



Twin Falls Planning & Zoning Commission Agenda

Tuesday, January 29, 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: January 8, 2019
 - b) **ACTION ITEM:** Approval of Findings of Fact and Conclusions of Law:
 - Core Cycle
 - Subaru
- 3) Public Hearings
 - a) **ACTION ITEM:** 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:** Request for a Special Use Permit for the purpose of operating an Automobile Sales and Repair or Service Facilities on property located at 154 Washington Street on behalf of Jose Angulo. (app. PZ18-0100)
By: Brock Cherry, City Planner
 - c) **ACTION ITEM:** Request for a Special Use Permit for the purpose of operating an Automobile Sales and Repair of Service Facilities on property located at 1534 Blue Lakes Boulevard North c/o Errin Bliss on behalf of Goode Motors. (PZ18-0108)
By: Brock Cherry, City Planner
- 4) Upcoming Meeting(s)
 - a) **INFORMATIONAL:** Worksession: Wednesday, February 6, 2019
 - b) **INFORMATIONAL:** Tuesday, February 12, 2019
- 5) 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, 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

Chairman Munoz called the meeting to order at 6:00 pm.

A quorum was present.

Members Present: Titus, Hawkins, Munoz, Bolton, Higley, Detweiler, Hansen, Kelley

Staff Present: Spendlove, O'Connor, Cherry, Strickland, Ebersole, Vitek, Nope, Baird

2) Consent Calendar

a) Approval of Minutes from the following meeting: December 11, 2018

b) Approval of Findings of Fact and Conclusions of Law:

- Sweeto Burrito

Motion:

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

Commissioner Titus seconded the motion.

Unanimously Approved

3) Items of Consideration

a) 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)

Staff Presentation:

City Planner, Steve O'Connor, gave a 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)

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 on January 29, 2019 for a recommendation to the Council to amend the zoning district and the zoning map, amend with recommendations or deny the request.

Staff makes no recommendation at this time.

Applicant presentation:

Dave Thibault, EHM Engineers, representing applicant, gave a history of the original PUD. Hotel use was part of the original PUD, then was removed for restaurant use. At this time, applicant would like Hotel use to be permitted on PUD. The proposed hotel would have 124 rooms, and four stories tall, with a maximum height of sixty (60) feet from the top of the existing retaining wall. A Hotel is outright permitted in C-1 zone. The hotel would be located between Petco and the Twin Falls Visitors Center.

PZ/Questions & Comments:

- Commissioner Bolton asked if there will be a restaurant feature as part of the hotel.
- Mr. Thibault stated believes there will be a breakfast bar in lobby area, similar to other hotels in area.
- Commissioner Higley asked where the sixty (60) feet height dimension is measured, and is the outcropping at top of building included.
- Mr. Thibault stated he believes with the outcropping included the total height of the hotel is about fifty-six (56) feet.
- Commissioner Higley asked if architect could add icon on site plan of height and the distance measurement from the canyon rim before the Public Hearing.
- Commission Chairman Munoz asked the distance of the hotel from the Canyon Rim overlay.
- Mr. Thibault stated they will comply with the minimum requirement of fifty (50) feet, and there has been a canyon rim study for this setback from the retaining wall, the distance is approximately fifty-five (55) feet from the canyon rim.
- Commissioner Higley asked if there will be additional parking spots created to accommodate hotel.
- Mr. Thibault stated there will be additional parking.
- Commissioner Hansen asked the specifications for the hotel use previously requested for the PUD.
- Mr. Thibault stated that there were provisions for an eight story hotel, but unsure of exact height request.
- City Planner Steve O'Connor clarified that a hotel would require an SUP in the C-1 zone and ask for a height restriction through the CRO, for recommendation from P&Z Commission to City Council. This PUD amendment request covers coming back for an SUP.
- Commission Chairman Munoz reminded audience if the public has additional concerns

or questions, please email P&Z staff to present at the public hearing.

Scheduled for Planning and Zoning Public Hearing on January 29, 2019.

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

Staff Presentation:

City Planner, Steve O'Connor, presented a Consideration of Reinstatement of SUP #1314 due to the use not being established within the one (1) year required after approval, c/o Kimberly Construction.(PZ18-0112)

Per City Code 10-13-2-2(I) 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.

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.

Applicant Presentation:

Mr. Dave Thibault, EHM Engineers, representing ownership, explained that construction was not able to be completed within the one year timeframe of the SUP. The applicant is asking for reinstatement of the SUP for construction of a fourplex on property.

Discussions Followed: without concerns

Motion:

Commissioner Higley made a motion to recommend reinstatement of the SUP request, as presented.

Commissioner Detweiler seconded the motion.

Unanimously approved, as presented.

4) Public Hearings

- a) 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)

Staff Presentation:

PZ Director Jonathan Spendlove presented the 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)

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

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.

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.

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.

Applicant Presentation:

City Engineer Josh Baird, on behalf of the Public Works Department, the city purchased the small corner lot recently and would like vacate the right of way to turn entire area into a parking lot and additional buildings in the future.

PZ/Questions & Comments:

- Chairman Munoz asked if the area across street on South Park Avenue will remain a right of way.
- PZ Director Spendlove stated it will remain a right of way for the business across the street.

Public Hearing: Opened

- Citizen Pete Johnston stated he is in favor of the vacation request.

Public Hearing: Closed

Discussions Followed: without concern

Motion:

Commissioner Titus moved to recommend to approve the vacation to City Council, as presented, with staff recommendations.

Commissioner Bolton seconded the motion.

Unanimously recommended to City Council, as presented.

Scheduled for City Council Public Hearing on February 4, 2019.

- b) 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)

Staff Presentation:

PZ Director Jonathan Spendlove presented the request 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)

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

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.

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.

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

Applicant Presentation:

Mr. Tom Mikesell, applicant representative, stated this is a straight forward rezone. The intention for the property is a food processing plant by Gem State Dairy Products.

PZ/Questions & Comments:

- Commissioner Detweiler asked if this purchase would be taking over the two farms.
- Mr. Mikesell stated that the preliminary plat includes the whole forty-five (45) acres. They will only be building on eastern part of property to start, utilizing the rest of the property for city requirements.
- Chairman Munoz asked what is on the southeast corner of property.
- Mr. Mikesell stated those are two rental homes and that property is under contract.
- PZ Director Spendlove stated that Arnold Equipment and Blue Lakes Automotive are next door to the property as well.

Public Hearing: Opened

- Citizen Pete Johnston, stated that the property in question is his current property and is selling it to the applicant. He is in favor of this rezoning request.
- Citizen William Mills, neighbor, has a concern about the rezoning with the pollution issues. He feels that the developer should be more forthcoming with the specifics and intent of the project. He is opposed to the rezoning due to lack of information.
- Citizen Sherrill Sylvester has farmed this land and his concern is the irrigation plan for the property to get water to the other farms in area. He is in favor of the rezoning if the

irrigation is addressed.

- Citizen Alfred Kyle has a concern with the increased traffic this will bring to the area. He believes this will increase income tax for neighboring properties and that property values will plummet. He would like to see more information on the project from the developer. He is opposed to the rezoning request.
- Citizen Willy Bachma is in favor of rezoning because there is a need for more dairy processing in area. This will create jobs and help address dairy overproduction.

Public Hearing Closed

Closing Statements:

- Mr. Mikesell addressed the citizens' concerns. He stated Gem State Dairy plans to work with city to address factory issues to meet needs working with community and will be a facility that works for Twin Falls and its neighbors. Developer intends to have water to farms in area. Traffic issues will be addressed, meeting all city requirements. They want to be good neighbors and good asset to neighborhood.

Discussions Followed:

- Chairman Munoz asked about future road improvement-, curb, gutter, and sidewalk.
- PZ Director Spendlove stated with the rezoning process, the commission is allowed to only vote if rezoning fits with comprehensive plan. Any development issues will be addressed according to City Code and the applicant/developer will be required to work with city staff. He assured that site requirements will be enforced and will not be waived in the development process. He reminded commission that they are only looking at the rezoning at this time.
- Chairman Munoz asked if traffic flow between M-1 and M-2 zones is similar.
- PZ Director Spendlove stated that the proposed use of the property is a similar use to what it is now and the area is established as an industrial area.
- Commissioner Bolton asked for the locations of the surrounding residential areas.
- PZ Director Spendlove demonstrated on map where the residential areas lie.
- Chairman Munoz reminded commission that they are only looking at zoning and recommending if M-2 is applicable zoning to City Council.
- Commissioner Hansen stated that looking at the city's master plan, this area is meant for manufacturing and the rezone request meets the master plan.
- Commissioner Bolton asked if commission can approve rezoning with considerations.
- Chairman Munoz reminded that the Planning and Zoning Commission is only recommending this request to Council, not making decision on rezoning.
- PZ Director Spendlove reminded commission that state code overrules any recommendation from this commission and that noise, light, and other nuisance issues are addressed in state code.

Motion:

Commissioner Kelley moved to recommend the approval of the rezoning to M-2 to City Council as presented.

Commissioner Hawkins seconded the motion.

Unanimously recommended to City Council, as presented.
Scheduled for City Council Public Hearing on February 4, 2019.

5 minute break taken by Commission

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

Staff Presentation:

City Planner Brock Cherry presented the request for a Special Use Permit to establish a fourplex unit on property located at 1969 Shoup Avenue East c/o Kevin Bradshaw. (PZ18-0098)

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.

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.

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.

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.

Applicant Presentation:

Kevin Bradshaw, applicant, presented the project to the commission. This area is a good place for infill, but this fourplex provides a diversity for renters. Mr. Bradshaw stated that he has changed the layout from his previous request to address neighbor issues that came up previously with parking and noise and has addressed flood plain issues. Mr. Bradshaw presented demographic area map of rentals vs homeowners of area, with 30% being rentals, and 60% being homeowners. He stated the design of this project is to look like there are four different houses within one unit.

City Planner Cherry stated map has not been verified by staff, but believes applicant is acting in good faith.

Public Hearing: Opened

Citizen Joe Robinson, has a concern with a sewer line and if enough parking is being provided. At one time there was talk of a bridge over the canal area to reduce traffic on Sunrise, but that was never addressed.

Public Hearing: Closed

Closing Statements

- Applicant Bradshaw stated he is working with EHM Engineers to place sewer line across Shoup Ave. through utility easement connecting to the back of Smith's grocery store. As far as traffic issue, there will be curb and gutter in place to add parking spots on street in front of property. The goal is to keep the residents cars on property, not on the street.
- City Engineer Vitek stated there is a storm water line through Shoup Avenue. There is no budget for a bridge at this time.

Discussions Followed without concerns

Motion:

Commissioner Bolton moved to approve the request as presented, with staff recommendations. Commissioner Detweiler seconded the motion.

Unanimously approved, as presented, with conditions:

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

- d) 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)

Staff Presentation:

City Planner Brock Cherry presented a request for 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)

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.

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.

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.

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.

Applicant Presentation:

Tim Vawser, EHM Engineers, applicant representative, stated this SUP request goes along with the previously approved SUP for Subaru of Twin Falls. He stated that the speakers will be directed inward towards dealership to help with traveling noise level and that the audio system will not be used all the time. He stated the dealership is located approximately 350 ft. from

Grace Assisted Living and 500-600 ft. away from the residential zone.

PZ/Questions & Comments:

- Chairman Munoz asked what the zoning designation is for this property.
- City Planner Cherry stated it is designated C-1 zoning.
- PZ Director Spendlove showed commission the city's zoning map, showing the whole area is zoned C-1 PUD with residential use allowed in certain areas.
- Commissioner Titus asked for clarification on restrictions on residential usage in area and how the audio system will be used.
- Mr. Vawser clarified the audio system will be used for paging customers to office or staff, or holiday music. He stated the residential areas are defined in original PUD. The audio system conforms with the original PUD.
- Chairman Munoz asked for the placement of audio system speakers.
- Mr. Vawser stated there will be parking lot lighting with speakers attached to some of them. All speakers will be directed towards the building with landscape buffers, taking into account the protection of the residential areas.

Public Hearing Opened and Closed without Input

Discussions Followed:

- Commissioners Detweiler, Bolton, Kelley, and Higley have no concerns.
- Chairman Munoz stated that noise level was a condition on last approved SUP. His concern is that Grace Assisted Living being close by and that there are alternative paging systems available.
- Commissioner Titus stated that she is also concerned with Grace Assisted Living being close by, and also believes there are other ways to address it.
- Commissioner Kelley stated there is another dealership on Pole Line Road with sound system and an apartment complex behind dealership and he is not aware of any noise issues. He believes a speaker system is vital for this type of business, and has no concerns with this request.

Motion:

Commissioner Detweiler moved to approve the request as presented, with conditions.
Commissioner Hawkins seconded the motion.

Roll call vote showed all members present voted.

Motion approved 6 to 2, with conditions:

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

5) Upcoming Meeting(s)

- a) Worksession, Wednesday, January 9, 2019 at 12:00 pm.

b) Tuesday, January 29, 2019 at 6:00 pm..

6) Adjournment

The meeting adjourned at 7:49 pm

Kelli Ebersole, Administrative Assistant



Date: Tuesday, January 29, 2019
To: Planning and Zoning Commission
From: Planning & Zoning Department

ACTION ITEM

Request:

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:

25 minutes between staff and the applicant.

Background:

See analysis.

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. A public hearing shall then be held before the Commission for a recommendation to the Council to amend the PUD, amend with recommendations or deny the request.

Budget Impact:

N/A

Regulatory Impact:

Approval of the 1st Amendment of PUD #264, will outright permit "Hotels" as a land use on the specified property, and allow for additional height up to sixty feet, an additional thirty-five feet (35') at the fifty foot Canyon Rim Setback.

History:

The history on this property and request is a bit lengthy and convoluted. There have been multiple PUD's approved in this area dating back over two decades, and multiple amendments to those PUD's.

To complicate matters, a Citizen's Design Review Committee was created to consider a 10 story hotel with a convention center in this area. The committee approved the request in January 2007. However, staff has no record of a development agreement being approved by City Council to develop the property in that manner.

Since the committee's approval in 2007, Canyon Park West PUD # 264 has been approved and recorded with no mention of a high rise hotel. It is staff's determination that the current iteration of the governing PUD supersedes that prior committee's approval.

Analysis:

This request is to amend the Canyon Park West PUD #264 to add "Hotel" as a permitted use specifically on the property identified as the "Hotel Property" within the PUD amendment. The amendment also requests to

increase the maximum height to sixty feet (60'), and remove the requirement for a design review committee per the CRO development standards.

The original Canyon Park West PUD #219, approved in 2000, required an SUP for a hotel.

Canyon Park North #1 PUD #222, also approved in the year 2000, would have required an SUP for any hotel on properties within its boundaries. However, PUD #222 is no longer in effect as Canyon Park West PUD #264 encompasses and supersedes all of PUD #222.

Canyon Park West PUD #264, approved in 2012, includes all of PUD #222 and most of PUD #219, a few properties were excluded (such as Zions Bank and Golden Corral). The requested amendment is specific to PUD #264 which must follow both the C-1 and CRO use regulations and development standards as listed in City Code. If the proposed amendment is approved, it would outright permit a hotel on the property identified as the "Hotel Property" and allow for a maximum building height sixty feet (60'), as measured from the top of the existing retaining wall (see attachment #5), without a design review committee recommendation.

As a point of clarification this request does not forego the requirement to meet the design standards for construction as set forth in PUD #264 (see attachment #6). The renderings provided by the applicant have colors and materials depicted. However, those items are not part of the application, and are not being requested for change. The renderings are conceptual, and have not been reviewed for compliance with the applicable design standards. Compliance with colors and materials are reviewed during Building Permit submittals.

Conclusion:

The Commission is tasked with making a recommendation to the City Council. The Commission may do one of the following:

- Recommend approval as presented
- Recommend approval with conditions
- Recommend denial
- Table the request to a future date in order to gather additional information

Attachments:

1. PUD Amendment Staff Report PZ18-0099
2. 1 - Vicinity
3. 2 - Narrative
4. 3 - Draft PUD Amendment
5. 4 - Site Plan
6. 5 - Building Renderings
7. 6 - Building Height Exhibit
8. 7 - Building Design Guidelines
9. 8 - Photos
10. 9 - Citizen Emails



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Steve O'Connor, City Planner

Request: To **Amend** PUD #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 Hearing: January 29th, 2019

Analysis

This request is to amend the Canyon Park West PUD #264 to add "Hotel" as a permitted use specifically on the property identified as the "Hotel Property" within the PUD amendment. The amendment also requests to increase the maximum height to sixty feet (60'), and remove the requirement for a design review committee per the CRO development standards.

The original Canyon Park West PUD #219, approved in 2000, required an SUP for a hotel.

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Canyon Park West PUD #264, approved in 2012, includes all of PUD #222 and most of PUD #219, a few properties were excluded (such as Zions Bank and Golden Corral). The requested amendment is specific to PUD #264 which must follow both the C-1 and CRO use regulations and development standards as listed in City Code. If the proposed amendment is approved, it

would outright permit a hotel on the property identified as the "Hotel Property" and allow for a maximum building height sixty feet (60'), as measured from the top of the existing retaining wall (see attachment #5), without a design review committee recommendation.

As a point of clarification this request does not forego the requirement to meet the design standards for construction as set forth in PUD #264 (see attachment #6). The renderings provided by the applicant have colors and materials depicted. However, those items are not part of the application, and are not being requested for change. The renderings are conceptual, and have not been reviewed for compliance with the applicable design standards. Compliance with colors and materials are reviewed during Building Permit submittals.

History

The history on this property and request is a bit lengthy and convoluted. There have been multiple PUD's approved in this area dating back over two decades, and multiple amendments to those PUD's.

To complicate matters, a Citizen's Design Review Committee was created

to consider a 10 story hotel with a convention center in this area. The committee approved the request in January 2007. However, staff has no record of a development agreement being approved by City Council to develop the property in that manner.

Since the committee's approval in 2007, Canyon Park West PUD # 264 has been approved a recorded with no mention of a high rise hotel. It is staff's determination that the current iteration of the governing PUD supersedes that committee's approval.

Comprehensive Plan Compliance

This area is designated as Mixed Use on the Future Land Use map for the 2016 Comprehensive Plan "Grow With Us." Mixed Use is a broad use category ranging from Multi-Family complexes to Light Commercial all within the same development or even the same building. A hotel meets these criteria as it would add another service to a range of services found along a corridor which supports Civic, Commercial, Recreational and Residential uses.

The Comprehensive Plan also contains a vision and goals with the intent to protect the canyon rim. "Development near the Canyon Rim should be carefully considered. Retail

Public Hearing: January 29th, 2019

development along the Canyon Rim *threatens the appeal and natural quality of the rim. The Canyon Rim is an important feature and viewpoint, a striking visual landscape, and a coveted recreational site. In order to ensure that the integrity of the Canyon Rim is preserved, a balance between acceptable development uses, and necessary preservation should prevail."*

The comprehensive plan further states: *Community Character Goal 2: Preserve the Canyon Rim – Policy 2.1 Continue to protect the Canyon rim through enforcement of City Code and ordinances that balance private property rights and the desire for the public access to the Canyon Rim Trail System.*

Potential Impacts

All development brings its share of impacts; additional development in a developed area brings a new slate of issues and impacts to the surrounding developed properties.

A hotel will bring vehicular traffic to the area, however, the increase will be minimal compared to the overall traffic volume already experienced in this area, and the increase will actually be less than the currently approved Retail Store and Restaurant that could be constructed. Due to its proximity along the Canyon Rim Trail, we can expect increased use of that public amenity.

Another potential impact will be the visual impact on the rim of the canyon. This building will be visible from the Perrine Bridge and from certain areas on the canyon floor. The extent of the impact on individuals is difficult to quantify as visual impacts are perception based, and each individual creates their own narrative and perceived impact. However, staff can point to an existing situation in order to give context to this request. The building which houses Elevation 486, sits back 50' from the rim and is 56' tall, as measured from an elevation which is ten feet (10') higher than the adjacent Canyon Rim Trail.

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. A public hearing shall then be held before the Commission for a recommendation to the Council to amend the PUD, amend with recommendations or deny the request.

Applicable Regulations or Codes

Per the Canyon Park West PUD #264, City Code 10-4-8 & 10-4-19: a hotel would require a Special Use Permit and a request to City Council to exceed the height restrictions of the zones. In addition to the SUP requirement, any building proposed to exceed twenty-five feet (25') in the CRO requires a design committee review. As such, the applicant is requesting to amend the PUD as required in **City Code 10-6-1**.

Conclusion

The commission is tasked with making a recommendation to City Council. The Commission may do one of the following:

- Recommend approval as presented
- Recommend approval with conditions
- Recommend denial
- Table the Request for additional information.

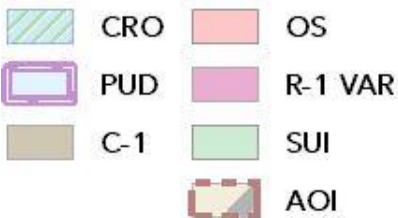
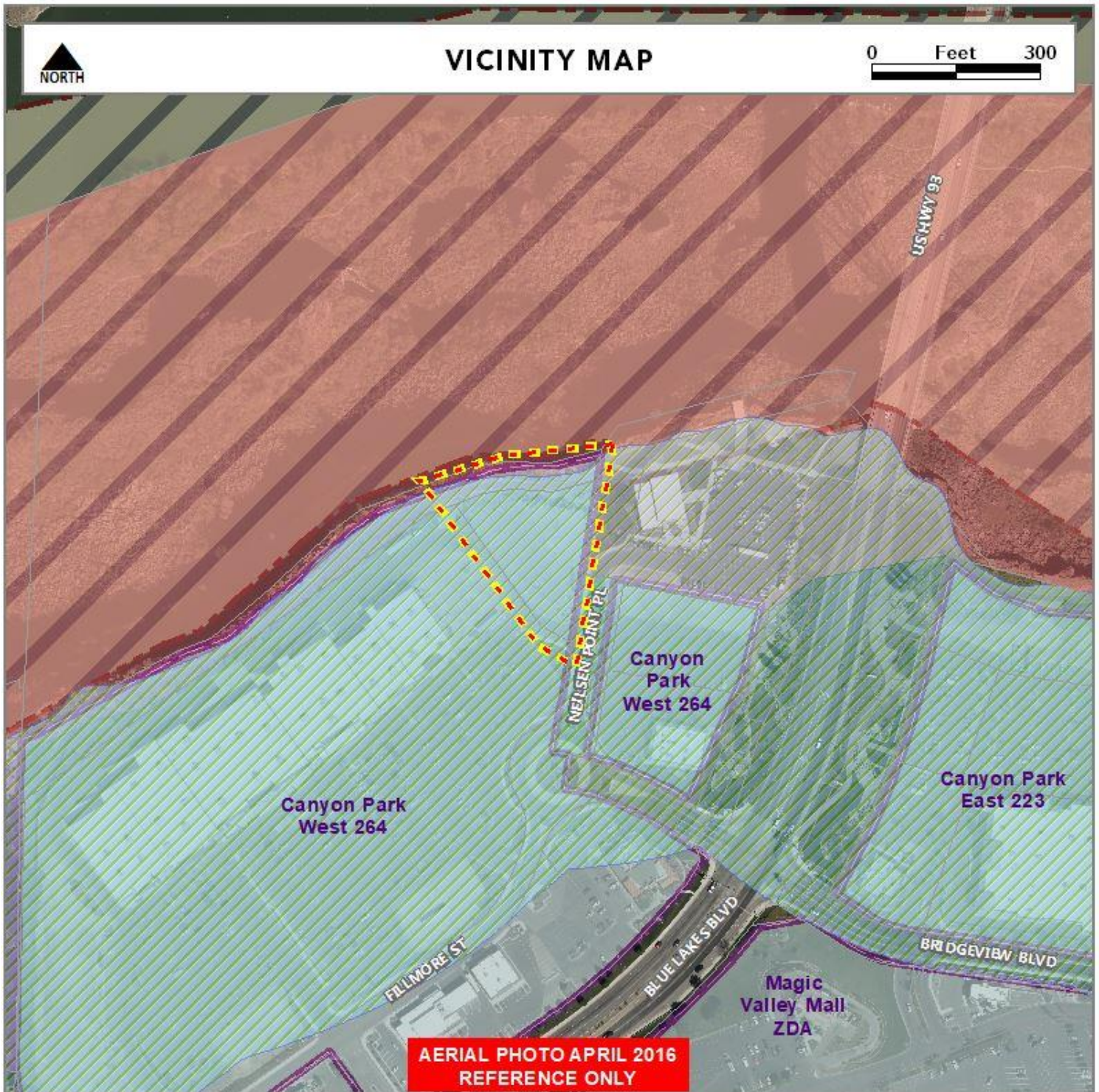
Attachments

1. Vicinity Map
2. Narrative
3. Draft PUD Amendment
4. Site Plan
5. Building Renderings
6. Elevation Exhibit
7. Excerpts from Canyon Park West Design Standards
8. Photos
9. Citizen Emails



VICINITY MAP

0 Feet 300



Current Zoning: C-1 PUD CRO

Existing Land Use: Commercial and Vacant

Comprehensive Plan: Mixed Use

Proposed Land Use: Hotel

Surrounding Zoning Designations & Land Use(s)

North: OS AOI (Snake River Canyon); Parks

East: OS CRO; Civic

South: C-1 PUD CRO; Commercial

West: C-1 PUD CRO; Commercial

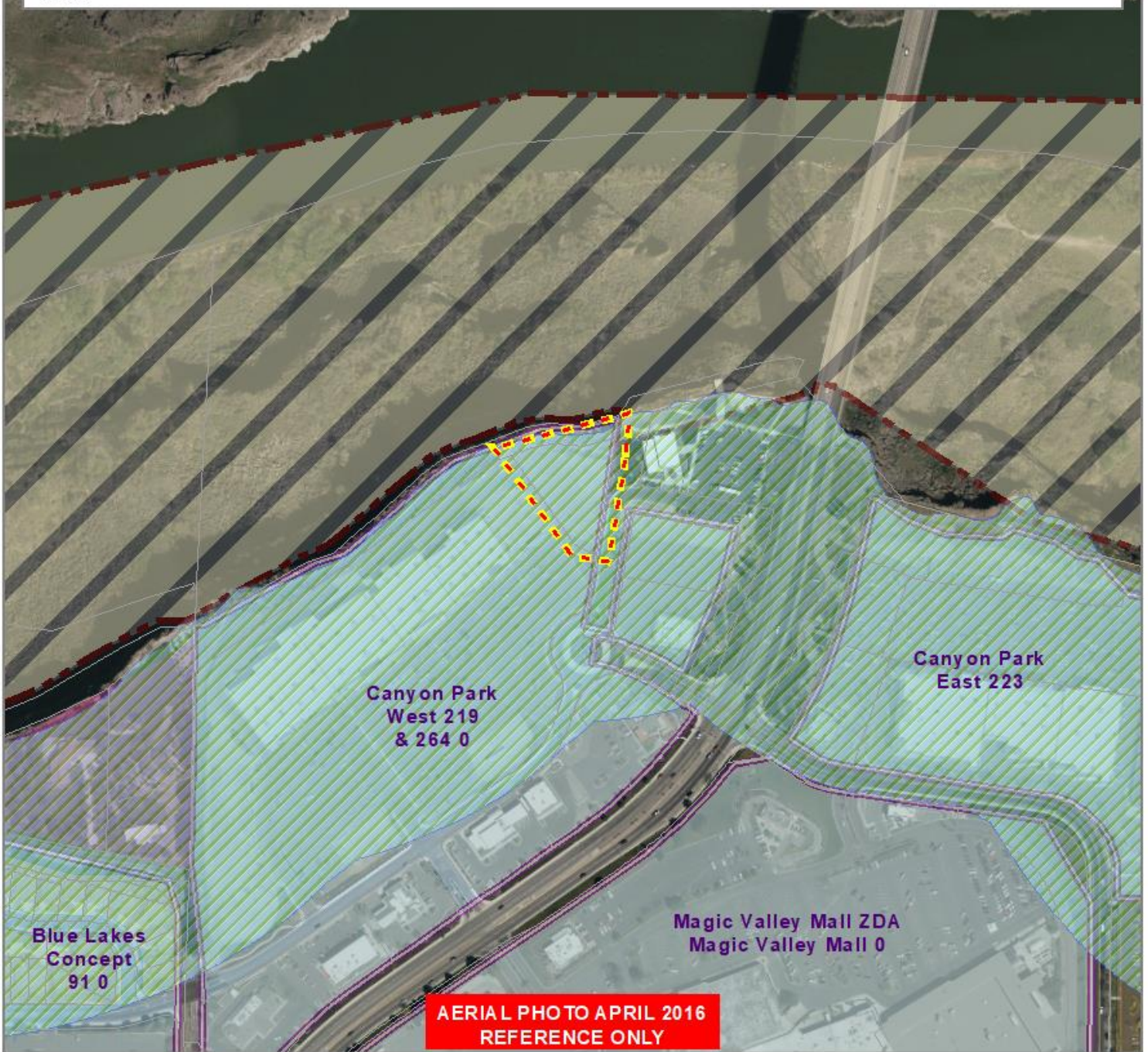
Applicable Regulations

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



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.

FIRST AMENDMENT
CANYON PARK WEST (AMENDED)
C-1 PLANNED UNIT DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT ("**First Amendment**") is made and entered into this ____ day of _____, 2019, by and between the CITY OF TWIN FALLS, a municipal corporation, State of Idaho ("**City**"), Geronimo L.L.C. , a Utah limited liability company whose address is 2733 East Parleys Way, Suite 300, Salt Lake City, Utah 84109 ("**Geronimo**"), Base Jumper L.L.C., a Utah limited liability company, whose address is 2733 East Parleys Way, Suite 300, Salt Lake City Utah 84109 ("**Base Jumper**"), Base Jumper Two L.L.C., a Utah limited liability company, whose address is 2733 East Parleys Way, Suite 300, Salt Lake City Utah 84109 ("**Base Jumper Two**"), and Idaho Central Credit Union, an Idaho nonprofit corporation whose address is P.O. Box 2469, Pocatello, ID 83206 ("**Idaho Central**").

WHEREAS, the City, Canyon Park I, LLC ("**CP I**"), and Canyon Park Development, LLC, an Idaho limited liability company ("**CP Development**") entered into that certain CANYON PARK WEST (AMENDED), C-1 PLANNED UNIT DEVELOPMENT AGREEMENT dated August 20, 2012 and filed of record in Twin Falls County and recorded for City of Twin Falls under Instrument No. 2012-016013 (26 pages) with the County Clerk ("**PUD**"); and

WHEREAS, pursuant to that certain Grant Deed dated November 1, 2012 and filed of record in Twin Falls County and recorded for Alliance Title under Instrument No. 2012-021238 (3 pages) with the County Clerk, CP Development transferred to **Base Jumper Two** all right, title and interest in Lot 5 in Block 1 of Canyon Park North Subdivision according to the official plat thereof, filed in Book 17 of Plats at Page(s) 29, records of Twin Falls County, Idaho (LOT 11 OF THE PUD); and

WHEREAS, pursuant to that certain Grant Deed dated November 1, 2012 and filed of record in Twin Falls County and recorded for Alliance Title under Instrument No. 2012-021239 (3 pages) with the County Clerk, CP I transferred to **Base Jumper** all right, title and interest in Lots 2 and 3 in Block 1 of Canyon Park East Subdivision (less and except a portion of said Lot 3 as described therein) according to the official plat thereof, filed in Book 17 of Plats at Page(s) 40, records of Twin Falls County, Idaho, and Lot 4 in Block 2 of Canyon Park West No 1 Subdivision according to the official plat thereof, filed in Book 16 of Plats at Page(s) 20, records of Twin Falls County, Idaho, and Lot 6 in Block 1 of Canyon Park North Subdivision according to the official plat thereof, filed in Book 17 of Plats at Page(s) 29, records of Twin Falls County, Idaho (LOT 1 AND 12 OF THE PUD); and

WHEREAS, pursuant to that certain Special Warranty Deed dated January 31, 2014 and filed of record in Twin Falls County and recorded for Alliance Title- Twin Falls under Instrument No. 2014-001951 (3 pages) with the County Clerk, CP Development transferred to **Idaho Central** all right, title and interest in Lot 3 in Block 1 of Canyon Park Amended Subdivision, a Planned Unit Development, a resubdivision and renumbering of a portion of Canyon Park North Subdivision and a portion of Canyon Park West No. I Subdivision, according to the official plat thereof, filed in Book 24 of Plats at Page(s) 27, records of Twin Falls County, Idaho under recorder's Instrument No. 2013-025885 (LOT 3 OF THE PUD); and

WHEREAS, pursuant to that certain Grant Deed dated April 3, 2014 and filed of record in Twin Falls County and recorded for Alliance Title- Twin Falls under Instrument No. 2014-005426 (3 pages) with the County Clerk, CP Development transferred to **Geronimo** all right, title and interest in Tract A, Tract B, Lot 2, Lot 4, Lot 5 and Lot 6 all in Block 1 of Canyon Park Amended Subdivision, a Planned Unit Development, a resubdivision and renumbering of a portion of Canyon Park North Subdivision and a portion of Canyon Park West No. I Subdivision, according to the official plat thereof, filed in Book 24 of Plats at Page(s) 27, records of Twin Falls County, Idaho under recorder's Instrument No. 2013-025885 (Tract A, and LOTS 2, 4, 5, 6, 7, 8, 9, AND 10 OF THE PUD); and

WHEREAS, all terms used but not defined herein shall have the meanings attributed thereto in the PUD; and

WHEREAS, Geronimo has agreed to sell a portion of the Property owned by Geronimo more particularly described as that certain tract of land located in the City of Twin Falls, County of Twin Falls, State of Idaho, known as Lot 6 of Canyon Park Amended Subdivision, recorded as Entry No. 2013-025885 in the Twin Falls County recorder's office (hereafter the "Hotel Property"); and

WHEREAS, the purchaser of the Hotel Property intends to use the Hotel Property as a hotel and has requested certain amendments to the PUD; and

WHEREAS, the parties hereto, as the successor-in-interest to CP Development and CP I have the power to amend the PUD without the joinder of any other person other than the City; and

WHEREAS, City, by and through its City Council, has agreed to the amendments to the PUD as provided herein.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, City, Geronimo, Base Jumper Two, Base Jumper, and Idaho Central agree as follows:

- A. INCORPORATION OF RECITALS. The foregoing recitals are incorporated herein by reference.
- B. NATURE OF DEVELOPMENT- USES. Section 2 B. of the PUD is hereby amended to add "hotel" as an outright permitted use for the Hotel Property.
- C. INDIVIDUAL PARCEL DEVELOPMENT CRITERIA-BUILDING SETBACKS: Section 5 B. of the PUD is hereby amended to provide that Buildings on the Hotel Property shall be set back not less than fifty (50) feet from the Snake River Canyon.
- D. INDIVIDUAL PARCEL DEVELOPMENT CRITERIA-BUILDING STANDARDS: Section 5 G.3. g. of the PUD is hereby amended as follows: Buildings on the Hotel Property may extend up to sixty (60) feet above the top of the existing retaining wall as depicted on Exhibit A attached hereto.

- E. WAIVER OF CITIZEN'S REVIEW COMMITTEE: Any requirement for a citizens' design review committee whether contained in the Canyon Rim Overlay City Code 10-4-19.4(C) 4.b.(2) or elsewhere are waived for the Hotel Property such that the design and materials used for the proposed building on the Hotel Property are not required to be reviewed by any committee.
- F. INDIVIDUAL PARCEL DEVELOPMENT CRITERIA-COMPLIANCE WITH CANYON RIM ORDINANCES: Section 5 G.3. i. of the PUD, and all laws, rules and regulations in each of the City Code of the City of Twin Falls, the Canyon Rim Overlay District, the Canyon Rim Ordinances, and any and all other laws, rules or regulations affecting the Hotel Property are hereby amended as follows: To the extent of any conflicts with the provisions of this First Amendment to the Canyon Park West (Amended) C-1 Planned Unit Development Agreement, the provisions of this First Amendment shall supersede all such conflicting provisions.
- G. COUNTERPARTS: This agreement may be executed in as many counterparts as may be deemed necessary and convenient, and by the different parties hereto on separate counterparts, each of which, when so executed, shall be deemed an original, but all such counterparts shall constitute one and the same instrument.

SIGNATURES COMMENCE
ON FOLLOWING PAGE

IN WITNESS WHEREOF, the City has affixed its seal and caused these presents to be executed by its Mayor as of the date above written.

City:

CITY OF TWIN FALLS

BY: _____
Shawn Barigar, Mayor

ACKNOWLEDGEMENTS

STATE OF IDAHO)
)ss.
County of Twin Falls)

On this ___ day of _____, 2019, before me, the undersigned, a Notary Public for Idaho, personally appeared, Shawn Barigar, known to me to be the Mayor of the City of Twin Falls, the municipal corporation that executed the within and foregoing instrument, and acknowledged to me that such municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Notary Public for Idaho
Residing at _____, Idaho
My Commission Expires _____

SIGNATURES CONTINUE
ON FOLLOWING PAGE

IN WITNESS WHEREOF, Geronimo has affixed its seal and caused these presents to be executed by its duly authorized representatives as of the date above written.

Geronimo:

GERONIMO L.L.C., a Utah limited liability company

By: WOODBURY STRATEGIC PARTNERS FUND, L.P.,
a Delaware limited partnership, Its Manager
By: WSP TRUFFLES L.L.C., a Delaware limited liability company,
Its General Partner
By: WOODBURY STRATEGIC PARTNERS MANAGEMENT
L.L.C., a Utah limited liability company, Its Manager
By: WOODBURY CORPORATION, a Utah corporation,
Its Authorized Representative

By: _____
O. Randall Woodbury, President

By: _____
_____, _____

ACKNOWLEDGMENTS ON FOLLOWING PAGE

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the _____ day of _____ 2019, before me personally appeared O. Randall Woodbury, to me personally known, who being by me duly sworn did say that he is the President of WOODBURY CORPORATION, a Utah corporation, known to be the Authorized Representative of WOODBURY STRATEGIC PARTNERS MANAGEMENT L.L.C., a Utah limited liability company, known to be the Manager of WSP TRUFLES L.L.C., a Delaware limited liability company, known to be the general Partners of WOODBURY STRATEGIC PARTNERS FUND, L.P. a Delaware limited partnership, Manager of GERONIMO L.L.C., a Utah limited liability company, the company that executed the within instrument, known to me to be the person who executed the within instrument on behalf of said company therein named, and acknowledged to me that such company executed the within instrument pursuant to its Operating Agreement.

Notary Public for _____
Residing at _____
My Commission Expires _____

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the _____ day of _____ 2019, before me personally appeared _____, to me personally known, who being by me duly sworn did say that he is the _____ of WOODBURY CORPORATION, a Utah corporation, known to be the Authorized Representative of WOODBURY STRATEGIC PARTNERS MANAGEMENT L.L.C., a Utah limited liability company, known to be the Manager of WSP TRUFLES L.L.C., a Delaware limited liability company, known to be the general Partners of WOODBURY STRATEGIC PARTNERS FUND, L.P. a Delaware limited partnership, Manager of GERONIMO L.L.C., a Utah limited liability company, the company that executed the within instrument, known to me to be the person who executed the within instrument on behalf of said company therein named, and acknowledged to me that such company executed the within instrument pursuant to its Operating Agreement.

Notary Public for _____
Residing at _____
My Commission Expires _____

SIGNATURES CONTINUE
ON FOLLOWING PAGE

IN WITNESS WHEREOF, Base Jumper has affixed its seal and caused these presents to be executed by its duly authorized representatives as of the date above written.

Base Jumper:

Base Jumper L.L.C.,
a Utah limited liability company

By: _____

Title: _____

STATE OF _____)
)ss.
County of _____)

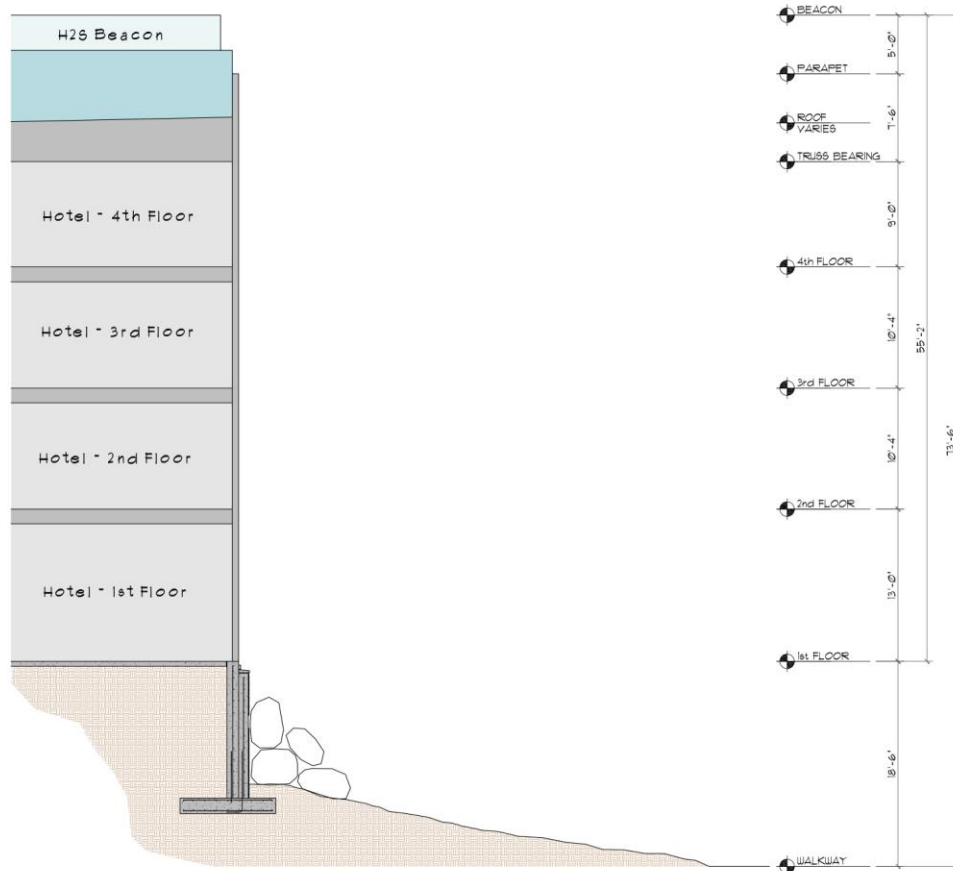
On this __ day of _____, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, known or identified to me to be the _____ of Base Jumper L.L.C., a Utah limited liability company, who subscribed said company name to the foregoing instrument, and acknowledged to me that he executed the within instrument on behalf of said such company.

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

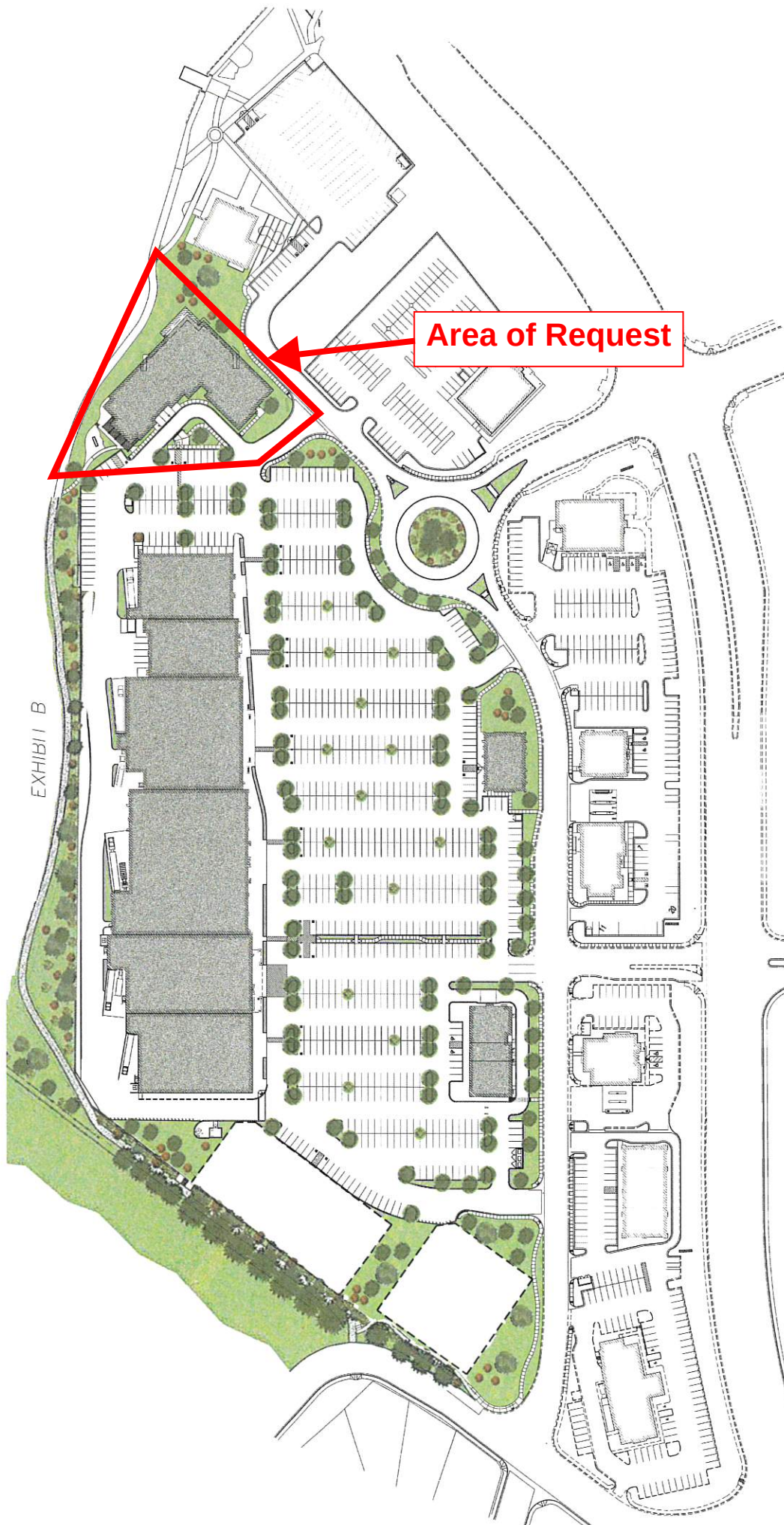
Notary Public for _____
Residing at _____
My Commission Expires _____

61790375

FIRST AMENDMENT
CANYON PARK WEST (AMENDED)
C-1 PLANNED UNIT DEVELOPMENT AGREEMENT
Exhibit A



BUILDING HEIGHT SECTION



Area of Request

EXHIBIT B



① WEST GROUND VIEW



② WEST GROUND VIEW



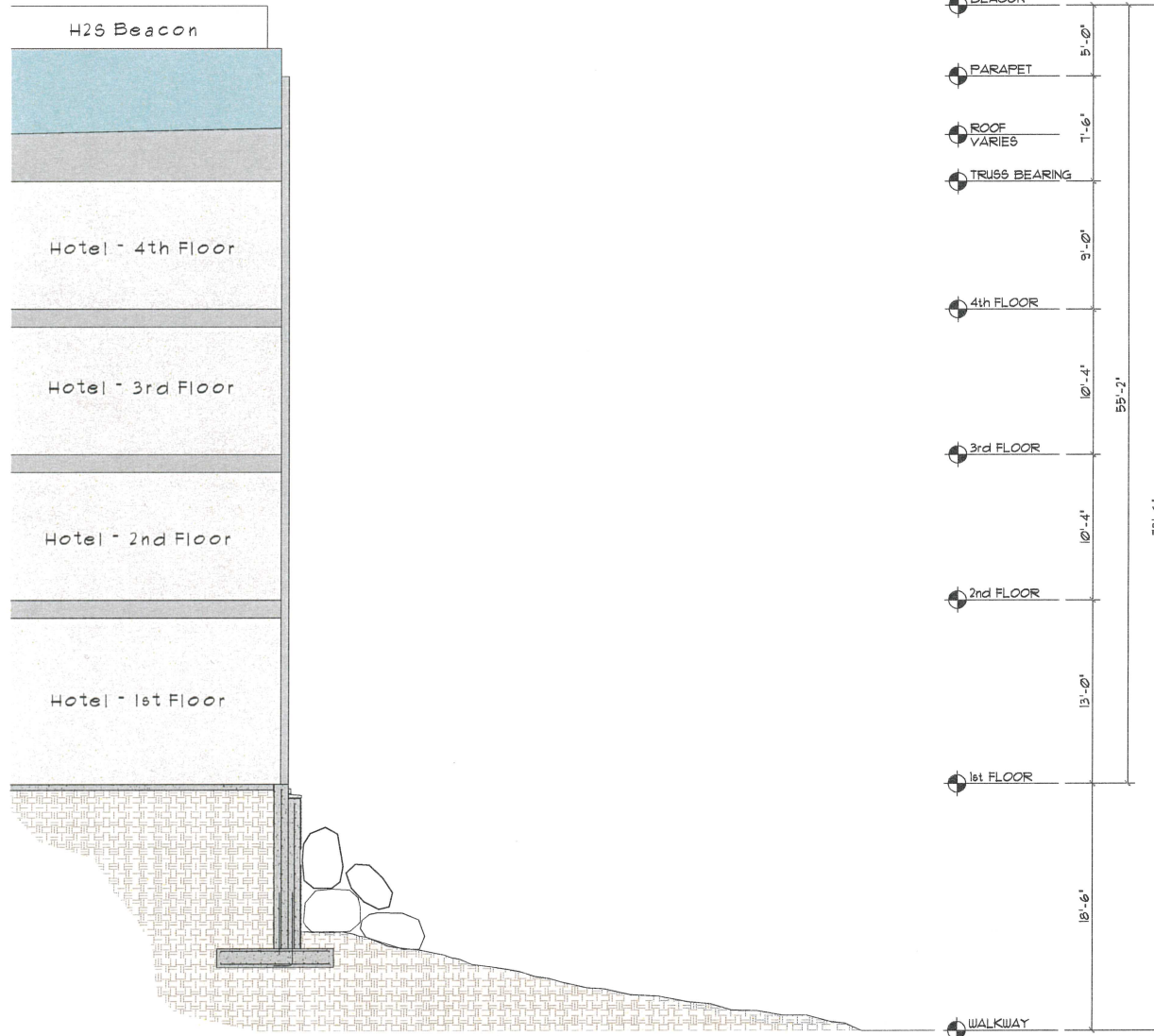
③ NORTHEAST GROUND VIEW



④ EAST GROUND VIEW



⑤ SOUTH GROUND VIEW



McNeill
hotel company

GBA
architecture | design

CANYON PARK
TWIN FALLS, ID

BUILDING HEIGHT SECTION
SCALE: 1/8" = 1'-0"

Design Guidelines CANYON PARK WEST, TWIN FALLS, IDAHO



INDEX

Pg.	Title
1	Cover
2	Aerial View
3	Local Inspirations
4	Design Features/Materials
7	Site Plan
8	Landscape Guidelines
9	Landscape Design Features & Inspiration
10	Site Amenities
11	Site Lighting
12	Site Signage

BUILDING DESIGN

- Utilize a consistent palette of building materials.
- Allow for variety of EIFS colors within same color families.
- Allow major anchor prototype designs with adaptations to shopping center concepts.
- Provide distinct identity for each major anchor.
- Provide variety and texture on elevations facing canyon.
- Maximum building height not to exceed 35-ft.
- Allow architectural embellishments and features to exceed 35'; ~~but in no case more than 10% of the length of the facade~~ at entrance of major tenants.
- Brick used on primary façade.
- Incorporate raised elements and extended canopies for large format tenants reflective of their prototypical design within the context of the project's material and color palette.
- Backside of project shall incorporate landscape elements and trees that screen service yards. **Major HVAC units shall be screened from view of canyon rim. Screens shall be architecturally appealing.** Building walls to incorporate a variety of patterns, texture, and color as an extension of the Canyon's edge.
- Paint electrical equipment to match primary facade color or as selected by Development Design Review Committee (D.D.R.C.).
- At key corners, utilize tower forms with a two story appearance and upper level illumination behind iron formwork silhouettes. **Towers may exceed 35' in height.**
- Interrupt long expanses of façades for lower profile tenants with columnar elements highlighted with wall sconces.
- ~~Allow individual identity through a variety of canopy configurations, colored awnings, and signage facades.~~
- Horizontal coursing can be used to provide variety in texture and increased articulation. Banding colors shall be in earth tones. Accent colors, defined as non-earth tones, may be used if they do not create continuous bands and will not cover more than 10% of the exterior wall surface. Non-earth tone accent or band colors are subject to approval by D.D.R.C..
- All elevations are subject to D.D.R.C..

Motif inspired by
Perrine bridge

~~Asymmetrical facades
but consistent materials~~

Landscape features based on the natural
elements found on the canyon

Corten Steel
inspired by
Perrine Bridge

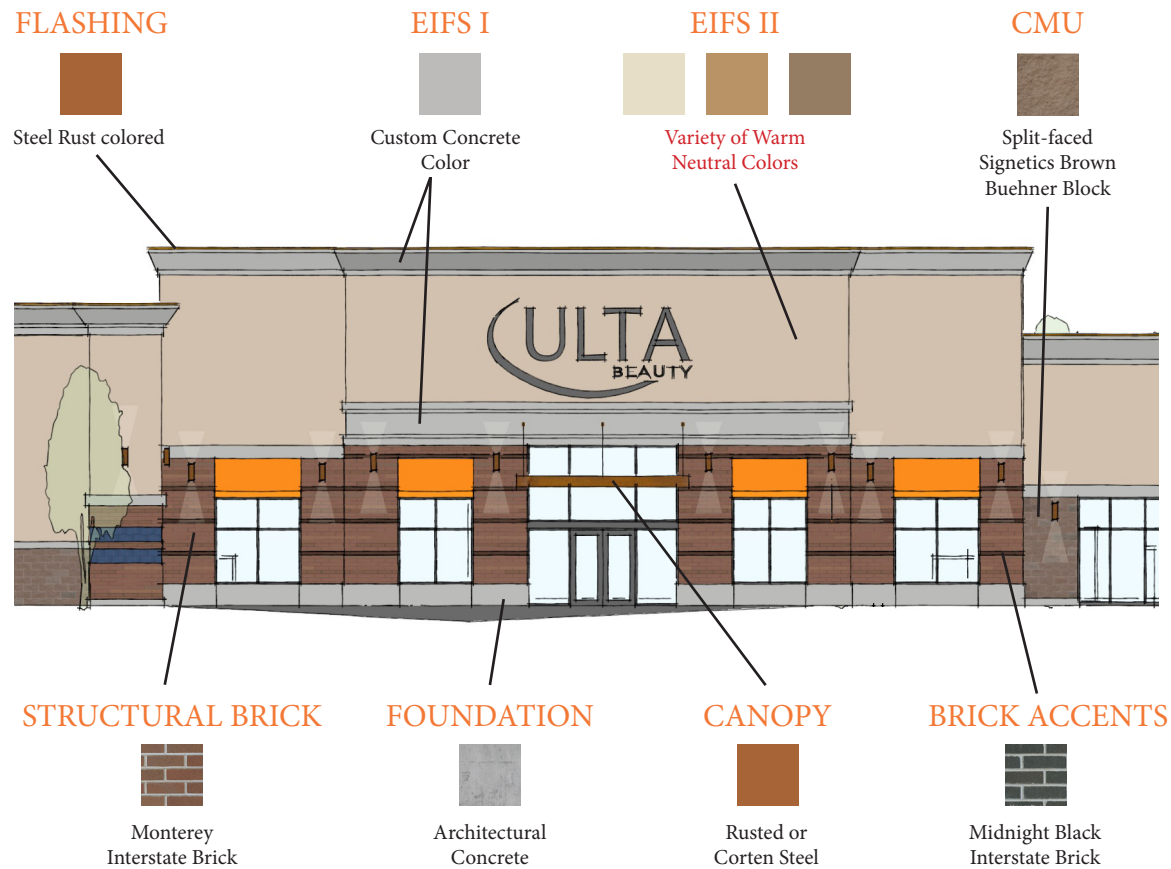
Lights have a
Corten Steel
Finish



SAMPLE ELEVATION

FRONT FACADE EXAMPLE

Materials and colors provides as examples. Similar materials/colors may be acceptable.



The materials used are inspired by the different elements found in Twin Falls. The red structural brick is the material used on historical buildings located downtown Twin Falls.

The color palette is reflective of the canyon walls and natural elements in the area.



BACK FACADE EXAMPLE

Colors and Materials provided as examples.
Similar materials/colors may be acceptable

STRUCTURAL BRICK



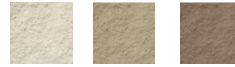
Monterey
Interstate Brick

BRICK ACCENTS

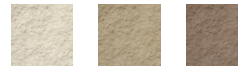


Midnight Black
Interstate Brick

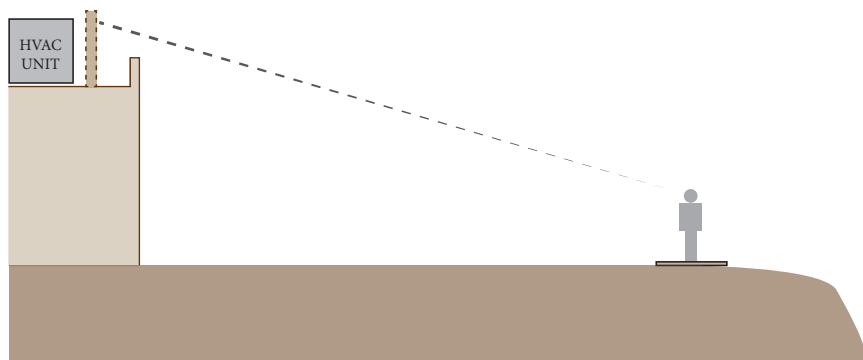
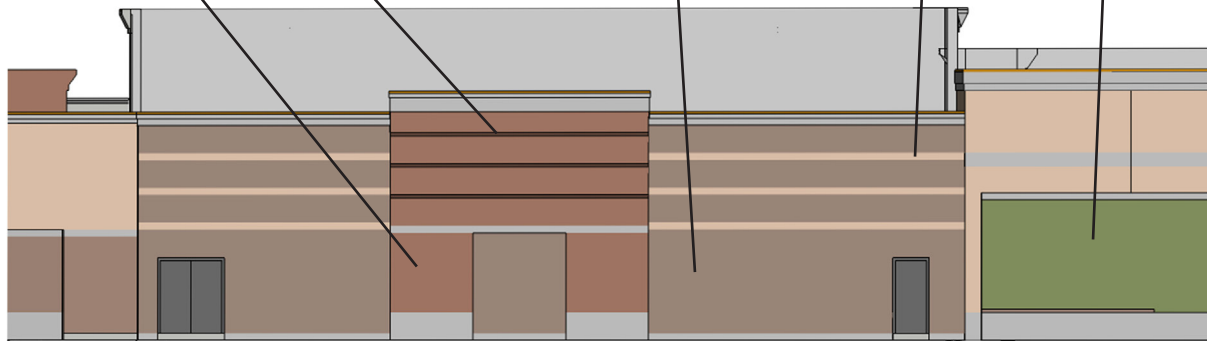
CMU



Earth Tones
Non-Earth Tones as
accepted by D.D.R.C

PLANTS &
LANDSCAPINGCMU ACCENTS
BAND

Earth Tones



ROOFTOP HVAC SCREENING

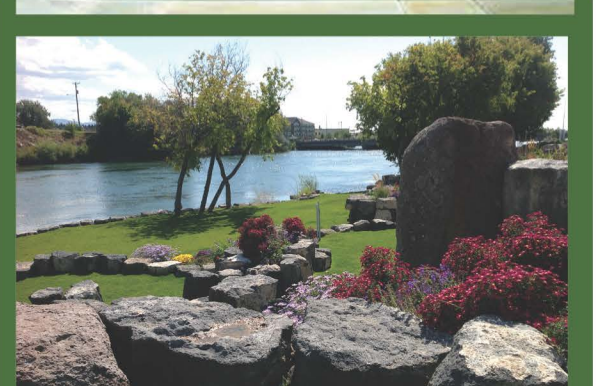
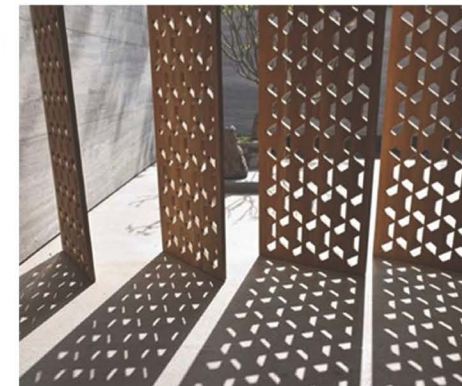


The main objectives of back elevation design:

- Be sensitive to exposure from bridge, canyon and trail.
- Screen loading and trash areas with walls and landscape
- Use variation in height, plan and materials to break up facades.
- Use trees, shrubs, vines, green walls, rocks and other landscape features to screen buildings, service areas and provide a "park" or "natural" feel to the project.
- Where possible, enclose trash receptacles, equipment and other desirable elements within walls or screened areas.
- Use similar materials as the front elevation.



Existing Structure/Wall



Brick Pavers

Decorative Panel

Pedestrian Parkway, Trail, and Visitors Center

A canyon view path runs around the project, along the canyon rim, and extends to the Twin Falls Community Visitor's Center and canyon view lookout point. Low stacked boulder walls, using natural basalt/lava rock, will add a structural accent along the canyon view path. Landscaping, including elements of the surrounding desert and agrarian plants, will screen the parkway/canyon view path from the back of the development. Interpretive signs and rest areas with Canyon Bridge motif benches will be provided creating areas for viewing, contemplation, or congregation. Rusted steel features and amenities will further reflect influences from the bridge and community. Pedestrian scale lighting will be added to provide both low levels of illumination and interesting shadowing effects at night.

Snake River Canyon

The inclusion of rock and landscape elements will be indicative of the high desert and the rugged Snake River Canyon terrain. Canyon colored boulders will be included throughout the project. Mulches in planting and landscaped areas will be primarily earth toned inorganic materials to contrast with the dark boulders. The mature landscape will appear lush with 75% of the rock mulch covered at plant maturity. Mosaic patterns using different sizes and colors of mulch will add interest and break up landscaped areas creating a visual texture in otherwise uniform areas.









Steve O'Connor

From: Jonathan Spendlove
Sent: Tuesday, January 15, 2019 7:57 AM
To: Steve O'Connor
Subject: FW: Planned Hotel

Follow Up Flag: Follow up
Flag Status: Flagged

From: Cassie Hulme <cassiesmoorman@hotmail.com>
Sent: Tuesday, January 15, 2019 7:56 AM
To: Jonathan Spendlove <JSpendlove@tfid.org>
Subject: Planned Hotel

I am writing this letter in regards to the proposed project of a hotel on the canyon edge. In the last two years I have seen more development of office buildings and housing going up everywhere. I have lived in Twin Falls Idaho my whole life and have loved what Idaho has always been and not what it is becoming now. I loved seeing the open land and space of farms and ranches. But now all you see is houses and buildings going up and eventually all that open space of farms and ranches will be gone. I truly oppose this hotel on the canyon rim that is not what Idaho is. You do not take a beautiful canyon and turn into a glass hotel for nothing more than a profit for developers. We need to stop all this development and selling off farm land for big corporations and housing and preserve what Twin Falls Idaho is and was about.

Cassie Hulme

305 Lucille Street
Kimberly ID 83341

Sent from [Mail](#) for Windows 10

Steve O'Connor

From: Jonathan Spendlove
Sent: Monday, January 14, 2019 1:51 PM
To: Steve O'Connor
Subject: FW: Proposal for Hotel on Canyon Rim

From: Silversurfer <linmic17@gmail.com>
Sent: Monday, January 14, 2019 11:02 AM
To: Jonathan Spendlove <JSpendlove@tfid.org>
Subject: Proposal for Hotel on Canyon Rim

Dear Mr. Spendlove:

Having just read that a corporation is planning to build a several story hotel next to the Visitors Center, I am submitting comments prior to the council meeting scheduled for January 29.

Please cancel plans for such construction. This would absolutely create a blight on our beautiful canyon rim trail and overshadow the architectural designs of both the Perrine Bridge and Visitors Center. A hotel at this location is a bad idea no matter how many stories high.

In my opinion I recommend that particular spot beside the Visitors Center would be better served by a one story restaurant-cafe with additional outside seating overlooking the canyon trail, similar to the Council Crest restaurant and Elevation designs. Their landscaping and barrier rock walls are in good taste and blend in well. The restaurant-cafe style of Panera Bakery is one the city business planner should solicit. I know Panera well - and it has a very popular and tasteful design beyond any coffeehouse or bakery-restaurant in Twin Falls in addition to an excellent varied menu. If you can't solicit Panera to join our community, please look for a similar type of business. Please avoid the fast food chains that now line up on Blue Lakes blvd and Pole Line.

Please do NOT allow the esthetics of the canyon rim trail to be ruined with oversized buildings that would detract from the well laid out design that now exists. Don't turn Twin Falls into just another strip mall of concrete buildings.

Thank you for considering my comments.

Linda Michaels
2140 Elizabeth blvd
Twin Falls, ID
208.358.1025

Jonathan Spendlove

From: GLEN and LOIS SHAW <glenandlois@msn.com>
Sent: Friday, January 25, 2019 10:15 AM
To: Jonathan Spendlove
Subject: New Hotel

My wife and I are FULLY against the building of a new hotel on the canyon rim.

Glen & Lois Shaw
1090 Terra Ave.
Twin Falls, ID 83301
(253) 905-5072 (cell)



Date: Tuesday, January 29, 2019
To: Planning and Zoning Commission
From: Brock Cherry, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit for the purpose of operating an Automobile Sales and Repair or Service Facilities on property located at 154 Washington Street on behalf of Jose Angulo. (app. PZ18-0100)

Time Estimate:

Five (5) to ten (10) minutes for staff and applicant presentation; Five (5) to ten (10) minutes for Commission questions, deliberation, and decision.

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:

A special use permit for a furniture and automobile upholstery business was approved on January 13, 2004.

Analysis:

This is a request to establish an Automobile Sales and Repair or Service facility on property located at 154 Washington Street. The proposed use will be in conjunction with the current furniture/car upholstery repair use on the subject property. The property is located within the C-B Zoning District.

The applicant indicates the hours of operation will be from 8:00 A.M. to 8:00 P.M. and employ approximately four (4) employees.

It is Staff's determination this request meets the criteria in City Code, and complies with the City Plans.

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.
2. subject to all parts for service and or repair, and non-operating vehicles to be screened or stored indoors.

Attachments:

1. SUP Staff Report PZ18-0100
2. 1 - Vicinity Map
3. 2 - Narrative
4. 3 - Site Plan
5. 4 - Photos



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Brock Cherry, City Planner
 Request: A **Special Use Permit** to operate an Automobile Sales and Repair or Service Facilities on property located at 154 Washington Street.
 Application: PZ18-0100
 Applicant:
 Jose Angulo
 154 Washington Street
 Twin Falls, ID 83301
 208-404-6995
 qu154@hotmail.com

Public Hearing: January 29th 2019

Analysis

This is a request to establish an Automobile Sales and Repair or Service facility on property located at 154 Washington Street. The proposed use will be in conjunction with the current furniture/car upholstery repair use on the subject property. The property is located within the C-B Zoning District.

The applicant indicates the hours of operation will be from 8:00 A.M. to 8:00 P.M. and employ approximately four (4) employees.

It is Staff's determination this request meets the criteria in City Code, and complies with the City Plans.

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

A special use permit for a furniture and automobile upholstery business was approved on January 13, 2004.

City Plans Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Downtown". The "Downtown" Designation is meant to provide diverse retail options including automobile sales.

The 2009 Master Transportation Plan indicates the subject property's adjacent roadways are arterial (Washington Street) and residential roadways (Austin Avenue) roadways. It is anticipated that the existing transportation infrastructure will provide sufficient service for the proposed use.

Applicable Regulations or Codes

Per City Code 10-4-7.2, a special use permit is required for automobile sales in the C-B Zoning District.

Potential Impacts

The proposed SUP will produce additional traffic and noise. However, staff believes that the additional noise and traffic will be similar to the amount created by the existing upholstery business use.

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.
2. Subject to all parts for service and or repair, and non-operating vehicles to be screened or stored indoor.

Attachments

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

Public Hearing: January 29th 2019



C-B
 R-6-MHO-1

Current Zoning: C-B

Existing Land Use: Auto
Upholstery

Comprehensive Plan:
Downtown

Proposed Land Use: Retail Auto
Sales



Surrounding Zoning Designations & Land Use(s)

North: Austin Ave; C-B,
Residential

East: Washington St; C-B, Retail
Trade (Bar)

South: C-B, Retail Auto Sales

West: C-B, Vacant

Applicable Regulations

10-1-4, 10-1-5, 10-4-7.2, 10-10-11, 10-11-1 thru 8, 10-13-2-2

To Whom it may concern:

4.

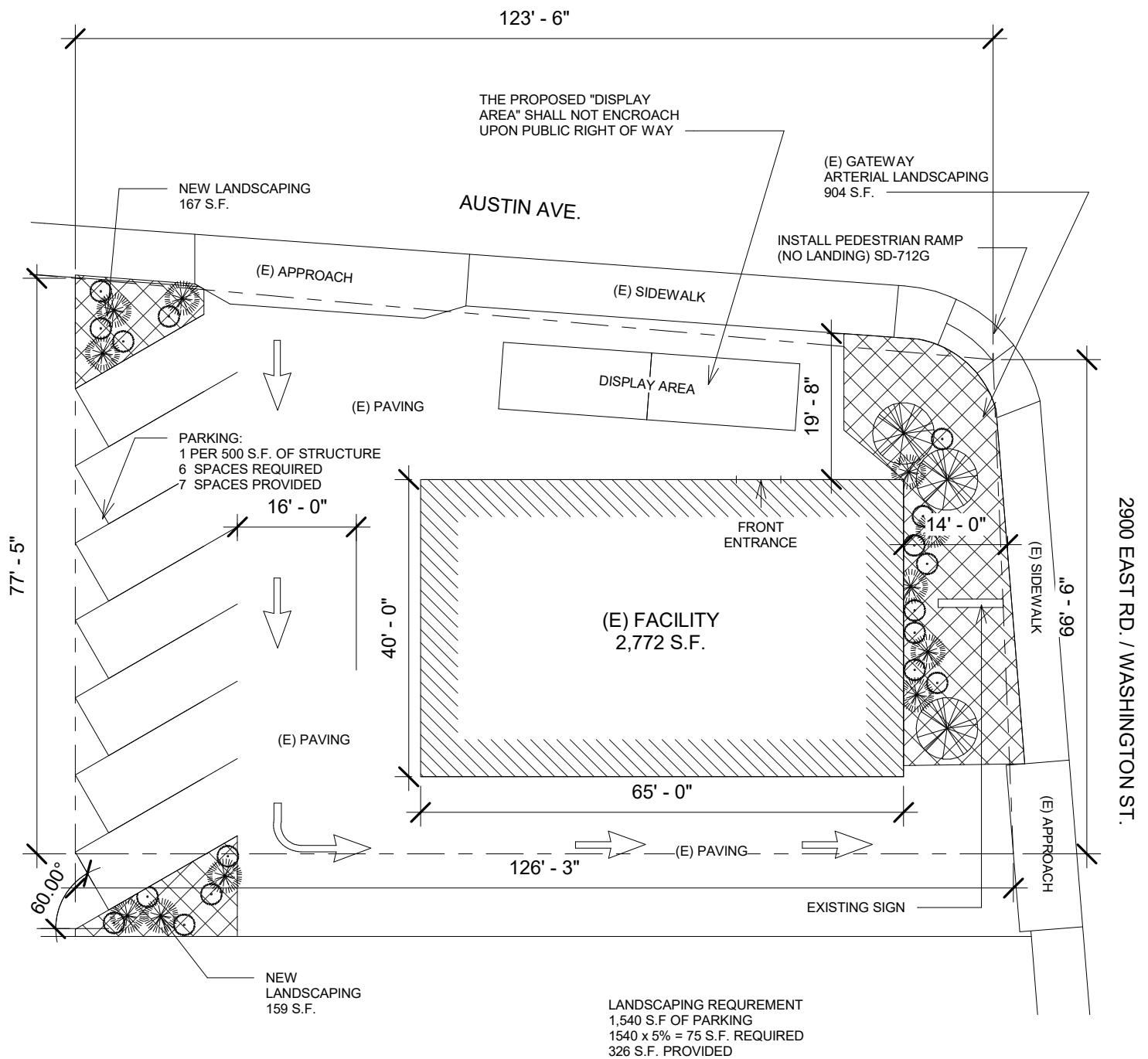
a. Quality Upholstery currently sells automotive and Furniture supplies used in the Upholstery Business. Quality Upholstery also works on furniture and automobiles upholstery from their current facility.

b. This request for a special use is to allow the sale of used automobiles at the site. The current services will continue along with the sale of automobiles. If the used car sales are successful the existing services may be phased out or discontinued.

The hours of operation will approximately 8:00 a.m. to 8:00 p.m. It is not anticipated that the addition of car sales will make a large impact to the traffic as the existing site is small and not very many cars will be on display. There will be approximately 4 employees.

c. There may a small increase of noise as a few additional vehicle trips are anticipated. The glare should not be impacted as vehicles are already parking on the site where the parking lot striping is indicated and where the display area is being proposed. As with all automobiles odor are present. It is not anticipated that this will be increased with the approval of the special use. Fumes and vibration should have a minimal impact as it is not anticipated that that the used cars will bring a significant impact the trips generated. As the car sales increase the other current uses will be phased out so only used cars will be sold.

The property to the south has been until recently a used car dealership. There are a few residences in and around the property. There are additional used car dealerships within ½ mile on Addison Ave.



* THIS SPECIAL USE IS TO ALLOW USED CAR DEALERSHIP
THE CURRENT ZONE IS CB

Laughlin Ricks Architecture architecture/planning

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

Owner JOSE ANGULLO
154 WASHINGTON ST
TWIN FALLS, ID 83301
PH: 208.410.0133

ADDRESS

154 WASHINGTON ST
TWIN FALLS, ID 83301

RPT1941002001A

COMMERCIAL SITE PLAN - SUP

A0-1

Drawn by KM

Checked by RCR

Scale 1" = 20'-0"





SE Corner Looking NW



SW Corner Looking NE



Date: Tuesday, January 29, 2019
To: Planning and Zoning Commission
From: Brock Cherry, Planner, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit for the purpose of operating an Automobile Sales and Repair of Service Facilities on property located at 1534 Blue Lakes Boulevard North c/o Errin Bliss on behalf of Goode Motors. (PZ18-0108)

Time Estimate:

Five (5) to ten (10) minutes for staff and applicant presentation; Five (5) to ten (minutes) for Commission deliberation and decision.

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:

N/A

Regulatory Impact:

NA

History:

Per City and County records the automobile sales and repair or service use was initially established on the subject property in 1972 as Blue Lakes Volkswagen-Porsche-Audi Inc. The subject property has remained an auto dealership since its inception in 1972. Currently, Goode Motors operates on the subject property.

Analysis:

This is a request to operate an automobile sales and repair or service facility on property located at 1534 Blue Lakes Boulevard North. The subject property is located in the C-1 Zoning District.

Currently the subject property is operating as a “legal non-conforming” automobile sales and repair or service facility. The applicant intends to expand remodel the exterior of the property. The expansion will include a new showroom, additional offices, retail sales area, service drive thru and approximately six (6) new service bays.

The dealership will operate six (6) days per week Monday through Saturday from 7 A.M. to 7 P.M.

In addition to this request, the applicant is proposing to group the required landscaped parking lot islands as per City Code 10-10-11(B). City Code currently requires landscaped parking lot islands to end-cap each row of parking, and medians for parking rows which exceed fifteen (15) spaces. The purpose of this city code is to mitigate the adverse effects of extensive asphalt paved areas and to enhance the design and character of the property.

Per the Applicant the proposed island grouping plan would provide 108 ft. more landscaping, 40% more trees and 46% more bushes.

Conclusion:

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
2. Subject to all parts for service and/or repair, and non-operating vehicles to be screened or stored indoors.
3. Subject to the approved Parking Lot Island Grouping conditions set by the Commission.

Attachments:

1. PZ18-0108 Staff Report
2. 1 - Vicinity Map
3. 2 - Narrative
4. 3 - Site Plan - Standard Landscape Plan
5. 4 - Elevations
6. 5 - Island Grouping Request
7. 6 - Proposed Landscaping Grouping
8. 7 - Photos



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Brock Cherry, City Planner
 Request: A **Special Use Permit** to operate an Automobile sales and repair or service facilities on property located at 1534 Blue Lakes Boulevard North.
 Application: PZ18-0108
 Applicant & Representative:
 Blue Lakes Properties, LLC c/o
 Errin Bliss, Bliss Architecture
 408 S. Maine Street Suite 3
 Hailey, Idaho 83333
 208-721-7424
 errin@blissarchitecture.com

Public Hearing: January 29th 2019

Analysis

This is a request to operate an automobile sales and repair or service facility on property located at 1534 Blue Lakes Boulevard North. The subject property is located in the C-1 Zoning District.

Currently the subject property is operating as a "legal non-conforming" automobile sales and repair or service facility. The applicant intends to expand remodel the exterior of the property. The expansion will include a new showroom, additional offices, retail sales area, service drive thru and approximately six (6) new service bays.

The dealership will operate six (6) days per week Monday through Saturday from 7 A.M. to 7 P.M.

In addition to this request, the applicant is proposing to group the required landscaped parking lot islands as per City Code 10-10-11(B). City Code currently requires landscaped parking lot islands to end-cap each row of parking, and medians for parking rows which exceed fifteen (15) spaces. The purpose of this city code is to mitigate the adverse effects of extensive asphalt paved areas and to enhance the design and character of the property.

Per the Applicant the proposed island grouping plan would provide 108 ft. more landscaping, 40% more trees and 46% more bushes.

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

Per City and County records the automobile sales and repair or service use was initially established on the subject property in 1972 as Blue Lakes Volkswagen-Porsche-Audi Inc. The subject property has remained an auto

dealership since its inception in 1972. Currently, Goode Motors operates on the subject property.

Applicable Regulations or Codes

Per City Code 10-4-2, a special use permit is required for automobile sales in the C-1 Zoning District.

Per City Code 10-3-4, A building or use made nonconforming but which was lawfully existing or under construction at the time of adoption (1982) hereof may continue to be used or occupied, subject to the provisions in Title 10 of City Code.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Mixed Use". The "Mixed Use" designation is meant to provide diverse retail options including automobile sales. Further, the "Mixed Use" designation should be reserved for properties located along arterial roadways and serve both local and regional consumers.

The 2009 Master Transportation Plan indicates the subject property's adjacent roadways are arterial (Blue Lakes Blvd N.) and collector roadways (Cheney Dr.) roadways. It is anticipated that the existing transportation

Public Hearing: January 29th 2019

infrastructure will provide sufficient service for the proposed use.

Therefore, staff has determined this request is in compliance with City comprehensive plans.

Potential Impacts

The proposed SUP will produce similar traffic and noise that has been produced from the "legal non-conforming" automobile and repair or service use. Staff believes due to the subject property being located on arterial and collector roadways that additional traffic flow will be accommodated.

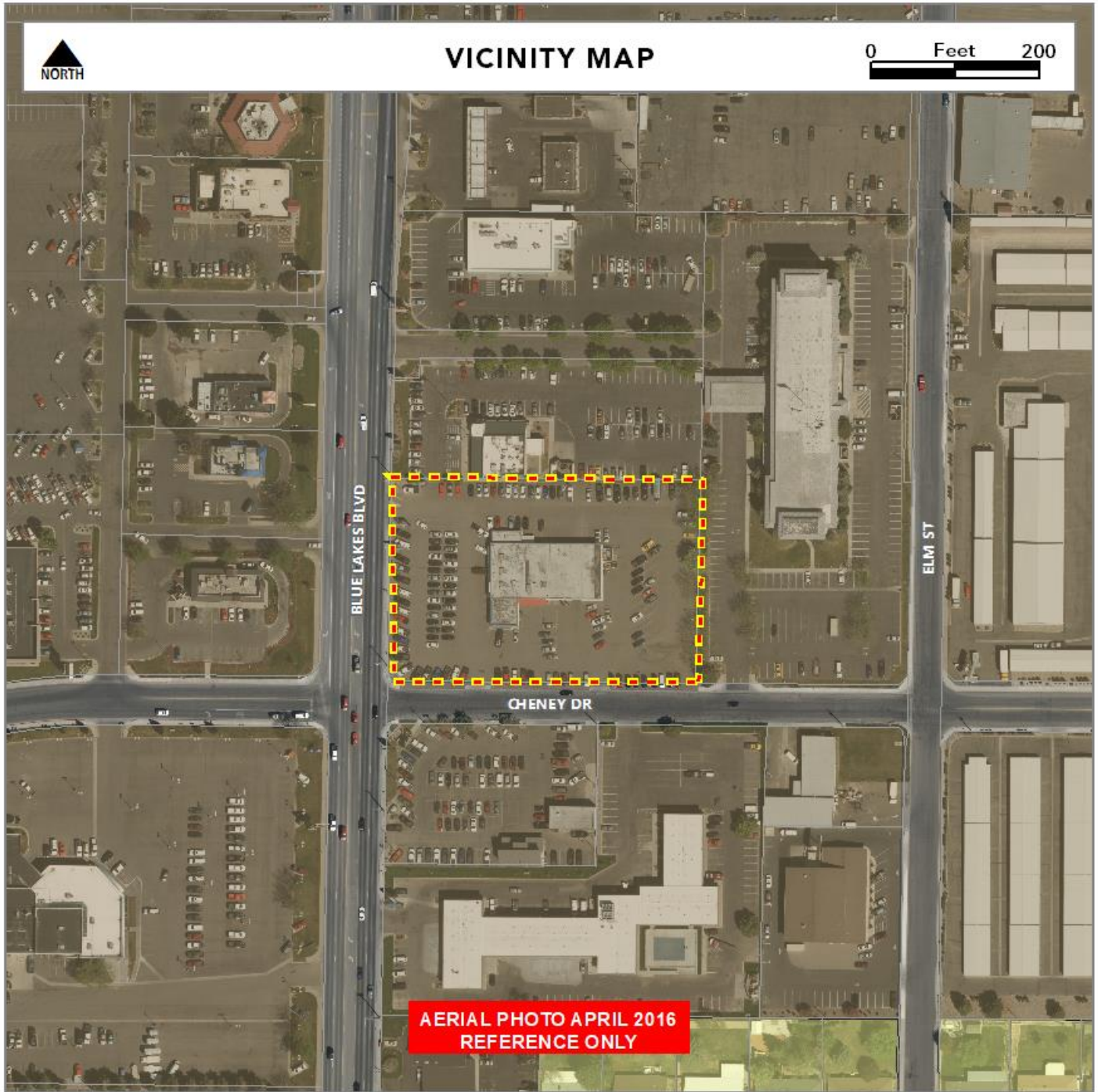
Conclusion

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.
2. Subject to all parts for service and or repair, and nonoperating vehicles to be screened or stored indoor.
3. Subject to the approved Parking lot Island Grouping conditions set by the Commission.

Attachments

1. Vicinity Map
2. Narrative
3. Elevations
4. Site Plan/Standard Landscape Plan
5. Island Grouping Request
6. Proposed Island Grouping
7. Photos



C-1
 R-2

Current Zoning:
 C-1

Comprehensive Plan:
 Mixed Use

Existing Land Use:
 "Legal Non-Conforming"
 Automobile sales and repair or
 service facilities

Proposed Land Use:
 Automobile sales and repair or
 service facilities

Surrounding Zoning Designations & Land Use(s)

North: C-1, Restaurant South: C-1, Automobile sales and repair or service facilities	East: C-1, Hotel West: C-1, NW – Finance Office; SW – Restaurant
--	--

Applicable Regulations

10-1-4; 10-1-5; 10-4-2; 10-4-3; 10-10-11(B); 10-11-1 thru 8; 10-13-2-2



www.TwinFallsVW.com

Phone: (208) 733-2954

Fax: (208) 734-5938

January 17, 2019

City of Twin Falls
Attn: Community Development Services
203 Main Avenue East
Twin Falls, ID 83301

To Whom It May Concern:

The information contained in this letter is part of the Special Use Permit Application being filed by Blue Lakes Properties, LLC (an affiliate of Twin Falls Volkswagen, a Goode Motor dealership, "**Goode**"). This letter is in response to the City of Twin Falls' request for information.

The reason that Goode is making the request for a Special Use Permit is to allow Goode to continue operating a new & used car dealership located at 1534 Blue Lakes Blvd and to allow for a permit that result in a complete remodel of the building and site plan at that location.

Currently, Goode operates its VW and Mazda franchises out of this location and plans to move its Mazda operations out of this facility to the corner of Eastland and Kimberly Dr. The net result will be a completely remodeled facility at this proposed location to house our VW franchise. The facility will include a new addition for a showroom, sales and administration offices, retail parts sales, a service drive thru, and approximately 6 new service bays. A portion of the existing building will remain and continue to house approximately 6 service bays.

This above-proposed plan has many advantages for Goode as well as the City, including:

- It renovates a blighted building in an attractive part of Twin Falls;
- It allows Goode to expand its operations and investment footprint in Twin Falls; and
- Once the Mazda franchise is relocated, it results in Goode hiring 15-20 new employees, most of whom will make above-average incomes.

In addition to the above, here are answers to specific information requested by the City:

1. *Hours of Operation:* The VW dealership will operate 6 days per week (no Sundays) during normal retail business hours of 7am-7pm.

Physical Address:

1534 Blue Lakes Blvd.
Twin Falls, ID 83301

Mailing Address:

PO Box 5075
Twin Falls, ID 83303

2. *Traffic Anticipated:* We do not anticipate any change in traffic at this location. It is currently serving as a new/used car dealership and the basic operation and use of the facility will not substantively change.
3. *Number of Employees:* When anticipate than an additional 15-20 new employees will be hired upon completion of this project as result of relocating the Mazda dealership to another location. Those jobs will be at our Mazda location, not this VW location.
4. *Impact on Adjacent Properties:*
 - a. *Noise:* There will be no change in noise levels from current operations. A retail automotive dealership has insignificant noise pollution. The loudest part of the operation is the use of certain tools used in our mechanical shop; however, our doors will be closed most of the time which will mute that noise.
 - b. *Glare:* There will be no change in glare levels from current operations The existing parking lot will be illuminated at night, which is needed both to display our vehicles to customers, but also to protect our vehicles from vandalism. That being said, the lights will be LED lights that have the benefit of generating almost no light pollution since they can be adjusted to shine on specific areas and not shined on other areas.
 - c. *Odor:* There will be no change in odor levels from current operations. Goode is not aware of any odor that would be generated from this project.
 - d. *Fumes/Vibration:* We do not anticipate any fumes or vibration from the facility and certainly no change from existing operations.
 - e. *Overall Compatibility With Adjacent Properties:* Since there will be no change to existing operations, we do not see anything that would make continued operations as a car dealership at this location incompatible with adjacent properties.

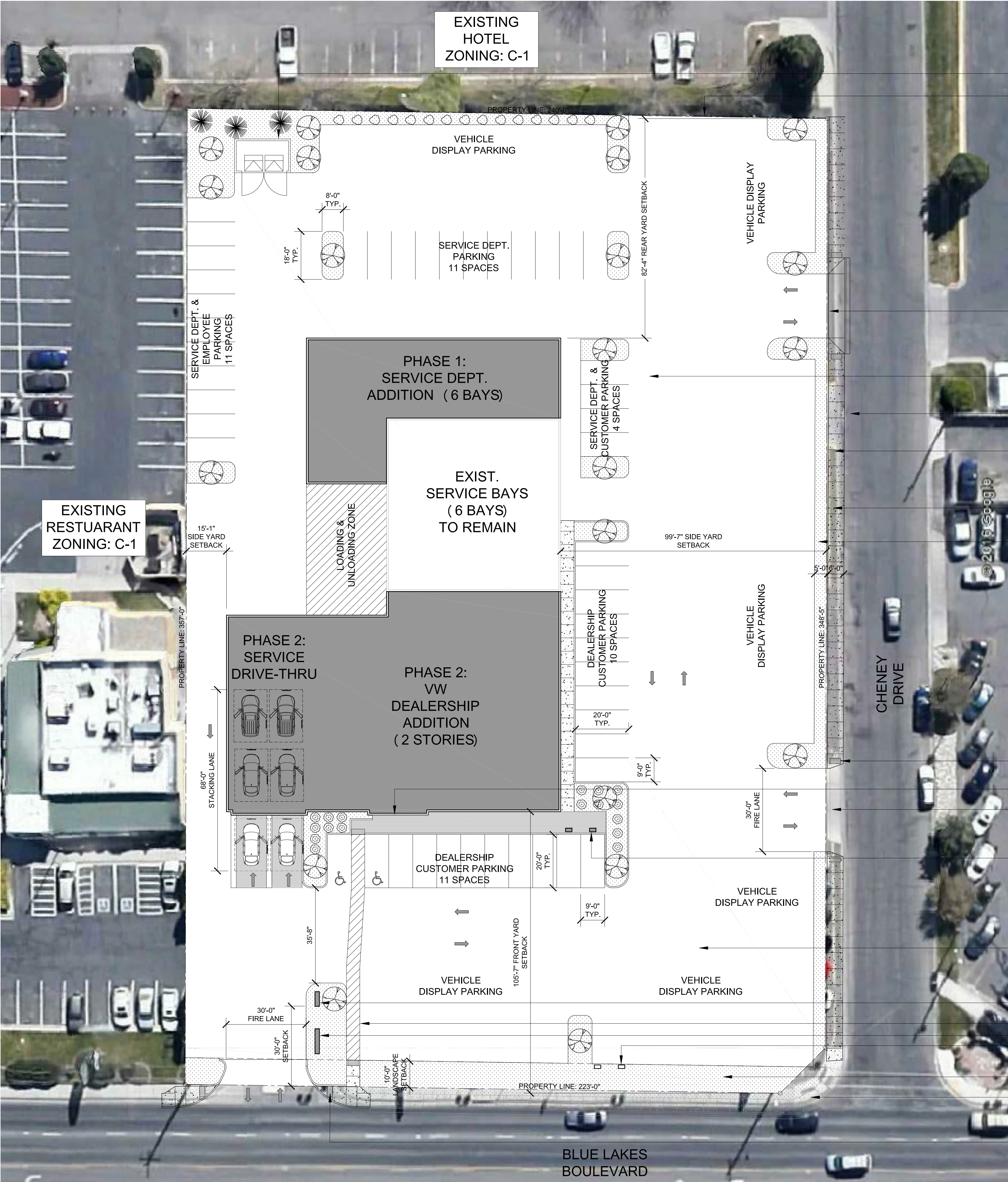
Should you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

TWIN FALLS VOLKSWAGEN



Matt Cook,
Owner/Dealer Principal



SITE DATA

PROPERTY OWNER:
BLUE LAKES PROPERTIES, LLC
PO BOX 1108
BURLEY, IDAHO

PROPERTY ADDRESS:
1534 BLUE LAKES BOULEVARD NORTH
TWIN FALLS, IDAHO

LEGAL DESCRIPTION:
TWIN FALLS E. OFF TRACT, PARCEL A.N 240' OF W 366', OF LOT 4 EXC SW .003A TRI. (3-10-17 NW)

ZONING DISTRICT:
COMMERCIAL HIGHWAY DISTRICT: C-1

LOT AREA:
TOTAL: 87,730 S.F. (2.014 ACRES)

MIN. LANDSCAPE SETBACK - BLUE LAKES BOULEVARD:
REQUIRED: 10'-0" FROM BACK OF EXIST. SIDEWALK
PROPOSED: SEE SITE PLAN

MIN. FRONT YARD SETBACK:
REQUIRED: 80'-0" FROM CENTERLINE OF BLUE LAKES BOULEVARD
PROPOSED: SEE SITE PLAN

MIN. REAR YARD SETBACK:
REQUIRED: 0'-0"
PROPOSED: SEE SITE PLAN

MIN. SIDE YARD SETBACK:
REQUIRED: 0'-0"
PROPOSED: SEE SITE PLAN

MAX. BUILDING HEIGHT:
REQUIRED: 50'-0"
PROPOSED: 22'-0"

BUILDING GROSS AREA:
EXISTING SERVICE DEPT.: 4,163 S.F.
PROPOSED FIRST FLOOR SERVICE DEPT. ADDITION: 3,560 S.F.
PROPOSED FIRST FLOOR VW DEALERSHIP ADDITION: 7,376 S.F.
PROPOSED SECOND FLOOR VW DEALERSHIP ADDITION: 3,577 S.F.
TOTAL: 19,099 S.F.

ON-SITE PARKING: EXISTING & PROPOSED SERVICE DEPT.:
REQUIRED: 3 SPACES + 1.5 SPACES/BAY = 21 SPACES

ON-SITE PARKING: PROPOSED VW DEALERSHIP:
REQUIRED: 1 SPACE/500 S.F. OF AREA = 22 SPACES

ON-SITE PARKING PROVIDED FOR SERVICE DEPT., DEALERSHIP, & EMPLOYEES:
TOTAL REQUIRED: 43 SPACES
TOTAL PROVIDED: 45 SPACES + 2 ADA SPACES = 47 SPACES

LANDSCAPE REQUIREMENTS

TOTAL LOT AREA:
87,730 S.F. (2.014 ACRES)

LANDSCAPING REQUIRED:
REQUIRED: 3% OF TOTAL LOT AREA = 2,632 S.F.

LANDSCAPE ISLAND AREA REQUIRED:
18 LANDSCAPE ISLANDS REQUIRED AT 8'x15' = 2,160 S.F.

TOTAL LANDSCAPE AREA PROVIDED:
5,488 S.F. + 2,160 S.F. = 7,648 S.F.

LANDSCAPE DESIGN REQUIREMENTS:
EACH LANDSCAPE ISLAND SHALL CONTAIN AT LEAST ONE 4' TALL TREE

1 TREE PER 500 S.F. OF THE REQUIRED LANDSCAPE AREA
AT LEAST 50% OF THE TREES SHALL BE EVERGREENS

1 BUSH PER 100 S.F. OF THE REQUIRED LANDSCAPE AREA
AT LEAST 50% OF THE BUSHES SHALL BE EVERGREENS

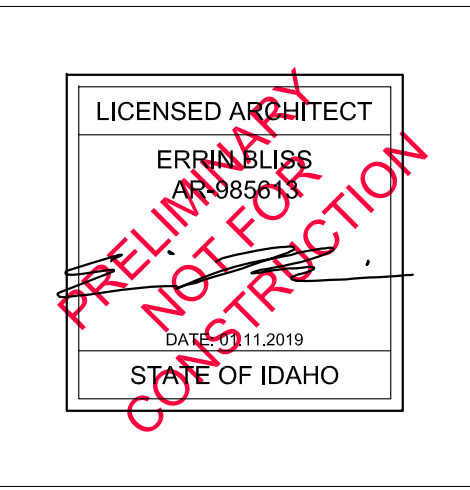
LANDSCAPE DESIGN REQUIREMENTS PROVIDED:
EACH LANDSCAPE ISLAND CONTAINS ONE 4' TALL TREE = 18 TREES

2,632 S.F./500 S.F. = 6 TREES; 3 OF WHICH SHALL BE EVERGREENS

2,632 S.F./100 S.F. = 26 BUSHES; 13 OF WHICH SHALL BE EVERGREENS

LEGEND

- NEW LANDSCAPING T.B.D.
- NEW CONC. PAVERS
- NEW BROOM FINISH CONC. SIDEWALK
- NEW 4' TALL MIN. DECIDUOUS LANDSCAPE ISLAND TREE
- NEW EVERGREEN LANDSCAPE TREE
- NEW DECIDUOUS & EVERGREEN LANDSCAPE BUSHES



GOODE MOTOR VW SERVICE DEPT. ADDITION
1534 BLUE LAKES BLVD | TWIN FALLS | IDAHO

BLISSARCHITECTURE

PROJECT NO. | 201604

DRAWN BY | EMB
CHECKED BY | EMB

SPECIAL USE
PERMIT SUBMITTAL
DATE | 01 11 2019

ARCHITECTURAL
SITE PLAN
OPTION 1

AS101

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Twin Falls Volkswagen

Exterior Rendering



EVIEW360

R1.0

Date
08/29/2018

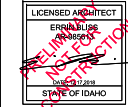
Issue
Design Criteria Documents

City/State:
Project # :
Drawn by :

Twin Falls, ID
18-1060
PS/TE

These drawings are for communication of design intent only.
These drawings are not suited or intended for construction or fabrication.

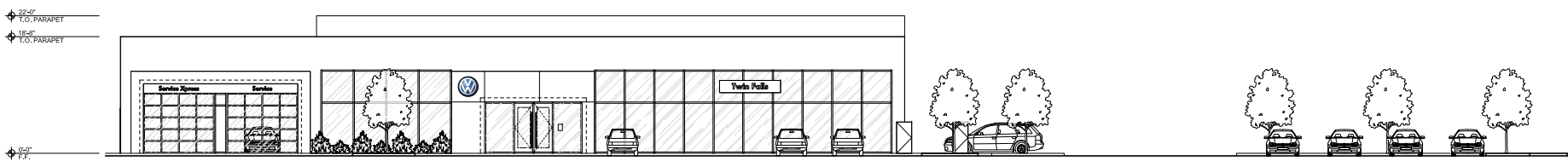
DCD Version:
2017.05



GOODE MOTOR VW SERVICE DEPT. ADDITION
1534 BLUE LAKES BLVD | TWIN FALLS | IDAHO

BLISSARCHITECTURE

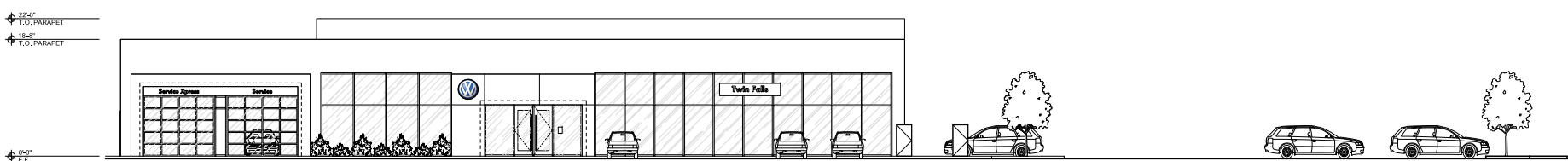
O | 408 SOUTH MAIN STREET | SUITE 3 | HAILEY IDAHO 83333
P | 208-721-7424 W | BLISSARCHITECTURE.COM



BLUE LAKES BLVD. ELEVATION - OPTION 2

SCALE: 1/8" = 1'-0"

2



BLUE LAKES BLVD. ELEVATION - OPTION 1

SCALE: 1/8" = 1'-0"

1

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PROJECT NO. | 201604

DRAWN BY | EMB
CHECKED BY | EMB

SPECIAL USE
PERMIT SUBMITTAL
12.17.2018

BLUE LAKES BLVD,
ELEVATIONS

A201

BLISSARCHITECTURE

January 17, 2019

City of Twin Falls
Planning & Zoning Department
203 Main Ave. East
Twin Falls, Idaho 83301
Attention: Brock Cherry

Mr. Cherry,

Per the SUP Application filed on December 17, 2018, by Blue Lakes Properties, LLC, Twin Falls Volkswagen is requesting a Special Use Permit to allow its current dealership to continue operating its new and used dealership located at 1534 Blue Lakes Blvd. The SUP would also allow the dealership to expand its current facility with a new addition for a VW showroom, sales and administration offices, retail parts sales, a service drive-thru, and service bays.

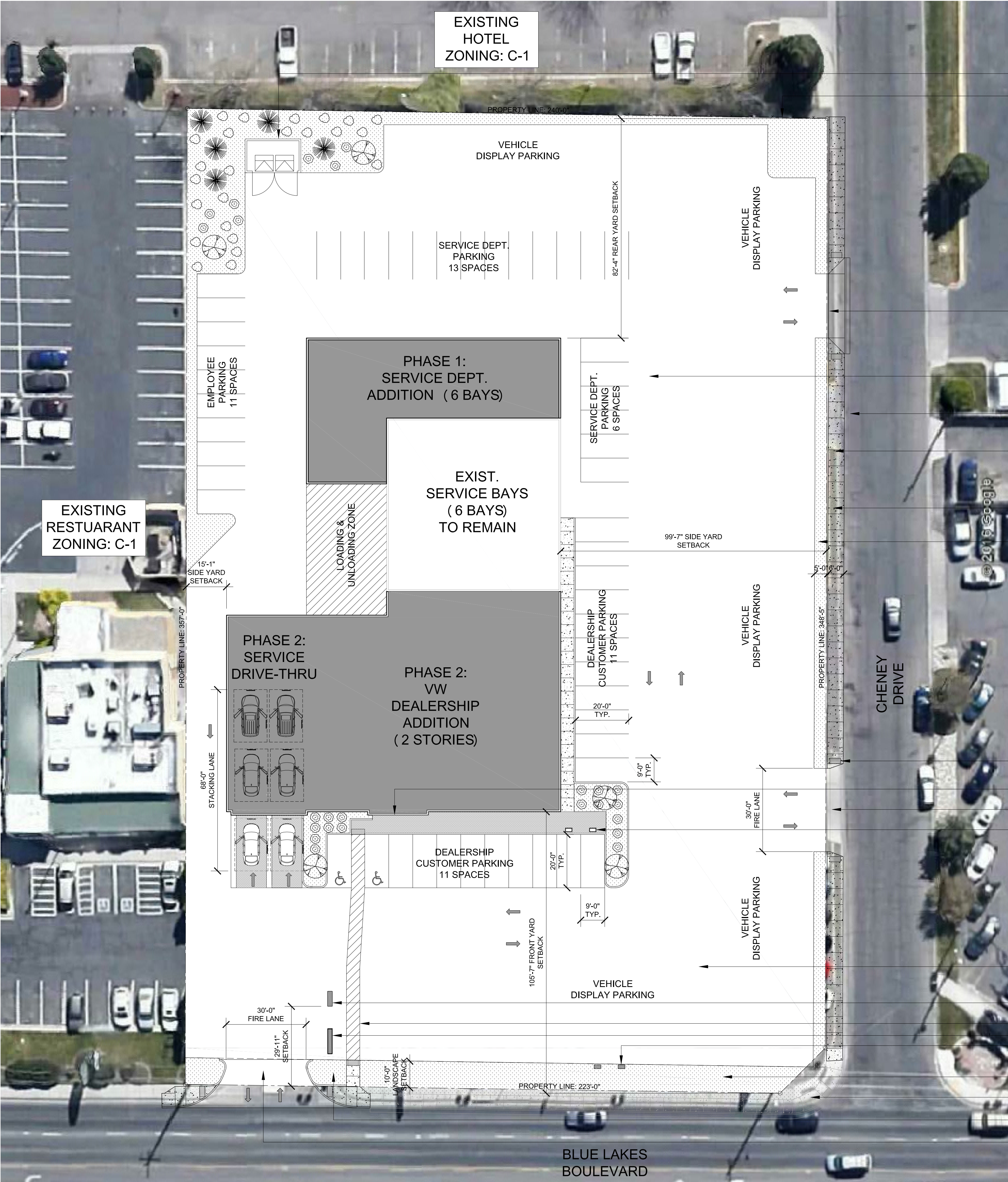
Per the City of Twin Falls City Code, 'Minimum Standards for Parking Lot Design,' a minimum 8' wide by 15' long landscape island shall be located at the terminus of all parking rows. A landscape island is also required where more than 15 parking spaces are provided in a continuous row. The Architectural Site Plan – Option 1, dated January 11, 2019, illustrates compliance with the aforementioned requirements of the City Code and provides a total of **7,648 sq. ft.** of landscaping.

City Code also allows for the required landscape islands to be 'grouped.' The Architectural Site Plan – Option 2, dated January 11, 2019 illustrates this grouped landscape design and is the preferred design of Blue Lakes Properties and Twin Falls VW. Option 2 still provides for the minimum 10' landscape setback along Blue Lakes Blvd, like Option 1. However, the landscape islands have been eliminated and instead grouped together, providing a total of **7,756 sq. ft.** of landscaping, which is a greater area than that provided in Option 1. Option 2 also provides **40% more 4' minimum high trees**, and **46% more shrubs and bushes** than Option 1. With the elimination of the parking lot islands, Option 2 also provides considerably greater flexibility for the dealership to display, move, and maintain their vehicles. It also makes it considerably easier to plow snow during the winter months.

As mentioned, the preferred landscape design is Option 2 – the grouped layout with the elimination of the landscape islands.

If you have any questions or concerns please feel free to contact me at your convenience.

Sincerely,
Errin Bliss, Architect, AIA



SITE DATA

PROPERTY OWNER:
BLUE LAKES PROPERTIES, LLC
PO BOX 1108
BURLEY, IDAHO

PROPERTY ADDRESS:
1534 BLUE LAKES BOULEVARD NORTH
TWIN FALLS, IDAHO

LEGAL DESCRIPTION:
TWIN FALLS E. OFF TRACT, PARCEL A.N 240' OF W 366', OF LOT 4 EXC SW .003A TRI. (3-10-17 NW)

ZONING DISTRICT:
COMMERCIAL HIGHWAY DISTRICT: C-1

LOT AREA:
TOTAL: 87,730 S.F. (2.014 ACRES)

MIN. LANDSCAPE SETBACK - BLUE LAKES BOULEVARD:
REQUIRED: 10'-0" FROM BACK OF EXIST. SIDEWALK
PROPOSED: SEE SITE PLAN

MIN. FRONT YARD SETBACK:
REQUIRED: 80'-0" FROM CENTERLINE OF BLUE LAKES BOULEVARD
PROPOSED: SEE SITE PLAN

MIN. REAR YARD SETBACK:
REQUIRED: 0'-0"
PROPOSED: SEE SITE PLAN

MIN. SIDE YARD SETBACK:
REQUIRED: 0'-0"
PROPOSED: SEE SITE PLAN

MAX. BUILDING HEIGHT:
REQUIRED: 50'-0"
PROPOSED: 22'-0"

BUILDING GROSS AREA:
EXISTING SERVICE DEPT.: 4,163 S.F.
PROPOSED FIRST FLOOR SERVICE DEPT. ADDITION: 3,560 S.F.
PROPOSED FIRST FLOOR VW DEALERSHIP ADDITION: 7,376 S.F.
PROPOSED SECOND FLOOR VW DEALERSHIP ADDITION: 3,577 S.F.
TOTAL: 19,099 S.F.

ON-SITE PARKING: EXISTING & PROPOSED SERVICE DEPT.:
REQUIRED: 3 SPACES + 1.5 SPACES/BAY = 21 SPACES

ON-SITE PARKING: PROPOSED VW DEALERSHIP:
REQUIRED: 1 SPACE/500 S.F. OF AREA = 22 SPACES

ON-SITE PARKING PROVIDED FOR SERVICE DEPT., DEALERSHIP, & EMPLOYEES:
TOTAL REQUIRED: 43 SPACES
TOTAL PROVIDED: 50 SPACES + 2 ADA SPACES = 52 SPACES

LANDSCAPE REQUIREMENTS

TOTAL LOT AREA:
87,730 S.F. (2.014 ACRES)

LANDSCAPING REQUIRED:
REQUIRED: 3% OF TOTAL LOT AREA = 2,632 S.F.

LANDSCAPE ISLAND AREA REQUIRED:
18 LANDSCAPE ISLANDS REQUIRED AT 8'x15' = 2,160 S.F.

TOTAL GROUPED LANDSCAPE AREA REQUIRED:
TOTAL LANDSCAPE AREA REQUIRED: 2,632 S.F.
TOTAL LANDSCAPE ISLAND AREA REQUIRED: 2,160 S.F.
TOTAL REQUIRED: 4,792 S.F.

TOTAL GROUPED LANDSCAPE AREA PROVIDED: 7,756 S.F.

LANDSCAPE DESIGN REQUIREMENTS:
1 TREE PER 500 S.F. OF THE REQUIRED LANDSCAPE AREA
AT LEAST 50% OF THE TREES SHALL BE EVERGREENS

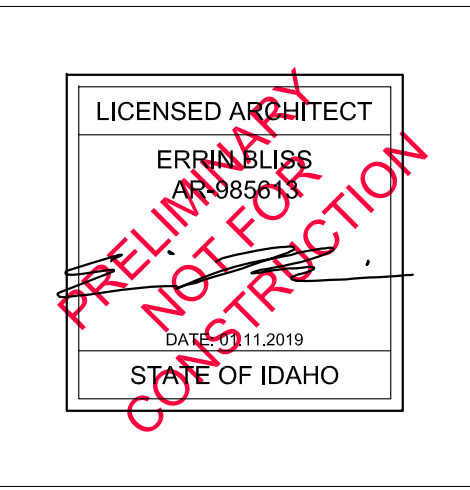
1 BUSH PER 100 S.F. OF THE REQUIRED LANDSCAPE AREA
AT LEAST 50% OF THE BUSHES SHALL BE EVERGREENS

LANDSCAPE DESIGN REQUIREMENTS PROVIDED:
4,792 S.F./500 S.F. = 10 TREES; 5 OF WHICH SHALL BE EVERGREENS

4,792 S.F./100 S.F. = 48 BUSHES; 24 OF WHICH SHALL BE EVERGREENS

LEGEND

- NEW LANDSCAPING T.B.D.
- NEW CONC. PAVERS
- NEW BROOM FINISH CONC. SIDEWALK
- NEW 4' TALL MIN. DECIDUOUS LANDSCAPE ISLAND TREE
- NEW EVERGREEN LANDSCAPE TREE
- NEW DECIDUOUS & EVERGREEN LANDSCAPE BUSHES



GOODE MOTOR VW SERVICE DEPT. ADDITION
1534 BLUE LAKES BLVD | TWIN FALLS | IDAHO

BLISSARCHITECTURE

O | 408 SOUTH MAIN STREET | SUITE 3 | HAILEY IDAHO 83333
P | 208-721-7424 W | BLISSARCHITECTURE.COM

PROJECT NO. | 201604

DRAWN BY | EMB
CHECKED BY | EMB

SPECIAL USE
PERMIT SUBMITTAL
DATE | 01 11 2019

ARCHITECTURAL
SITE PLAN
OPTION 2

AS101



NW Corner Looking SE



SW Corner Looking NE



SW Corner Looking NE



South Portion of Subject Property