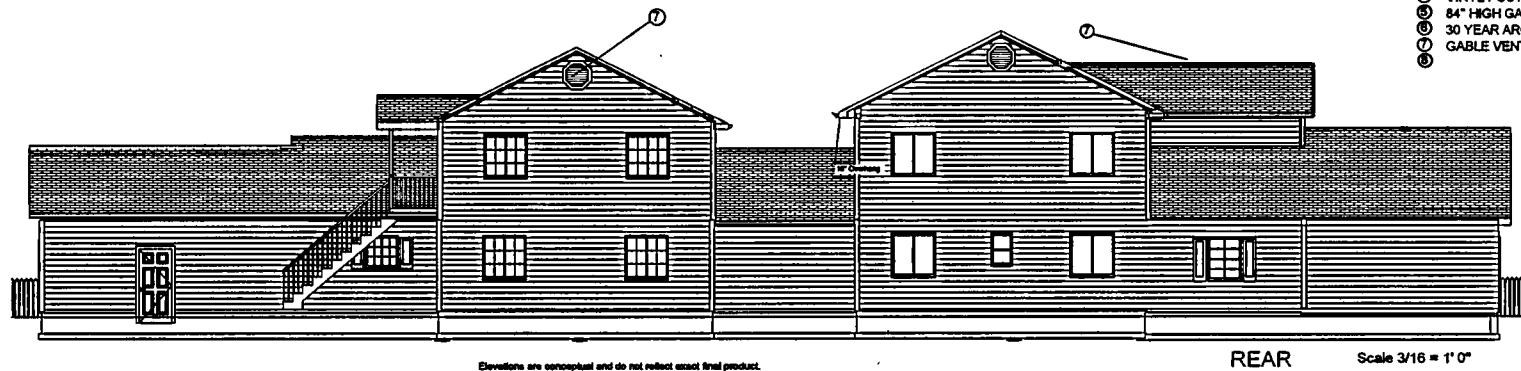
MOTION:

Commissioner Stroder made a motion to approve the request as presented with staff recommendations. Commissioner Lezamiz seconded the motion. Roll call vote a 0-8 vote with Commissioner Bohrn abstaining, Commissioner Younkin, DeVore, Lezamiz, Stroder, Richardson, Munoz, Mikesell, & Warren voting against the motion.

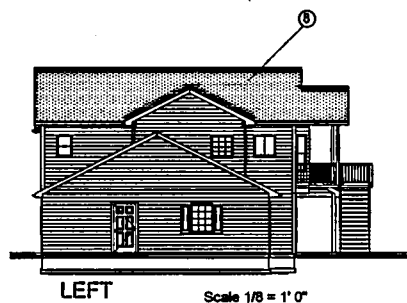
MOTION FAILED



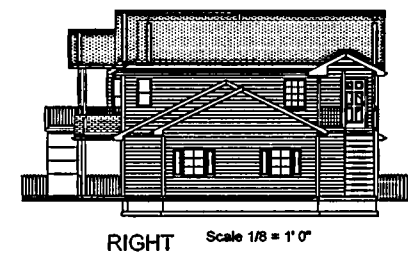
- ① VINYL SIDING SYSTEM
- ② VINYL WINDOWS
- ③ 6" FASCIA
- ④ VINYL POST & RAIL
- ⑤ 84" HIGH GARAGE DOORS
- ⑥ 30 YEAR ARCH SHINGLE (HIGH DEF)
- ⑦ GABLE VENTS



Elevations are conceptual and do not reflect exact final product.



Preliminary Plans



Elevations

ALL WORK PERFORMED SHALL MEET CURRENT ADOPTED CODES. IN CASE OF CONFLICTING NOTES, THE MORE STRINGENT REQUIREMENT SHALL APPLY.

PROPERTY LINE AND CONTRACT LINE

SITE AND STRUCTURE SHALL BE KEPT CLEAN. SUB-CONTRACTOR TO VERIFY ALL DIMENSIONS. IN CASE OF ERRORS OR DISCREPANCIES CONTACT OWNER OR OWNER'S REPRESENTATIVE.

CALLING FOR ALL RESEARCH INSTRUCTIONS ARE THE RESPONSIBILITY OF THE SUB-
CONTRACTOR, UNLESS DELEGATED TO OWNER'S REPRESENTATIVE.

REINFORCING FOR CONCRETE FLOOR:
1- #4 RE-BAR VERTICAL AT 4'-0" O.C.
1- #4 RE-BAR CONT. IN FOOTING
2- #4 RE-BAR IN 36" WIDE

RESEARCHERS FOR GOVERNMENT CONSUMERS WILL MONITOR

ANCHOR BOLTS SHALL BE 1/2" X 10" AT 4' O.C. MINIMUM (2 PER PLATE FOUNDATION
VERTS IF APPLICABLE) SHALL BE 6" X 10" CLOSABLE
ALL JOISTS BETWEEN GARAGE AND DWELLING SHALL BE 25 MIN. PIG-ROOTED AND
SHALL BE BOLTERED WITH 10" O.C. CROSS BOLTER

SUPPLY GUARANTEE: AIR TO PURCHASE (IF APPLICABLE) AS PER UNIT TABLE 2.1.

TERMINATION AFTER WINDOW SIZE BEYOND WINDOW SHALL
MEET EXISTING REQUIREMENTS. WINDOW WALLS IF APPLICABLE SHALL MEET

INSTALL SHIELD EXTENSION IN ACCORDANCE WITH THE S.E.C. 207.1.

ALL INDIVIDUALLY VENTED APPLIANCES, ROOMS AND / OR ROOMS SHALL VENTED TO

PROVIDE ACCESS TO UNDER FLOOR AREAS (CRAWLSPACE) AS PER PER THE
VERIFY TIME FOLLOWING STAMPS ON ALL MANUFACTURED TRUCKS:

BRIST, BRACE AND PROTECT ALL TRUSSES ACCORDING TO TRUSS MFG. SPEC. FOLLOW TRUSS MFG. HANGING SCHEDULE FOR ANY OTHER TRUSSES. FOLLOW TRUSS MFG. RECOMMENDATION FOR ANY HANGERS AND / OR METAL CONNECTORS. HANDLE AND INSTALL MFG. WOOD JOINTS AS PER MFG. SPEC. AND RECOMMENDATIONS. DRAIN OVERFLOW FROM BAW HEATER PRESSURE RELIEF VALVE TO UNOCCUPIED AREA IN ACCORDANCE WITH THE NFPA PLUMBING CODE.





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

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

SPECIAL USE PERMIT

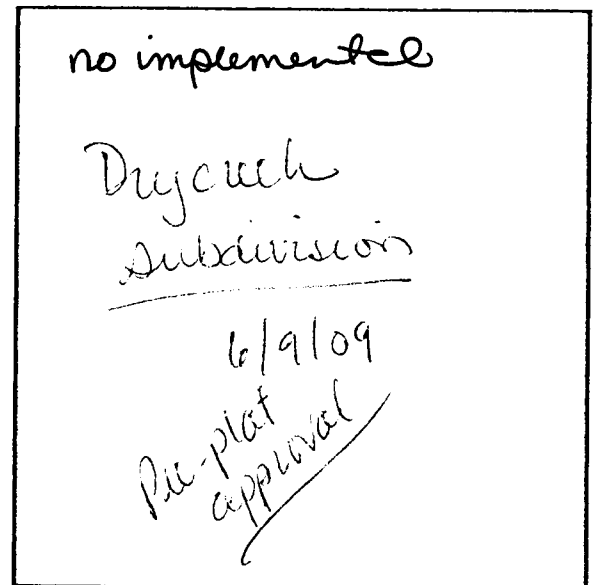
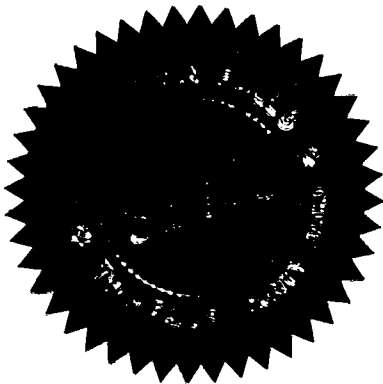
Permit No. 1089

Granted by the Twin Falls City Planning and Zoning Commission on April 8, 2008 to Bradshaw Homes.Net c/o Kevin Bradshaw whose address is 1193 Eastridge Circle Twin Falls, ID 83301 for the purpose of constructing a four-plex on property located at 1969 Shoup Avenue East and legally described as Twin Falls Addition T Smith E 75' of W 152' of Tax #11 Exc S 30' (10-10-17SE)

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

This permit corresponds to Application No. 2215

1. Subject to site plan amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.
2. No personal storage allowed on-site, including but not limited to campers, boats, travel trailers, motorcycles, etc.

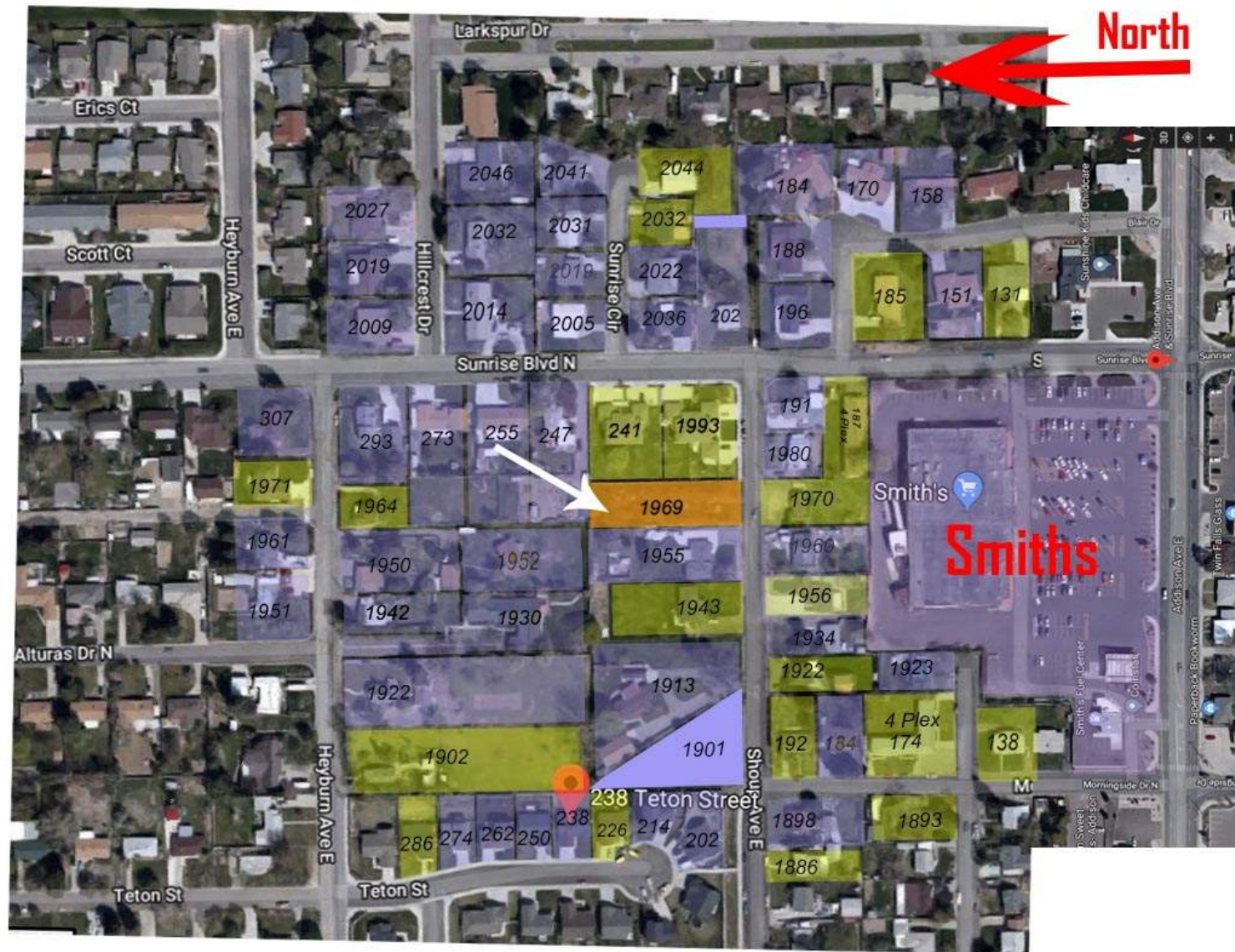


Chairman

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

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

cc: Building Inspection



Graphic provided by
the Applicant on
01/02/2019



Date: Tuesday, January 8, 2019
To: Planning and Zoning Commission
From: Planning & Zoning Department

ACTION ITEM

Request:

Requests a Special Use Permit to operate an Outdoor Amplified Audio System on property located at 1725 Park View Drive c/o EHM Engineers on behalf of Subaru of Twin Falls. (PZ18-0103)

Time Estimate:

Five (5) minutes for Staff and Applicant presentation; Ten (10) minutes for Commission questions and deliberation.

Background:

NA

Approval Process:

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

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, 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:

Regulatory Impact:

NA

History:

The property became part of the Canyon Properties PUD #229 in 2003.

A special use permit (SUP #18-0088) was approved by the Planning & Zoning Commission on November 27, 2018 to allow the operation of automobile sales and repair or services facilities on the subject property.

Additionally on November 27, 2018, the Commission approved a plan to group the parking lot landscape islands.

Analysis:

This is a request to permit the operation of an outdoor amplified audio system on property located at 1725 Parkview Drive. The applicant intends the outdoor amplified audio system to be used in conjunction with an automobile dealership.

The property is located within the C-1 Zoning District and the Canyon Properties PUD #229.

The applicant indicates the hours of operation of the car dealership will be from 6:30 A.M. to 9:00 P.M.

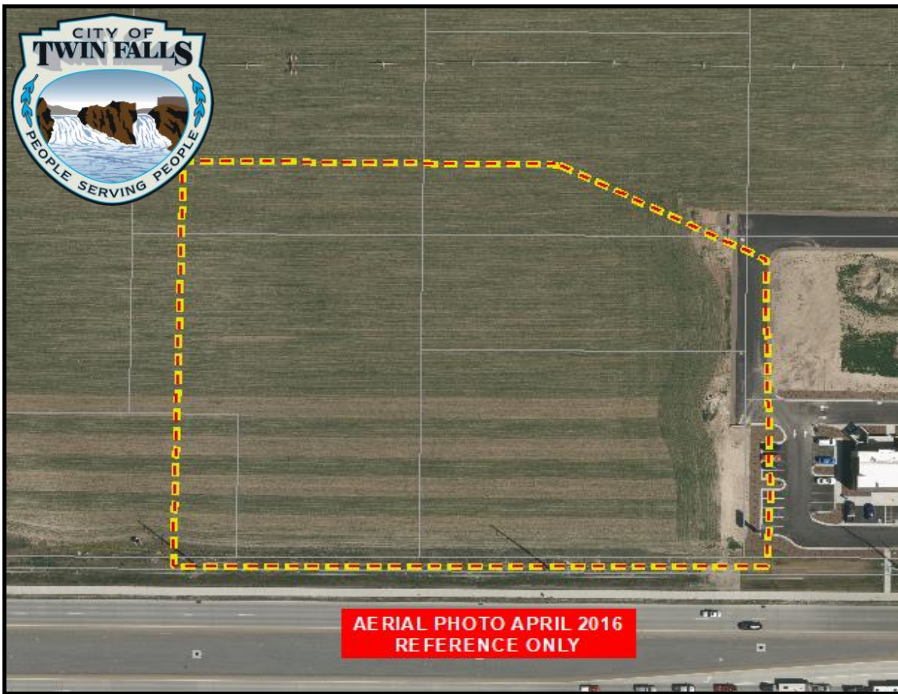
Conclusion:

If the Commission approves this request as presented, staff recommends the following conditions.

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

Attachments:

1. SUP Staff Report PZ18-0103
2. 1 - Vicinity Map
3. 2 - Narrative
4. 3 - Photos
5. 4 - Site Plan
6. 5 - SUP #18-088



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Brock Cherry, City Planner
 Request: A **Special Use Permit** to operate an outdoor amplified audio system on property located at 1725 Park View Drive.
 Application: PZ18-0103
 Applicant:
 Gary N. Nelson
 c/o Tim Vawser, EHM Engineers
 621 N. College Rd. Ste. 100
 Twin Falls, ID 83303
 208-734-4888
 tvawser@ehminc.com

Public Hearing: January 8th, 2019

Analysis

This is a request to permit the operation of an outdoor amplified audio system on property located at 1725 Parkview Drive. The applicant intends the outdoor amplified audio system to be used in conjunction with an automobile dealership.

The property is located within the C-1 Zoning District and the Canyon Properties PUD #229.

The applicant indicates the hours of operation of the car dealership will be from 6:30 A.M. to 9:00 P.M.

Approval Process

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

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, 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.

History

The property became part of the Canyon Properties PUD #229 in 2003.

A special use permit (SUP #18-0088) was approved by the Planning & Zoning Commission on November 27, 2018 to allow the operation of automobile sales and repair or services facilities on the subject property.

Additionally on November 27, 2018, the Commission approved a plan to group the parking lot landscape islands.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Commercial". Staff has determined that an outdoor amplified audio system is consistent with the commercial nature of an automobile dealership, thus the applicant's request is consistent with the comprehensive plan.

Applicable Regulations or Codes

Per City Code 10-4-8, a special use permit is required for an outdoor amplified audio system in the C-1 Zoning District.

Per Canyon Properties PUD (#229), an outdoor amplified audio system does not fall under the prohibited uses of the PUD.

Potential Impacts

The proposed land use will produce noise. Staff believes due to the subject property being located on an arterial roadway the noise generated by the proposed use will be among other similar volumes of noise. Further, being that the proposed use is approximately 650 ft. away from the closest residential use the noise generated should not significantly disturb the existing residents.

Conclusion

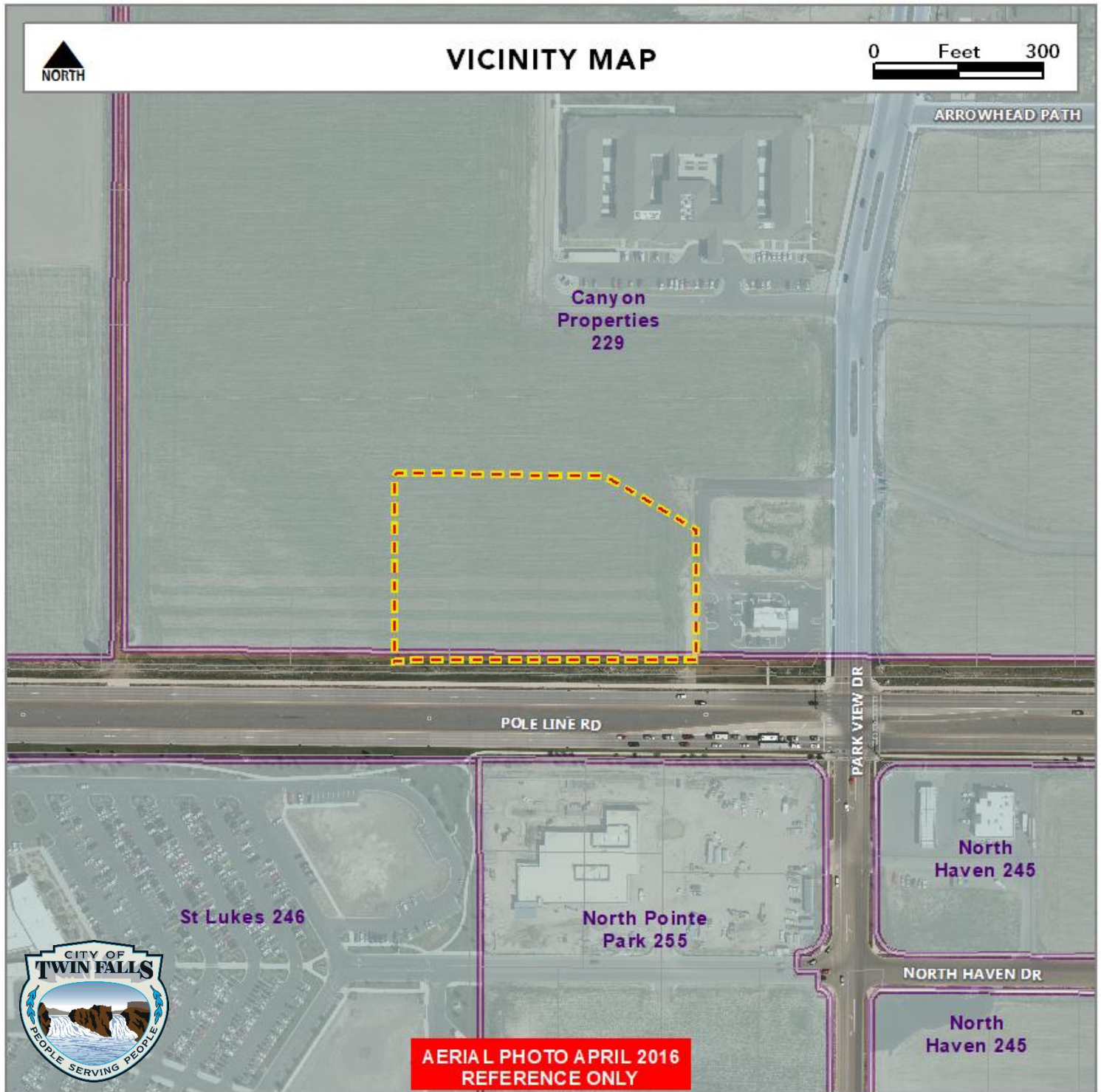
If the Commission approves this request as presented, staff recommends the following conditions.

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

Attachments

1. Vicinity Map
2. Narrative
3. Photos
4. Site Plan
5. SUP #18-0088

Public Hearing: January 8th, 2019



-  PUD
-  C-1

Current Zoning: C-1

Comprehensive Plan: Commercial

Existing Land Use: Automobile Sales

Proposed Land Use: Outdoor
Amplified Audio System

Surrounding Zoning Designations & Land Use(s)

North: C-1 & R-4, Commercial & Residential, Heyburn Ave. E

East: C-1 & R-4, Residential, Ash St. N

South: C-1, Commercial

West: C-1, Commercial, Blue Lakes Blvd. N

Applicable Regulations

10-1-4, 10-1-5, 10-4-8, 10-7-12, 10-10-11, 10-11-1 thru 8, 10-13



December 6, 2018

City of Twin Falls
P.O. Box 1907
Twin Falls, Idaho 83303

RECEIVED

DEC 06 2018

CITY OF TWIN FALLS
ENGINEERING DEPT.

Attn.: Jonathan Spendlove
Planning and Zoning Director

Re.: *Paul Wareing, Subaru of Twin Falls*
Special Use Permit for Amplified Audio System

Jonathan,

Please find attached the front page of the SUP Application per your directions for the proposed Subaru Dealership at Canyon Trails Subdivision No. 5. Please review and if appropriate place on the Commission's schedule for approval.

Please feel free to call me if you have any questions.

Sincerely,

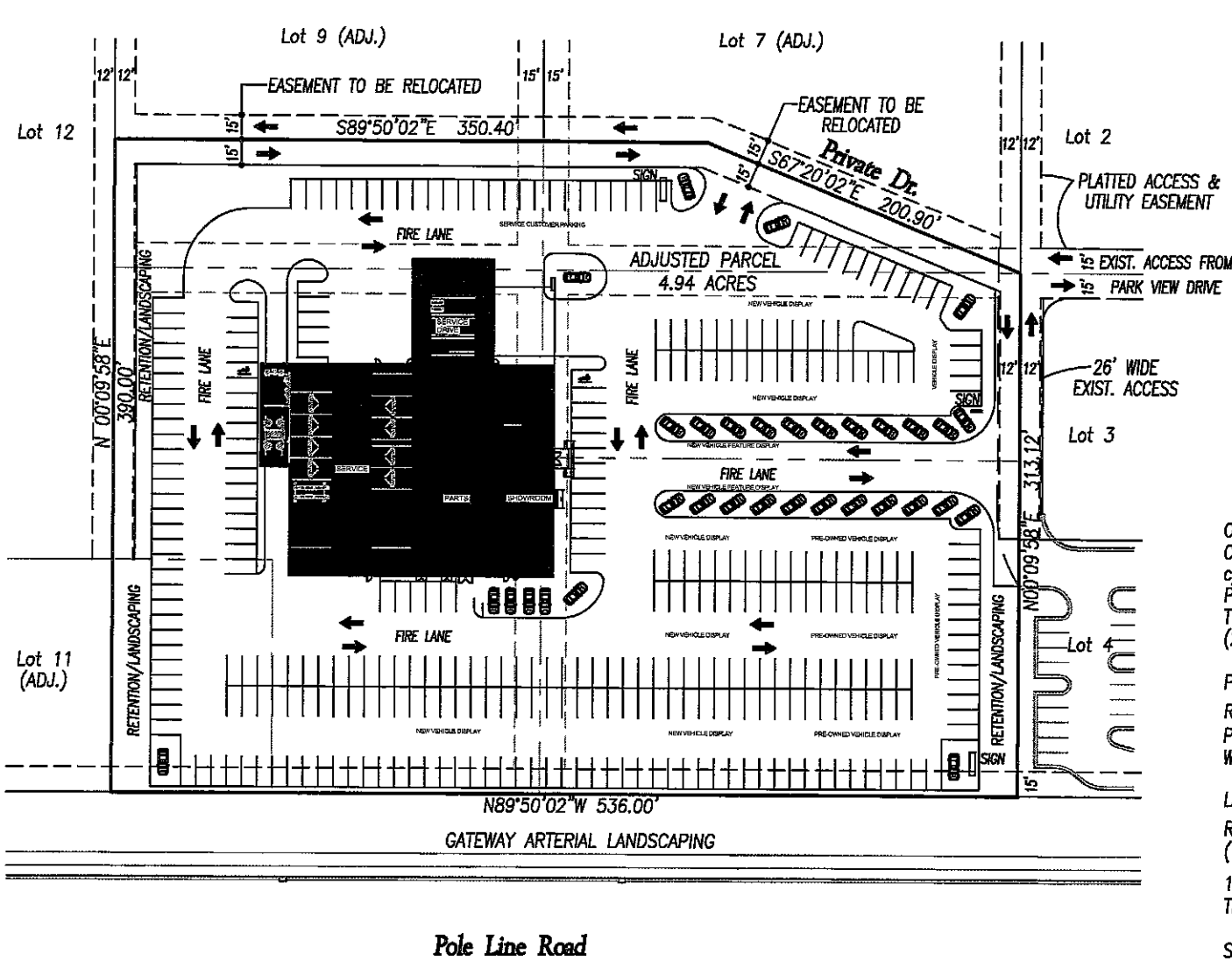
Tim Vawser
EHM Engineers, Inc.



SE Corner Looking NW



SE Corner Looking N



**Special Use Exhibit
For
Subaru of Twin Falls**

Located In
**Lots 5, 6, & 10, Block 14
& A Portion of
Lots 7, 9, & 11, Block 14
Canyon Trails Subd. No. 5**

OWNER:
CANYON PROPERTIES, LLC
c/o GARY N. NELSON
P.O. BOX 6004
TWIN FALLS, ID 83303
(208) 731-5030

APPLICANT:
PAUL WAREING
397 SOUTH 35TH WEST
IDAHO FALLS, ID 83402
(208) 589-7135

PARKING:

REQUIRED: 60 SPACES (BASED ON 30,000 SQ. FT.)
PROVIDED: 60+ TOTAL SPACES (4 OF WHICH
WILL ACCOMMODATE VAN ACCESSIBLE PARKING)

LANDSCAPING:

REQUIRED: 7% OF SITE PER PUD AGREEMENT
(14,133 SQ. FT.)

15,000+ S.F. LANDSCAPING PROVIDED. 29 TOTAL
TREES & 142 BUSHES MIN. PER ZONING ORDINANCE.

SETBACKS:

BUILDING SETBACKS TO BE 35' FROM FRONT PROPERTY
LINE (POLE LINE ROAD) & 26' FROM CENTER OF
PRIVATE DRIVEWAYS. NO SIDE YARD SETBACKS REQUIRED.
LAYOUT EXCEEDS REQUIREMENTS.

SITE VARIATIONS REQUESTED:

APPLICANT REQUESTS CLUSTERED LANDSCAPING IN LIEU
OF LANDSCAPED ISLANDS AT PARKING END CAPS &
MEDIAN WITHIN PARKING AREAS DUE TO THE NATURE
OF THE COMMERCIAL USE W/ AUTOMOBILE DISPLAY.



CITY OF TWIN FALLS
PLANNING AND ZONING DEPARTMENT
203 Main Avenue East
P.O. Box 1907
Twin Falls, Idaho 83303-1907
Phone: 208-735-7267 Fax: 208-736-2641

SPECIAL USE PERMIT

Permit No. **PZ18-0088**

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on **November 27, 2018** to **Gary N. Nelson** whose address is **P.O. Box 6004, Twin Falls, ID 83301** for the purpose of operating an Automobile sales and repair or service facilities on property located at 1725 Park View Drive and legally identified with the following Parcel ID: **RPT06350140060**

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

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to all parts for service and or repair, and non-operating vehicles to be screened or stored indoors.
3. Subject to the Parking lot Island Grouping exhibit as approved by the Commission.




Chairman Planning & Zoning Commission

12-11-18
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.