



Twin Falls Planning & Zoning Commission Agenda

Tuesday, March 12, 2019, 6:00 PM

203 Main Ave 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: February 26, 2019
- 3) Items of Consideration
 - a) **ACTION ITEM:** Nomination of Planning and Zoning Chairperson
By: Jonathan Spendlove, PZ Director
- 4) Public Hearings
 - a) **ACTION ITEM:** Request for a Special Use Permit to operate a Home Occupation at property located at 1333 Bitterroot Drive on behalf on Carleen M. Duncan. (PZ19-0007)
By: Steve O'Connor, City Planner
 - b) **ACTION ITEM:** Request for a Special Use Permit to operate an Indoor Recreation Facility at property located at 246 3rd Avenue South on behalf of Luke Mickelson/Bearded Axe. (PZ19-0008)
By: Brock Cherry, City Planner
 - c) **ACTION ITEM:** Request for a Variance from the street centerline setbacks for Fillmore Street and Caswell Avenue for property located at the north east corner of Fillmore Street and Caswell Avenue on behalf of David Wilcox c/o EHM Engineers, Inc. (PZ19-0009)
By: Jonathan Spendlove, Director of Planning and Zoning
 - d) **ACTION ITEM:** Request for a Special Use Permit to operate an Indoor Recreation Facility at property located at 324 Hansen Street on behalf of The Circus, LLC (PZ19-0010)
By: Brock Cherry, City Planner
 - e) **ACTION ITEM:** Request for a Special Use Permit to operate an Automobile Sales and Repair and/or Service facilities at property located at 430 Blue Lakes Blvd North of behalf on Country Auto, Inc. c/o JUB Engineers. (PZ19-0011)
By: Brock Cherry, City Planner

- f) **ACTION ITEM:** Request to Vacate platted easements within Canyon Park Subdivision located at the 2000 block of Neilsen Point Place on behalf of Geronimo, LLC c/o EHM Engineers, Inc. (PZ19-0012)

By: Steve O'Connor, City Planner

- g) **ACTION ITEM:** Request for a Special Use Permit to construct multiple fourplex buildings on a single lot at 1265 Cheney Drive West on behalf of WS&V, LLC c/o EHM Engineers. (PZ19-0013)

By: Brock Cherry, City Planner

5) Upcoming Meeting(s)

- a) Tuesday, March 26, 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 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

Chairman Munoz called the meeting to order at 06:01 pm.

A quorum was present.

Members Present: Titus, Munoz, Hansen, Kelley, Detweiler

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

2) Consent Calendar

Commissioner Hansen made a motion to approve the consent calendar, as presented. Vice Chairperson Titus seconded the motion.

Motion Approved: 4-0-1.

- a) Approve minutes from the following meeting: February 12, 2019
- b) Approval of Findings of Fact and Conclusions of Law:
 - New Generation Homes (SUP)

3) Items of Consideration

4) Public Hearings

- a) 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)

Staff Presentation:

City Planner O'Connor presented the 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)

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.

The Right-of-Way in question was dedicated over time as lots were created from the platted lots within 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.

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.

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-de-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.

Applicant Presentation:

D. Thibault, EHM Engineers, Inc., representing applicant, presented the request to vacate an undeveloped portion of Bolton Street right of way located north of 202 Caswell Avenue West. The applicant owns the property on both sides of Bolton Street and would like to develop a multi-family subdivision. There will be an access for emergency vehicles once developed. There are no utilities in the way as it is undeveloped ground. Mr. Thibault stated the applicant agrees to the conditions of the Planning and Zoning staff.

PZ/Questions & Comments:

- Chairman Munoz asked about the fire turnaround at the time of development.
- City Planner O'Connor stated that condition #2 addresses the turnaround and an alternate access for emergency vehicles will be put in upon development of the

subdivision and will be reviewed by both the Fire Marshal and City Engineer.

- Commissioner Titus asked for clarification on what the right of way is actually attached to and how it would affect about the other property owners in area.
- City Planner O'Connor reviewed the map and showed that the right of way butts up to Dr. Kemp's properties on both sides of Bolton St. The right of way is contiguous to his properties.

Public Hearing: Opened

- Citizen Mary Wiggert, owns property that backs up to Bolton St. and asked if the vacation of the right of way would close off access to the back of her property.
- City Planner O'Connor showed Ms. Wiggert on the site map that the right of way only butts up to Dr. Kemp's property and should not affect the access to the back of the property.

Public Hearing: Closed

Closing Statement:

Mr. Thibault gave a closing statement clarifying the location of the requested vacation.

Discussions Followed: without concerns

Motion:

Commissioner Hansen motioned to recommend approval to City Council of the 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, as presented with staff recommendations. Commissioner Titus seconded the motion.

Unanimously approved

- b) 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
- c) 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)

Staff Presentation:

City Planner Cherry presented the 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)

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

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.

Applicant Presentation:

Applicant Pamela Holt presented her request to allow a home occupation for a dog grooming business. Ms. Holt stated that she has an established clientele. She would not be doing any advertising and will be respectful of neighborhood. She stated that by city code, she is limited to 4 dogs on her property. She owns two dogs, so that would only allow two other dogs on property at a time. There should not be traffic issues, as there should only be one vehicle at her property every two hours. She will be servicing no more than 5 dogs a day.

PZ/Questions & Comments:

- Commissioner Detweiler asked if there will be additional employees.
- Applicant Holt stated that per city code, she cannot have employees, and will be a sole proprietor.
- Chairman Munoz asked if she will have dogs on property all day long.
- Applicant Holt stated she would only have dogs for extended periods of time only with prior approval.
- Chairman Munoz asked to see on the site plan where the business will be located and

outside access for the dogs.

- Applicant Holt clarified the business would be located in part of her garage and the outside area for dogs would be on west side.
- Commissioner Hansen asked if there will be dogs stored outside.
- Applicant Holt stated that the client's dogs will always be in her presence, and if the dogs need to be taken outside, she will be with them.
- Chairman Munoz asked if the commission could put a leash condition on the SUP.
- PZ Director Spendlove stated there is already city code that addresses the leash law.
- City Planner Cherry presented four letters sent to Planning and Zoning in support of applicant.

Public Hearing: Opened

- Chairman Munoz put a limit of three minutes on each speaker and asked speakers to stick to statements regarding the SUP in question.
- Citizen Tammy Billman, Twin Falls, has been a client of the applicants for 12 years and spoke in favor of the applicant.
- Citizen Deanna Wilbur, Twin Falls, is not in favor of the SUP. She lives next door to the applicant and spoke of her concern about the amount of cars on property and lack of parking available.
- Citizen Beth Reddick, Twin Falls, is not in favor of the SUP. She is a neighbor and is concerned about parking issues in the neighborhood.
- Citizen Eloise Hankins, Twin Falls, spoke in favor of the applicant. She is a current client and stated applicant is very professional and there is only one client car coming and going at a time.
- Citizen Heather Shiroy, Twin Falls, spoke in favor of the applicant. She stated that there is no lingering when dropping off her dogs.
- Citizen Sara Egan, Twin Falls, spoke in favor of the applicant. She stated that the applicant only sees one client at a time and to the applicant's professionalism.
- Citizen Adam Dixon, Twin Falls police officer, spoke in favor of the applicant. He has patrolled area and has never responded to her businesses with noise issues, animals or parking problems.
- Citizen Christie Hyde, Twin Falls, spoke in favor of the applicant. She is a current client and spoke to applicant's professionalism.
- Citizen Robert Jackson, Twin Falls, spoke in favor of the applicant. He is a neighbor and is happy to have applicant back in the neighborhood. He spoke to applicant's professionalism.
- Citizen Holly Jones, Twin Falls, spoke in favor of the applicant. Ms. Jones is a previous neighbor of the applicant and spoke to the applicant being a great neighbor and respectful of her neighbors. Ms. Jones is a current client.
- Citizen Jameson Sharp, Kimberly, spoke in favor of the applicant. He is a current client and drives from Kimberly because of her great service.

Public Hearing: Closed

Closing Statement:

- Applicant Holt gave closing statement and clarified reason for number of cars in the driveway and the tractor in yard is to remove tree once weather permits.
- PZ Director Spendlove clarified that if the neighbor's driveways are blocked or vehicles are illegally parked, those are separate code enforcement issues and will be enforced.

Discussion Followed: without concerns**Motion:**

Commissioner Titus motioned to approve a Special Use Permit to allow a Home Occupation on property located at 661 Crestview Drive on behalf of Pamela N. Holt, as presented with staff recommendations. Commissioner Hansen seconded the motion.

Unanimously approved**5) Upcoming Meeting(s)**

- a) Worksession: March 6, 2019 [Cancelled](#)
- b) Tuesday, March 12, 2019

6) Adjournment

The meeting adjourned at 7:04 pm.

Kelli Ebersole, Administrative Assistant



Date: Tuesday, March 12, 2019
To: Planning and Zoning Commission
From: Planning & Zoning Department

ACTION ITEM

Request:

Request for a Special Use Permit to operate a Home Occupation at property located at 1333 Bitterroot Drive on behalf on Carleen M. Duncan. (PZ19-0007)

Time Estimate:

Staff and Applicant may take up to 15 minuets.

Background:

N/A

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:

N/A

History:

The property was platted in 1998 and development occurred shortly thereafter.

Analysis:

This is a request to establish a Home Occupation for Massage Therapy, on property located at 1333 Bitterroot Dr. The property is zoned R-2 PUD and per the R-2 zone and PUD #205 a home occupation requires a Special Use Permit.

The home is accessed via a driveway, on a separate lot, from Bitterroot Dr. which is shared with three (3) other residences. The applicant stated she only sees 4 to 5 clients in any day and there is a thirty plus (30+) minute break in between to accommodate customer parking. The driveway on the applicants own property is rather large and is able to handle an extra vehicle to prevent any conflicts with the neighbors on the shared driveway.

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 customers parking on lot 20 only, and no parking on lot 19 of the Grove Estates Subdivision.

Attachments:

1. PZ19-0007 SUP Staff Report
2. 1 - Vicinity
3. 2 - Narrative
4. 3 - Site Plan
5. 4 - Photos



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Steve O'Connor, City Planner
 Request: A **Special Use Permit** to operate a Home Occupation at property located at 1333 Bitterroot Drive.

Application: PZ19-0007

Applicant & Representative:

Carleen M. Duncan
 dba Bodyworks by Carleen
 1333 Bitterroot Dr.

Twin Falls, ID 83301

yleoils4life@gmail.com

208.308.4853

Public Hearing: March 12th, 2019

Analysis

This is a request to establish a Home Occupation for Massage Therapy, on property located at 1333 Bitterroot Dr. The property is zoned R-2 PUD and per the R-2 zone and PUD #205 a home occupation requires a Special Use Permit.

The home is accessed via a driveway, on a separate lot, from Bitterroot Dr. which is shared with three (3) other residences. The applicant stated she only sees 4 to 5 clients in any day and there is a thirty plus (30+) minute break in between to accommodate customer parking. The driveway on the applicants own property is rather large and is able to handle an extra vehicle to prevent any conflicts with the neighbors on the shared driveway.

Approval Process

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

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

conditions. Conditions shall be implemented within 6 months or the permit is void.

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

History

The property was platted in 1998 and development occurred shortly thereafter.

Applicable Regulations or Codes

Per City Code 10-4-4, and the Fallo Limited PUD, a SUP is required to operate a home occupation.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Town Neighborhood" This request meets this designation or other comprehensive plan guidelines as it is not a change in the primary use of the property. Therefore, staff has determined this request is in compliance with the 2016 comprehensive plan

Potential Impacts

The applicant and staff do not anticipate any significant increase of detrimental impacts from this request on the surrounding properties. However, parking at times may pose a problem.

Conclusion

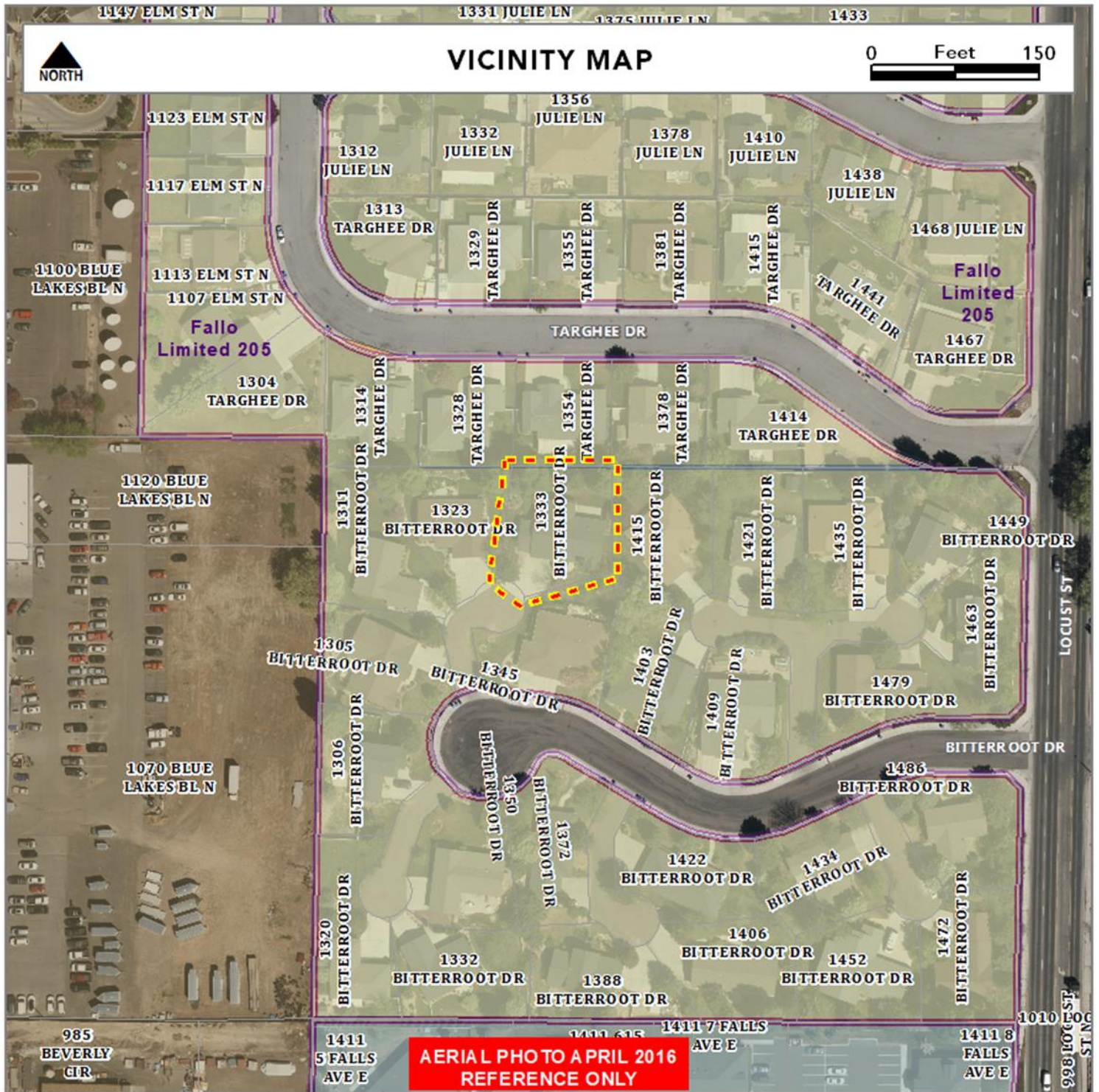
If the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to customers parking on lot 20 only, and no parking on lot 19 of the Grove Estates Subdivision.

Attachments

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

Public Hearing: March 12th, 2019



	PUD		R-2
	C-1		R-4

Current Zoning: R-2 PUD
Comprehensive Plan: Town
Neighborhood

Existing Land Use: Residential
Proposed Land Use: Home
Occupation

Surrounding Zoning Designations & Land Use(s)

North: R-2 PUD; Residential
South: R-2 PUD; Residential

East: R-2 PUD; Residential
West: R-2 PUD; Residential

Applicable Regulations

10-1-4, 10-1-5, 10-4-4, 10-11-1 thru 8, 10-13, Fallo Limited PUD #205

To Whom It May Concern,

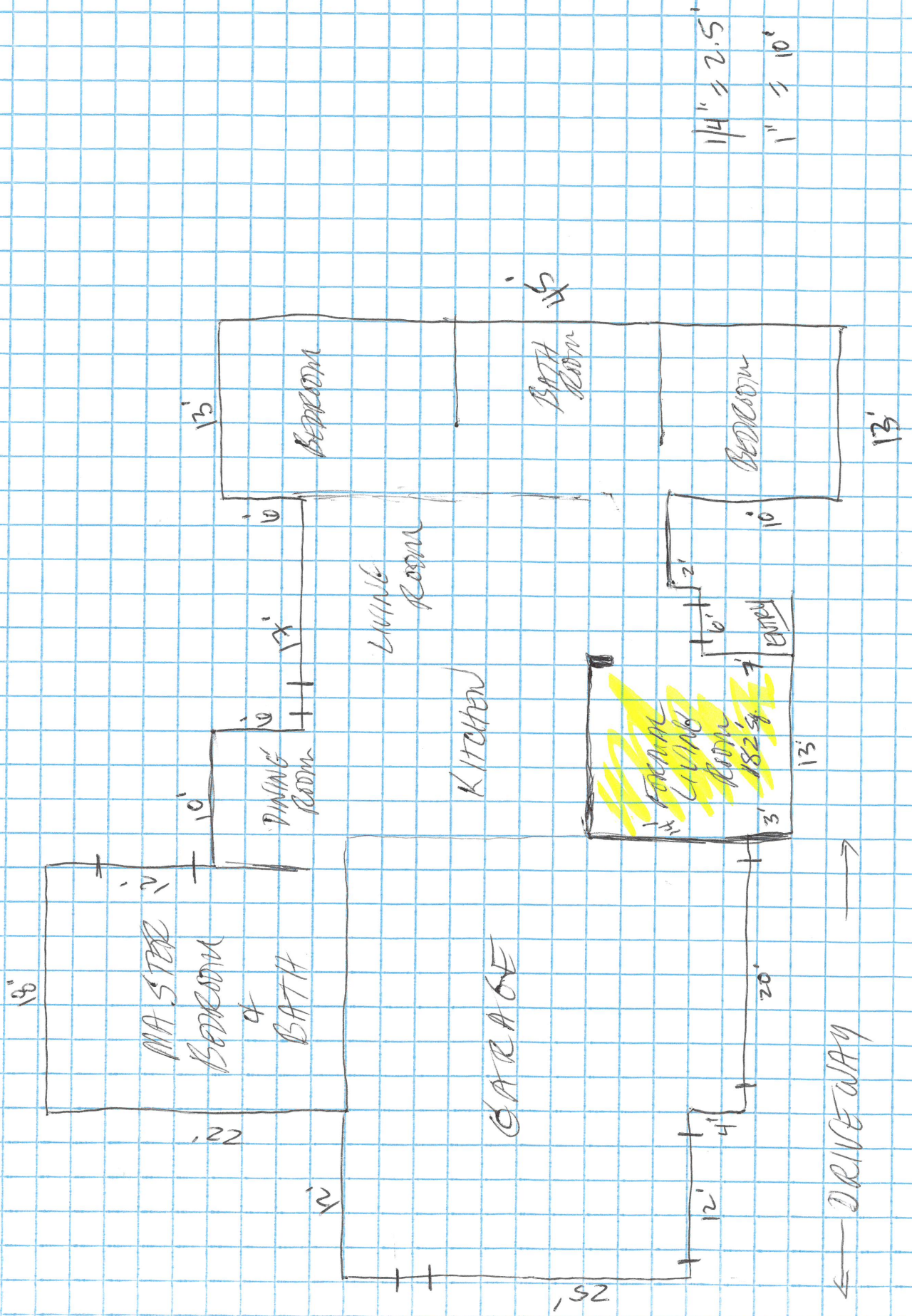
My name is Carleen Duncan, Idaho Bureau of Occupational License #MASG-279. I have had a private massage practice for almost 16 years and have been a massage instructor for the Twin Falls Institute of Holistic Studies for 15 years.

I have located my business in various commercial offices around Twin Falls over the last 16 years. I always worked towards eventually relocating my practice into my home once we were able to move into a house with a suitable floor plan, all one level to accommodate my various clients walking abilities.

In the near future I would like to relocate my office into my residence at 1333 Bitterroot Dr to save on overhead expenses. It is located on a dead end street in a private culdesac with a three car garage and ample cement driveway so it should in no way inconvenience any of the surrounding neighbors.

I only see four to five clients per day Monday through Friday and I leave 30+ minutes in between clients so no more than one vehicle should be parked in the driveway at any point throughout a work day.

1333 BITERROOTR





Front of home



Applicant's home

Shared Driveway



Date: Tuesday, March 12, 2019
To: Planning and Zoning Commission
From: Brock Cherry, Planner

ACTION ITEM

Request:

Request for a Special Use Permit to operate an Indoor Recreation Facility at property located at 246 3rd Avenue South on behalf of Luke Mickelson/Bearded Axe. (PZ19-0008)

Time Estimate:

Five (5) minutes for staff and applicant presentation; Five (5) minutes for the public hearing; Ten (10) minutes for Commission questions, discussion, 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:

Per City and County records the subject property was constructed in 1977 as a warehouse/storage building. Currently the building is being used as storage.

Analysis:

This is a request to allow an indoor recreational facility on property located at 246 3rd Avenue South. The subject property is located within the Old Town (O-T) Zoning, Historic Warehouse Overlay (WHO), and Parking District 3 Overlay (P-3) Districts.

The applicant intends to operate a recreational/competitive axe throwing venue. The proposed use will consist of approximately twenty (20) throwing lanes, a manager's office, sales counter, and other ancillary business components.

The anticipated business hours will be Monday through Thursday from 8 A.M. to 10:00 P.M. and Friday through Saturday from 8:00 A.M. to 12:00 A.M. The proposed use will employ approximately five (5) to ten (10) employees.

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 off street parking not being required for the proposed use.

Attachments:

1. Staff Report PZ19-0008
2. 1 - Vicinity Map
3. 2 - Narrative
4. 3 - Site Plan
5. 4 - Parking Availability Map
6. 5 - Photos



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Brock Cherry, City Planner
 Request: A **Special Use Permit** to allow an Indoor Recreation Facility on property located at 246 3rd Avenue South.
 Application: PZ19-0008
 Applicant & Representative:
 Luke Mickelson, Bearded Axe
 911 Ballard Way
 Kimberly, Idaho 83341
 208-421-1577
 luke.mickelson@shpbeds.org

Public Hearing: March 12th, 2019

Analysis

This is a request to allow an indoor recreational facility on property located at 246 3rd Avenue South. The subject property is located within the Old Town (O-T) Zoning, Historic Warehouse Overlay (WHO), and Parking District 3 Overlay (P-3) Districts.

The applicant intends to operate a recreational/competitive axe throwing venue. The proposed use will consist of approximately twenty (20) throwing lanes, a manager's office, sales counter, and other ancillary business components.

The anticipated business hours will be Monday through Thursday from 8 A.M. to 10:00 P.M. and Friday through Saturday from 8:00 A.M. to 12:00 A.M. The proposed use will employ approximately five (5) to ten (10) employees.

The applicant also requests that because the subject property is within the P-3 Overlay District that the required off street parking requirement be waived. Staff has analyzed the surrounding area of the subject property and has determined there is sufficient public and off street parking to satisfy the parking needs of the proposed use.

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 subject property was constructed in 1977 as a warehouse/storage building. Currently the building is being used as storage.

Applicable Regulations or Codes

Per City Code 10-4-13.2(B), a special use permit is required for an "Indoor Recreational Facility" within the O-T Zoning District.

Per City Code 10-4-23.3, because the subject property is in the WHO District any exterior alteration to any building or structure on the property will require a Certificate of Appropriateness granted by the Historic Preservation Commission.

Per City Code 10-10-12(C), a property within the P-3 Overlay District may be given special consideration regarding the requirement of off street parking.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Downtown". The "Downtown" designation is meant to provide a diverse mix of retail, services, and entertainment. Staff determines that the proposed use meets the "Downtown" designation.

Per the 2009 Master Transportation plan the subject property is in close vicinity to an arterial roadway (Shoshone) and surrounded by multiple local streets (Hansen, 3rd Ave, and Idaho St.). Staff anticipates that the current traffic infrastructure will accommodate the proposed use.

Public Hearing: March 12th, 2019

Potential Impacts

Though it is expected that noise and traffic levels will be greater than what is currently generated by the subject property's current use, the applicant and staff do not anticipate a significant increase of detrimental impacts from this request on the surrounding properties.

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 off street parking not being required for the proposed use.

Attachments

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



- | | | | |
|--|------------|--|-----|
| | P1 Overlay | | M-1 |
| | P2 Overlay | | O-T |
| | P3 Overlay | | |
| | C-B | | |

Current Zoning: O-T
 Comprehensive Plan:
 Downtown

Existing Land Use: Storage
 Proposed Land Use: Indoor
 Recreation Facility

Surrounding Zoning Designations & Land Use(s)	
Northwest: O-T; Parking Lot	Northeast: C-B; Retail
Southwest: O-T; Parking Lot	Southwest: O-T; Professional Services & Indoor Recreational Facility

Applicable Regulations
 10-1-4, 10-1-5, 10-4-13, 10-4-23, 10-10-12

The Bearded Axe Special Use Permit Application

The Bearded Axe, hereafter know as BA, is a new concept to the Twin Falls and Magic Valley area. The exciting entertainment activity of axe throwing is a growing trend across the US and we are excited to bring this to the City of Twin Falls. Because the normal use of the facilities and buildings surrounding our location are generally used as business front, storage or manufacturing; BA respectfully request from the City of Twin Falls, the distinguished Council Members and nearby businesses a Special Use Permit. This permit will allow BA to function in harmony with nearby businesses and draw attention to the downtown and surrounding areas.

BA will be an enclosed business operation that will require some changes to the internal building to allow for safe axe throwing 'lanes', and other entertainment. BA will operate its business in accordance with all city and state laws of health and safety as well as be a good steward of property and appearance. The listed owners value our neighbors and appearance of their venue and want to provide a unique and exciting activity to everyone in the area.

BA commits to having a clean, safe and fun environment for all. We anticipate business hours to be:

Monday – Thursday: 8 am – 10 pm

Friday – Saturday: 8 am – Midnight

With the available parking and building structure BA does not anticipate any traffic flow, parking or other issues other than normal flow that exist already with traffic and parking.

BA plans on having 5-10 employees that will be assigned to work the business hours depending on schedules and reserved lanes and activities. There will be an office location onsite for management and a manager level will be present at all times. No significant changes to the structure, storefront, or surrounding area impacts are expected.

Estimated evaluation of effects for noise, glare, odor, fumes and/or vibrations to adjacent properties, all of which is owned by the approving landlord, is of either little or no effect at all. BA will always be cognizant of any effect complaints, if any, and will quickly search for resolution should there be any.

With the growing population of Twin Falls and the surrounding areas, we feel the BA will bring a level of entertainment as well as league and competitive activities that is well needed and very much wanted. Our goal is to bring entertainment options to the residences of the Magic Valley as well as the growing sport and activity of Axe throwing.

Main Level (Proposed)

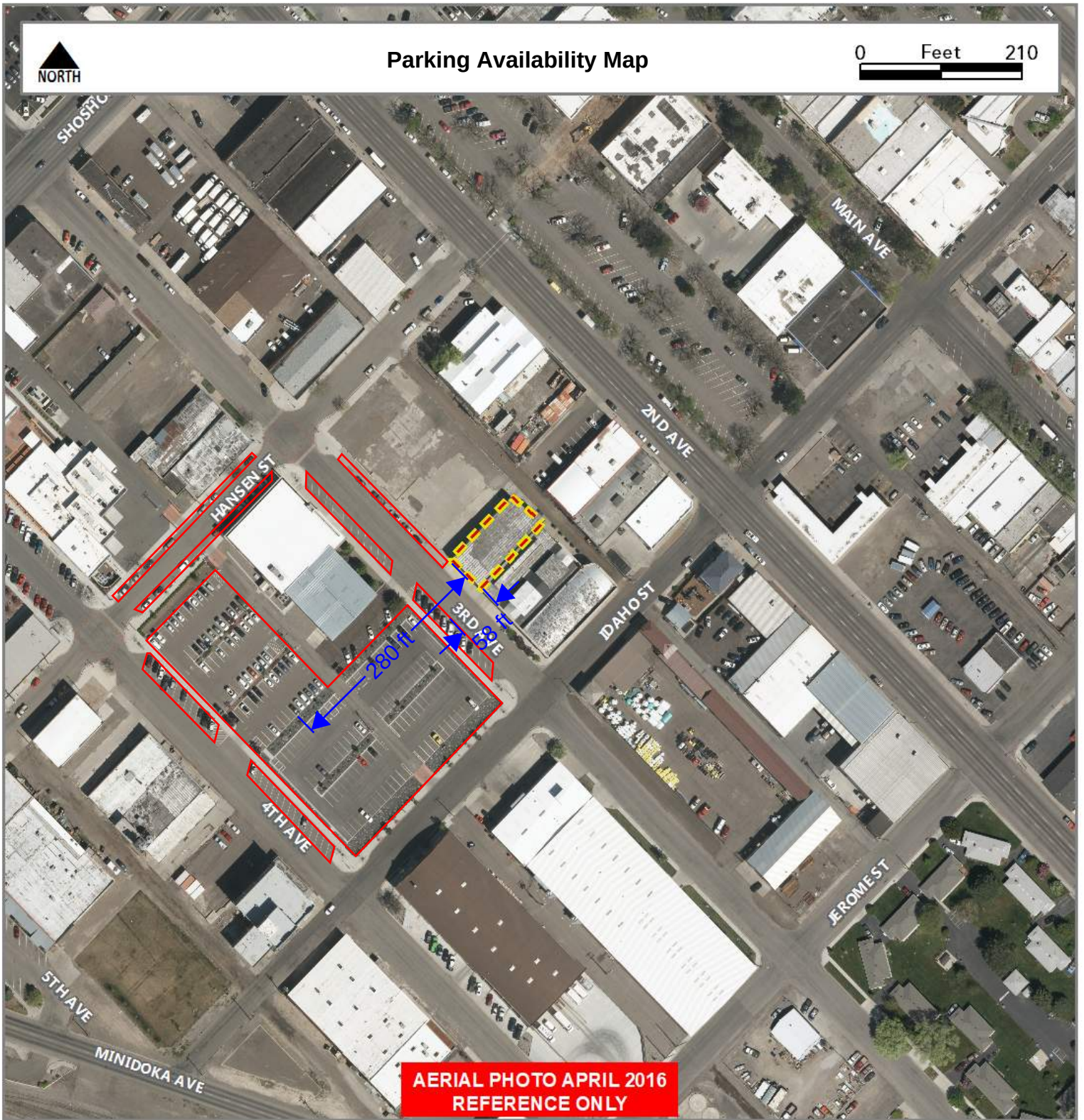


Main Level



Parking Availability Map

0 Feet 210



Available On Street
Parking



Subject Property



Immediate Adjacent Available Off-Street & Public Parking



Date: Tuesday, March 12, 2019
To: Planning and Zoning Commission
From: Jonathan Spendlove, Planning and Zoning Director

ACTION ITEM

Request:

Request for a Variance from the street centerline setbacks for Fillmore Street and Caswell Avenue for property located at the north east corner of Fillmore Street and Caswell Avenue on behalf of David Wilcox c/o EHM Engineers, Inc. (PZ19-0009)

Time Estimate:

Five (5) minutes for staff and applicant presentation; Five (5) minutes for the public hearing; Five (5) minutes for Commission questions, deliberation, and decision.

Background:

NA

Approval Process:

The Variance 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 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:

In 1999, the City Council passed Ordinance 2620 updating the Centerline Setback distances for Fillmore and Caswell to their current figures. In that same year, the Fred Meyer Subdivision was reviewed, and later approved and recorded as part of a re-platting of existing lots.

Analysis:

This is a request for a Variance from the Street Centerline Setbacks on two collector roadways (Caswell Ave. & Fillmore St.). Typically Centerline Setbacks are in place for the purpose of future roadway lane expansions.

Current FEMA Floodplain maps designate the majority of the property within a floodway. In order to avoid disturbance of the mapped floodway, the applicant has asked for a variance from the centerline setbacks.

If the Variance is granted, the Property Line Setbacks will still be enforced, and the availability for future roadway lane expansions can still be met with the current Right of Way dedication and setback area in front of any future building.

Conclusion:

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

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

Attachments:

1. PZ19-0009 Staff Report
2. 1 - Vicinity Map
3. 2 - Narrative
4. 3 - Site Plan - Applicant Furnished
5. 4 - Variance Exhibit - Staff Furnished
6. 5 - Flood Plain Map - Reference Only
7. 6 - Elevations
8. 7 - Photos



Comprehensive Staff Report

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

Request: A Variance from the street centerline setbacks for Fillmore St. and Caswell Ave, for property located at the north east corner of Fillmore St and Caswell Ave.

Application: PZ19-0009

Applicant & Representative:

David Wilcox, c/o

David Thibault, EHM Engineers Inc.

621 North College Rd. Ste 100

Twin Falls, ID 83301

208-734-4888

dthibault@ehminc.com

Public Hearing: March 12, 2019

Analysis

This is a request for a Variance from the Street Centerline Setbacks on two collector roadways (Caswell Ave. & Fillmore St.). Typically Centerline Setbacks are in place for the purpose of future roadway lane expansions.

Current FEMA Floodplain maps designate the majority of the property within a floodway. In order to avoid disturbance of the mapped floodway, the applicant has asked for a variance from the centerline setbacks.

If the Variance is granted, the Property Line Setbacks will still be enforced, and the availability for future roadway lane expansions can still be met with the current Right of Way dedication and setback area in front of any future building.

Approval Process

The Variance 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 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

In 1999, the City Council passed Ordinance 2620 updating the Centerline Setback distances for Fillmore and Caswell to their current figures. In that same year, the Fred Meyer Subdivision was reviewed, and later approved and recorded as part of a re-platting of existing lots.

The FEMA Floodplain maps were originally designated in the 1970's. These maps were reaffirmed in 2008.

Applicable Regulations or Codes

Per City Code 10-4-7, buildings within the C-1 Zone are required to meet a Front Yard Setback of 35 feet on major arterials, and 15 feet on all other streets.

Per City Code 10-7-6, buildings are required to meet additional Front Yard setback distances along certain roadways. Fillmore St has a 62 foot setback, Caswell Ave has a 52 foot setback as measured from the center of the street.

Per City Code 10-13-2-1, the Commission may authorize variances, from the terms of Title 10 that will not

be contrary to the public interest, where special conditions apply that would result in unnecessary hardship.

Comprehensive Plan Compliance

Per the 2009 Master Transportation Plan, and comments from the Engineering Department, Caswell Ave. & Fillmore St. require at least a 39' Center Line Setback to remain effective. The requested variance will not hinder the goals of the Master Transportation Plan.

Potential Impacts

The applicant and City Staff do not anticipate an increase of detrimental impacts from this request on the surrounding properties.

Granting the Variance from the Centerline Setbacks will still maintain the Property Line Setbacks, as designated by the Zoning Development Standards, which are enjoyed by other properties not located on Collector Roads.

Additionally, granting the Variance does not preclude the City from installing an additional roadway lane in the future, which is one of the primary purposes of Centerline Setbacks.

Public Hearing: March 12, 2019

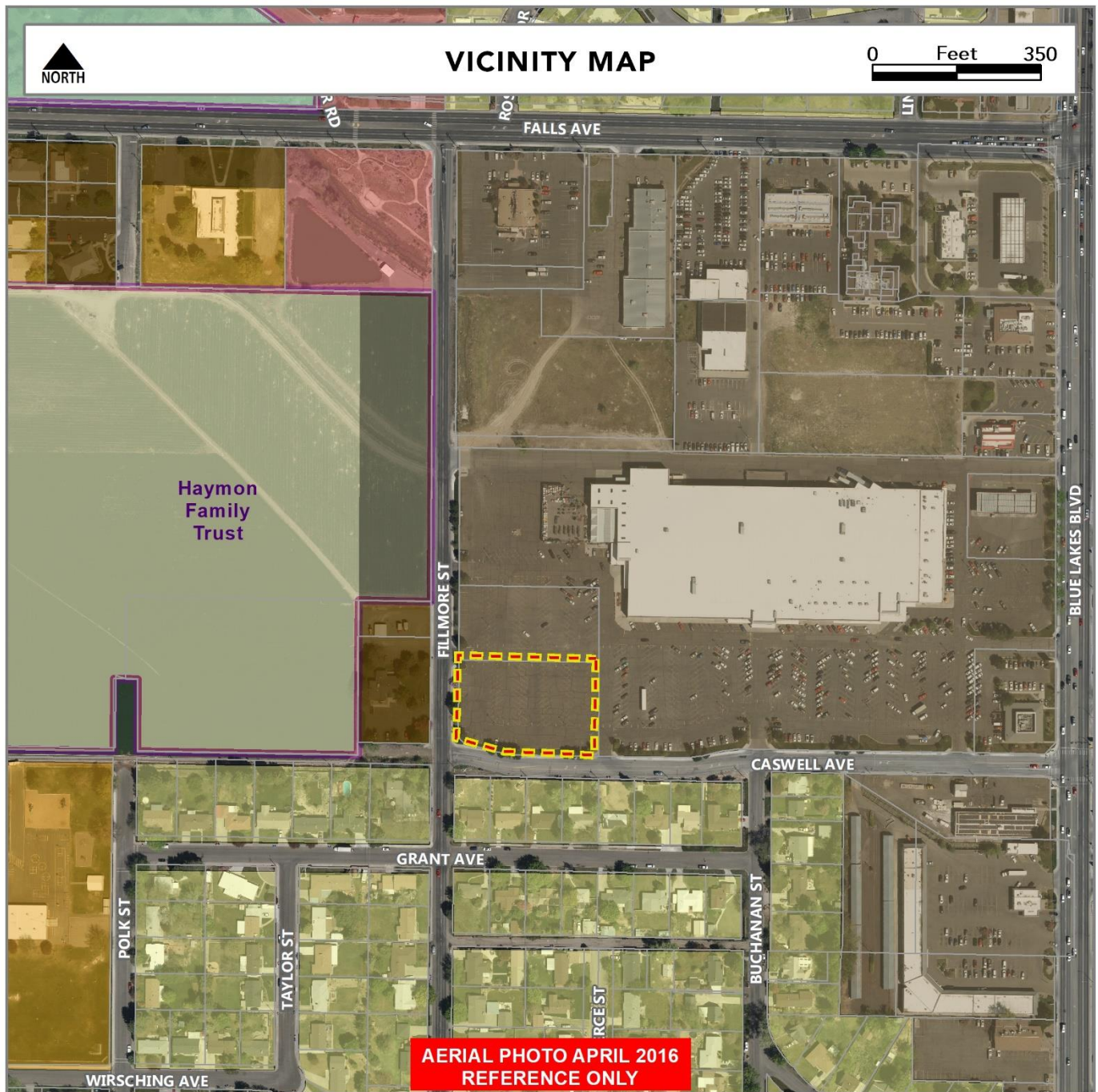
Conclusion

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

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

Attachments

1. Vicinity Map
2. Narrative
3. Site Plan – Applicant Furnished
4. Variance Exhibit – Staff Furnished
5. Flood Plain Map – Reference Only
6. Elevations
7. Photos



	PRO		OS
	PUD		R-2
	C-1		R-4
	CSI		

Current Zoning: C-1
Comprehensive Plan: Town
Neighborhood

Existing Land Use: Parking Lot
Proposed Land Use: Commercial
Businesses

Surrounding Zoning Designations & Land Use(s)

North: C-1; Commercial
Business

East: C-1, Commercial Business

South: Caswell Ave; R-2,
Residential

West: Fillmore St; R-4 PRO,
Professional Office

Applicable Regulations

10-1-4, 10-1-5, 10-4-7, 10-7-6, 10-13-2-1

Supplemental Information In Support of a Request for Variance

The applicant, Mr. David Wilcox, hereby requests a variance from the City of Twin Falls with regard to established collector street centerline setback distances on Fillmore Street and Caswell Avenue. Mr. Wilcox is the owner of the commercial lot at the northeast corner of the intersection of Fillmore St. and Caswell Ave. This lot is significantly impacted by the FEMA defined floodplain, with approximately 65% of the available land area located within zone A of the defined flood plain. This condition combined with the larger, collector street centerline setbacks as established by City Code diminish the buildable area of this parcel significantly and present a hardship for Mr. Wilcox as he endeavors to develop a commercial office building for his business thereon.

The request for variance necessitates that each of the five criteria below be demonstrated to be applicable to the project site.

1. Special conditions or circumstances exist which are peculiar to the land, structure, or building which are not applicable to other lands, structures or buildings within the same zoning district.

The land is located within the C-1 commercial business zone, however, the peculiarity of this piece of property is that it is impacted by the mapped FEMA flood plain. Further, it is important to note that the majority of the floodway has been pipe beneath the Fred Meyer parking lot. FEMA has not updated their maps since 1987 and Fred Meyer was developed in the mid 1990's. Therefore, the limitations presented by the mapped flood plain create a special condition and circumstance.

2. The literal interpretation of the Code deprives the applicant rights commonly enjoyed by other properties within the same district.

Other lands, structures, and buildings within the C-1 zone have been afforded reduced setback distances when appropriate. The granting of the reduction would not limit future expansion of each of the collector streets. The applicant has met with City Staff to confirm the a minimum width will remain available for future expansion of the roadways. Other individual sites, planned unit developments, and zoning development agreements secured by other properties enjoy reduced setbacks to permit the construction of their buildings.

3. The special conditions or circumstances do not result from the actions of the applicant.

The applicant has no involvement with the FEMA mapping or the current provisions of the City Code. Therefore, the conditions/circumstances which exist are not a result of any action made by the applicant.

4. Granting of the request will not confer on the applicant any special privilege that is denied to other lands, structures, or buildings within the same zoning district.

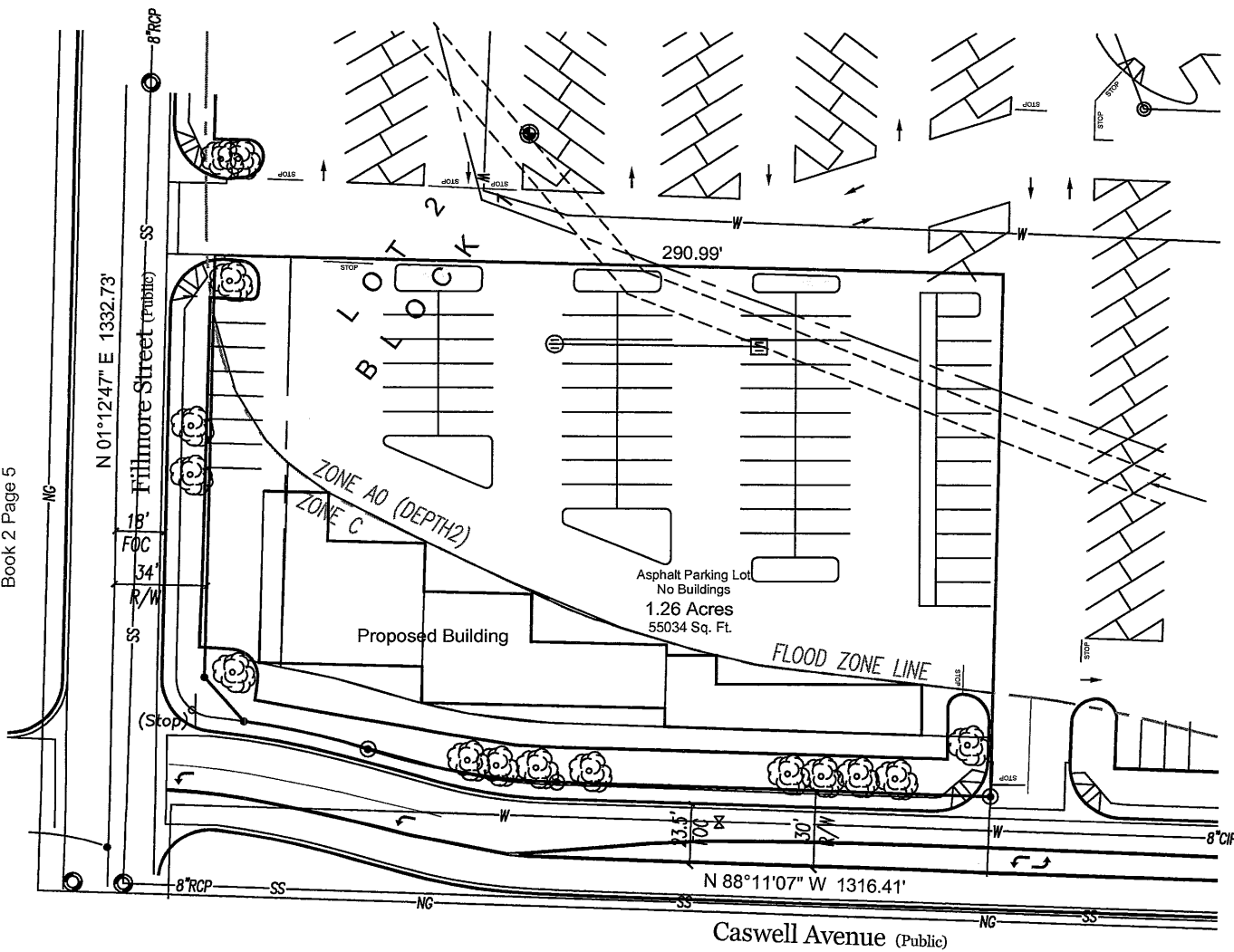
No special privilege is conferred upon the applicant as the applicant is subject to significant limitations as a result of the site conditions and Code restrictions the impact his property. The City of Twin Falls has historically worked hand in hand with the development community to reach the most appropriate solution when special conditions or circumstances are identified. The applicant was lead to the variance mechanism of City Code with the assistance of City Staff to resolve this issue. Reduced setbacks are permitted upon other lands, structures, and buildings within the C-1 zoning districts and are regularly approved as part of a planned unit development or zoning development agreement process.

5. The literal enforcement of the provisions of the Code would result in unnecessary hardship.

The applicant is extremely limited with the available building envelope due to the impacts of the flood plain and the larger, collector street setback distances. As mentioned above the flood plain impacts 65% of the total lot area, all of which is reducing the available building envelope. A site specific building layout design is already being pursued at significant cost to the applicant as a result of the conditions explicit to the Code. This project is an infill lot which has remained vacant for two decades.

Further the centerline street setback's primary purpose (from City Code 10-7-6) is to protect future road corridors for future roadway expansion. The condition has been reviewed by City Staff to ensure that this request will indeed protect the future roadway corridor and therefore, strict enforcement indeed places an unnecessary hardship upon the property. The granting of this variance will permit the Code and the enforced setback distance, although reduced will still satisfy the primary purpose of the Code's intent for centerline setback distances on collector streets.

Peters Subdivision
Book 2 Page 5



Fred Meyer Subdivision
Inst. #2000-005497



SITE EXHIBIT
FOR
MAGIC VALLEY INSURANCE

D. THEWALT
JAN. 2019
1" = 20'
508-18

EHM Engineers, Inc.
ENGINEERS/SURVEYORS/PLANNERS
627 North College Road, Suite 100
Twin Falls, Idaho 83301
Tel: (208) 734-4888 Fax: (208) 734-6049

Variance Exhibit

Reference Only



Centerline Setback

Reported Flood Zone Line

Proposed Building

Area where building encroaches into Centerline Setback

0 50 100 Feet

705 FILMO

705 BLUE L

709 BLUE L

Asphalt Parking Lot
No Buildings
1.26 Acres
55034 Sq. Ft.

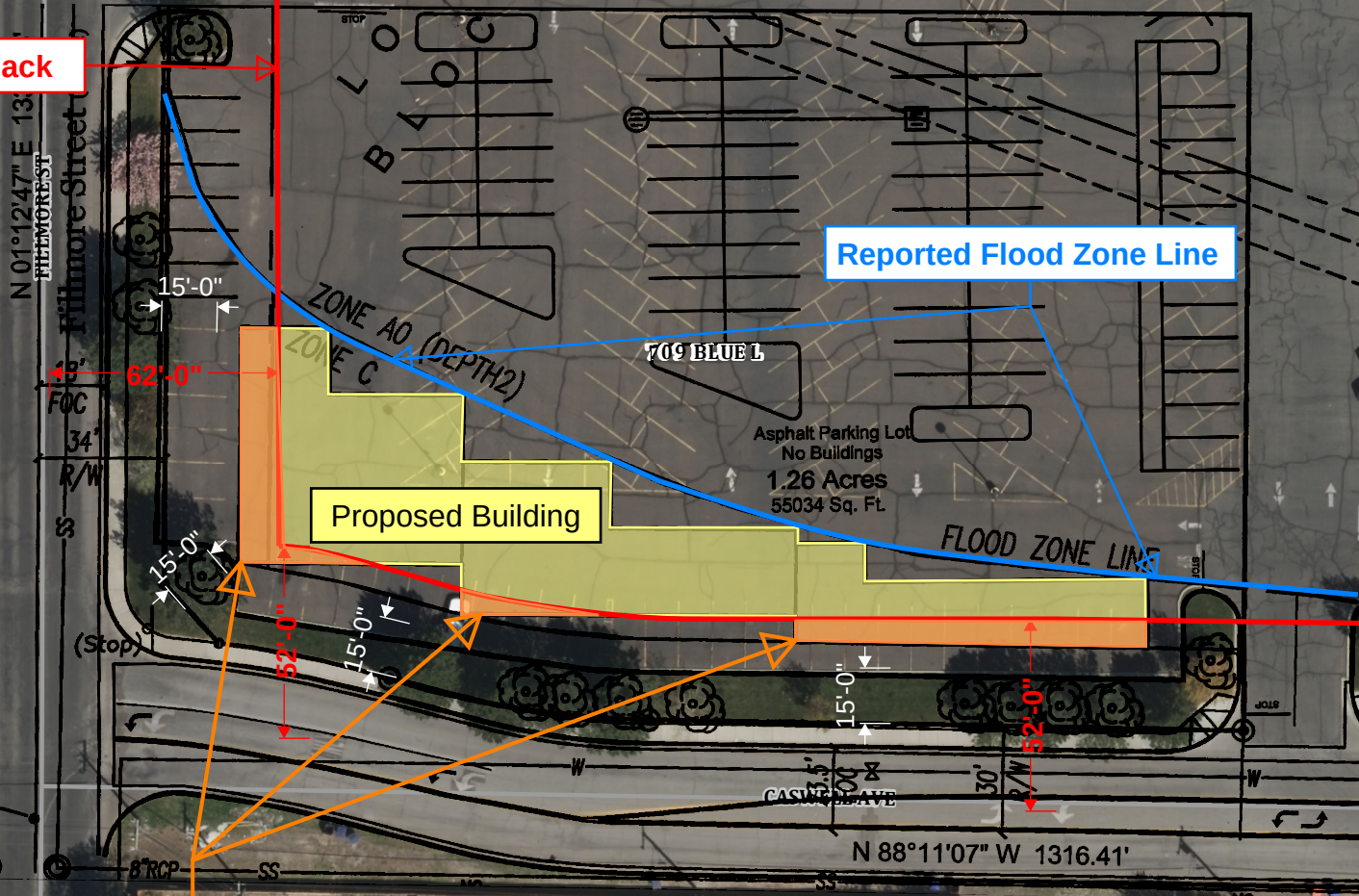
FLOOD ZONE LINE

697 FILMO

741 GRANT

759 GRANT

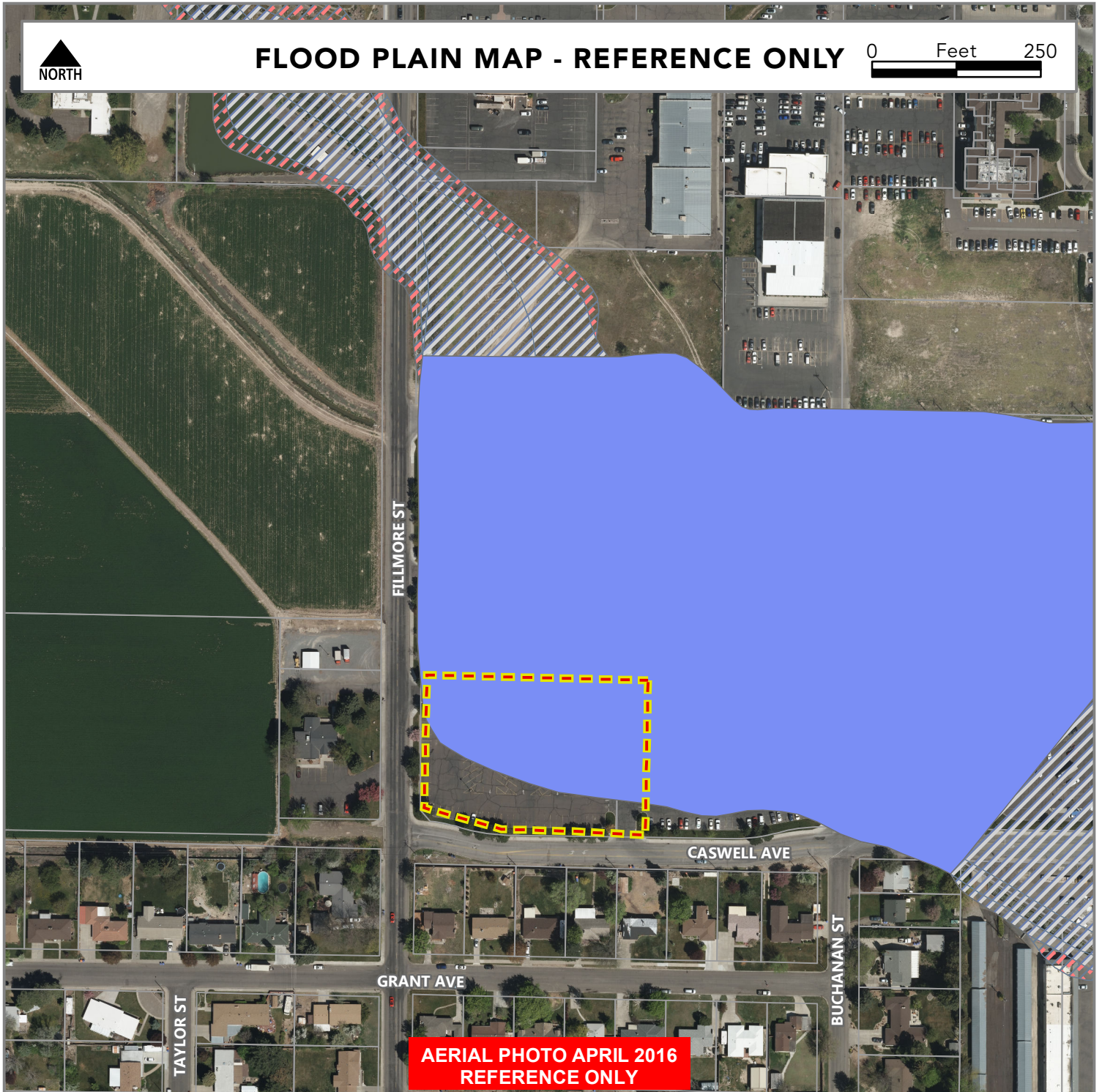
765 GRANT



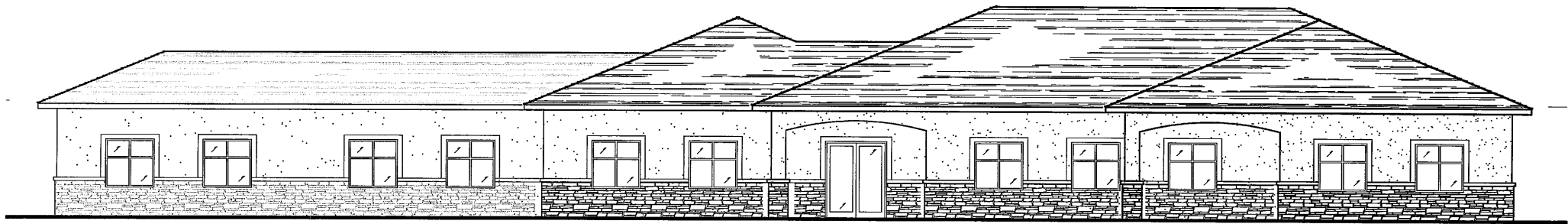


FLOOD PLAIN MAP - REFERENCE ONLY

0 Feet 250



- | | |
|--|---|
|  500 Yr. |  Zone AE |
|  Zone AO |  X |



PROPOSED NORTH ELEVATION



SE Corner looking NW



NE Corner looking SW



NW Corner Looking SE



SW Corner looking NE



Date: Tuesday, March 12, 2019
To: Planning and Zoning Commission
From: Brock Cherry, Planner

ACTION ITEM

Request:

Request for a Special Use Permit to operate an Indoor Recreation Facility at property located at 324 Hansen Street on behalf of The Circus, LLC (PZ19-0010)

Time Estimate:

Five (5) minutes for staff and applicant presentation; Five (5) minutes for the public hearing; 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:

Per City and County records the primary building on the subject property was built in 1926. Most recently the City of Twin Falls occupied the building from 2007 to 2018.

Analysis:

This is a request for a special use permit to allow an indoor recreational facility on property located at 324 Hansen Street. The subject property is located within the Commercial Business (C-B) Zoning District and P-1 Parking Overlay.

The primary use of the property is a Cultural Facility (Museum/Arts Center) which is outright permitted in the C-B Zoning District. Additionally, applicant intends to occasionally allow the subject property be used for public assembly purposes (receptions/school dances/social gatherings) which is also outright permitted.

However, the applicant is requesting with this application to operate an indoor recreational facility which provides professional dance instruction and group exercise classes. General hours of operation will be from 7:00 AM to 9:00 PM.

Staff determines that the requested use is in compliance with both the City Zoning Ordinance and the 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.

Attachments:

1. Staff Report PZ19-0010
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 an Indoor Recreational Facility on property located at 324 Hansen Street.
 Application: PZ19-0010
 Applicant:
 Rebekah & Joshua Olsen, The Circus LLC
 324 Hansen Street
 Twin Falls, ID 83301
 208-731-2450
 olsendc@hotmail.com

Public Hearing: March 12th, 2019

Analysis

This is a request for a special use permit to allow an indoor recreational facility on property located at 324 Hansen Street. The subject property is located within the Commercial Business (C-B) Zoning District and P-1 Parking Overlay.

The primary use of the property is a Cultural Facility (Museum/Arts Center) which is outright permitted in the C-B Zoning District. Additionally, applicant intends to occasionally allow the subject property be used for public assembly purposes (receptions/school dances/social gatherings) which is also outright permitted.

However, the applicant is requesting with this application to operate an indoor recreational facility which provides professional dance instruction and group exercise classes. General hours of operation will be from 7:00 AM to 9:00 PM.

Staff determines that the requested use is in compliance with both the City Zoning Ordinance and the 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

Per City and County records the primary building on the subject property was built in 1926. Most recently the City of Twin Falls occupied the building from 2007 to 2018.

Applicable Regulations or Codes

Per City Code 10-4-7, A special use permit is required in the C-B Zoning District for an Indoor Recreation Facility.

Per City Code 10-10-12, No off street parking is required in the P-1 Parking Overlay for outright permitted uses. The Planning & Zoning Commission does have discretion to request off

street parking for uses which require a special use permit.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Downtown". The "Downtown" designation is meant to provide a diverse mix of retail, services, and entertainment. Staff determines that the proposed use meets the "Downtown" designation.

Per the 2009 Master Transportation plan the subject property is in close vicinity to an arterial roadway (Shoshone St.) and adjacent to a local street (Hansen St.). Staff anticipates that the current traffic and parking infrastructure will accommodate the requested use.

Potential Impacts

The applicant and staff do not anticipate a significant increase of detrimental impacts from this request on the surrounding properties. The proposed use will increase vehicular and pedestrian traffic in the area. However, Staff predicts that the impacts will be similar to those caused by the nearby City Park and City Library.

Public Hearing: March 12th, 2019

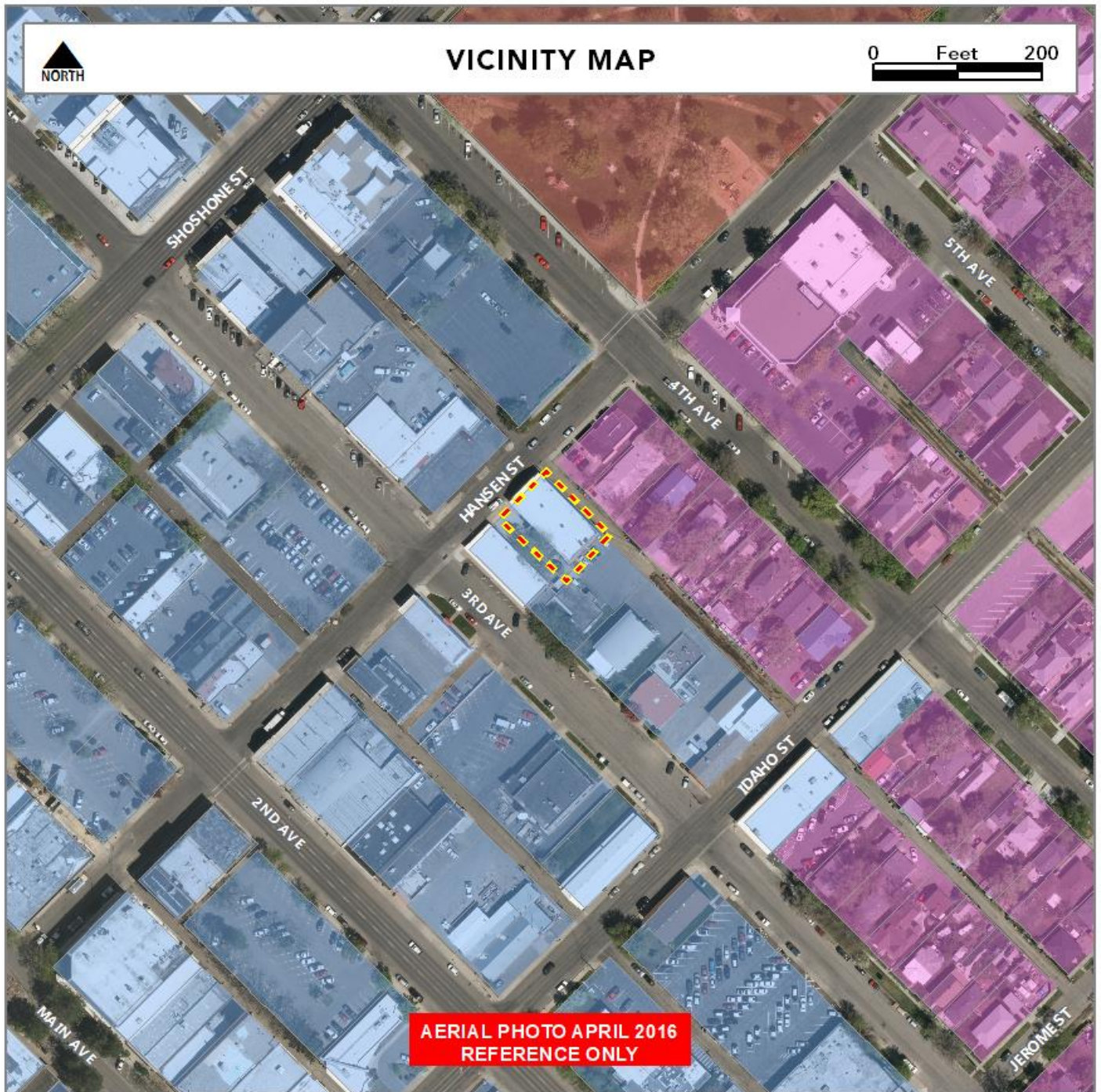
Conclusion

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

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

Attachments

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



C-B
 R-6
 OS

Current Zoning: C-B
 Comprehensive Plan:
 Downtown

Existing Land Use: Vacant
 Proposed Land Use: Museum/
 Public Assembly/ Indoor
 Recreation

Surrounding Zoning Designations & Land Use(s)

NW: C-B, Retail Trade & Services

NE: R-6, Detached Single Household

South: C-1, Retail Trade

SE: C-B, Professional Office

Applicable Regulations

10-1-4, 10-1-5, 10-4-7, 10-11-1 thru 8, 10-12-2

The scope and use of the facility will be:

Dept #1 Professionally led Dance Instruction

1. Belly Dance
2. Tribal Fusion
3. Flamango
4. Hip Hop
5. Clogging
6. Jazz
7. Modern
8. Square Dancing

Dept #2 Body Works – Group Exercise Classes

1. FlyFit Bungee
2. Arial Fit
3. Belly Dance Workout
4. Drum Aerobics
5. Arial Yoga
6. Yoga
7. Pound
8. Martial Arts Instruction
9. Silks and Silk Workouts
10. Date Night Bungee – Friday Nights

Dept #4 Scheduled Activities and Events at the Circus Facility
(Catering with Alcohol expressly limited to no more than 12
times per calendar year for age appropriate venues)

Maximum Occupancy will not exceed 299 people

1. School Proms / Dances
2. Bridal Bungee / Aerial / Dance
3. Small Recitals
4. Concerts – Traveling and Local Performers
5. Venue for Weddings / Receptions
6. Group gatherings for local studios – Show and
Share Night.

Dept # 5 The Circus

1. Dress Rehearsal for Semi-Annual Shows @
Orpheum
2. Parades and other community interactions: Western
Days, Farmers Market, Wednesday Nights.
3. Venue for visiting performers for productions and
to teach monthly workshops.

Please let us know if any further information for the intended
use of this location is needed.

Sincerely,

Rebekah M. Olsen

Dr. Joshua B. Olsen

Rebekah & Joshua Olsen
 324 HANSEN ST E
 TWIN FALLS ID 83301
 208-731-9181

E HANSEN ST

← TRAFFIC →

← PARKING →

SIGN
 6'x10'
 ON BUILDING

SIDE
 ENTRANCE

100'x50'
 (5000 ft²)

← PROPERTY LINE

LOT SIZE
 100'x72'
 (7200 ft²)

Trails

Front
 ENTRANCE

ALLEY

PARKING →

10'
 SCALE



3RD AVE E.



NE Corner looking SW



NW Corner looking SE



Date: Tuesday, March 12, 2019
To: Planning and Zoning Commission
From: Brock Cherry, Planner

ACTION ITEM

Request:

Request for a Special Use Permit to operate an Automobile Sales and Repair and/or Service facilities at property located at 430 Blue Lakes Blvd North of behalf on Country Auto, Inc. c/o JUB Engineers. (PZ19-0011)

Time Estimate:

Five (5) minutes for staff and applicant presentation; Ten (10) minutes for the public hearing; 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:

Per City and County records the southern building on the subject property was built in 1984 and was most recently operated by "Moxie Java". The northern building (as shown on the Vicinity Map) has been demolished and was last operated as "Asian Massage".

Analysis:

This is a request to allow an Automobile sales and repair or service facility at 430 Blue Lakes Boulevard

North. The subject property is located in the Commercial Highway (C-1) Zoning District.

The applicant intends to operate a used car lot, beginning with an inventory of 35-40 vehicles. Hours of operation will be Monday through Friday from 9:00 A.M. to 6:00 P.M., Tuesday 9:00 A.M. to 8:00 P.M., and Saturday 10:00 A.M. to 4:00 P.M. The applicant plans to have two (2) to four (4) employees on site at all times.

Staff determines that the requested use is compliant with City Zoning Code and the 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.

Attachments:

1. PZ19-0011 Staff Report
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 an Automobile sales and repair or service facility at 430 Blue Lakes Boulevard North.

Application: PZ19-0011

Applicant & Representative:

Ryan & Darynn Glodowski, DBA Country Auto c/o

Scott Allen, JUB Engineers

115 Northstar Ave

Twin Falls, ID 83301

208-733-2414

allen@jub.com

Public Hearing: March 12th 2019

Analysis

This is a request to allow an Automobile sales and repair or service facility at 430 Blue Lakes Boulevard North. The subject property is located in the Commercial Highway (C-1) Zoning District.

The applicant intends to operate a used car lot, beginning with an inventory of 35-40 vehicles. Hours of operation will be Monday through Friday from 9:00 A.M. to 6:00 P.M., Tuesday 9:00 A.M. to 8:00 P.M., and Saturday 10:00 A.M. to 4:00 P.M. The applicant plans to have two (2) to four (4) employees on site at all times.

Staff determines that the requested use is compliant with City Zoning Code and the 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

Per City and County records the southern building on the subject property was built in 1984 and was most recently operated by "Moxie Java". The northern building (as shown on the Vicinity Map) has been demolished and was last operated as "Asian Massage".

Applicable Regulations or Codes

Per City Code 10-4-8, a special use permit is required for automobile sales in the C-1 Zoning District.

Per City Code 10-7-12, 30' of gateway arterial landscaping is required when vacant or cleared land is being developed along gateway arterials (Blue Lakes).

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 local (Blue Lakes Cir.) roadways. It is anticipated that the existing transportation infrastructure will provide sufficient service for the requested use.

Potential Impacts

The proposed SUP will produce additional traffic and noise. Staff believes due to the subject property being located on an arterial roadway that additional traffic flow will be accommodated. Further, staff believes the noise levels of the proposed use will be similar to the noise levels generated by Blue Lakes Blvd. However, Staff does recognize that there are single family homes within 200' of the proposed use which could experience an increase of noise and traffic compared to the current noise and traffic produced.

Public Hearing: March 12th 2019

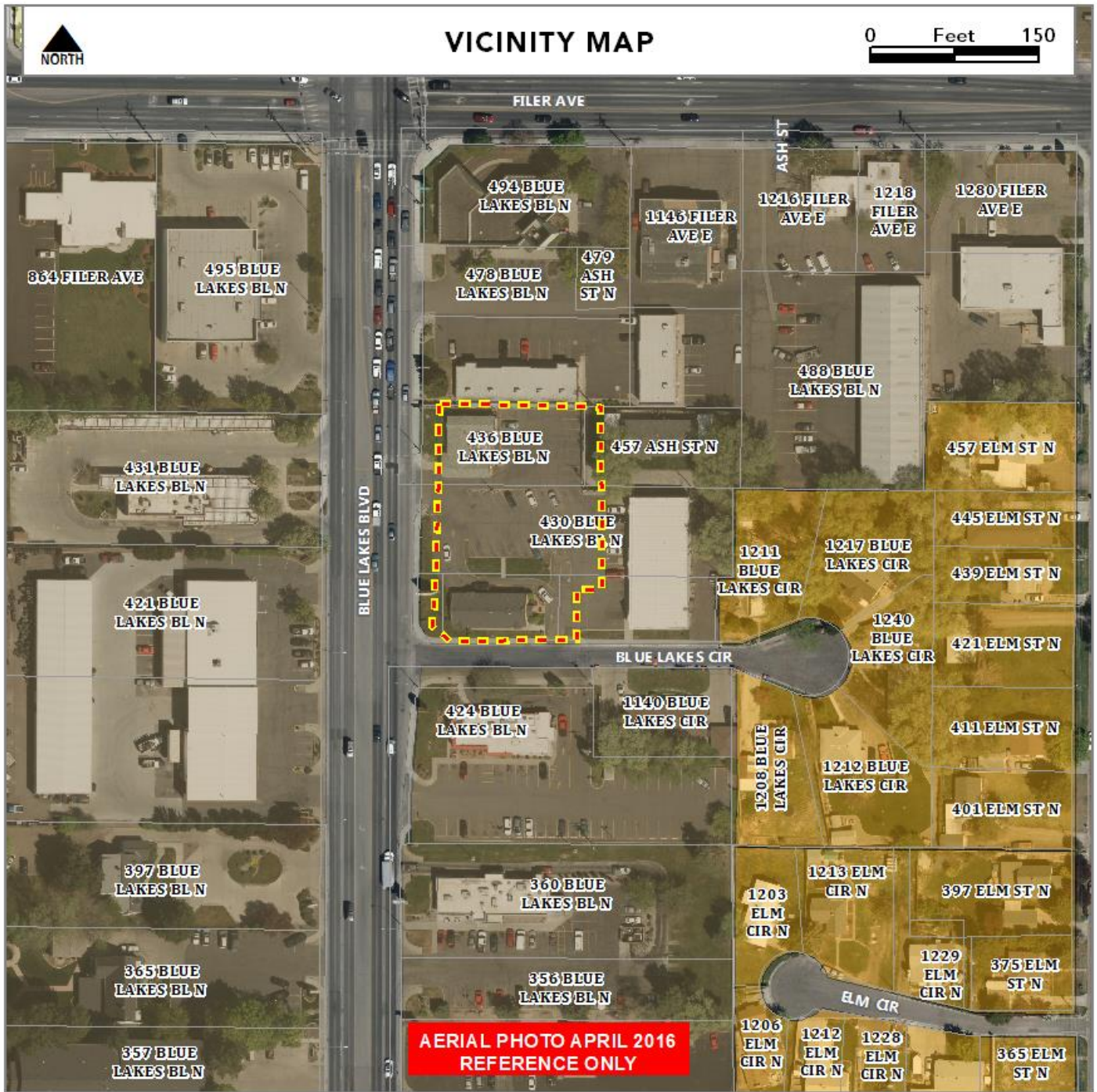
Conclusion

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

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

Attachments

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



C-1
 R-4
 R-2



Current Zoning: C-1
 Comprehensive Plan:
 Commercial

Existing Land Use: Vacant
 Proposed Land Use: Retail Auto
 Sales & Amplified Audio

Surrounding Zoning Designations & Land Use(s)

North: C-1, Finance/Investment
 Office

East: C-1, Retail &
 Finance/Investment Office

South: C-1, Eating Place

West: C-1, Retail & Eating Place

Applicable Regulations

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

PAGE 2

#4

REQUEST FOR SPECIAL USE PERMIT ON

THE REASON FOR THIS REQUEST IS TO RUN A USED CAR LOT, COUNTRY AUTO HAS BEEN AN ESTABLISHED CAR LOT IN JEROME FOR OVER 21 YEARS, OUR FACILITY IN JEROME IS ON 3 ACRES WHERE WE KEEP 100-130 CARS ON THE LOT FOR SALE. WE HAVE 3 SHOPS ON LOCATION WHERE WE WORK ON OUR CARS. OUR STAFF IN JEROME IS 1 GENERAL MANAGER, 4 TECHNICIANS, 2 DETAIL, 1 SERVICE ADVISER, 2 SALES PEOPLE, 4 OFFICE STAFF AND OWNERS RYAN AND DARYNN GLODOWSKI.

HOURS OF OPERATION ARE M-F 9-6, TUESDAY IS 9-8 AND SATURDAY WILL BE 10-4

WE PLAN TO START WITH 35-40 CARS ON THE LOT

RETAIL TRAFFIC WOULD BE EXPECTED, WE SHOULD NOT CREATE ANY MORE TRAFFIC PROBLEMS THAN WHAT IS ALREADY ON BLUE LAKES BLVD.

2-4 EMPLOYEES WOULD BE EXPECTED

SECTION C:

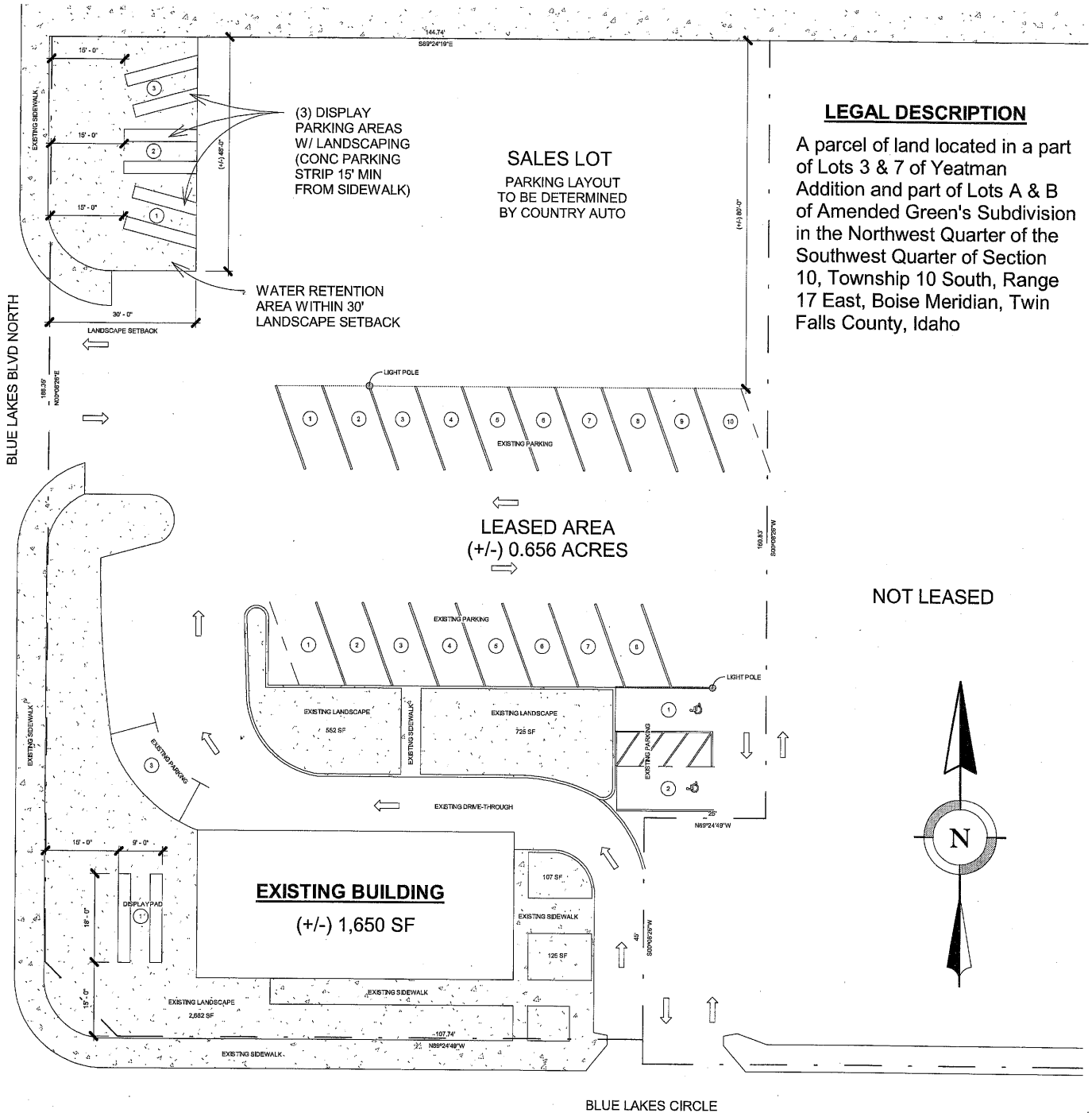
NOISE: VERY MINIMUM.

GLARE: WOULD BE A MINIMUM AS THE CARS WILL BE FACING WEST AND SUN RISES IN THE EAST.

ODOR: NONE, NO MECHANICAL WORK WILL BE DONE ON LOT EXCEPT FOR OCCASIONAL CHANGE WIPER BLADE OR AIR UP TIRE, LES SCHWAB IS DIRECTLY ACROSS THE LOT.

FUMES AND VIBRATION: NONE

COMPATIBILITY: THIS LOT WILL FIT IN NICELY WITH TWIN FALLS AND BLUE LAKES, TRAFFIC WILL NOT BE A CONSTANT IN AND OUT LIKE THE FAST FOOD OR COFFEE SHOPS ON BLUE LAKES.



LEGAL DESCRIPTION

A parcel of land located in a part of Lots 3 & 7 of Yeatman Addition and part of Lots A & B of Amended Green's Subdivision in the Northwest Quarter of the Southwest Quarter of Section 10, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho

1 SITE PLAN
1" = 30'-0"



Katherine Leija
(208) 490 - 3223
784 Filer Ave. Twin Falls, ID 83301
katherine.r.leija@gmail.com

**COUNTRY
AUTO
HOWARD
CRANE**

SITE PLAN

REVISED:	2/11/19
Date	1/28/19
Drawn by	KRL
Checked by	KRL

SUP

Scale 1" = 30'-0"



SW Corner looking NE



NW Corner looking SE



NE Corner looking SW



SE Corner looking NW



Date: Tuesday, March 12, 2019
To: Planning and Zoning Commission
From: Planning & Zoning Department

ACTION ITEM

Request:

Request to Vacate platted easements within Canyon Park Subdivision located at the 2000 block of Neilsen Point Place on behalf of Geronimo, LLC c/o EHM Engineers, Inc. (PZ19-0012)

Time Estimate:

Staff may take 5-10 minutes and the 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:

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 subject easement is part of lot 6 in the Canyon Park Subdivision Plat, recorded in December 2013.

Analysis:

This is a request to vacate a public utility easement to reroute existing utilities outside of the proposed building pad. The developer would like this vacated to prepare for future development. The city does not have a building plan submitted as to what that development will be. As this easement is shown on a plat it must go through the public process to vacate it.

The applicant has provided all the required letters of approval from the various utility owners, and all have agreed to the vacation. However, if a utility company has existing utilities they have indicated a new one shall be provided as a condition of their approval.

Below is a list of existing utilities:

1. Cable One
2. Century Link
3. Idaho Power
4. Intermountain Gas
5. PMT

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 the recordation of a new utility easement/s for all existing utilities, prior to official vacation of the platted easement.

Attachments:

1. PZ19-0012 VAC Staff Report
2. 1 - Vicinity
3. 2 - Narrative
4. 3 - Exhibit
5. 4 - Canyon Park Plat
6. 5 - Photos



Comprehensive Staff Report

To: Planning & Zoning Commission
Presenter: Steve O'Connor, City Planner

Request: To Vacate an easement..

Application: PZ19-0012

Applicant & Representative:

Geronimo, LLC

c/o David Thibault

621 North College Rd., Ste. 100

Twin Falls, ID 83301

208.734.4888

dthibault@ehminc.com

Public Hearing: March 12th, 2019

Analysis

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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 subject easement is part of lot 6 in the Canyon Park Subdivision Plat, recorded in December 2013.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as Mixed use. Vacation of this easement will allow for commercial development to take place. Therefore Staff determines this request is in compliance with the 2016 comprehensive plan.

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.

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Attachments

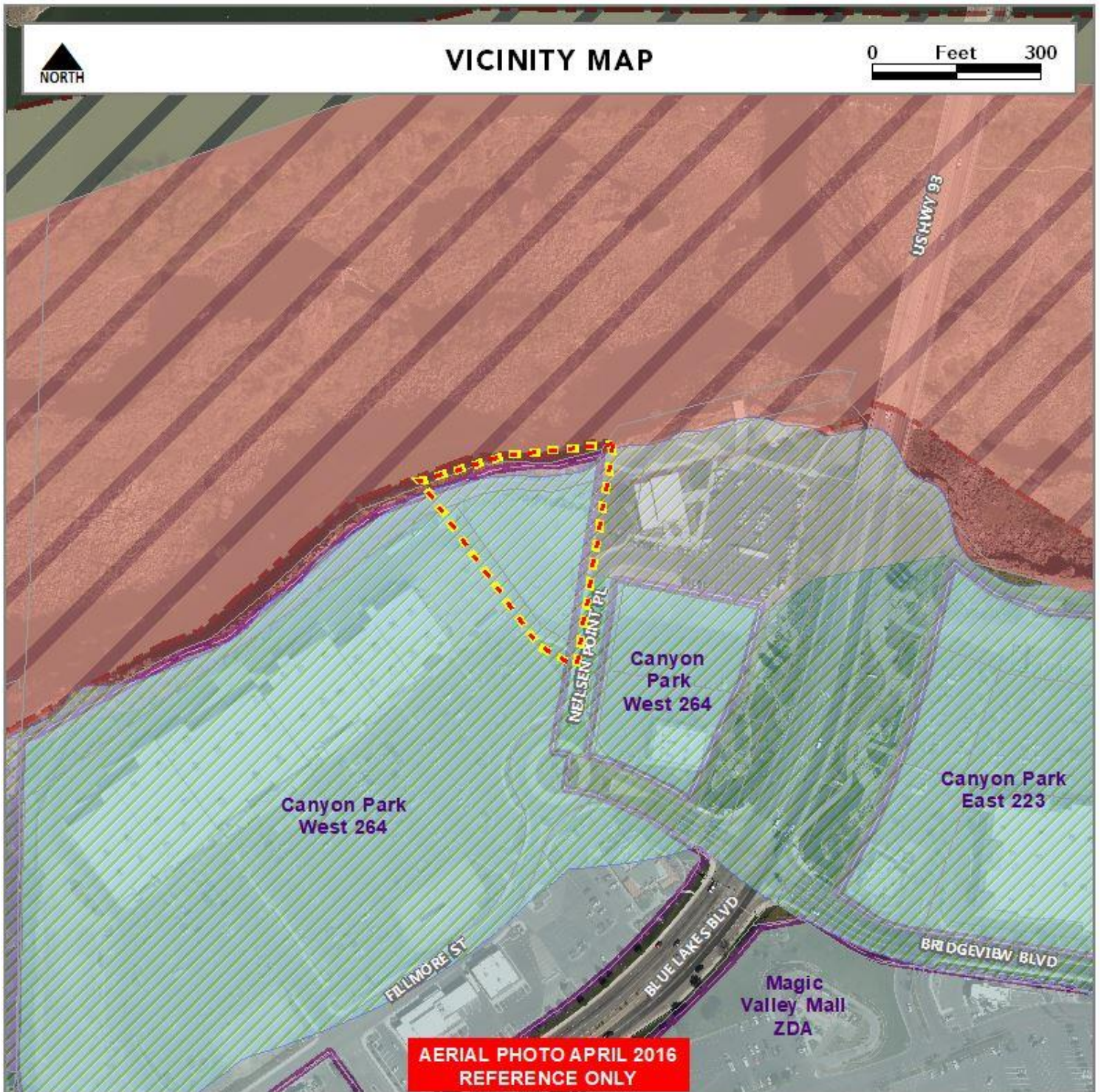
1. Vicinity Map
2. Narrative
3. Vacation Exhibit
4. Photos

Public Hearing: March 12th, 2019



VICINITY MAP

0 Feet 300



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

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

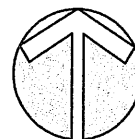
Applicable Regulations

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

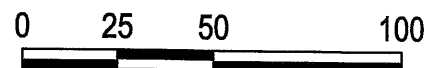
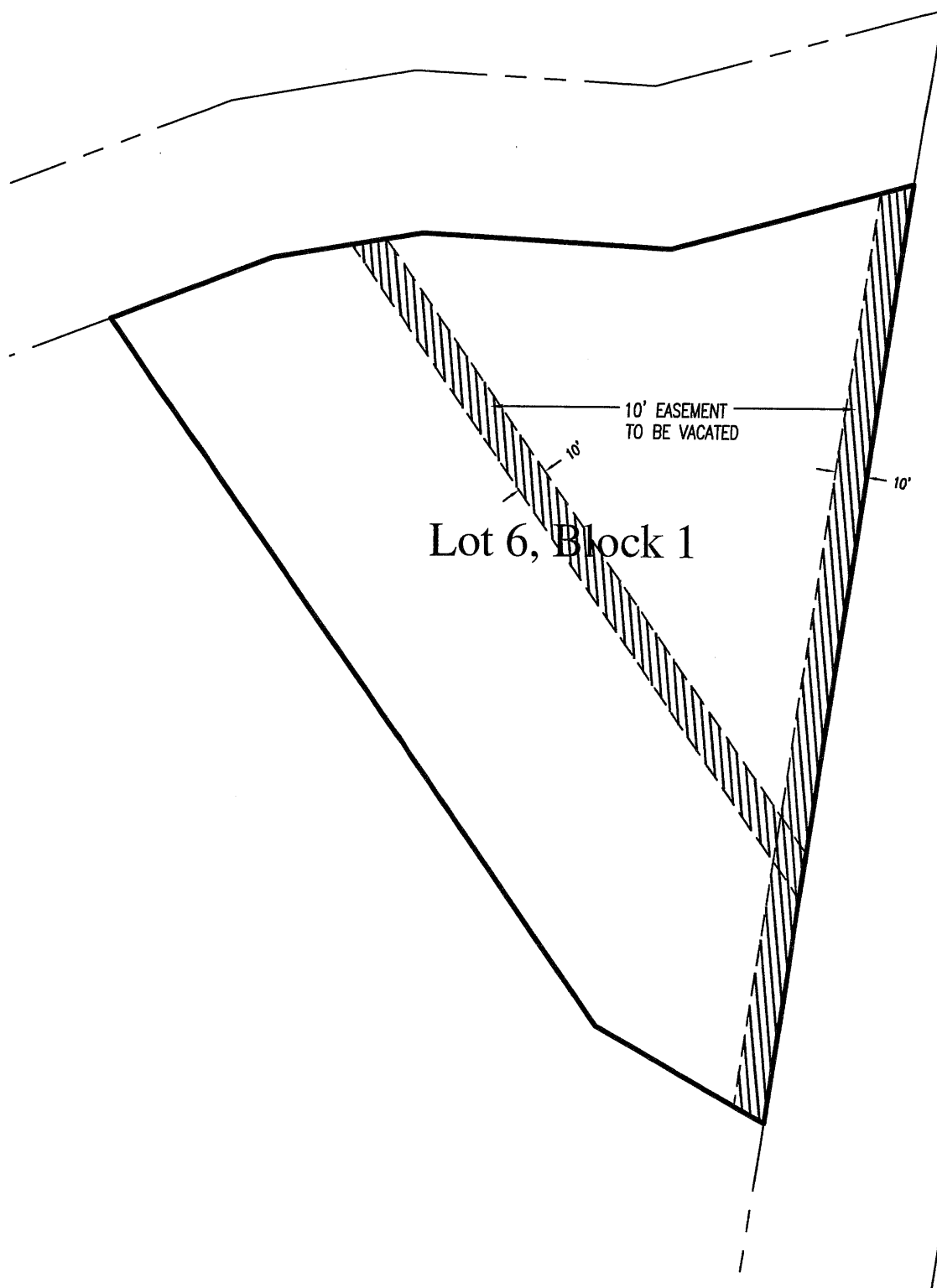
Supplemental Information For the Vacation of Existing Easements

The owner of the property is requesting a vacation of public utility easement as described in the application to accommodate the development of a hotel building site. This vacation of easement is necessary to re-route existing utilities outside of the proposed building pad. The affected utility companies have been notified and have provided written reply to this request. Alternate paths and routes will be identified and the utilities will then be relocated as part of the development of the property.

The impacts to the surrounding lands are expected to be minimal as a result of the vacation and re-routing. Minor interruptions of service and prior scheduled outages will be planned as part of the development to minimize the realized impacts to the surrounding properties.



NORTH



SCALE IN FEET

EXHIBIT MAP
GERONIMO, LLC

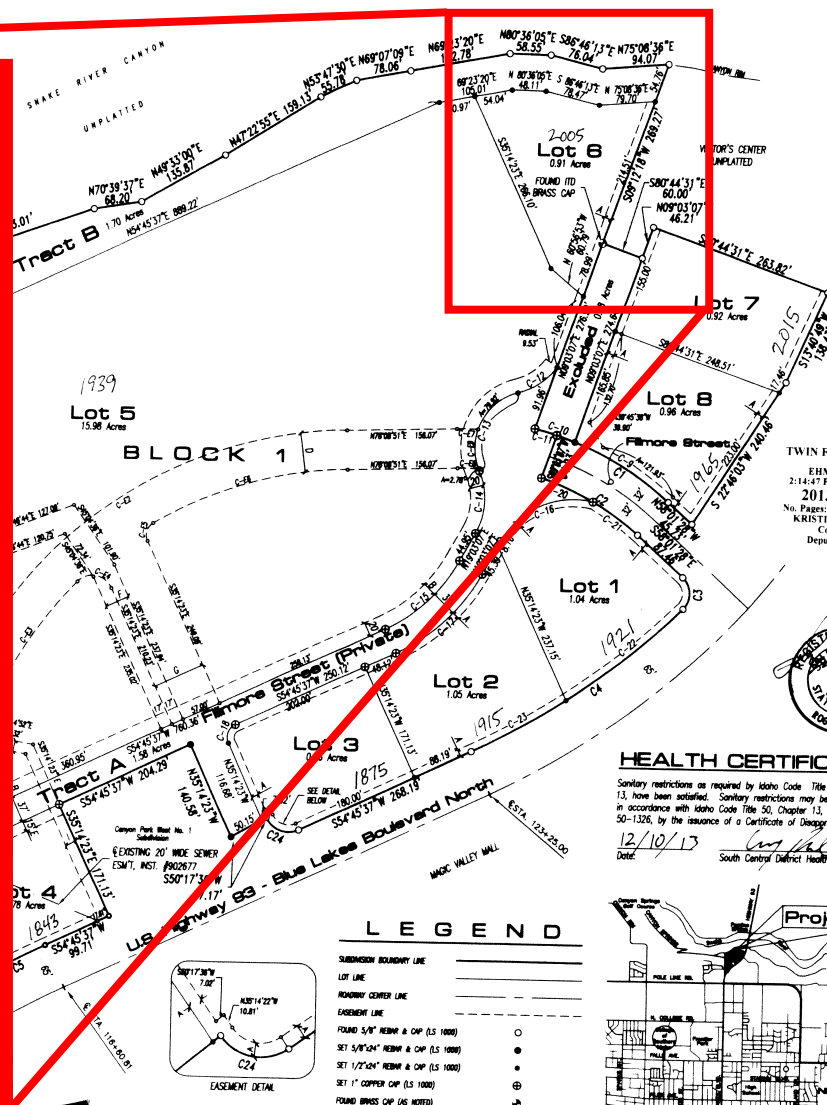
LOT 6, BLOCK 1, CANYON PARK SUBDIVISION



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

Engineers / Surveyors / Planners
621 North College Road, Suite 100 Twin Falls, Idaho 83301
p (208)-734-4888 fax (208)-734-6049 web: ehmine.com

JOB NO.: ##-13
DESIGN APPROVED
DRAWN
DATE OCT 2018
SCALE SHOWN
Sheet No.: V 278-18 EXH



Sanitary restrictions as required by Idaho Code Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be reimposed, in accordance with Idaho Code Title 50, Chapter 13, Section 50-1326, by the issuance of a Certificate of Disapproval.

Date: 12/10/13 [Signature]
South Central District Health Dept. FHS

TWIN FALLS, IDAHO

Sheet 1 of 4
369-11 Replot-R3c

LEGEND

SUBSTANDARD BOUNDARY LINE _____

LOT LINE _____

ADJACENT CENTER LINE _____

EASEMENT LINE _____

FOUND 5/8" REBAR & CAP (LS 1000) ○

SET 5/8"x24" REBAR & CAP (LS 1000) ●

SET 1/2"x24" REBAR & CAP (LS 1000) ●

SET 1" COPPER CAP (LS 1000) ●

FOUND BRASS CAP (AS NOTED) ⊕

FOUND 1/2" REBAR & CAP (LS 1000) ○

REPLACED WITH 5/8" X 24" REBAR & CAP (LS 1000) ○

EASEMENT CORNER - NOT SET

EHM Engineers, Inc.



Looking E



Approximate location of
platted easement

Looking N



Date: Tuesday, March 12, 2019
To: Planning and Zoning Commission
From: Brock Cherry, Planner

ACTION ITEM

Request:

Request for a Special Use Permit to construct multiple fourplex buildings on a single lot at 1265 Cheney Drive West on behalf of WS&V, LLC c/o EHM Engineers. (PZ19-0013)

Time Estimate:

Five (5) minutes for staff and applicant presentation; Ten (10) minutes for the public hearing; 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:

The property became part of the WS&V PUD #268 in 2014. Available records indicate the subject property has been used for agricultural production.

Analysis:

This is a request to allow a fourplex multifamily development on a single lot located at 1265 Cheney Drive West. The subject property is zoned Residential Multi-Household (R-6) District Professional Office Overlay (PRO) Planned Unit Development (WS&V PUD).

The applicant is proposing nine (9) fourplex buildings (36 units) be constructed on a single lot on the subject property. The applicant intends to provide sixteen (16) three (3) bedroom units and twenty (20) two (2) bedroom units.

Staff has determined that the request is compliant with both City Zoning Code and the Comprehensive Plan if certain conditions of approval are required.

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. The eastern half of the roadway of Creekside Way be built with curb, gutter, and sidewalk from Cheney Drive to Xavier Charter School prior to receiving Certificate of Occupancy.

Attachments:

1. PZ19-0013 Staff Report
2. 1 - Vicinity Map
3. 2 - Narrative
4. 3 - Site Plan
5. 4 - Elevation Examples
6. 5 - Photos



Comprehensive Staff Report

To: Planning & Zoning Commission
Presenter: Brock Cherry, City Planner
Request: A **Special Use Permit** to allow a fourplex multifamily development on a single lot located at 1265 Cheney Drive West.

Application: PZ19-0013

Applicant & Representative:

Doug Vollmer WS&V, LLC
c/o Tim Vawser EHM Engineers
621 North College Rd., Ste. 100
Twin Falls, Idaho 83301
208-734-4888
tvawser@ehminc.com

Public Hearing: November 14th, 2018

Analysis

This is a request to allow a fourplex multifamily development on a single lot located at 1265 Cheney Drive West. The subject property is zoned Residential Multi-Household (R-6) District Professional Office Overlay (PRO) Planned Unit Development (WS&V PUD).

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Approval Process

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implemented within 6 months or the permit is void.

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

History

The property became part of the WS&V PUD #268 in 2014. Available records indicate the subject property has been used for agricultural production.

Applicable Regulations or Codes

Per WS&V PUD, a fourplex is an outright permitted use within the WS&V PUD.

Per WS&V PUD, a special use permit is required to allow multiple buildings to be located on a single lot.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Town Neighborhood". The "Town Neighborhood" designation seeks to bring diverse housing options including single-family homes, duplexes, triplexes, and townhomes. Further, "Town Neighborhood" promotes contiguous and clustered development

to maximize open space and community gathering areas. Though the applicant is requesting fourplexes which isn't normally promoted in "Town Neighborhood" per the Comprehensive Plan, the proposed development is clustered and maximizes surrounding open space. Further, the proposed development will provide needed residential density and work force housing for surrounding businesses.

Per the 2009 Master Transportation Plan the subject property is located along residential (Creekside Way) and collector (Cheney Drive) roadways. Staff believes that the current transportation infrastructure combined with the additional transportation infrastructure requested in Staff's conditions of approval will be sufficiently meet the needs of the requested use.

In particular, staff believes that the applicant being required to construct curb, gutter, and sidewalk from Cheney Drive to Xavier Charter School will provide invaluable pedestrian traffic infrastructure.

Public Hearing: November 14th, 2018

Potential Impacts

The applicant and staff anticipate an increase of impacts from this request on the surrounding properties. Such impacts include increased automobile and pedestrian traffic. However, as mentioned before Staff believes the automobile and pedestrian traffic will be sufficiently accommodated for with Staff recommendations.

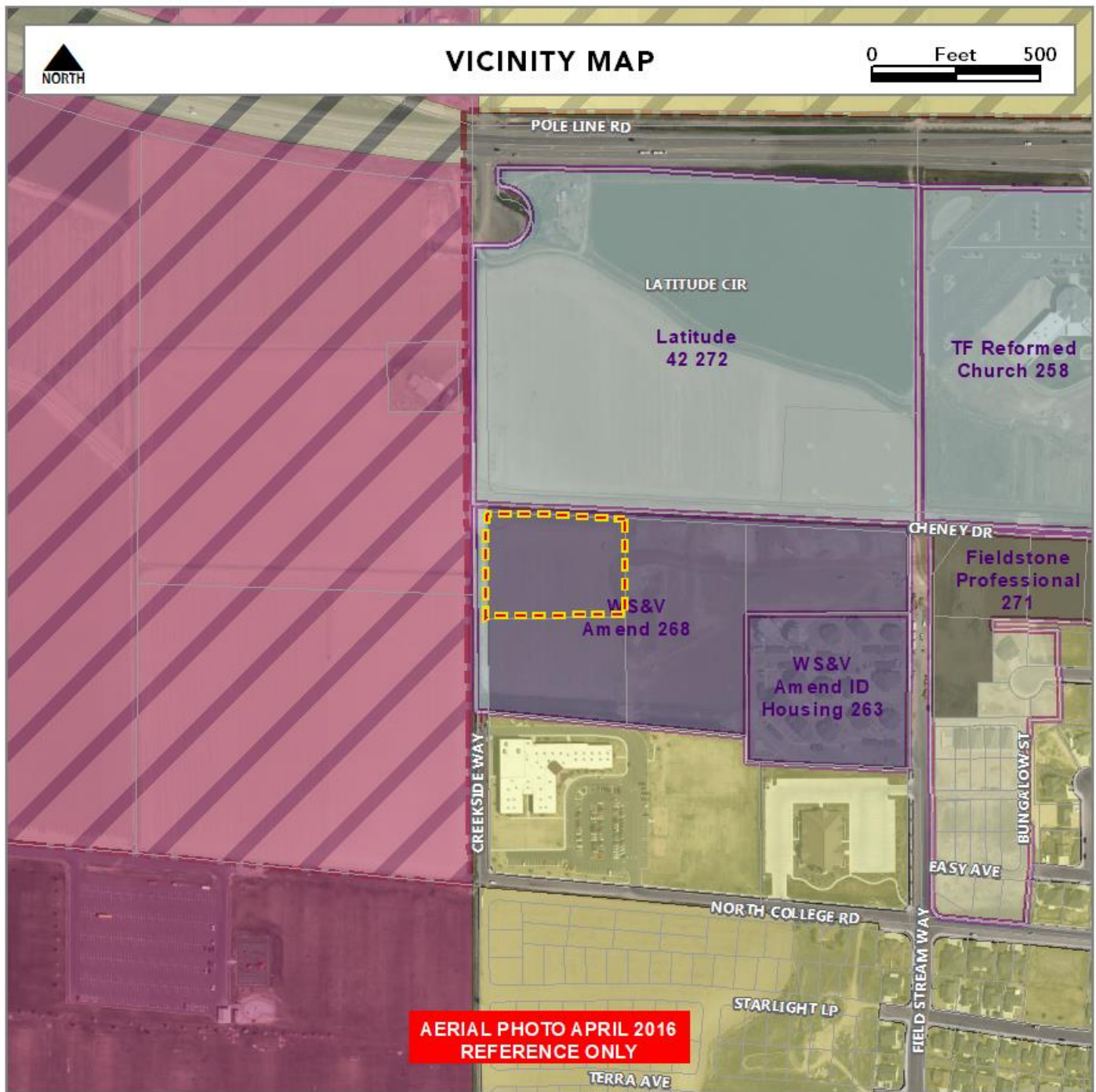
Conclusion

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1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. The eastern half of the roadway of Creekside Way be built with curb, gutter, and sidewalk from Cheney Drive to Xavier Charter School prior to receiving Certificate of Occupancy.

Attachments

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



PRO	R-2
PUD	R-4
C-1	R-6
R-1 VAR	AOI

Current Zoning: R-6 PRO PUD
Comprehensive Plan: Town
Neighborhood

Existing Land Use: Vacant
Proposed Land Use: Fourplex
Multifamily Development

Surrounding Zoning Designations & Land Use(s)

North: C-1 PUD, Vacant

East: R-6 PRO PUD, Nursing/Rest
Home

South: R-6 PRO PUD, Vacant

West: R-1 VAR (AOI), Vacant

Applicable Regulations

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

WS&V, LLC

Special Use Permit Statement

4.a Reason For Request:

WS&V, LLC intends to sell Lot 4, Block 1 of WS&V Subdivision First Amended to a prospective buyer interested in constructing a multi-family development on the lot. The lot consists of 2.87 acres and is located south of Cheney Drive West and east of Creekside Way. The use is allowed within the PUD with the approval of a Special Use Permit.

4.b.i. There are no specific hours of operation, this is a residential project.

4.b.ii. Traffic anticipated would be the standard trips generated from 2 and 3 bedroom households. This development will have a total units located in 9 buildings. It is anticipated that the traffic will be similar to existing four-plexes in other areas of Twin Falls.

4.b.iii. The only employees expected will be subcontracting to landscape maintenance personnel.

4.c.i. Noise is anticipated to be equivalent to similar residential developments of this nature.

4.c.ii. Site lighting will be controlled and directed internal to the site and no unreasonable glare is anticipated.

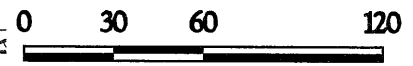
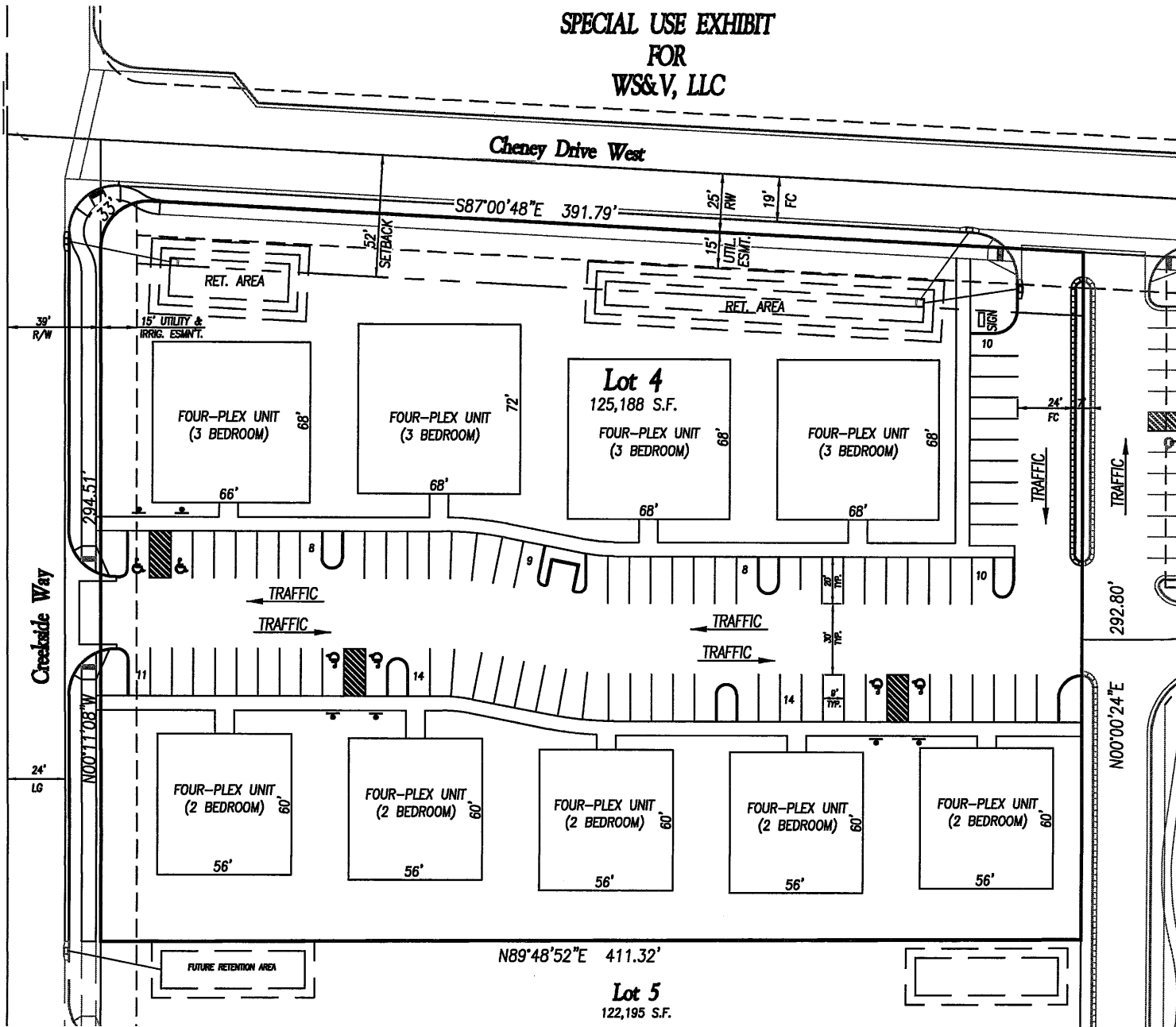
4.c.iii. No significant increase in odor is anticipated.

4.c.iv. No fumes or vibration is anticipated to effect adjoining property.

4.c.v. This development is anticipated to be generally compatible with the surrounding neighborhood. An assisted living facility exists directly east of this site and further east is a similar apartment complex. Xavier school exists to the south of the site and farming operations currently exist immediately west. Undeveloped lots exist immediately north. Colored photos of similar projects are included for a reference of possible exterior finishes and elevations.

**SPECIAL USE EXHIBIT
FOR
WS&V, LLC**

Cheney Drive West



Scale In Feet

**Located In
Lot 4, Block 1
WS&V Subdivision First Amended
In**

**SW4 NE4, Section 6
T. 10 S, R. 17 E, B.M.
Twin Falls County, Idaho**

OWNER:
WS&V, LLC
P.O. BOX 566
TWIN FALLS, ID 83303
(208) 420-5650
CONTACT: DOUG VOLLMER

PARKING:
REQUIRED: 80 SPACES
20 - 2 BEDROOM AND
16 - 3 BEDROOM UNITS
PROVIDED: 84 SPACES
79 STD. & 6 VAN ACC.

LANDSCAPING:
REQUIRED: PER P.U.D.
PROVIDED: 30,000+ S.F.









NE Corner looking SW



NW Corner looking SE



SW Corner looking NE



SE Corner looking NW