



Twin Falls Planning & Zoning Commission Agenda

Tuesday, February 26, 2019, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

AMENDED Item 4B Withdrawn

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:** Approve minutes from the following meeting: February 12, 2019
 - b) **ACTION ITEM:** Approval of Findings of Fact and Conclusions of Law:
 - New Generation Homes (SUP)
- 3) Items of Consideration
- 4) Public Hearings
 - a) **ACTION ITEM:** Request to vacate an undeveloped portion of Bolton Street right of way located north of 202 Caswell Avenue West on behalf of Dr. David Kemp c/o EHM Engineers. (PZ19-0001)
By: Steve O'Connor, City Planner
 - b) **ACTION ITEM:** Request for a Special Use Permit to allow a Storage Unit Rental Facility on property located at 2469 Addison Avenue East on behalf of Hatch Design Architecture/Jeff Hatch. (PZ19-0003) **Withdrawn By Applicant**
By: Brock Cherry, City Planner
 - c) **ACTION ITEM:** Request for a Special Use Permit to allow a Home Occupation on property located at 661 Crestview Drive on behalf of Pamela N. Holt. (PZ19-0005)
By: Brock Cherry, City Planner
- 5) Upcoming Meeting(s)
 - a) Worksession: Wednesday, March 6, 2019
 - b) Tuesday, March 12, 2019
- 6) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Kelli Ebersole (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 first Public Hearing of the session, the Mayor or Chair shall review the public hearing procedures.
 2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chair, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
 3. A City Staff Report shall summarize the application and history of the request.
 4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The 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.**
 5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
 6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
 7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chair may limit public testimony to no less than two (2) minutes per person.
 - **Individuals are not permitted to give their time to other speakers.**
 - **However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chair. The spokesperson shall be limited to 15 minutes.**
 - **Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.**
 8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond.
 9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chair, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chair may limit the time permitted for the answer.
 10. The Mayor or Chair shall close the Public Hearing. The City Council or Planning & Zoning 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 Mayor or Chairman.



Twin Falls Planning & Zoning Commission Minutes

Tuesday, February 12, 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 06:01 pm.

A quorum was present.

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

Staff Present: Spendlove, Cherry, Nope, Ebersole

2) Consent Calendar: None

3) Items of Consideration: None

4) Public Hearings

- a) Request for a Special Use Permit for the purpose of constructing a detached accessory building greater than 1000 sq. ft. on property located at 3267 Longbow Drive. (PZ18-0114).

Staff Presentation:

City Planner Brock Cherry presented the request for a Special Use Permit for the purpose of constructing a detached accessory building greater than 1000 sq. ft. on property located at 3267 Longbow Drive. (PZ18-0114).

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 applicant recently received a building permit to construct the primary residence as shown on the submitted site plan. Per Twin Falls County records, and historic aerial photography, the land was vacant/undeveloped and utilized as an extended yard of the neighboring property.

This is a request to construct a detached accessory building larger than 1000 sq. ft. (approx. 1900 sq. ft.) on property located at 3267 Longbow Drive. The subject property is located within the R-1 VAR (Residential Single Household) Zoning District.

The applicant has stated the proposed accessory building will be used for the storage of utility trailers and recreational equipment. The site plan and elevations submitted indicate that the accessory building will have three garage bays and be designed with a mix of materials.

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.
2. Subject to personal use only – no commercial activity.

Applicant Presentation:

Applicant, Mandi Riddle, Twin Falls, stated that she and her husband are applying for a Special Use Permit to construct a detached accessory building to store their utility trailers and recreational vehicles.

PZ/Questions & Comments:

- Commissioner Bolton asked applicant if the building will be plumbed and are there rooms being built in the attic area where the windows are shown on the drawings.
- Applicant Riddle stated they will rough plumb the building and the windows are false dormers.
- Commissioner Hansen asked if the building will be used for commercial use.
- Applicant Riddle stated the building will only be used for personal use only.

Public Hearing: Opened and Closed without input

Discussions Followed: without concerns

Motion:

Commissioner Hansen motioned to approve the request for a Special Use Permit to construct a detached accessory building greater than 1000 sq. ft. on property located at 3267 Longbow Drive (PZ18-0114), as presented, with staff recommendations.

Commissioner Hawkins seconded the motion.

Unanimously approved

5) Upcoming Meeting(s)

Tuesday, February 26, 2019

6) Adjournment

The meeting adjourned at 6:12 pm.

Kelli Ebersole, Administrative Assistant



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

In Re:	)	
	)	
<u>Special Use Permit, Application,</u>	)	FINDINGS OF FACT,
	)	
<u>New Generation Homes, LLC</u>	)	CONCLUSIONS OF LAW,
<u>Applicant(s)</u>	)	
	)	AND DECISION

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho on February 12, 2019 for public hearing pursuant to public notice as required by law for a Special Use Permit for a detached accessory building larger than 1000 sq. ft. on property located at 3267 Longbow Drive, and the Planning and Zoning Commission having heard testimony from interested parties being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has applied for a Special Use Permit for the purpose for a detached accessory building larger than 1000 sq. ft. on property located at 3267 Longbow Drive.
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: January 24, 2019.
3. The property in question is zoned R-1 VAR pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Town Neighborhood in the duly adopted Comprehensive Plan of the City of Twin Falls.
4. The existing neighboring land uses in the immediate area of this property are: to the north, Residential; to the south, Residential; to the east, Residential; and to the west, Residential.
5. Relevant criteria and standards for consideration of this application are set forth in Sections 10-1-4, 10-1-5, 10-4-3.2(B) and 10-13-2.2, Twin Falls City Code.

Based on the foregoing Findings of Fact, the Planning and Zoning Commission hereby makes the following:

CONCLUSIONS OF LAW

1. The application for a Special Use Permit for a detached accessory building larger than 1000 sq. ft. on property located at 3267 Longbow Drive is consistent with the purpose of the R-1 VAR Zone, and is not detrimental to any of the outright permitted uses or existing special uses in the area.

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

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

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

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

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

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

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

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

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

11. The application for a Special Use Permit for a detached accessory building larger than 1000 sq. ft. on property located at 3267 Longbow Drive should be granted, subject to all applicable requirements of the Zoning Ordinance, Adopted Standard Drawings and City code of the City of Twin Falls, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

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

DECISION

1. The application for a Special Use Permit for a detached accessory building larger than 1000 sq. ft. on property located at 3267 Longbow Drive is hereby granted, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.
2. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.
3. The Special Use Permit shall be issued, as presented.

CHAIRMAN- TWIN FALLS CITY PLANNING & ZONING COMMISSION

DATE

"EXHIBIT NO. A"

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to personal use only-no commercial activity.

APPLICATION # PZ18-0114



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

203 Main Avenue East
P.O. Box 1907
Twin Falls, Idaho 83303-1907
Phone: 208-735-7267 Fax: 208-736-2641

SPECIAL USE PERMIT

Permit No. PZ18-0114

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on **February 12, 2019** to **New Generation Homes, LLC** whose address is 3267 Longbow Drive for a detached accessory building larger than 1000 sq. ft. on property located and legally identified with the following Parcel ID: **RPO84520010220A**.

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

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to personal use only-no commercial activity.

Chairman Planning & Zoning Commission

Date

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

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



Date: Tuesday, February 26, 2019
To: Planning and Zoning Commission
From: Planning & Zoning Department

ACTION ITEM

Request:

Request to vacate an undeveloped portion of Bolton Street right of way located north of 202 Caswell Avenue West on behalf of Dr. David Kemp c/o EHM Engineers. (PZ19-0001)

Time Estimate:

15-20 mins total, Staff may take up to 5 minutes, Applicant may take up to 15 minutes.

Background:

N/A

Approval Process:

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

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

Budget Impact:

N/A

Regulatory Impact:

Approval of this request will remove the limitation, or entitlement, for the specific area, as described on the plat or in other recorded documents. This area will become private property, and subject to current rules and regulations for taxes, zoning code compliance, and development.

History:

The Right-of-Way in question was dedicated over time as lots were created from the platted lots with in the Fireside Plat in 1939 and the Puddy Subdivision in 1956. The Development to the west of this ROW was approved in September 1994, effectively closing any through way for Bolton St.

Analysis:

This is a request to vacate a fifty foot (50') by sixty-two foot (62') portion of the 100 & 200 block of Bolton St Right of Way. Currently the Right of Way ends approximately one and a half feet from the eastern property line of the four plexes that front Honey Locust Ln. currently the ROW limits development of the property, but does not prevent development.

The ROW is unutilized due to the lack of a thru-way due to the four-plexes to the west. Vacating the property will give more develop-able land to the owner which they plan on developing multi-family units.

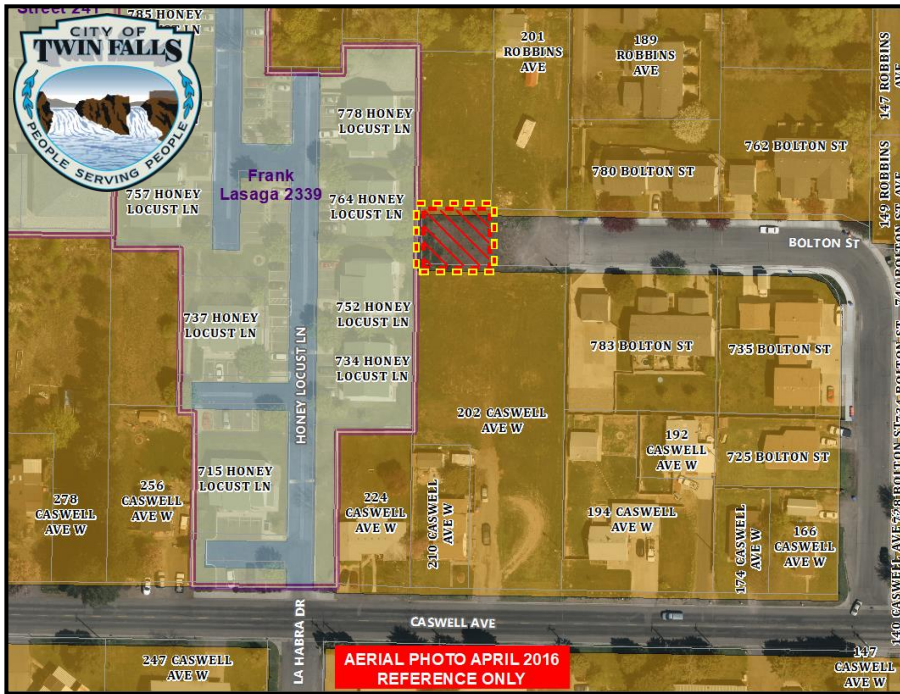
Conclusion:

The commission is tasked with recommending approval, approval with conditions, denial or you may table for more information. Should the Commission recommend approval, 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 a City Engineer and Fire Marshal approved permanent Public access easement to replace Temporary Cul-d-sac agreement r-D 634.
3. Subject to a fifteen foot wide utility easement centered on any future water pipe for city water infrastructure as approved by the City Engineer.

Attachments:

1. PZ19-0001 VAC Staff Report
2. 1 - Vicinity
3. 2 - Narrative
4. 3 - Exhibits
5. 4 - Photos



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Steve O'Connor, City Planner
 Request: To **Vacate** an undeveloped portion of Bolton Street right of way located north of 202 Caswell Avenue West
 Application: PZ19-0001
 Applicant & Representative:
 Dr. David Kemp
 c/o David Thibault
 621 North College Rd., Ste. 100
 Twin Falls, ID 83301
 208.734.4888
 dthibault@ehminc.com

Public Hearing: February 26th, 2019

Analysis

This is a request to vacate a fifty foot (50') by sixty-two foot (62') portion of the 100 & 200 block of Bolton St Right of Way. Currently the Right of Way ends approximately one and a half feet from the eastern property line of the four plexes that front Honey Locust Ln. currently the ROW limits development of the property, but does not prevent development.

The ROW is unutilized due to the lack of a thru-way due to the four-plexes to the west. Vacating the property will give more developable land to the owner which they plan on developing multi-family units.

Approval Process

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

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

recommend a modification to the vacation, or it may recommend that the vacation be denied.

History

The Right-of-Way in question was dedicated over time as lots were created from the platted lots with in the Fireside Plat in 1939 and the Puddy Subdivision in 1956. The Development to the west of this ROW was approved in September 1994, effectively closing any through way for Bolton St.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" and the Transportation Master Plan does not have this section of ROW listed as it is a residential designation. Therefore Staff has determined this request complies with the city planning documents.

Regulatory Impacts

Approval of this request will remove the limitation, or entitlement, for the specific area, as described on the plat or in other recorded documents. This area will become private property, and subject to current rules and regulations for taxes, zoning code compliance, and development.

Conclusion

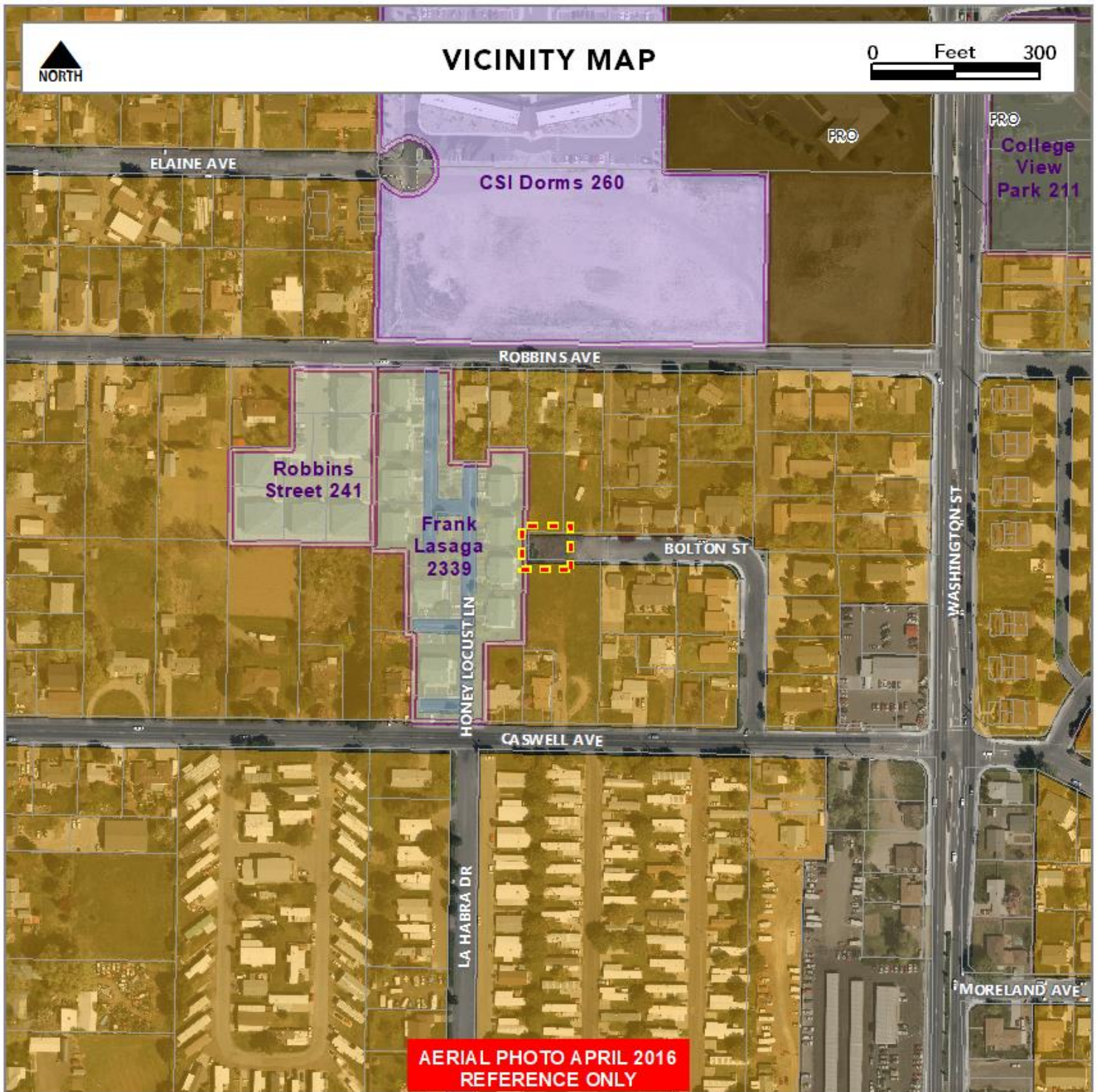
The commission is tasked with recommending approval, approval with conditions, denial or you may table for more information. Should the Commission recommend approval, Staff recommends the following conditions.

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to a City Engineer and Fire Marshal approved permanent Public access easement to replace Temporary Cul-d-sac agreement r-D 634.
3. Subject to a fifteen foot wide utility easement centered on any future water pipe for city water infrastructure as approved by the City Engineer.

Attachments

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

Public Hearing: February 26th, 2019



- PRO
- R-4
- PUD
- R-6
- C-1

Current Zoning: N/A

Comprehensive Plan: Neighborhood Commercial

Existing Land Use: Vacant ROW

Proposed Land Use: Residential

Surrounding Zoning Designations & Land Use(s)

North: R-4; Residential

East: R-4; Residential

South: R-4; Residential

West: R-4 PUD #2339; Residential

Applicable Regulations

10-1-4, 10-1-5, 10-1-6

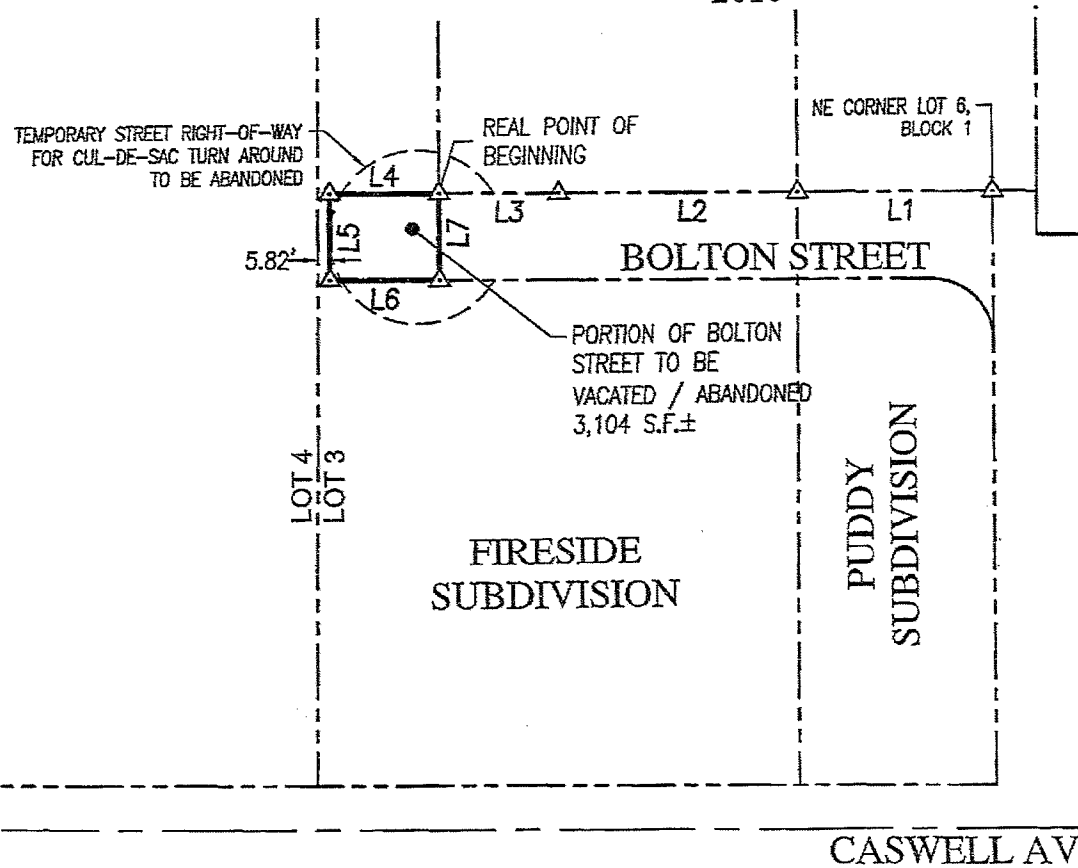
Vacation of Right of Way Request

The owner, Dr. David Kemp, hereby requests that the portion of right-of-way (Bolton St.) which was previously dedicated to the City of Twin Falls be vacated upon that portion as described within this application which is immediately adjacent and contiguous with property owned by Dr. Kemp.

The reason for this request is to permit further development of the property by the owner and to eliminate unused right-of-way which cannot extend through to the neighboring property to the west as building structures have previously been developed thereon. Bolton Street presently terminates just east of this proposed vacation request and does not extend into the subject property, however, the right-of-way does exist and therefore limits the utility of the property. Therefore, as this right-of-way has been unused for many decades, the owner proposes to vacate that portion which affects his property and intends to develop multi-family buildings on the property along with access and parking.

Located In
A Portion of Lot 3, Fireside Subdivision
In
Section 8

Township 10 South, Range 17 East, Boise Meridian
Twin Falls County, Idaho
2018



Line Table

LINE #	BEARING	DISTANCE
L1	N89°20'00"W	110.82'
L2	N89°20'00"W	135.82'
L3	N89°20'00"W	67.91'
L4	N89°20'00"W	62.09'
L5	S0°28'00"W	50.00'
L6	S89°20'00"E	62.09'
L7	N0°28'00"E	50.00'

CASWELL AVENUE

PRELIMINARY



SCALE IN FEET

EHM Engineers, Inc.
REGISTERED PROFESSIONAL ENGINEERS
Engineers / Surveyors / Planners
621 North College Road, Suite 100 Twin Falls, Idaho 83301
p (208) 734-4888 fax (208) 734-6049 web: ehm-inc.com

EXHIBIT
BOLTON STREET VACATION (PORTION)
TWIN FALLS, IDAHO

JOB NO.: 333-18
APPROVED _____
DESIGN _____
DRAWN CSH
DATE OCT. 2018
SCALE SHOWN
333-18 EXH-REV
Sheet No.:

A photograph of a snowy residential area. In the foreground, there is a snow-covered lawn with several dark, irregular patches. A silver car is parked on the left side. In the background, there are several two-story houses with snow on their roofs. A red arrow points from the text "Approximate location of requested vacation" to a specific spot in the snow. To the right, there is a blue trash bin and a fire hydrant.

Approximate location of requested vacation

Looking West from Bolton Street



Date: Tuesday, February 26, 2019
To: Planning and Zoning Commission
From: Brock Cherry, Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow a Storage Unit Rental Facility on property located at 2469 Addison Avenue East on behalf of Hatch Design Architecture/Jeff Hatch. (PZ19-0003) **Withdrawn By Applicant**

Time Estimate:

Ten (10) minutes for staff and applicant presentation; Fifteen minutes for Commission questions, discussion, and deliberation.

Background:

NA

Approval Process:

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

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

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Budget Impact:

N/A

Regulatory Impact:

NA

History:

The subject property is a remnant parcel of land leftover from a surrounding subdivision (Twin Falls Cedar Park Subdivisions #1 thru 10). The subject property has yet to be platted and is not currently a developable lot. The subject property is undeveloped/vacant at this time.

Analysis:

This is a request to allow storage unit rentals on property located at 2469 Addison Avenue East. The

subject property is located within the Commercial Highway (C-1) Zoning District.

The proposed storage until rental facility will be approximately 98,800 S.F. and be comprised of ten (10) storage buildings with an attached leasing office. The facility will operate 24/7 and employ three (3) to five (5) staff members for sales and maintenance.

Staff has determined with some conditions the applicant's request could be in compliance with the City Zoning Ordinance and Comprehensive Plan.

Conclusion:

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

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to a Final Plat being approved by City Council prior to development.
3. Subject to screening being required between the proposed use and any residential use(s).
4. Screening shall be a minimum six foot (6') fence or wall or a landscaped area or any combination thereof. If it be a fence or wall it shall be constructed of wood, solid vinyl, metal, concrete or concrete block. If it be a landscaped area, it shall be evergreen bushes or trees and may include an earthen berm.
5. Required screening will be installed prior to development of the proposed storage buildings.

Attachments:

1. Staff Report PZ19-0003
2. 1 - Vicinity Map
3. 2 - Future Land Use Map
4. 3 - Narrative
5. 4 - Site Plan
6. 5 - Elevations
7. 6 - SUP #1346
8. 7 - SUP #1346 Map
9. 8 - Photos



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Brock Cherry, City Planner
 Request: A **Special Use Permit** to allow storage unit rentals on property located at 2469 Addison Avenue East.
 Application: PZ19-0003
 Applicant & Representative:
 Storage Units of Idaho/Hamish Bell c/o Jeff Hatch, Hatch Design Architecture
 6126 W. State St. Suite 107
 Boise, Idaho 83703
 208-475-3204
 Jeff@HatchDA.com

Public Hearing: February 26th 2019

Analysis

This is a request to allow storage unit rentals on property located at 2469 Addison Avenue East. The subject property is located within the Commercial Highway (C-1) Zoning District.

The proposed storage unit rental facility will be approximately 98,800 S.F. and be comprised of ten (10) storage buildings with an attached leasing office. The facility will operate 24/7 and employ three (3) to five (5) staff members for sales and maintenance.

Staff has determined with some conditions the applicant's request could be in compliance with the City Zoning Ordinance and Comprehensive Plan.

Approval Process

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

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

implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

History

The subject property is a remnant parcel of land leftover from a surrounding subdivision (Twin Falls Cedar Park Subdivisions #1 thru 10). The subject property has yet to be platted and is not currently a developable lot. The subject property is undeveloped/vacant at this time.

Applicable Regulations or Codes

Per City Code 10-4-8, A Special Use Permit is required for "Storage Unit Rentals".

Per City Code 10-1-2, A building permit cannot be issued until a Final Plat has been approved through the process outlined in City code.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates the southern portion of the subject property as "Neighborhood Commercial" and the

northern portion as "Town Neighborhood". This request meets this designation by providing commercial services to surrounding residential neighborhoods while providing an effective buffer between those neighborhoods and more intensive commercial uses along the Addison Ave corridor.

Per the 2009 Twin Falls Master Transportation Plan the subject property is located along an arterial roadway (Addison Avenue). Staff anticipates that the current transportation infrastructure will accommodate the proposed use.

Therefore, staff has determined this request is in compliance with the 2016 comprehensive plans.

Potential Impacts

The applicant and staff do not anticipate a significant increase of detrimental impacts on the surrounding properties. The amount of sound and odor is anticipated to be the same or less than current surrounding uses (retail businesses and repair shops).

Impacts of a visual nature are the most common for this type of project. A similar storage facility built in 2015 near residential uses was approved nearby

Public Hearing: February 26th 2019

the subject property with conditions that attempt to address these impacts (SUP #1346). Staff has included similar conditions as part of our conclusion.

Conclusion

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

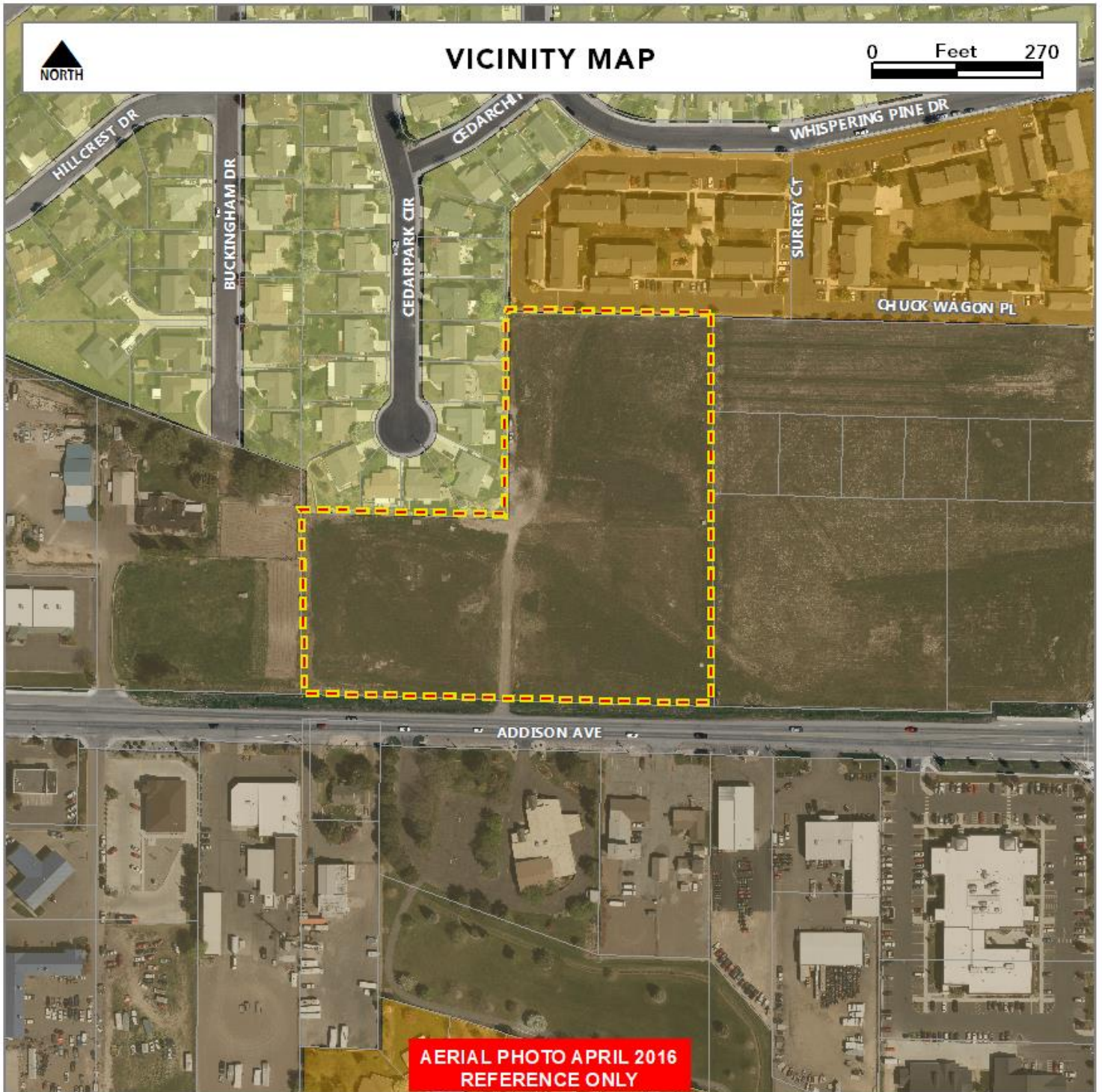
1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to a Final Plat being approved by City Council prior to development.
3. Subject to screening being required between the proposed use and any residential use(s).
4. Screening shall be a minimum six foot (6') fence or wall or a landscaped area or any combination thereof. If it be a fence or wall it shall be constructed of wood, solid vinyl, metal, concrete or concrete block. If it be a landscaped area, it shall be evergreen bushes or trees and may include an earthen berm.
5. Required screening will be installed prior to development of the proposed storage buildings.

Attachments

1. Vicinity Map
2. Future Land Use Map
3. Narrative
4. Site Plan
5. Elevations
6. SUP #1346
7. SUP #1346 Map
8. Photos

VICINITY MAP

0 Feet 270



C-1 R-4
R-2

Current Zoning: C-1

Comprehensive Plan:

Neighborhood Commercial &
Town Neighborhood

Existing Land Use: Vacant

Proposed Land Use: Storage Unit
Rentals

Surrounding Zoning Designations & Land Use(s)

North: R-2 & R-4; Single Family
& Multi-Family Homes

East: C-1; Vacant

South: C-1; Commercial
Businesses

West: R-2 & C-1; Single Family
Home

Applicable Regulations

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



Future Land Use Map

0 Feet 650

Town Neighborhood

Neighborhood Commercial

AERIAL PHOTO APRIL 2016
REFERENCE ONLY



6126 w. state st., boise, idaho 83703 • phone 208.475.3204 • fax 208.475.3205 • email info@hatchda.com

December 11, 2018

Letter of Explanation

Planning and Development Services
City of Twin Falls
630 Addison Ave. West Suite 1100
Twin Falls, Idaho 83301

Re: **Special Use Application for Twin Falls Storage,
2469 Addison Ave. East, Twin Falls, ID 83301**

Dear Planning Staff,

The owner for the property located at 2469 Addison Ave. East is proposing the construction of an approximately 92,800 s.f. self storage facility. This project will be comprised of 10 storage buildings. There will be a leasing office attached to building 1 and parking on site as well as landscaping improvements and a new sidewalk for pedestrian access from Addison Ave. East.

The reason for this request is that the property resides in the C-1 zone and a special use permit is required for a permanent land use that is otherwise prohibited, but may be allowed under specific provisions when not in conflict with a comprehensive plan.

The proposed self storage facility will operate 24 hours a day and employ 3-5 members of staff for sales and maintenance. The anticipated traffic volume for the site is typically considered as minimal.

Noise produced on-site will be generated from vehicles. We anticipate less noise than the surrounding retail businesses to the West and the repair shops to the South.

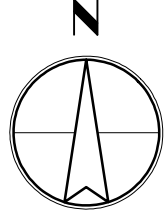
Glare from the site will be negligible because the proposed materials do not produce a lot of glare. The facility will provide a convenience to residents in the area as well as improve the frontage on Addison Ave. East.

Odors and fumes from vehicular traffic will be buffered from adjacent neighbors by landscaping and the physical buildings that form the perimeter of the development.

As the surrounding area includes a number of automotive repair shops as well as motorcycle dealerships and shopping the facility will create a buffer between the neighboring automotive and motorcycle repair shops and dealerships to the South for the residential areas to the North and Northwest.

Please contact our office with any questions you may have in reviewing the application materials.
Sincerely,

Jeff Hatch, AIA LEED AP
HATCH DESIGN ARCHITECTURE



SHEET NUMBER

A-1.0

SHEET



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

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

SPECIAL USE PERMIT

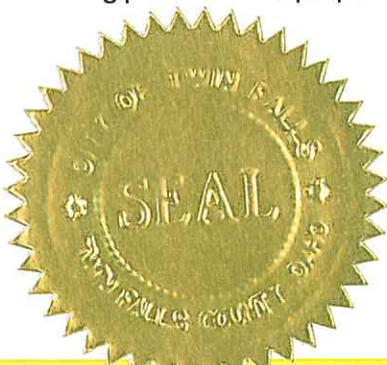
Permit No.1346

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

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

This permit corresponds to Zoning Application No.2667

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




CHAIRMAN - TWIN FALLS CITY PLANNING & ZONING COMMISSION

DATE

1/27/15

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

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

cc: Building Inspection



VICINITY MAP

0 Feet 650

Subject Property

SUP #1346 Property

AERIAL PHOTO APRIL 2016
REFERENCE ONLY



SW Corner Looking NE



NW Corner Looking SE



C Corner Looking NE & SE



NC Corner looking SE



NE Corner Looking SW



SE Corner looking NW



Date: Tuesday, February 26, 2019
To: Planning and Zoning Commission
From: Brock Cherry, Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow a Home Occupation on property located at 661 Crestview Drive on behalf of Pamela N. Holt. (PZ19-0005)

Time Estimate:

Ten (10) minutes for staff and applicant presentation; Fifteen (15) minutes for the public hearing; Fifteen (15) minutes for Commission questions, discussion, and deliberation.

Background:

NA

Approval Process:

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

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

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Budget Impact:

N/A

Regulatory Impact:

NA

History:

Per County Records the primary residence on this property was constructed in 1970.

Analysis:

This is a request to establish a home occupation for a professional dog grooming business on the property located at 661 Crestview within the R-2 Zoning District.

The applicant will operate her business inside the garage attached to her house. Clients will enter from a

private side entrance on the garage.

The applicant intends to provide services to no more than five (5) dogs during a regular business day. The applicant intends to be with the dogs at all times. All waste will be cleaned at the end of each business day. The applicant intends to regularly operate 9 A.M. to 5 P.M. Monday through Thursday with an occasional Friday.

Conclusion:

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

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to no more than four (4) dogs being on the subject property at one time.

Attachments:

1. Staff Report PZ19-0005
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 allow a home occupation on property located at 661 Crestview Drive.

Application: PZ19-0005

Applicant & Representative:

Pamela N. Holt

661 Crestview Drive

Twin Falls, Idaho 83301

208-961-1908

pnholt42@gmail.com

Public Hearing: February 26th, 2019

Analysis

This is a request to establish a home occupation for a professional dog grooming business on the property located at 661 Crestview within the R-2 Zoning District.

The applicant will operate her business inside the garage attached to her house. Clients will enter from a private side entrance on the garage.

The applicant intends to provide services to no more than five (5) dogs during a regular business day. The applicant intends to be with the dogs at all times. All waste will be cleaned at the end of each business day. The applicant intends to regularly operate 9 A.M. to 5 P.M. Monday through Thursday with an occasional Friday.

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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 County Records the primary residence on this property was constructed in 1970.

Applicable Regulations or Codes

Per City Code 10-4-4.2, home occupations are permitted with a Special Use Permit in the R-2 Zoning District.

Per City Code 10-2-1, the home occupation area cannot be larger than 400 square feet.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Town Neighborhood". The Town Neighborhood designation allows for residential home occupations.

The 2009 Master Transportation Plan designates the subject property's surrounding roadways as a residential

street (Crestview Drive) and a collector (Wendell Street). It is anticipated that the existing transportation infrastructure will accommodate the proposed use.

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

Potential Impacts

The applicant and staff do not anticipate a significant increase of detrimental impacts from this request on the surrounding properties. However, Staff believes the applicant should follow the City Code limitation for number of dogs on a property at any one time (CC 6-4-1) just like any other residential property. This recommendation has been reflected in the Conclusion below.

Conclusion

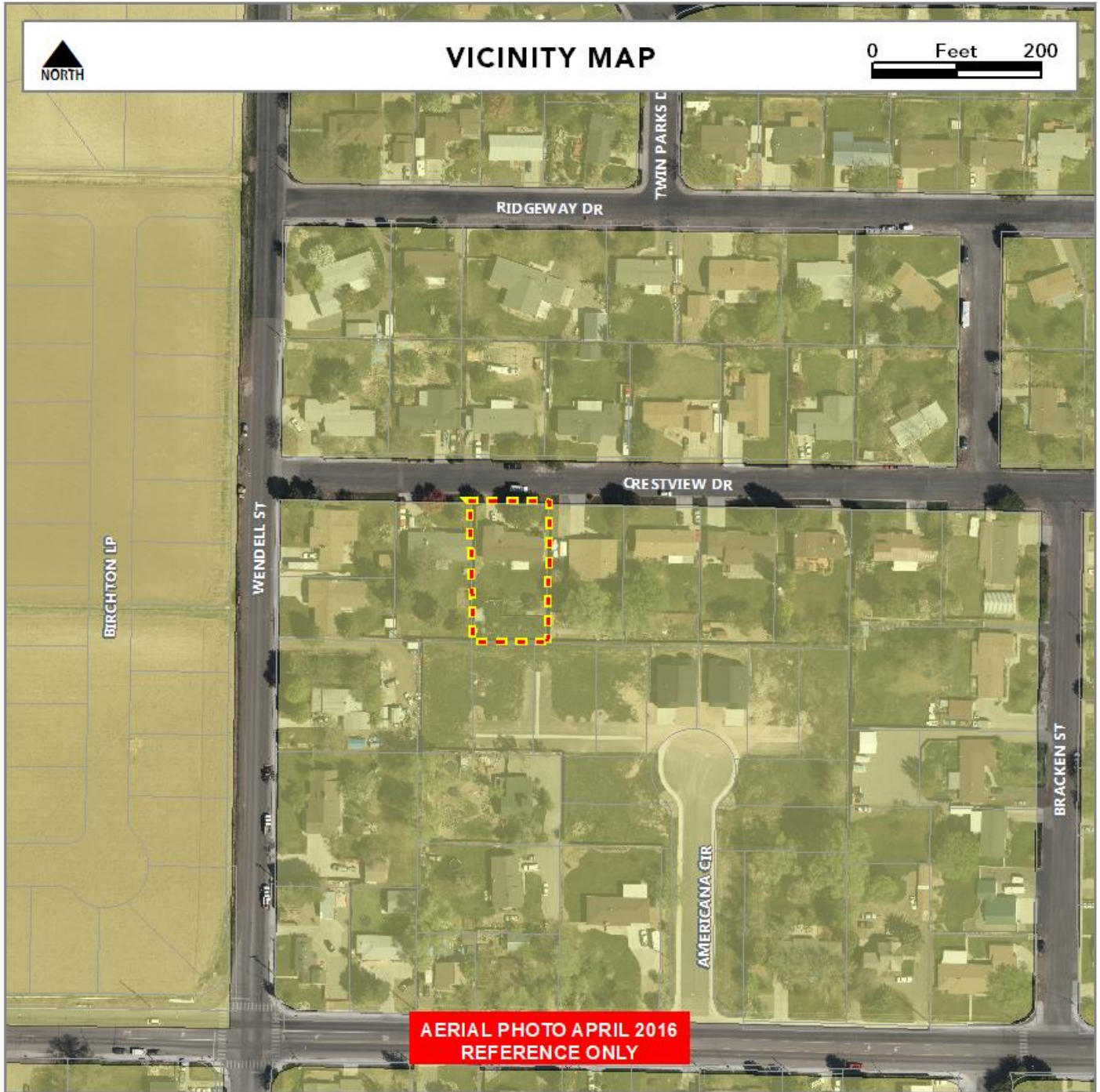
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1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to no more than (4) dogs being on the subject property at one time.

Public Hearing: February 26th, 2019

Attachments

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



R-2

Current Zoning: R-2

Comprehensive Plan: Town
Neighborhood

Existing Land Use: Residential

Proposed Land Use: Home
Occupation

Surrounding Zoning Designations & Land Use(s)

North: R-2, Residential

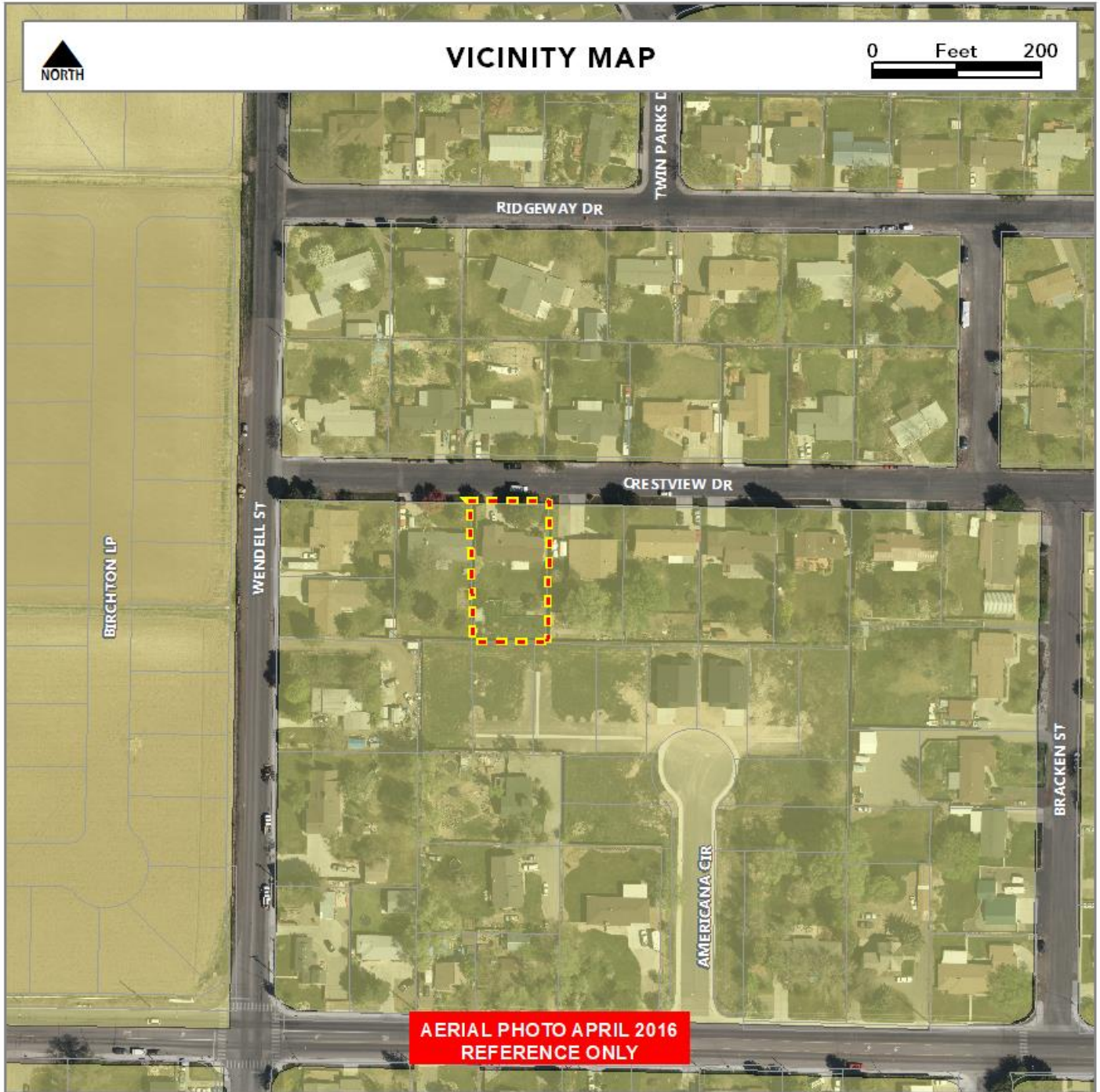
East: R-2, Residential

South: R-2, Residential

West: R-2, Residential

Applicable Regulations

10-2-1, 10-4-4.2, 10-11-1 to 8, 10-13-2-2



R-2

Current Zoning: R-2

Comprehensive Plan: Town
Neighborhood

Existing Land Use: Residential

Proposed Land Use: Home
Occupation

Surrounding Zoning Designations & Land Use(s)

North: R-2, Residential

East: R-2, Residential

South: R-2, Residential

West: R-2, Residential

Applicable Regulations

10-2-1, 10-4-4.2, 10-11-1 to 8, 10-13-2-2

To All Interested Parties:

My name is Pamela Holt, I am writing to inform you that I would like to start operating my business from our new home, located at 661 Crestview Dr, in Twin Falls. It has come to my attention that there are a few concerns that the city and surrounding neighbors may have. I have taken this opportunity to share my intentions and business plans. I would like to start with a little bit of history on my business.

I have been a professional dog groomer since 2004 and have recently become a competitive dog groomer. I have lived and worked in many different states, including Idaho, and have been building my clientele in Twin Falls for about the last 4 years. I recently took a maternity leave from my prior location, A Box of Barks' Salon, where I leased a space and I would now like to resume my business at home.

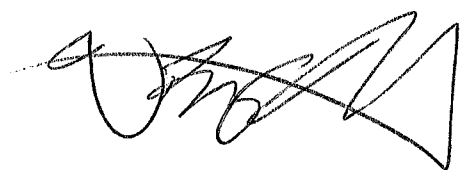
Regarding potential concerns I would like to inform you all that I have an established clientele whom I know well and expect to be respectful of the neighborhood. As far as being respectful goes, I also intend to take all precautions to ensure that my business is run in an efficient, clean, and quiet manner. I plan to, upon approval, run my business from our two-car garage, which I intend to insulate, heat, and cool just as well as the inside of my home. I will have proper plumbing and electricity ran into the garage for which I will hire local, licensed professionals to install.

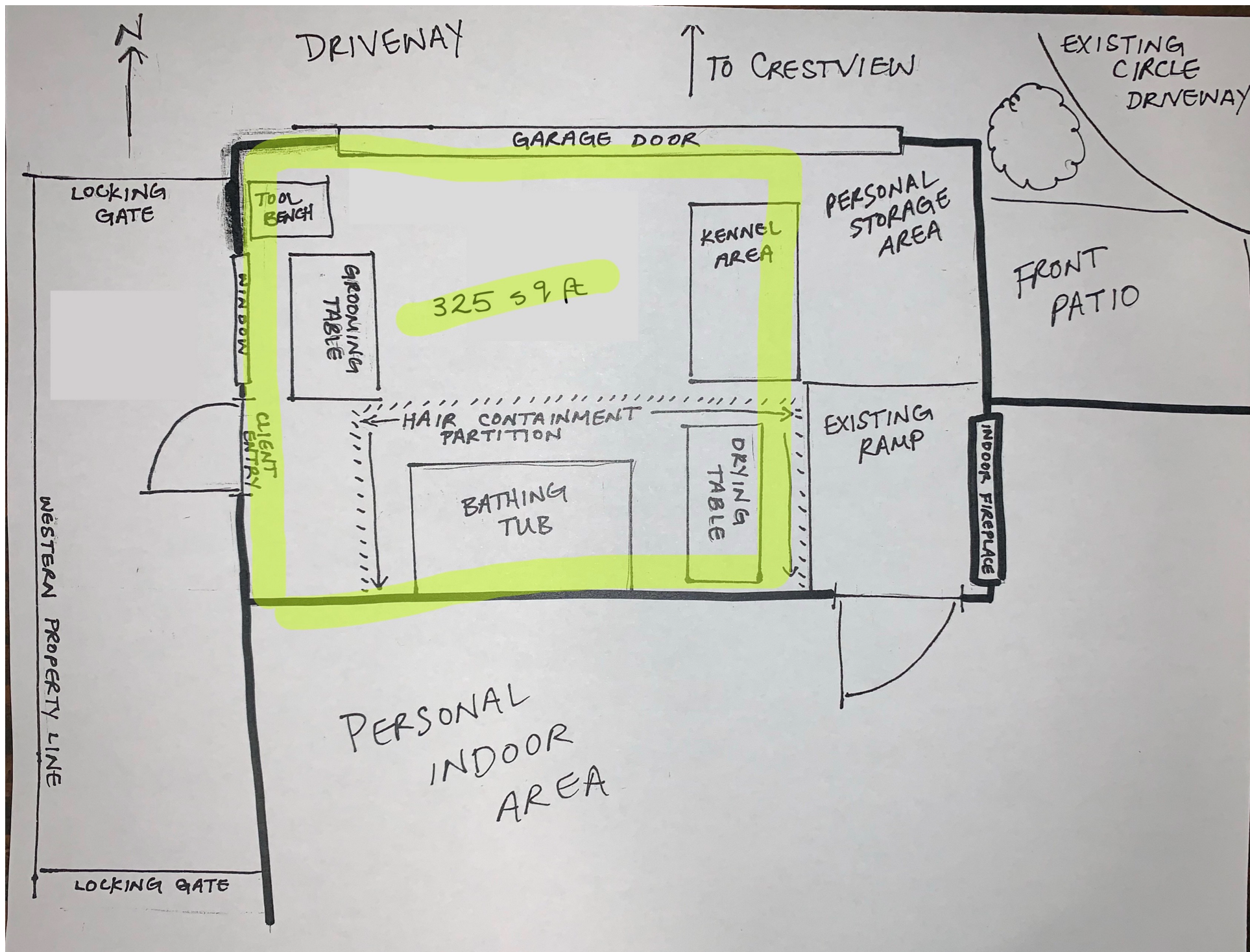
Clients will enter from a private side entrance on the house. Our large circle drive and wide driveway will minimize the impact on neighborhood traffic. I plan to have no more than 5 clients arriving and departing during regular business hours, which for my business is 9AM to 5PM, Monday through Thursday, with an occasional Friday. I will not be keeping any clients' dogs overnight, and when clients' pets are onsite they will be with me at all times, both indoors and outdoors. If I find a client's dog to be too noisy or that a client is not being respectful to the neighborhood, as well as my home, I will decline to provide that client with any future service.

We have installed two aesthetically pleasing locking gates on the business-entrance side of our home to ensure the safety of the dogs and decrease the chance of accidental escape. This is also the only area where dogs will be allowed to relieve themselves, which will promptly be cleaned by the end of each business day.

Since our purchase of this home in early December 2018, we have upgraded and improved and we intend to do nothing but upgrade and improve for the duration of our ownership of said home. As both a homeowner, small business owner, and neighbor, I respect all of your homes and comfort and will do everything in my power to ensure this business will cause no negative impact on your lives or pride of homeownership.

Thank you,

A handwritten signature in black ink, appearing to read 'Pamela Holt', with a large, stylized flourish at the end.





Subject Property