



Twin Falls Planning & Zoning Commission Agenda

Tuesday, June 9, 2020, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

Members -

City Limits: Danielle Titus, Chairperson; Craig Kelley, Vice-Chair; Ed Musser; Carolyn Bolton; Curtis Hansen; Marilu Perez

Area of Impact: David Detweiler

- 1) Call In Instructions
 - a) **INFORMATIONAL:** To call in for Public Comment on the items on this agenda, please call **1-208-939-6718, Conference ID: 298 833 634#**. Calls must be received between 6:00 pm - 6:10 pm and will be put into the queue to speak during the Public Hearing portion of the meeting.
- 2) Confirmation of Quorum/Call Meeting to Order
- 3) Consent Calendar
 - a) **ACTION ITEM:** Approval of Minutes for the following meeting: May 12, 2020
- 4) Items of Consideration
 - a) **PRESENTATION:** Preliminary Presentation for a request for a Zoning District Change and Zoning Map Amendment from R-2, R-4, R-4 PRO, C-1 PUD to C-1 ZDA for property located at the northwest corner of Addison Avenue East Carriage Lane North c/o EHM Engineers, Inc. on behalf of Gary N. Nelson.(PZ20-0062)
By: Lisa Strickland, City Planner
- 5) Public Hearings
 - a) **ACTION ITEM:** Request for a Special Use Permit to allow a Home Occupation on property located at 2436 Independence Street c/o Kara Larson. (app. PZ20-0050)
By: Lisa Strickland, City Planner
 - b) **ACTION ITEM:** Request for a Special Use Permit to allow a Home Occupation on property located at 2181 Selway Street c/o William Salamone. (PZ20-0054)
By: Brock Cherry, City Planner
 - c) **ACTION ITEM:** Request for a Special Use Permit to allow a drive through and extended hours of operation on property located at 468 North Haven Drive c/o L. Colby Ricks on behalf of Oasis Stop N Go LLC. (PZ20-0055)
By: Brock Cherry, City Planner

- d) **ACTION ITEM:** Request Annexation with a Zoning Designation of R2 for property located at 700-1000 block of Hankins Road c/o EHM Engineers, Inc. on behalf of Joseph McCollum - McCollum Enterprises. (PZ20-0056)
By: Jonathan Spendlove, P&Z Director
 - e) **ACTION ITEM:** Request for Annexation with a Zoning Designation of R2 for property located at the 400-600 block of Hankins Road c/o EHM Engineers, Inc. c/o Ruth Rahe. (PZ20-0057)
By: Jonathan Spendlove, P&Z Director
 - f) **ACTION ITEM:** Request for a Special Use Permit to allow a Real Estate and Related Business on property located at 415 Addison Avenue c/o Melinda McKee on behalf of JCS Properties. (PZ20-0059)
By: Lisa Strickland, City Planner
- 6) Upcoming Meeting(s)
 - a) Tuesday, June 23, 2020
- 7) 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, May 12, 2020, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

Members -

City Limits: Danielle Titus, Chairperson; Craig Kelley, Vice-Chair; Ed Musser; Carolyn Bolton; Curtis Hansen; Marilu Perez

Area of Impact: David Detweiler

1) Call In Instructions

- a) To call in for Public Comment on the items on this agenda, please call **1-208-939-6718, Conference ID: 619 549 020#**. Calls must be received between 6:00 pm - 6:10 pm and will be put into the queue to speak during the Public Hearing portion of the meeting.

2) Confirmation of Quorum/Call Meeting to Order

Chairperson Titus called the meeting to order at 6:00 pm

A quorum was present.

Members Present: *Titus, Kelley, Musser, Detweiler, Perez*

Staff Present: *Spendlove, Nope, Vitek, Ebersole, Hafer, Strickland*

3) Consent Calendar

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

Commissioner Detweiler seconded the motion.

Unanimously Approved by a vote of 5-0

- a) Approval of Minutes from the following meeting: May 5, 2020

4) Items of Consideration

- a) Request for consideration of the Preliminary Plat for Rock Creek Point Subdivision No. 3, 19.23 acres to be subdivided into 12 lots located South of Mahard Drive and West of Meander Point Drive. (PZ20-0045)

Staff Presentation:

City Planner Lisa Strickland presented Request for consideration of the Preliminary Plat for Rock Creek Point Subdivision No. 3, 19.23 acres to be subdivided into 12 lots located South of Mahard Drive and West of Meander Point Drive. (PZ20-0045)

As per Twin Falls City Code 10-12-2.3: The Commission may approve, conditionally approve, deny, or table for additional information, when acting on the preliminary plat. If tabled, approval or denial shall occur at the regular meeting following the meeting at which the plat is first considered by the Commission. The action and the reasons for such action shall be stated in writing by the Administrator and forwarded to the applicant. The administrator shall also forward a statement of the action taken and the reasons for such action together with a copy of the approved preliminary plat to the Council for its information and record.

This property is located with the SUI zone in the City's Area of Impact. It is vacant land located along Rock Creek and west of the Rock Creek Point Subdivision.

This preliminary plat complies with the standards as set forth in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, and all regulations regarding the SUI zoning development standards, and the 2016 comprehensive plan. All general criteria for approval have been met, per State Statute 50-13.

Should the Commission approve this request as presented, staff recommends approval be subject to the following conditions:

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with applicable local code requirements and standards.
2. Subject to the applicant completing a Zoning Development Agreement.
3. Subject to the applicant completing a Parks in Lieu contribution.

Applicant Presentation:

Jim Dawson, Chairman for Architecture Committee for the Rock Creek Subdivision, asked the applicant the timeline for the road completion.

Mike Shetler, applicant, presented the request for consideration of the Preliminary Plat for Rock Creek Point Subdivision No. 3. He stated the road will be put in and completed before lots are sold, and once final plat is recorded. Per an agreement with the subdivision owners, he is paying for the pressurized irrigation, tying in to existing line. He stated there will be no tearing up of existing road. He stated this plat was already planned as part of the original subdivision.

PZ/Questions & Comments:

- Commissioner Detweiler asked the applicant if he is planning on doing pressurized irrigation for the whole subdivision.
- Applicant Shetler stated he will be doing pressurized irrigation for the whole subdivision as part of his agreement.

- Commissioner Detweiler asked if a path is being dedicated for a canyon trail.
- PZ Director Spendlove stated this will have to be worked out with Twin Falls County as they have taken over the Area of Impact Applications. He explained the Preliminary Plat application came in prior to the changeover.

Discussions Followed: without concern

MOTION:

Craig Kelley moved to approve the request for the Preliminary Plat for Rock Creek Point Subdivision No. 3, 19.23 acres to be subdivided into 12 lots located South of Mahard Drive and West of Meander Point Drive. (PZ20-0045)

David Detweiler seconded the motion.

Unanimously Approved by a vote of 5-0

5) Public Hearings

- a) *****ITEM WITHDRAWN***** Request for a Special Use Permit to allow an indoor recreation facility on property located at 2043 Kimberly Road c/o Dave Gates on behalf of Stags Builders & Concrete LLC. (PZ20-0034)

****Public Hearing Agenda Items order switched at time of meeting****

- b) Request for a Special Use Permit to allow storage unit rentals with extended hours on property located at 2469 Addison Avenue East c/o Amy Johnson on behalf of Bear River Consulting. (PZ20-0044)

Staff Presentation:

City Planner Strickland presented the Request for a Special Use Permit to allow storage unit rentals with extended hours on property located at 2469 Addison Avenue East c/o Amy Johnson on behalf of Bear River Consulting. (PZ20-0044)

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 City and County records, the subject property is undeveloped/vacant at this time.

This is a request to allow storage unit rentals on property located at 2459 Addison Avenue East. The subject property is located within the Commercial Highway (C-1) Zoning District.

The storage facility's office hours are intended to be 9:30AM to 6:00PM. Customers will have access to their storage unit on a twenty-four (24) hour basis. Per the applicant an in house manger family will reside on the subject property to ensure security, maintenance, and cleanliness of the property.

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 screening being required between the proposed use and any residential use(s).
3. 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.
4. Required screening will be installed prior to development of the proposed storage buildings.

Applicant Presentation:

Grayson Stone, representative for applicant, presented the request for a Special Use Permit to allow storage unit rentals with extended hours on property located at 2469 Addison Avenue East. He gave a background of the company and their values. He stated they have exceeded building requirements with their other properties. He reviewed the screening and landscaping plan. He stated this is a family run business, and will be employed by a family living onsite.

PZ/Questions & Comments:

- Commissioner Musser asked if the applicant is required to comply with city screening and landscaping.
- PZ Director Spendlove responded that screening and landscaping are required as part of the city code.
- Commissioner Perez asked staff if "metal fencing" includes chain link as an approved screening material.
- PZ Director Spendlove responded that chain link is not permitted as screening material.

- Mr. Stone responded that CMU (concrete) will be used for the screening wall.

Public Hearing: Opened and Closed without input

- Applicant Riley Sorenson thanked the commission for their time and happy to be part of the city.
- PZ Director Spendlove explained to commission that he had a conversation with a citizen who came to City Hall this evening and was able to address her concerns.

Motion:

Commissioner Kelley made a motion to approve the Special User Permit to allow storage unit rentals with extended hours on property located at 2469 Addison Avenue East c/o Amy Johnson on behalf of Bear River Consulting. (PZ20-0044)
Commissioner Detweiler seconded the motion.

Unanimously Approved by a vote of 5-0
(Motion not upheld due to Technical Difficulties)

******Recess taken due to Technical Difficulties******

Meeting Brought Back to Order by Chairperson Titus

Public Hearing Reopened due to Technical Difficulties

- Citizen Donna Zuck stated her opposition to the request. She stated she would like to continue to use the egress road at the back of their house which runs down the middle of the property. She also stated concerns with the Twin Falls Canal Company's pipeline and building on top of it.
- Citizen Don Zuck stated his opposition to the request. He stated he and his neighbor to south would like to continue to have access to the back of their property.
- Applicant Grayson Stone addressed the citizens' concerns. He stated the current access road to the back of their property as it is on private property and would not be maintained as a road.
- PZ Director Spendlove stated that the applicant was willing to reopen the public hearing to hear the public testimony from the concerned citizens.
- Assistant City Engineer Vitek addressed the concerns for the Twin Falls Canal Company pipeline.
- PZ Director Spendlove stated a recorded public easement was not found when researching this property.
- Commissioner Kelley stated this property has been brought before to the PZ Commission before for platting.
- PZ Director Spendlove clarified the plat process that was brought before the PZ

Commission.

Public Hearing: Closed

Discussions Followed:

- Commissioner Musser stated he was glad to hear the public concerns, but still is in favor of this request.
- Commissioner Kelley agreed.
- Commissioner Detweiler agreed.
- Commissioner Perez agreed.
- Chairperson Titus reiterated that she was glad the Public Hearing was reopened and the public concerns were addressed.

Motion:

Commissioner Kelley made a motion to approve the Special Use Permit to allow storage unit rentals with extended hours on property located at 2469 Addison Avenue East c/o Amy Johnson on behalf of Bear River Consulting. (PZ20-0044)
Commissioner Detweiler seconded the motion.

Unanimously Approved by a vote of 5-0

- c) Request for a Special Use Permit to allow storage unit rentals with extended hours on property located at 169 Madrona Street c/o Casey Jones, UHaul International on behalf of Amerco Real Estate Company. (PZ20-0042)

Staff Presentation:

City Planner Strickland presented the Request for a Special Use Permit to allow storage unit rentals with extended hours on property located at 169 Madrona Street c/o Casey Jones, UHaul International on behalf of Amerco Real Estate Company. (PZ20-0042)
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, the commission shall either approve, conditionally approve or disapprove the application as presented. Conditions shall be implemented within 6 months or the permit is void.

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

The property located at 169 Madrona Street is occupied by two existing buildings used currently for light assembly/manufacturing. This request would allow the applicant to convert the existing buildings into storage unit rentals.

The use for the property is essentially an extension of their existing business on the lots south of this property. Therefore, staff anticipates minimal impacts to the surrounding properties.

Upon conclusion, should the Commission approve the request, as presented, staff recommends the following:

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to the completion of required improvements on the site including curb, gutter, and sidewalk as determined by the City Engineer.

Applicant Presentation: Not Present

PZ Questions/Comments:

- Commissioner Kelley asked staff if the applicant's current property is located south of property.
- City Planner Strickland clarified where the current property is located.
- Commissioner Kelley asked about landscaping.
- City Planner Strickland clarified the landscaping will be reviewed as part of the building permit process.
- Commissioner Kelley asked if the plan to add on or refurbish the building.
- City Planner Strickland stated the applicant's plan is to refurbish the building.

Public Hearing: Opened and Closed without input

Discussion followed: without concerns

Motion:

Commissioner Detweiler made a motion to approve the Special Use Permit to allow storage unit rentals with extended hours on property located at 169 Madrona Street c/o Casey Jones, UHaul International on behalf of Amerco Real Estate Company. (PZ20-0042)

Commissioner Musser seconded the motion.

Unanimously Approved by a vote of 5-0

6) Upcoming Meeting(s)

- a) Tuesday, June 9, 2020 at 6:00 pm

7) Adjournment

The meeting adjourned at 7:35 PM.

Kelli Ebersole, Administrative Assistant



Date: Tuesday, June 9, 2020
To: Planning and Zoning Commission
From: Planning and Zoning Department

PRESENTATION

Request:

Preliminary Presentation for a request for a Zoning District Change and Zoning Map Amendment from R-2, R-4, R-4 PRO, C-1 PUD to C-1 ZDA for property located at the northwest corner of Addison Avenue East Carriage Lane North c/o EHM Engineers, Inc. on behalf of Gary N. Nelson.(PZ20-0062)

Time Estimate:

Approximately 10 minutes for the presentation with questions/comments to follow.

Background:

This is a preliminary presentation for a zoning district change and Zoning Map Amendment for a commercial development.

The request if approved would allow for four-plexes, storage unit rental with extended hours, equipment rental and large/heavy equipment sales and or rental.

Approval Process:

A public hearing regarding this request will be heard at the regularly scheduled Planning & Zoning Commission public meeting June 23, 2020. Further staff analysis will be provided at that time. No action is taken at the presentation meeting.

Budget Impact:

N/A

Regulatory Impact:

Per Twin Falls City Code 10-6-1.4(E) Approval of a ZDA Sub-District requires a preliminary presentation to the Planning and Zoning Commission for a review of the proposed changes. The Commission is allowed, and may grant the public the ability, to ask questions and give suggestions to applicant about the proposed project during the preliminary presentation. A public hearing shall be held before the Commission for a recommendation to the Council to amend the zoning district and the zoning map.

History:

The property has been historically used for agriculture. In June 1997, the City Council approved a rezone of this property to R-2, R-4, R-4 PRO, and C-1 PUD to allow mixed residential, professional and commercial development. The Cedar Park Agreement was recorded in 2004.

Analysis:

Staff will provide analysis of the request at the public hearing scheduled for **Tuesday, June 23, 2020.**

Conclusion:

Upon conclusion staff makes no recommendation at this time. Staff will present a full analysis of the request at the public hearing-scheduled for **Tuesday, June 23, 2020.**

Attachments:

1. PZ20-0062 ZDA Preliminary Pres Staff Report
2. Vicinity Map
3. Narrative
4. Cedarpark ZDA
5. Master Plan
6. Elevations
7. Photos



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Lisa Strickland, City Planner

Request: A preliminary presentation for the Commission's recommendation on a request for a Zoning District Change and Zoning Map Amendment from, R-2, R-4 PRO, C-1PUD to C- 1 ZDA to allow for commercial planned development for approximately 8.5 (+/-) acres located at the northwest corner of Addison Avenue East and Carriage Lane.

Application: PZ20-0062

Applicant & Representative:

EHM Engineers, Inc.

c/o Tim Vawser on behalf of

Gary Nelson

621 N College Rd, Ste 100

Twin Falls, ID 83301

Preliminary Presentation: June 9, 2020

Analysis

This is a preliminary presentation for a zoning district change and Zoning Map Amendment for a commercial development.

The request if approved would allow for fourplexes, storage unit rental with extended hours, equipment rental and large/heavy equipment sales and or rental.

Approval Process

A public hearing regarding this request will be heard at the regularly scheduled Planning & Zoning Commission public meeting June 23, 2020. Further staff analysis will be provided at that time. No action is taken at the presentation meeting.

History

The property has been historically used for agriculture. In June 1997, the City Council approved a rezone of this property to R-2, R-4, R-4 PRO, and C-1 PUD to allow mixed

residential, professional and commercial development. The Cedar Park Agreement was recorded in 2004.

Applicable Regulations or Codes

Per Twin Falls City Code 10-6-1.4(E) Approval of a ZDA Sub-District requires a preliminary presentation to the Planning and Zoning Commission for a review of the proposed changes. The Commission is allowed, and may grant the public the ability, to ask questions and give suggestions to applicant about the proposed project during the preliminary presentation. A public hearing shall be held before the Commission for a recommendation to the Council to amend the zoning district and the zoning map.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this

area as "Mixed Use/Neighborhood Commercial/Town Neighborhood". Staff has determined the request is in compliance with the plan.

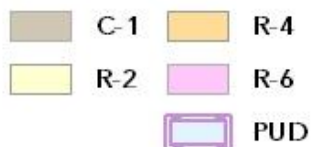
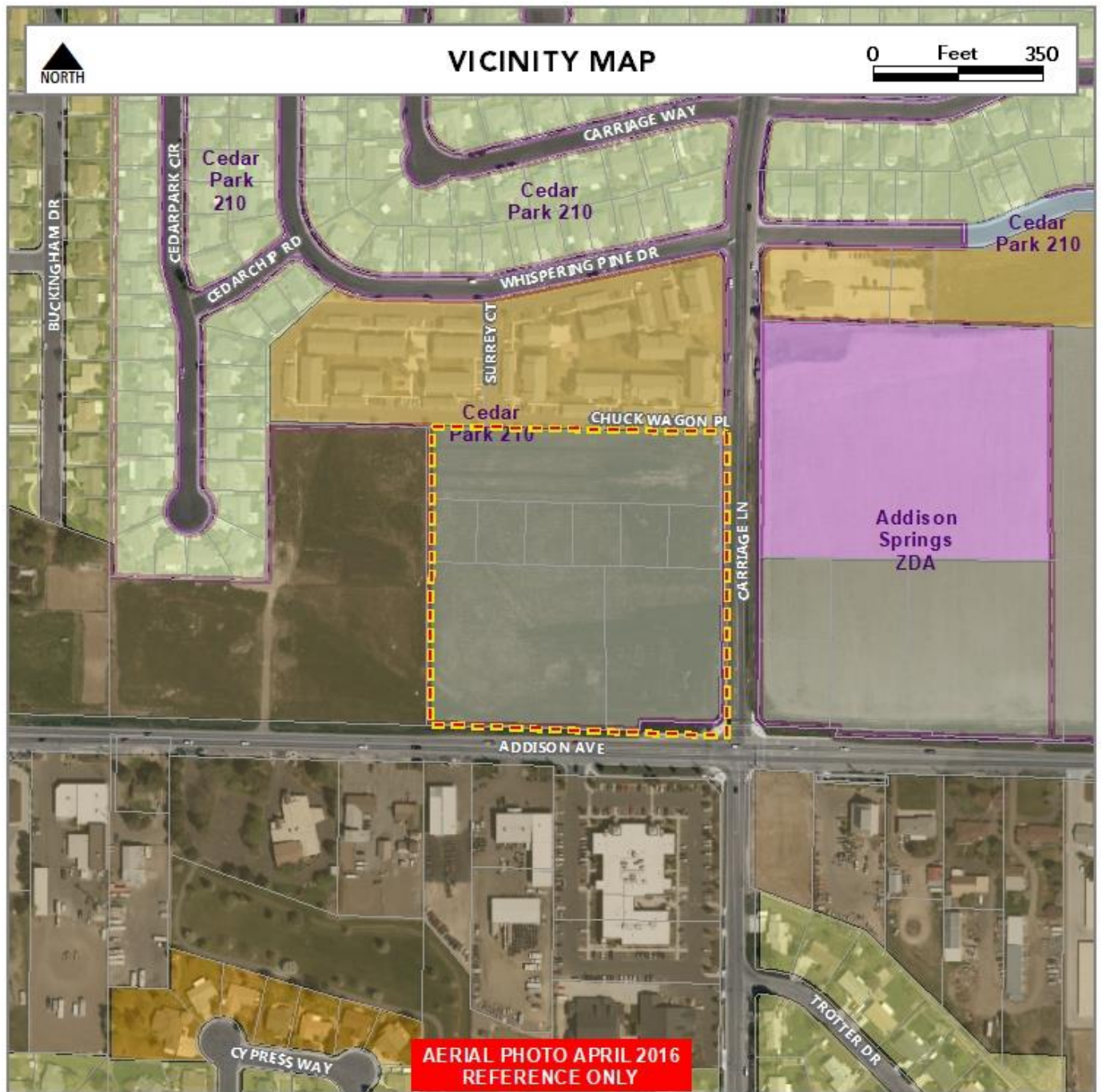
Conclusion

Upon conclusion staff makes no recommendation at this time. Staff will present a full analysis of the request at the public hearing-scheduled for Tuesday, June 23, 2020

Attachments

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

Preliminary Presentation: June 9, 2020



Current Zoning: R-2, R-4, R-4 PRO, C-1 PUD

Comprehensive Plan: Mixed Use/Neighborhood
Commercial & Town Neighborhood

Existing Land Use: Vacant

Proposed Land Use: Commercial
Development

Surrounding Zoning Designations & Land Use(s)

North: Residential Apartments

East: Addison Springs Apartments

South: Commercial, Addison Ave E

West: Vacant, planned Storage Unit Rental

Applicable Regulations

10-1-4, 10-1-5, 10-4-8, 10-6, 10-11-1 thru 8, 10-14

**CEDARPARK, C-1 COMMERCIAL ZDA
APPLICATION NARRATIVE**

4.a. The reason for the request is to clarify the uses and development requirements intended for the development. The owner has an interested party that would like to purchase a portion of the property for relocation of an equipment rental business within a new facility as well as another party that would like to purchase property for a storage unit facility. Currently the C-1 zone does not allow either without a special use permit. This area fits the proposed use so it is requested that an equipment rental facility be an outright allowed use within the ZDA. It is also requested that a storage unit facility be outright allowed. The existing PUD also has stipulations for building materials and currently does not allow metal siding. The metal siding and roofing materials due to the nature of the businesses is also appropriate so the developer is addressing that in the request. As stated in the agreement, metal buildings may be allowed upon review and approval of the Architectural Control Committee (ARC).

4.b.i. The proposed change to the development is compatible with the Comprehensive Plan in the Commercial zone as defined in the future land use map in the comprehensive plan.

4.b.ii. This development would be compatible with the neighboring properties as they have been or will be developed. Uses are in conformance with the comprehensive plan since the plan calls for commercial development for this property as well as those surrounding this property.

4.b.iii. The intended use of the development is for Commercial type businesses or possibly multifamily residential on larger lots as currently exists in the area. The plan is to develop the property over phases as users are identified.

4.b.iv. Specific exceptions of uses or development standards include permitting of an equipment rental facility and a storage unit facility within a portion of the development without the requirement for a special use permit as well as potential fourplexes being allowed within the development in the C-1 zone.

Cedarpark ZDA

A C-1 Commercial

Zoning Development Agreement

This Zoning Development Agreement (ZDA) is made and entered into this ____ day of _____, 2020, by and between the city of Twin Falls, State of Idaho a municipal corporation, hereinafter called "City" and Gary N. Nelson & Co., an Idaho Business Corporation (hereinafter called "Developer") for the purpose of developing Commercial uses on property located West of and adjacent to Carriage Lane, North of Addison Avenue East, known as Cedarpark Subdivision No. 13, a PUD.

NOW THEREFORE:

1. All future development, improvements, and uses shall conform to the standards and regulations of the Twin Falls City Code Title 10 – Chapter 4 – Section 8; Commercial Highway District or as amended, and all references to other sections therein including the following deviations:
2. C-1, Commercial Highway District modified as follows;
 - a. Permitted uses;
 - i. Residential
 1. Dwellings – fourplexes.
 - ii. Retail Trade
 1. Equipment rental.
 2. Large implement and heavy equipment sales and or rentals.
 3. Storage Units with extended hours of operation.
 - b. Special uses;
 - i. Miscellaneous
 1. Any Permitted or Special non-residential use requesting hours of operation outside the hours of six o'clock A.M. (6:00 A.M.) to ten o'clock P.M. (10:00 P.M.) except storage unit facilities.
 - c. Prohibited uses;
 - i. Animal Hospital - Large Animal
 - ii. Bulk Fuel Sales
 - iii. In Home Day Care Centers
 - iv. Cemeteries
 - v. Fairgrounds
 - vi. Go Cart Tracks
 - vii. Jails, Detention Centers, Or Work Release Centers
 - viii. Judicial Facilities
 - ix. Outdoor Amplified Sound systems (permanent)
 - x. Outdoor Theaters
 - xi. RV And Camping Parks
 - xii. Shelter Homes and/or Facilities
 - xiii. Stand Alone Drug and Alcohol Treatment facilities
 - xiv. Tattoo Parlors
 - xv. Zoos
 - d. Property Development Standards
 - i. Building Standards;
 1. Materials – Building materials to be reviewed for conformance by the Architectural Control Committee (ARC).

Cedarpark ZDA
A C-1 Commercial
Zoning Development Agreement

- ii. Landscaping;
 - 1. A twenty-foot (20') landscaping buffer directly behind the sidewalk shall be installed along Carriage Lane. This buffer shall adhere to tree and shrub counts as noted in City code Title 10, Chapter 11, Section 2.
 - a. Trees and shrubs may be grouped throughout the development, with a maximum of seventy-five feet (75') between groupings.

Developer: Gary N. Nelson & Co.
P.O. Box 6004
Twin Falls, ID 83303

City: City of Twin Falls
P.O. Box 1907
Twin Falls, ID 83303-1907

"CITY"
CITY OF TWIN FALLS

By: _____
Mayor

ATTEST:

City Clerk

"DEVELOPER"
Gary N. Nelson

By: _____

President

Cedarpark ZDA
A C-1 Commercial
Zoning Development Agreement

STATE OF IDAHO)
 ss.
County of Twin Falls)

On this _____ day of _____, 2020 before me, a Notary Public for said County and State, personally appeared _____ and _____, known or identified to me, to be the Mayor and City Clerk, respectively, of the CITY OF TWIN FALLS, IDAHO, that executed said instrument, and acknowledged to me that such City executed the same.

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

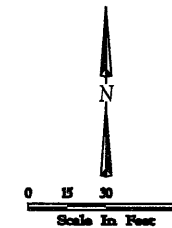
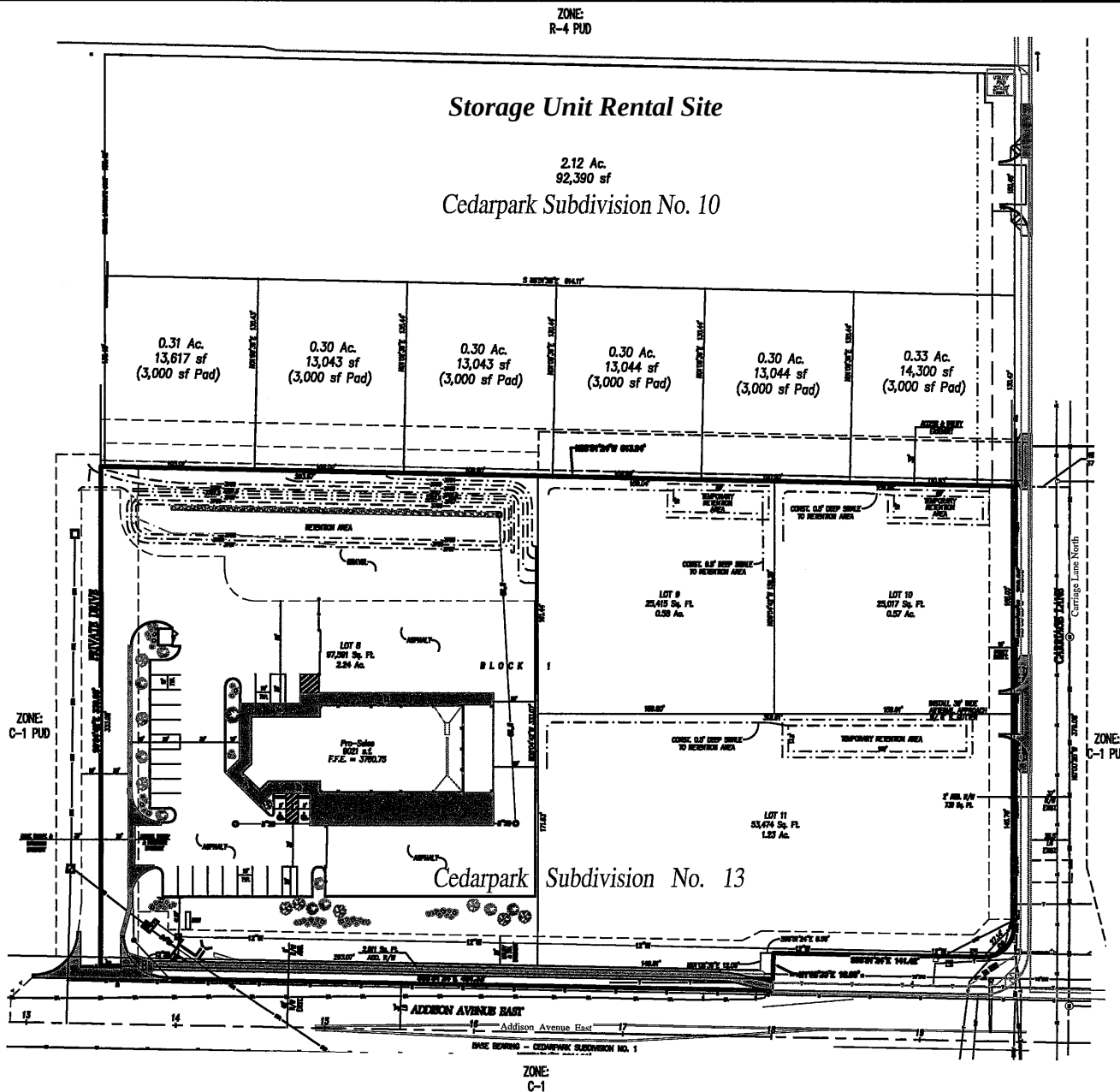
Residing at _____
My commission expires _____

STATE OF IDAHO)
 ss.
County of Twin Falls)

On this _____ day of _____, 2020 before me, a Notary Public for said County and State, personally appeared Gary N. Nelson, known or identified to me, to be the President of Gary N. Nelson & Co., that executed said instrument.

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

Residing at _____
My commission expires _____



Cedarpark

A ZDA

Located In

A Portion of

SW¹/₄ Section 11

T. 10 S., R. 17 E., BM.

Twin Falls County, Idaho

2020

EXISTING SUBJECT PROPERTY ZONING: C-1 PUD
PROPOSED SUBJECT PROPERTY ZONING: C-1 ZDA

Vicinity Sketch

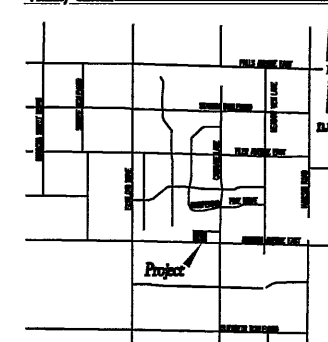
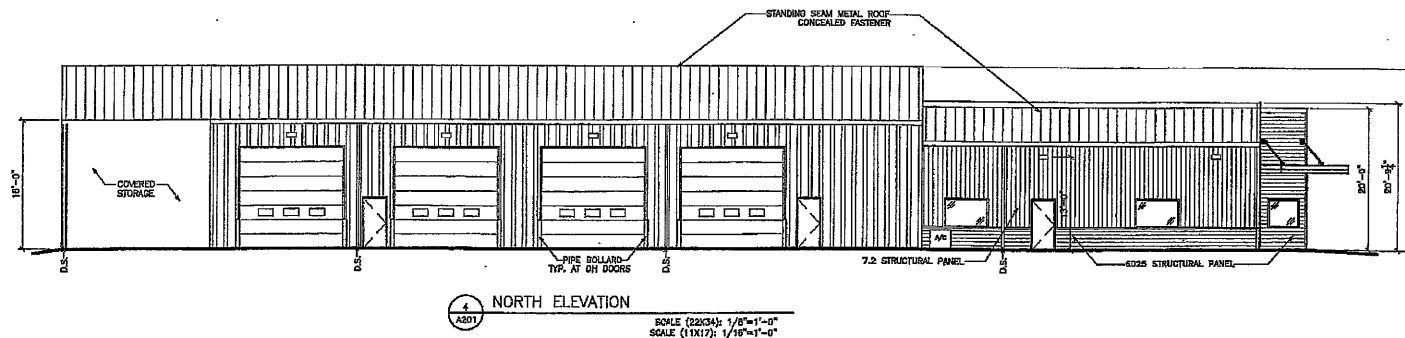
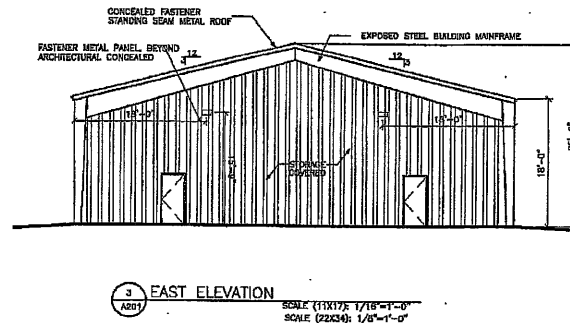
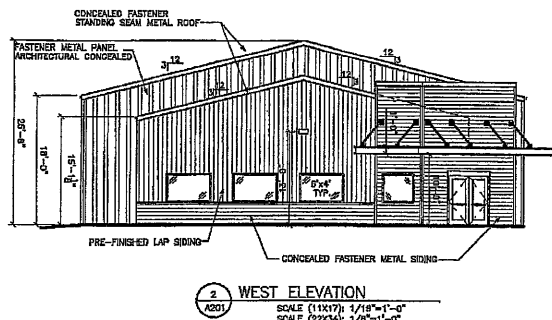
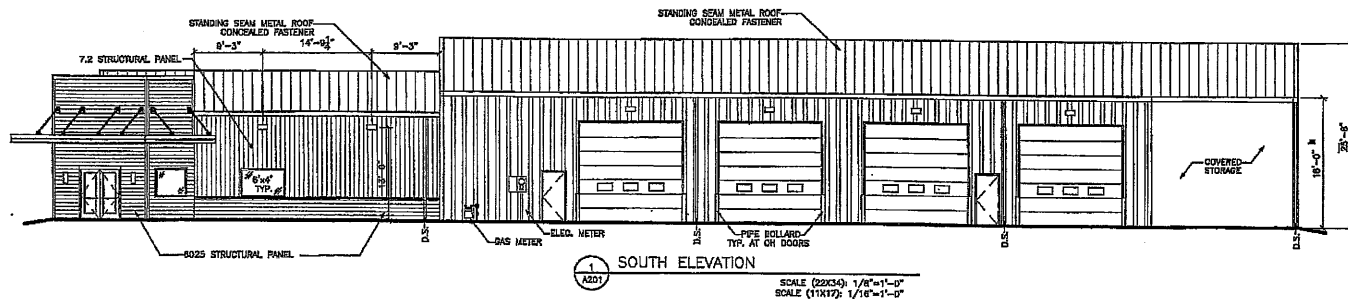


EXHIBIT B

Master Development Plan





PRELIMINARY
SET
02-18-2020
SHEET#

PRO SALES
Twin Falls, Idaho

TENSCO INC.
621 North College
Twin Falls, Idaho
Phone: 208-420-2461

Drawn By: CH
Checked By:
Date: 02-18-2020
Project #:
Cadd file:

A201



Be determined.
Don't relent.
Chase opportunity.
HWC.edu

Northwest College

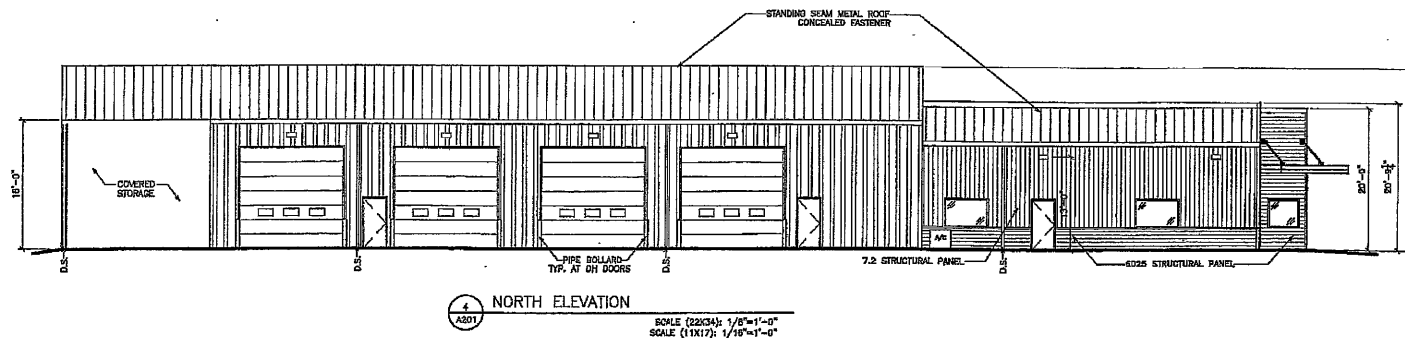
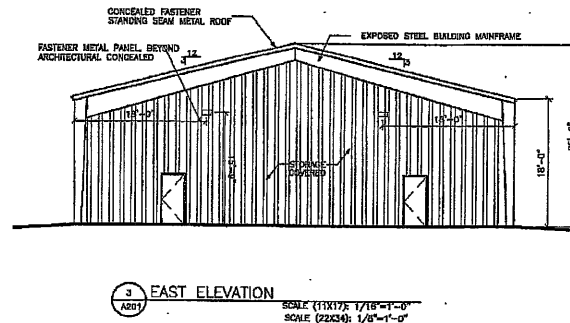
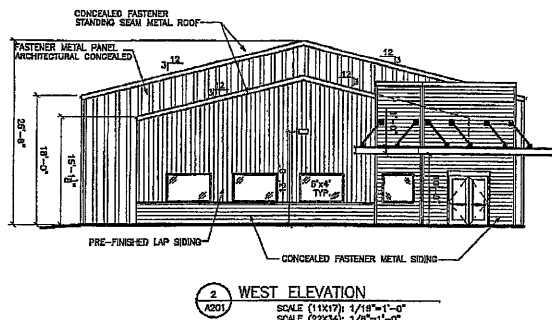
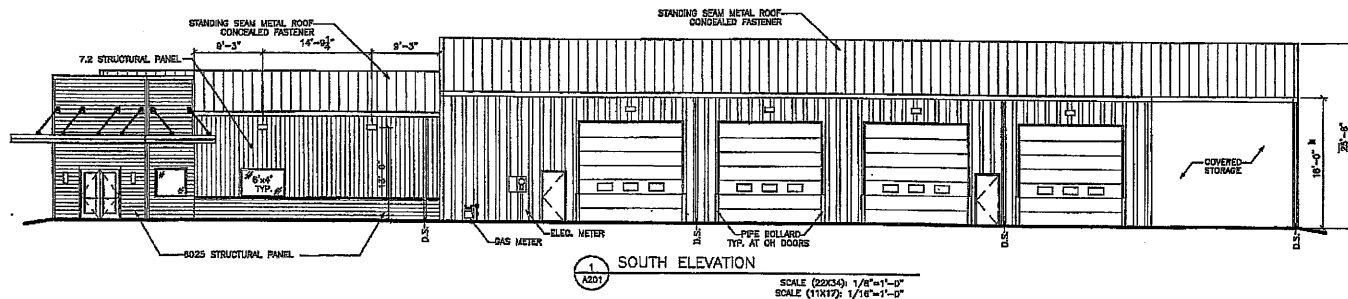
POWELL, WYOMING

Bobcat

Genie







PRELIMINARY
SET
02-18-2020
SHEET#

PRO SALES
Twin Falls, Idaho

TENSCO INC.
621 North College
Twin Falls, Idaho
Phone: 208-420-2461

Drawn By: CH
Checked By:
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Project #:
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A201



Be determined.
Don't relent.
Chase opportunity.
HWC.edu

POWELL, WYOMING

Northwest College

Bobcat

Genie







NW Corner looking SE



SW Corner looking NE



SE Corner looking NW



NE Corner looking SW



Date: Tuesday, June 9, 2020
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow a Home Occupation on property located at 2436 Independence Street c/o Kara Larson. (app. PZ20-0050)

Time Estimate:

Approximately 5 minutes for the presentation with questions/comments to follow.

Background:

This is a request to operate a salon as a home occupation. The applicant has an established beauty salon business with long term customers that she would like to provide services for in her home. The applicant states she will operate three days a week with approximately 4-10 clients Mon – Sat from 9am to 8pm and in emergency situations Sunday. The customers are the applicants private clientele and would be seen by appointment only.

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:

Per City Code 10-4-4 states a special use permit is required for a home occupation.

History:

The home was built in the Hometown Subdivision in 2013. The home has a driveway approach on the street that should be sufficient for the customers to park.

Analysis:

The anticipated impact is a minimal amount of traffic comparable with people visiting the neighborhood. Staff expects that the applicant wants to be a good neighbor and will be mindful of her business and its possible impacts to the neighbors. Customers will be asked to park in the applicant's driveway and should they have to park on the street will be instructed not to block anyone's driveway. Neighbors are encouraged to notify the applicant should a problem arise and if necessary, they may contact city staff.

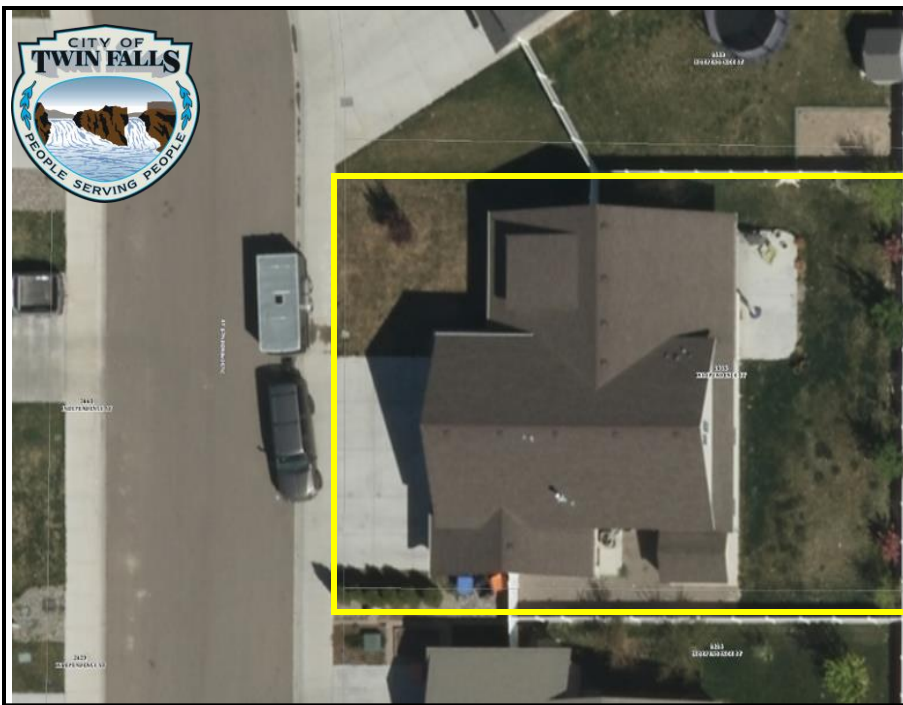
Conclusion:

Upon conclusion should the Commission approves this request as presented, then staff recommends the following conditions.

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

Attachments:

1. PZ20-0050 SUP Staff Report
2. Vicinity Map
3. Narrative
4. Site Plan
5. Front Facade of Subject Property



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Lisa Strickland, City Planner
 Request: A **Special Use Permit** to allow for a home occupation on property located at 2436 Independence Street.
 Application: PZ20-0050
 Applicant & Representative:
 Kara Larson
 2436 Independence St
 Twin Falls, ID 83301

Public Hearing: June 9, 2020

Analysis

This is a request to operate a salon as a home occupation. The applicant has an established beauty salon business with long term customers that she would like to provide services for in her home. The applicant states she will operate three days a week with approximately 4-10 clients Mon – Sat from 9am to 8pm and in emergency situations Sunday. The customers are the applicant private clientele and would be seen by appointment only.

The customers are the applicant private clientele and would be seen by appointment only.

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 home was built in the Hometown Subdivision in 2013. The home has a driveway approach on the street that should be sufficient for the customers to park.

Applicable Regulations or Codes

Per City Code 10-4-4 states a special use permit is required for a home occupation.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Town Neighborhood". Staff has determined the request is in compliance with the plan.

Potential Impacts

The anticipated impact is a minimal amount of traffic comparable with people visiting the neighborhood.

Staff expects that the applicant wants to be a good neighbor and will be mindful of her business and its possible impacts to the neighbors. Customers will be asked to park in the applicant's driveway and should they have to park on the street will be instructed not to block anyone's driveway.

Neighbors are encouraged to notify the applicant should a problem arise and if necessary, they may contact city staff.

Conclusion

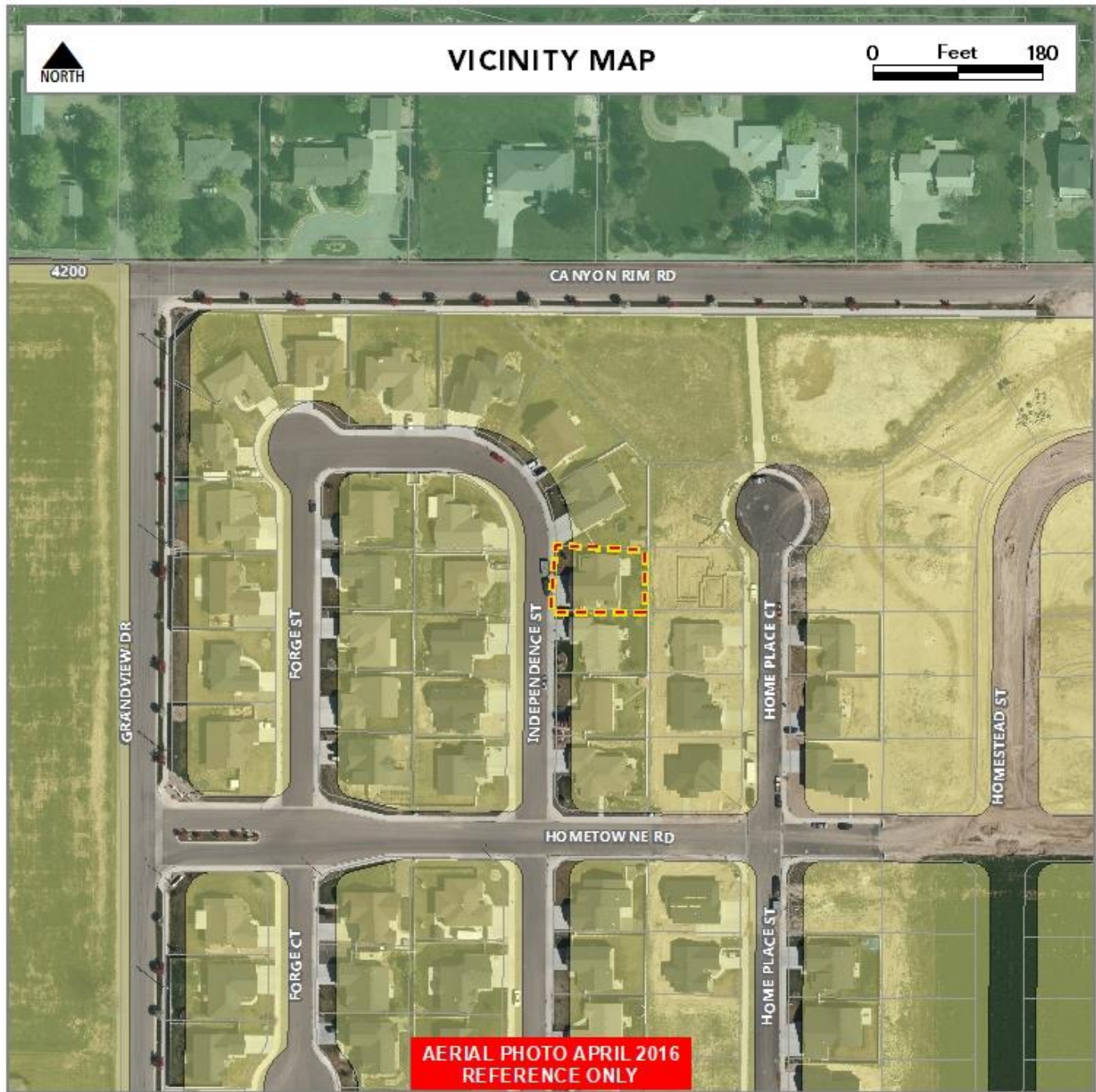
Upon conclusion should the Commission approves this request as presented, then staff recommends the following conditions.

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

Attachments

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

Public Hearing: June 9, 2020



R-2
 SUI

Current Zoning: R-2

Comprehensive Plan: Town Neighborhood

Existing Land Use: Residential

Proposed Land Use: Home Occupation Salon

Surrounding Zoning Designations & Land Use(s)

North: Residential

East: Residential

South: Residential

West: Independence Street, Residential

Applicable Regulations

10-1-4, 10-1-5, 10-4-4, 10-13

Detailed statement for in home salon permit at: 2436
Independence st. Twin falls Idaho 83301

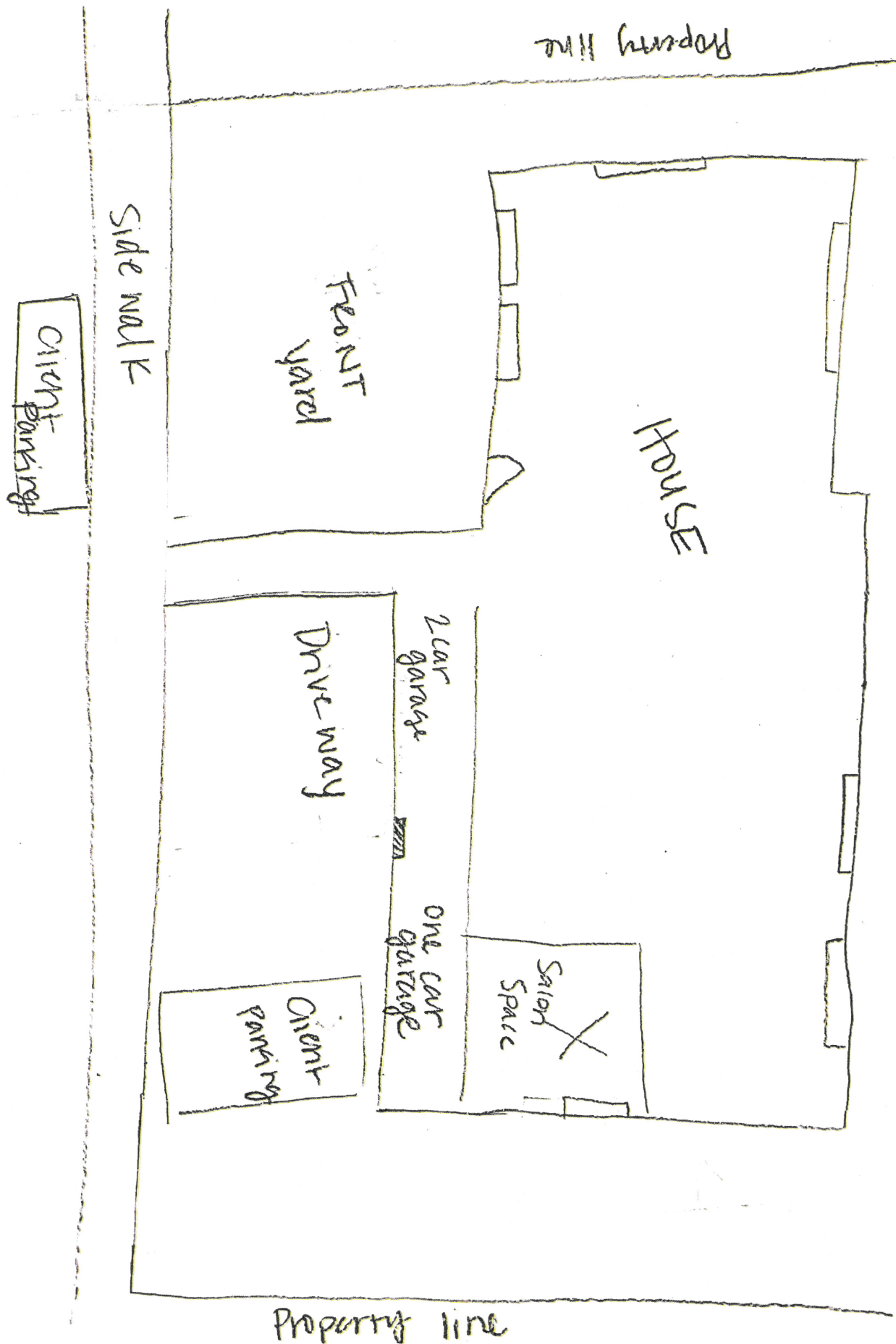
I request a permit be granted as the following outlined plan is adhered to.

Hours of operation: clients will be seen by appointment only anytime between the hours of 9:00 a.m. and 8:00 p.m. Monday through Saturday. Sunday in case of emergency or extreme scheduling conflicts due to illness.

A regular weekly schedule will contain 3 workdays and an average of 4 clients a day limited to 10.

Anticipated flow of traffic would be one car in specified parking areas; in my driveway or directly in front of my own residence at a time. There is a possibility of an overlap of 2 cars total as appointments are shifting. One client will be seen in the salon at a time resulting in minimum, if any impact to surrounding residences.

This space is formatted for a single operator and subsequently one client receiving services at a time. There will not be large groups of people. There is no necessity for a business sign; nor is any type of displayed advertisement desired. I have a private clientele and do not allow people on my books that are not already established clients or have a solid referral. People coming in and out of my home salon should be trustworthy citizens who I am comfortable having in my home, and neighborhood. There should not be any more disturbance to those around me than having a regular guest at my home.





Front Facade of Subject Property



Date: Tuesday, June 9, 2020
To: Planning and Zoning Commission
From: Planning and Zoning Department

ACTION ITEM

Request:

Request for a Special Use Permit to allow a Home Occupation on property located at 2181 Selway Street c/o William Salamone. (PZ20-0054)

Time Estimate:

Five (5) minutes for staff and applicant presentation; Five (5) to ten (10) minutes for the public hearing; Five (5) to ten (10) minutes for commission questions, discussion, 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 County records the primary residence on the subject property was built in 2013.

Analysis:

This is a request to allow a Home Occupation for a Federal Firearms Licensed Transfer business located at 2181 Selway Street. The subject property is located within the R-2 (Residential Single Household) Zoning District.

The applicant intends to operate on a part time basis however will schedule appointments Monday through Friday from 6:00 AM to 8:00 PM and Saturday from 9:00 AM to 6:00 PM. The applicant expects to provide services to two (2) customers per week day and as many as nine (9) customers on Saturdays.

Staff determines that the applicant's request is in accordance with City Code and City Comprehensive Plans.

Conclusion:

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

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

Attachments:

1. SUP Staff Report PZ20-0054
2. 1 - Vicinity Map
3. 2 - Narrative
4. 3 - Site Plan
5. 4 - Photos



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Brock, City Planner

Request: A **Special Use Permit** to allow a Home Occupation located at 2181 Selway Street.

Application: PZ20-0054

Applicant:

William Salamone

2181 Selway Street

Twin Falls, ID 83301

Public Hearing: June 9th, 2020

Analysis

This is a request to allow a Home Occupation for a Federal Firearms Licensed Transfer business located at 2181 Selway Street. The subject property is located within the R-2 (Residential Single Household) Zoning District.

The applicant intends to operate on a part time basis however will schedule appointments Monday through Friday from 6:00 AM to 8:00 PM and Saturday from 9:00 AM to 6:00 PM.

The applicant expects to provide services to two (2) customers per week day and as many as nine (9) customers on Saturdays.

Staff determines that the applicant's request is in accordance with City Code and City Comprehensive Plans.

Approval Process

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

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

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

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

History

Per County records the primary residence on the subject property was built in 2013.

Applicable Regulations or Codes

Per City Code 10-4-4.2, a Special Use Permit is required in the R-2 Zoning District for a Home Occupation.

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 local streets

(Selway Street). It is anticipated that the existing transportation infrastructure will accommodate the proposed use.

Potential Impacts

The applicant and staff do not anticipate a significant increase of detrimental impacts from this request on the surrounding properties

Conclusion

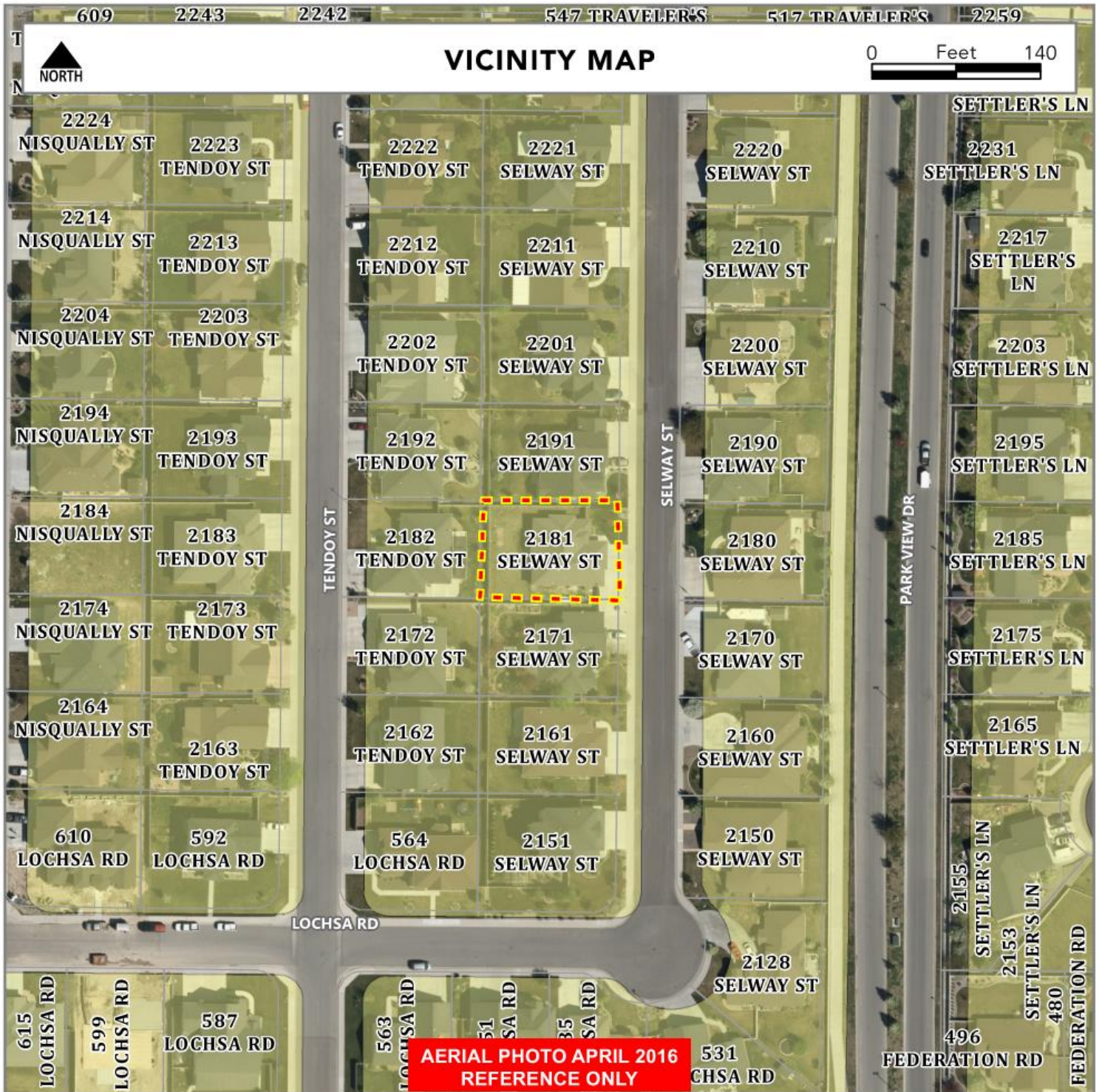
If the Commission approves this request as presented, then staff recommends the following conditions.

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

Attachments

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

Public Hearing: June 9th, 2020



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

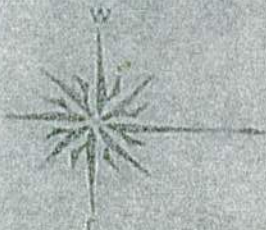
Applicable Regulations

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

To start my at home business will be focused on internet transfers of Firearms. This is a part time company for the family. If found to be profitable there will be some assembly of firearms. Those firearms will be listed online for sale. As my at home business grows to a full time company, it will be moved to a commercial site with a storefront.

Hours of operation will be Monday through Friday By appointment only between the hours of 6 and 8 and on Saturday from 9 to 6 by appointment only. One hour appointments.

The maximum expected customer flow is 2 people per week day. On a Saturday there could be as many as 9 people.



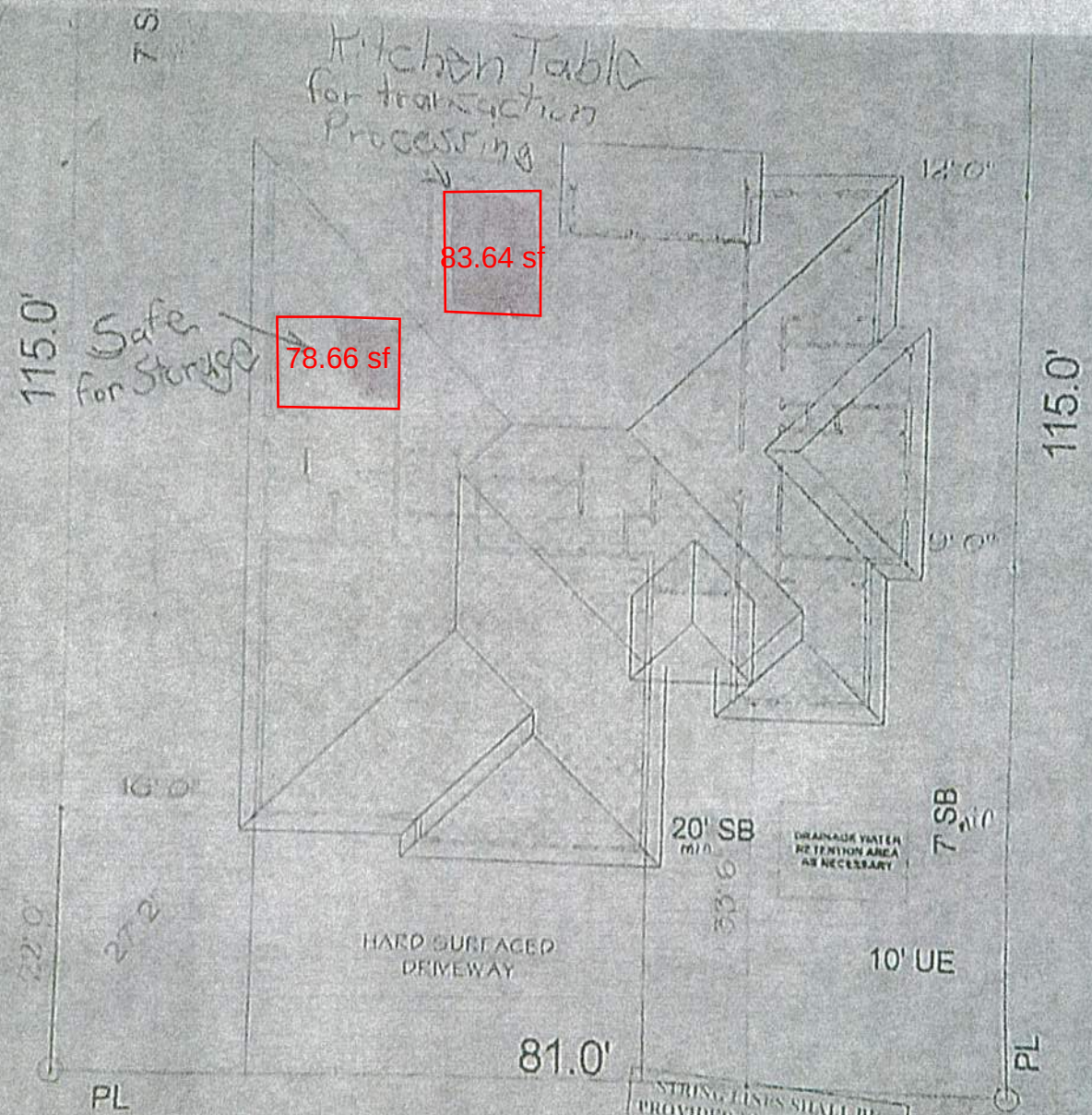
SITE PLAN

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

GENERAL NOTES

- 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

Building Plans Book
Date: 10/10/10
10/10/10



2181 SELWAY STREET
ACCESS ROAD

STRING LINES SHALL BE PROVIDED OVER PROPERTY PINS AT TIME OF INSPECTION

STRING LINES SHALL BE PROVIDED OVER PROPERTY PINS AT TIME OF INSPECTION

Zone R2
27
1456



Front Facade of Subject Property



Date: Tuesday, June 9, 2020
To: Planning and Zoning Commission
From:

ACTION ITEM

Request:

Request for a Special Use Permit to allow a drive through and extended hours of operation on property located at 468 North Haven Drive c/o L. Colby Ricks on behalf of Oasis Stop N Go LLC. (PZ20-0055)

Time Estimate:

Five (5) minutes for staff and applicant presentation; Five (5) minutes for the public hearing; Five (5) minutes for commission questions, discussion, 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 subject property has historically been used for agricultural uses. Currently the property is vacant / undeveloped.

Analysis:

This is a request for a Special Use Permit to allow a drive through facility and fuel sales with extended hours of operation on property located at 468 North Haven Drive. The subject property is zoned the C-1 (Commercial Highway) PUD (North Haven #245)

The existing fueling station and convenience store located at 1662 Park View Drive would like to expand business operations to the immediate adjacent lot to the south (468 North Haven Drive).

The proposed expansion will include eight (8) additional fuel pumps and a drive through to provide drive through coffee services. Both proposed uses are being proposed in compliance with current parking and stacking requirements. It is anticipated that the new gas pumps will be accessible 24 hours a day and that the drive through will be open from 5:00AM to 9:00PM seven days a week.

It is determined by staff that in regards to the proposed building accompanying the requested drive-thru meets architectural design standards as established by the North Haven #245 PUD.

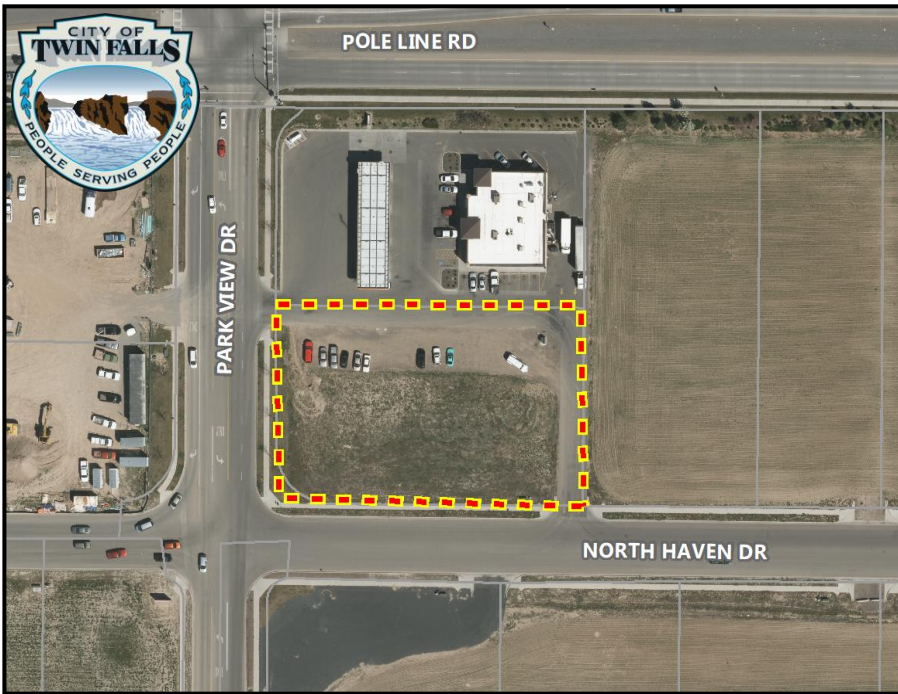
Conclusion:

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 PZ20-0055
2. 1 - Vicinity Map
3. 2 - Narrative
4. 3 - Site Plan
5. 4 - Elevations
6. 5 - Photos
7. 6 - Letter in Favor #1



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Brock Cherry, City Planner
 Request: A **Special Use Permit** to allow a drive through facility and fuel sales with extended hours of operation on property located at 468 North Haven Drive.
 Application: PZ20-0055
 Applicant & Representative:
 Oasis Stop N Go LLC, c/o
 Colby Ricks, Laughlin Ricks Architecture
 935 Shoshone Street North
 Twin Falls, ID 83301

Public Hearing: June, 9th 2020

Analysis

This is a request for a Special Use Permit to allow a drive through facility and fuel sales with extended hours of operation on property located at 468 North Haven Drive. The subject property is zoned the C-1 (Commercial Highway) PUD (North Haven #245)

The existing fueling station and convenience store located at 1662 Park View Drive would like to expand business operations to the immediate adjacent lot to the south (468 North Haven Drive).

The proposed expansion will include eight (8) additional fuel pumps and a drive through to provide drive through coffee services. Both proposed uses are being proposed in compliance with current parking and stacking requirements. It is anticipated that the new gas pumps will be accessible 24 hours a day and that the drive through will be open from 5:00AM to 9:00PM seven days a week.

It is determined by staff that in regards to the proposed building accompanying the requested drive-thru meets architectural design standards as established by the North Haven #245 PUD.

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 six (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 has historically been used for agricultural uses. Currently the property is vacant / undeveloped.

Applicable Regulations or Codes

Per North Haven PUD #245, Uses shall be limited to those allowed in the C-1 zone as amended.

Per North Haven PUD #245, Fuel pumps within 300' of Pole Line Road do not require a special use permit (the proposed fuel pumps are within 300' per the applicant's submitted site plan).

Per North Haven PUD #245, Architectural Standards require a mix of materials be used in construction including masonry, stone, stucco, and steel. Building parapets are recommended for elevation variation. Lastly, basic building colors shall be neutral earth tones.

Per City Code 10-4-8.2, A SUP is required for any facility with drive-through service within the C-1 Zone.

Per City Code 10-4-8.2, A SUP is required in the C-1 Zone for retail/trade uses operating outside the hours of seven o'clock (7:00) A.M. to ten o'clock (10:00) P.M.

Per City Code 10-10-10, A drive-through shall provide five (5) stacking spaces from first window, order board, or other stopping point. An escape lane shall be provided for any use containing a drive-through facility. An escape lane shall be nine feet (9') wide and shall provide access around the drive-through facility.

Public Hearing: June, 9th 2020

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow with Us" designates this area as "Commercial".

The "Commercial" designation seeks to provide highway-oriented businesses such as retail, offices, restaurants, and the like.

The 2009 Master Transportation plan identifies the roadways (Parkview & North Haven Drive) immediately accessible to the subject property as local roadways. Further the subject property has direct access to Pole Line Road, an arterial roadway, which are designed to facilitate high volumes of traffic.

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

Potential Impacts

The proposed SUP will produce additional traffic and noise. However, due to the subject property being located on an arterial roadway, staff anticipates that any additional traffic flow will be accommodated. Impactful noise caused by the added fuel pumps and drive-through is anticipated to be minimal being that the surrounding uses are commercial in nature and produce similar volumes of noise.

Thus, Staff nor the Applicant anticipate any 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.

Attachments

1. Vicinity Map
2. Narrative
3. Site Plan
4. Elevations
5. Photos
6. Letter in Favor



VICINITY MAP

0 Feet 200

Canyon
Properties
229

POLE LINE RD

PARK VIEW DR

North
Haven 245

North Pointe
Park 255

NORTH HAVEN DR

North
Haven 245



**AERIAL PHOTO APRIL 2016
REFERENCE ONLY**



PUD

C-1

Current Zoning: C-1 PUD

Comprehensive Plan:
Commercial

Existing Land Use: Vacant

Proposed Land Use: Drive
Through & Fuel Sales w/extended
hours

Surrounding Zoning Designations & Land Use(s)

North: C-1 PUD, Fuel Sales & Retail

East: C-1 PUD, Hotel

South: C-1 PUD, Vacant

West: C-1 PUD, Vacant

Applicable Regulations

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



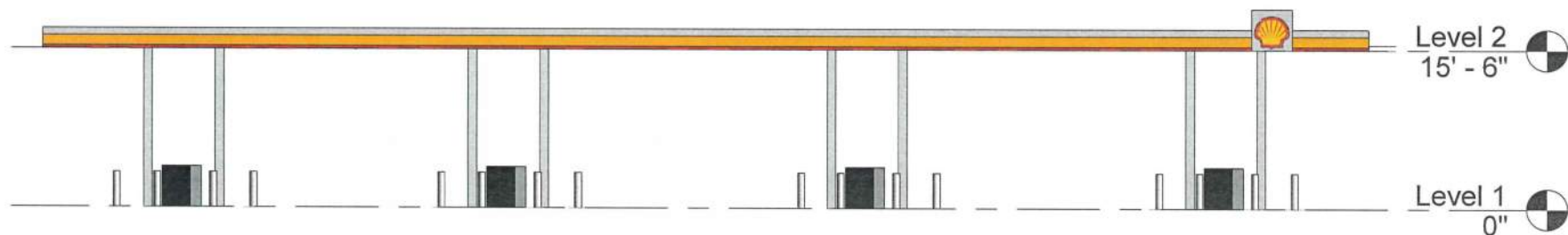
935 Shoshone St. North
Twin Falls, ID 83301
208.736.8050

SPECIAL USE PERMIT NARRATIVE

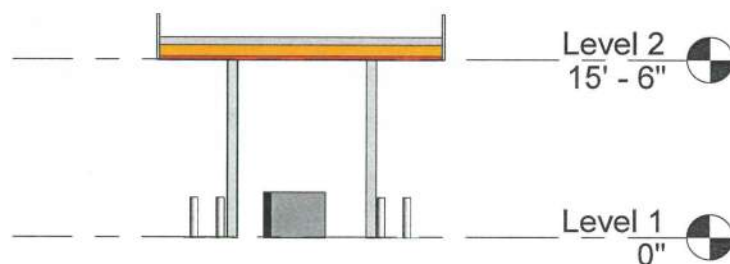
April 20, 2020

PROJECT: Oasis Stop N Go #9

4. a. Oasis Stop N Go is requesting a Special Use Permit to allow a drive thru and extended hours of operation on the fuel pumps to support the current C-store. The existing C-store and pumps will remain as is. The proposed design will allow additional pumps, additional parking, and better traffic flow.
- b.
 - i. The gas pumps operation hours will be 24 hours a day, 7 days a week. The coffee shop hours will be 5am – 9pm.
 - ii. The traffic anticipated will be the vehicles coming to pump gas and purchase items from the convenience store as well as the coffee shop. It is proposed to have 8 additional gas pumps and 8 additional parking spaces. The coffee shop will have a drive up window with appropriate stacking.
 - iii. There would be anywhere from 3-4 employees per shift in the existing C-store. No additional employees will be needed for the additional pumps. There will be 3-4 employees in the coffee shop.
- c.
 - i. During construction there will be minor effects from noise, glare, odor, fumes and vibration. After construction there will be minimal effect of noise to the adjoining property. There will be short term noise from construction related activities (6:30 a.m. to approximately 6:30 p.m.). Long term noise will be from vehicles, customers, and delivery trucks coming to and from the site. It will be similar to the noise created now with the current convenience store.
 - ii. It is not anticipated to have more glare than the existing facility. Dark skylight fixtures will be specified to help reduce glare from the exterior building and parking lot lighting.
 - iii, iv. There will be some odor/fumes from the pumping of gasoline, however it will be similar to the current gas station, as the new pumps will meet the new Federal Regulations. Emissions from the building will be minimal due to the efficiency of the heating and cooling equipment. Emissions from vehicles traffic will be similar to the adjoining businesses and should not impact the surrounding area.



① SUP NORTH CANOPY
1/16" = 1'-0"



② SUP EAST CANOPY
1/16" = 1'-0"

Laughlin Ricks Architecture
—architecture/planning—

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

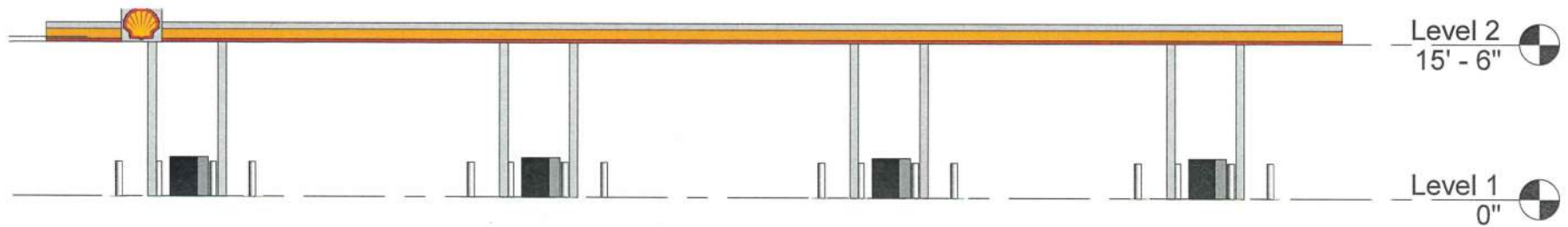
Owner DANIEL L WILLIE
1017 S 1150 E
EDEN, ID 83325
PH: (208) 280-4147
EMAIL: dwillie@travelersoasis.com

LEGAL DESCRIPTION

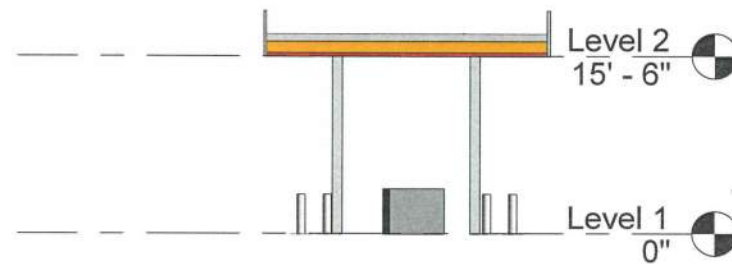
LOTS 1 & 2 IN BLOCK 1 OF THE
NORTH HAVEN SUBDIVISION NO. 2
LOCATED IN GOVT LOT 2 OF
SECTION 5
T. 10 S., R. 17 E., B.M.
TWIN FALLS COUNTY, IDAHO

COLOR ELEVATIONS-CANOPY

SUP1.2	
Drawn by	KM
Checked by	RCR
Scale 1/16" = 1'-0"	



① SUP SOUTH CANOPY
1/16" = 1'-0"



② SUP WEST CANOPY
1/16" = 1'-0"

Laughlin Ricks Architecture
—architecture/planning—

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

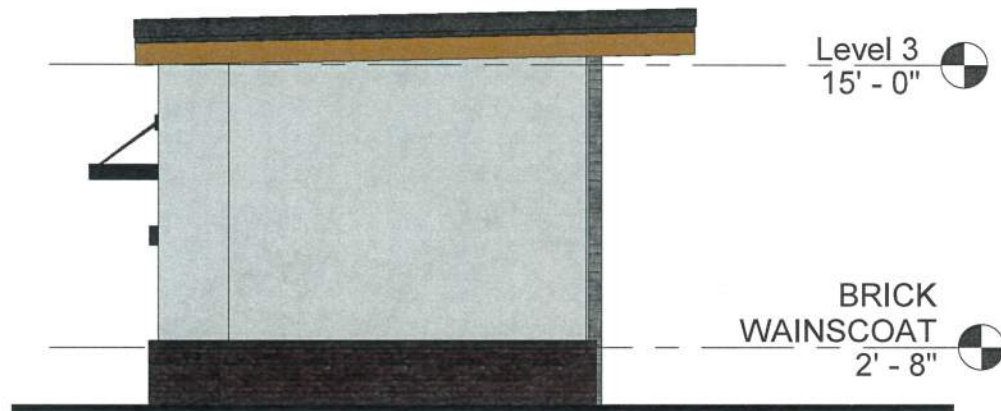
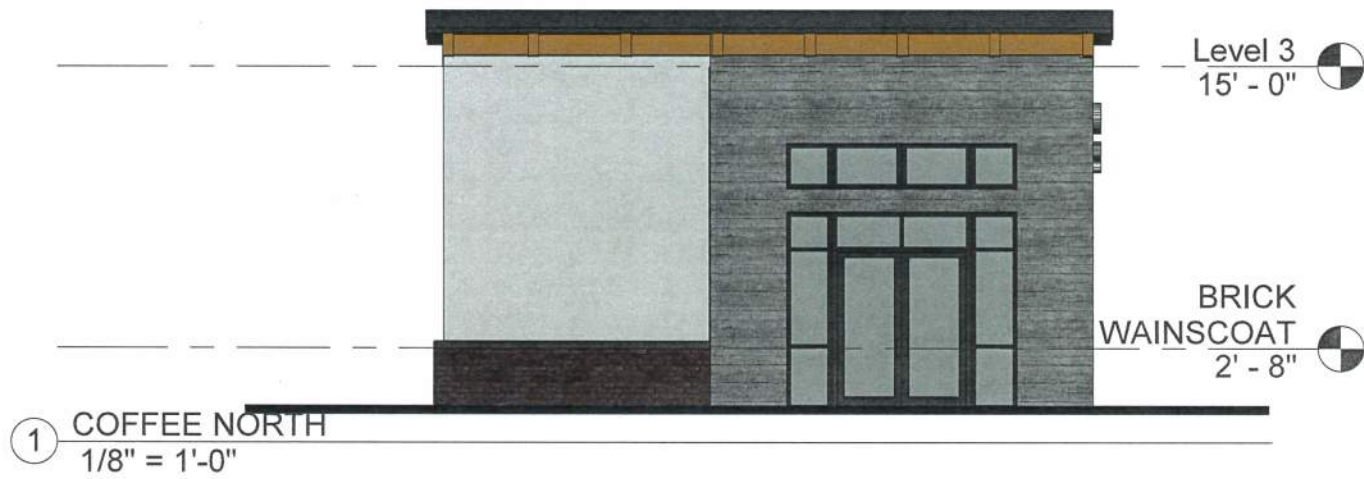
Owner DANIEL L WILLIE
1017 S 1150 E
EDEN, ID 83325
PH: (208) 280-4147
EMAIL: dwillie@travelersoasis.com

LEGAL DESCRIPTION

LOTS 1 & 2 IN BLOCK 1 OF THE
NORTH HAVEN SUBDIVISION NO. 2
LOCATED IN GOVT LOT 2 OF
SECTION 5
T. 10 S., R. 17 E., B.M.
TWIN FALLS COUNTY, IDAHO

COLOR ELEVATIONS-CANOPY

		SUP1.3
Drawn by	KM	
Checked by	RCR	
		Scale 1/16" = 1'-0"



Laughlin Ricks Architecture
—architecture/planning—

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

Owner

DANIEL L WILLIE
1017 S 1150 E
EDEN, ID 83325
PH: (208) 280-4147
EMAIL: dwillie@travelersoasis.com

ADDRESS

468 NORTH HAVEN DRIVE

LEGAL DESCRIPTION

LOTS 1 & 2 IN BLOCK 1 OF THE
NORTH HAVEN SUBDIVISION NO. 2
LOCATED IN GOVT LOT 2 OF
SECTION 5
T. 10 S., R. 17 E., B.M.
TWIN FALLS COUNTY, IDAHO

COLOR ELEVATIONS- COFFEE SHOP

Drawn by

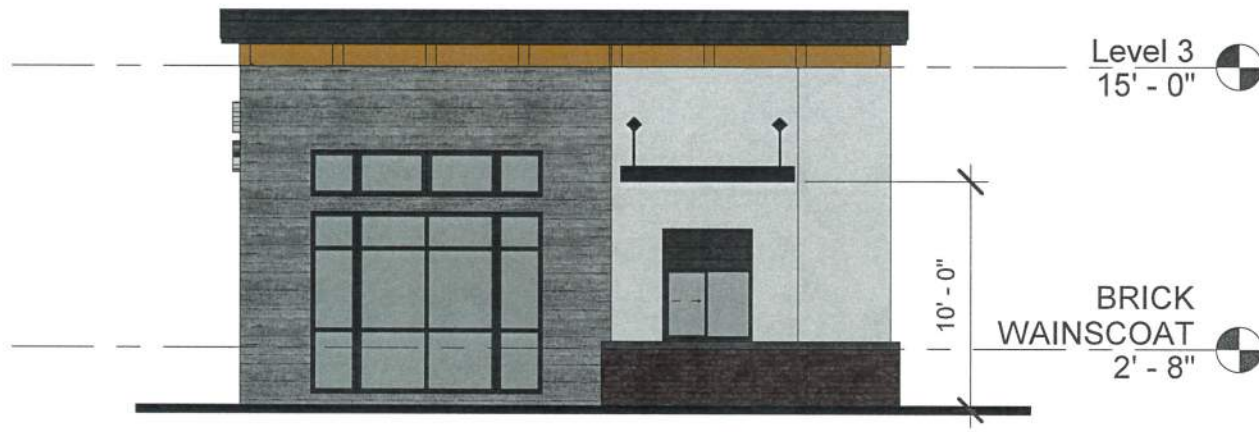
KM

Checked by

RCR

SUP1.4

Scale 1/8" = 1'-0"



① COFFEE SOUTH
1/8" = 1'-0"



② COFFEE WEST
1/8" = 1'-0"



③ 3D View 2

Laughlin Ricks Architecture
—architecture/planning—

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

Owner DANIEL L WILLIE
1017 S 1150 E
EDEN, ID 83325
PH: (208) 280-4147
EMAIL: dwillie@travelersoasis.com

ADDRESS

468 NORTH HAVEN DRIVE

LEGAL DESCRIPTION

LOTS 1 & 2 IN BLOCK 1 OF THE
NORTH HAVEN SUBDIVISION NO. 2
LOCATED IN GOVT LOT 2 OF
SECTION 5
T. 10 S., R. 17 E., B.M.
TWIN FALLS COUNTY, IDAHO

COLOR ELEVATIONS - COFFEE SHOP

SUP1.5

Drawn by KM
Checked by RCR Scale 1/8" = 1'-0"



NW Corner looking SE



SW Corner looking NE



SE Corner looking NW



NE Corner looking SW

From: [Gary Slette](#)
To: [Kelli Ebersole](#)
Subject: Oasis Stop N Go, LLC
Date: Thursday, May 28, 2020 9:10:40 AM

[EXTERNAL SENDER]

Dear Commissioners,

Monarch Holding Company, LLC is the owner of Lots 1-7 in Block 2 of North Haven Subdivision No. 2, which is the property located directly south of the applicant's property for which a special use permit has been sought. The members of Monarch Holding Company, LLC have requested that I provide a letter to the Commission in support of this application because they believe the applicant's plan for development of that parcel will be consistent with the overall development plan for the entire subdivision. The members of the LLC believe that a positive finding on all the standards of evaluation for the issuance of the SUP would be appropriate.

Thank you for the opportunity to express support for this application.

Gary D. Slette

Robertson & Slette, pllc

Attorneys at Law

P.O. Box 1906

Twin Falls, ID 83303-1906

Tel. (208) 933-0700

Fax (208) 933-0701

gslette@rsidaholaw.com



Date: Tuesday, June 9, 2020
To: Planning and Zoning Commission
From: Jonathan Spendlove, Planning and Zoning Director

ACTION ITEM

Request:

Request Annexation with a Zoning Designation of R2 for property located at 700-1000 block of Hankins Road c/o EHM Engineers, Inc. on behalf of Joseph McCollum - McCollum Enterprises. (PZ20-0056)

Time Estimate:

Five (5) minutes for staff and applicant presentation; Ten (10) minutes for the public hearing; Ten (10) minutes for commission questions, discussion, and decision.

Background:

NA

Approval Process:

§10-15-2: Annexation: The Commission shall conduct at least one public hearing, to send a recommendation to City Council for the proposed plan and zoning designation. Interested persons shall have an opportunity to be heard at the commission and council hearings. The Planning & Zoning Commission hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)

Budget Impact:

NA

Regulatory Impact:

NA

History:

Per City and County records the subject properties have been both historically and currently used for agricultural purposes. The subject properties are currently vacant / undeveloped.

Analysis:

This is a request to annex parcel RP10S17E133300 and RP10S17E133610, a total of 56 acres +/- between the two parcels located at the 700 – 1000 Block of Hankins Road. Currently the parcel is zoned R-2 (Residential Single Household or Duplex District). The applicant is requesting a zoning designation remain R-2 with this annexation.

Conclusion:

The Commission is tasked to make a recommendation to the City Council on the zoning designation being requested by the applicant. The Commission's recommendation may be to, approve the request as presented, request a different zoning designation, or table the request in order to acquire additional

information.

Attachments:

1. Staff Report PZ20-0056
2. 1 - Vicinity Map
3. 2 - Future Land-Use Map
4. 3 - Property Exhibit
5. 4 - Narrative
6. 5 - Photos
7. 6 - Letter of Opposition
8. 6 - Letter of Opposition 2



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Jonathan Spendlove,

P&Z Director

Request: **Annexation** with a zoning designation of R-2 for approximately 56 (+/-) acres currently zoned R-2 and located at 700 – 1000 Block of Hankins Road.

Application: PZ20-0056

Applicant:

Joseph McCollum, McCollum Enterprises
c/o

Dave Thibault, EHM Engineers, Inc.

621 N College Road, Suite 100

Public Hearing: June 9th, 2020

Analysis

This is a request to annex parcel RP10S17E133300 and RP10S17E133610, a total of 56 acres +/- between the two parcels located at the 700 – 1000 Block of Hankins Road. Currently the parcel is zoned R-2 (Residential Single Household or Duplex District). The applicant is requesting a zoning designation remain R-2 with this annexation.

Approval Process

§10-15-2: Annexation

The Commission shall conduct at least one public hearing, to send a recommendation to City Council for the proposed plan and zoning designation. Interested persons shall have an opportunity to be heard at the commission and council hearings. The Planning & Zoning Commission hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)

Regulatory Impact:

Annexation of this property will affect the regulations by which this property is enforced. It will, if annexed, fall under all regulatory policies of the City of Twin Falls. Further, being that the subject property will be in the corporate boundaries of the City the property will

be eligible to receive City utilities. Finally, the new zoning designation of R-2 will allow the property to conform with the uses and property development standards of the R-2 Zoning District.

History

Per City and County records the subject properties have been both historically and currently used for agricultural purposes. The subject properties are currently vacant / undeveloped.

Applicable Regulations or Codes

City Code 10-15: Annexation Regulations

City Code 10-4-15: Residential Single Household or Duplex District

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates the subject properties area as "Town Neighborhood" (Approx. 42.6 Acres) and "Mixed Use" (Approx. 13.4 Acres).

The purpose of the Future Land Use Map is to give approximate, not exact locations of future land uses. Staff believes the applicant's request for the totality of the subject properties to be appropriate given the subject

properties are currently surrounded by residential uses.

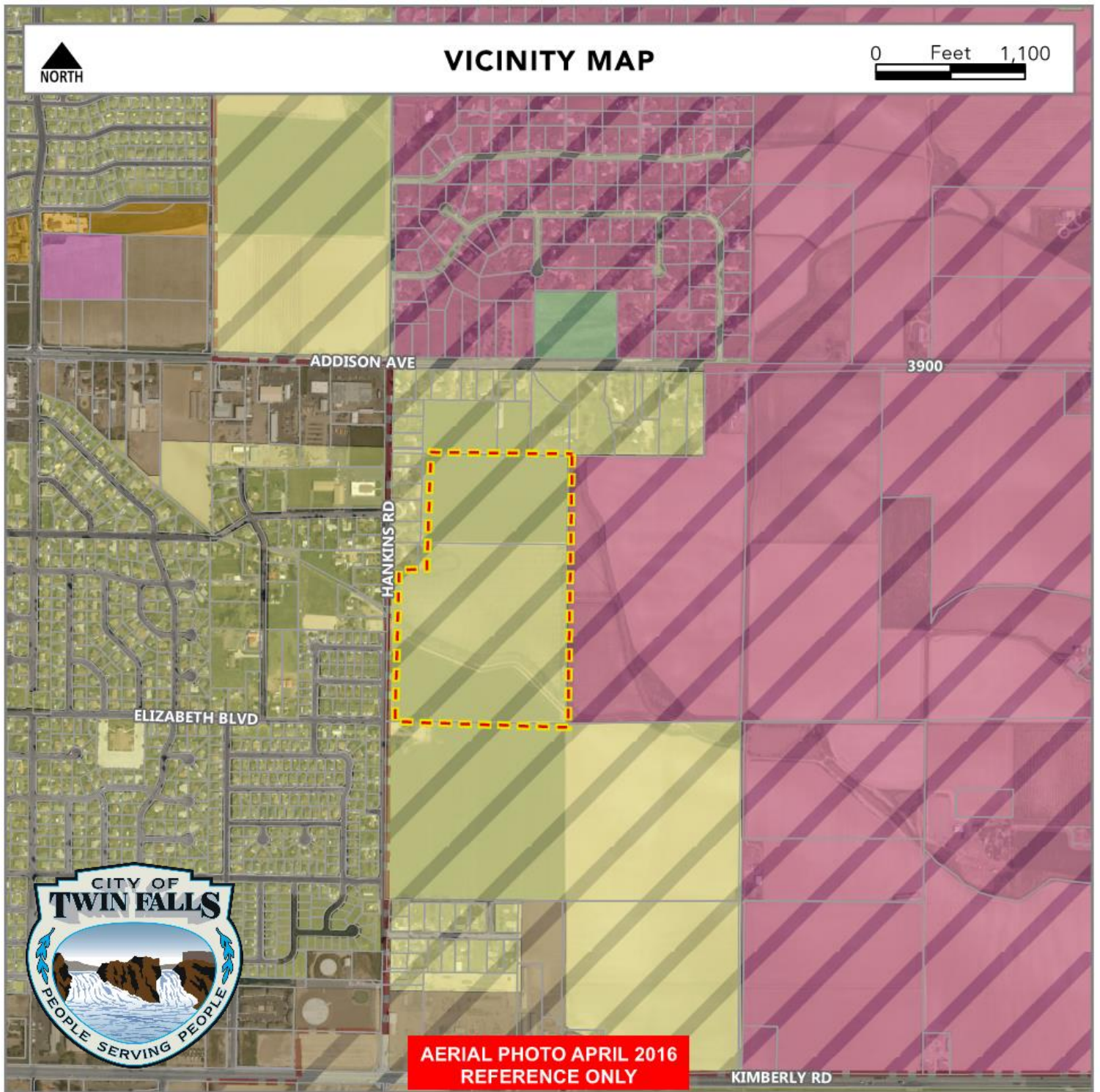
Conclusion

The Commission is tasked to make a recommendation to the City Council on the zoning designation being requested by the applicant. The Commission's recommendation may be to, approve the request as presented, request a different zoning designation, or table the request in order to acquire additional information.

Attachments

1. Vicinity Map
2. Future Land Use Map
3. Property Exhibit
4. Narrative
5. Photos
6. Letter of Opposition

Public Hearing: June 9th, 2020



	C-1		R-4
	M-2		R-6
	R-1 VAR		SUI
	R-2		AOI

Current Zoning: R-2, AOI

Existing Land Use: Vacant

Surrounding Zoning Designations & Land Use(s)

North: R-2, Residential

East: R-1 VAR, Vacant

South: R-2, Vacant

West: R-2, Residential

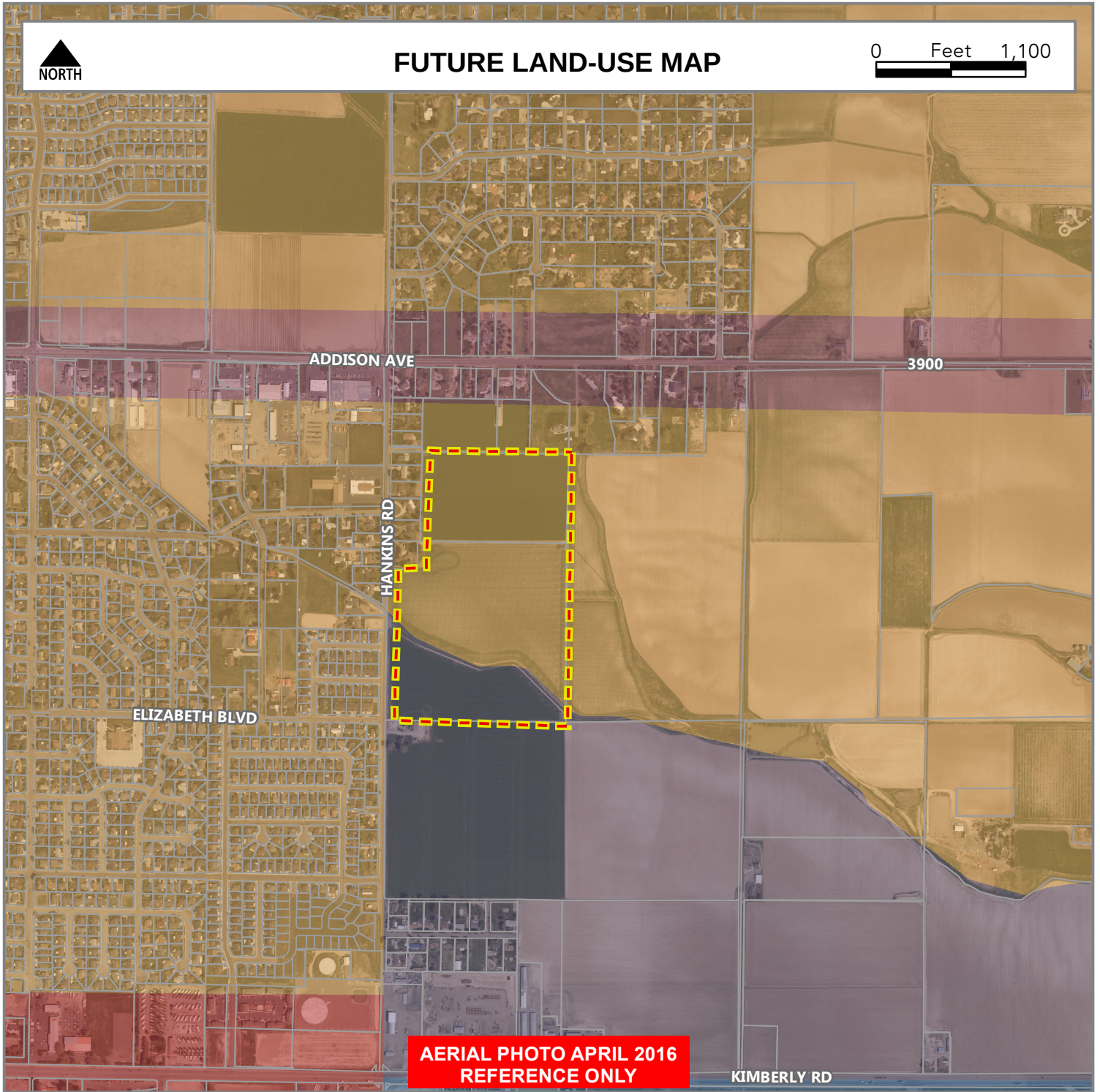
Applicable Regulations

10-4-15 & 10-15



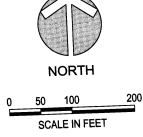
FUTURE LAND-USE MAP

0 Feet 1,100



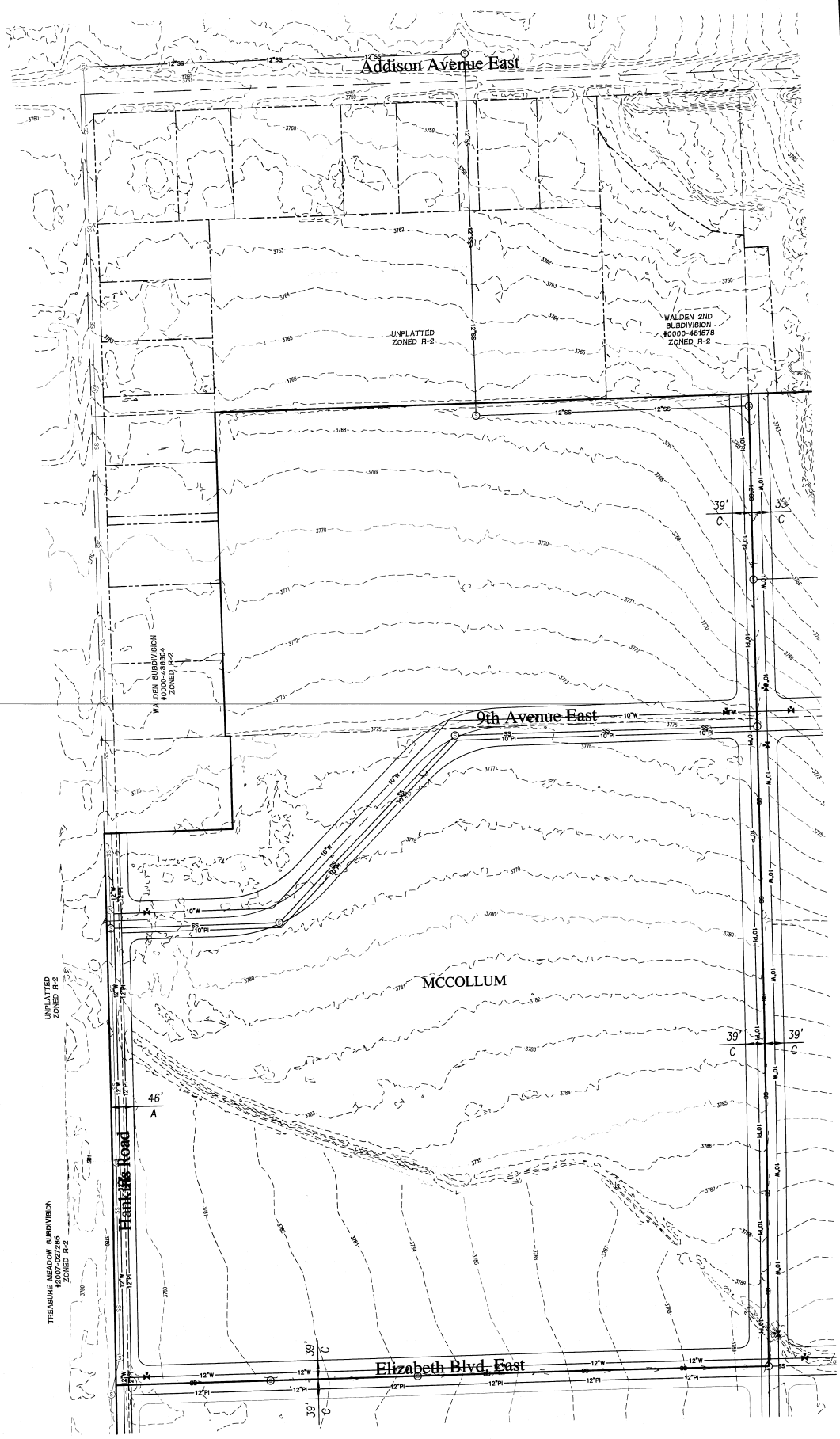
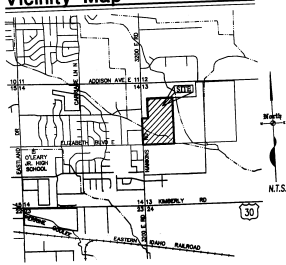
- | | | | |
|--|------------|---|-------------------------|
|  | Commercial |  | Neighborhood Commercial |
|  | Industrial |  | Town Neighborhood |
|  | Mixed Use | | |





NW 1/4, Section 15
 Township 10 South, Range 17 East
 Boise Meridian
 Twin Falls County, Idaho
 2020

Vicinity Map



McCOLLUM	351-18
DATE	007-2018
SCALE	AS SHOWN
BY	V. 351-18-PF

PROPERTY EXHIBIT for
 MCCOLLUM PROPERTY
 TWIN FALLS, IDAHO

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: ehminc.com

Supplemental Information
In Support of
A Request for Annexation

The request to annex the subject property into the City Limits of Twin Falls, is necessary to pursue further development and extension of municipal utilities (i.e. water and sewer) to the subject property. The subject property is located immediately adjacent to the City Limits which run north/south along Hankins Road. The existing zone designation for a majority of the property on the west side of Hankins road is R-2 the future land use map also recognizes that either an R-2 or R-1 Variable zoning designation is appropriate for the property which is requested to be annexed into the City Limits of the City of Twin Falls. The future land use map recognizes that Town Neighborhood uses would be appropriate for the future land use.

The property is extremely proximate to the existing City Limits with the western boundary of the subject property being located along Hankins Road and abutting to the City Limits. The north, east, and south sides of the boundary to not matchup with the existing City Limits boundary and are removed approximately 1,000 feet from the City Limits.

The subject property is proposed to be annexed into the City Limits and designated with an R-2 zone designation. The land will continue to be utilized in pursuit of agricultural crop production for the near term. However, the land owners are working on plans to develop the property into residential subdivision lots with municipal water and sewer service. These plans extend out a period of approximately 4-7 years depending upon market consumption. Each of the permitted land uses and the special use permit options identified within the R-2 zone are requested to be potentially pursued upon the property.



NW Corner looking SE



SW Corner looking NE



SE Corner looking NW



NE Corner looking SW



CITY OF TWIN FALLS
Planning & Zoning Department
203 Main Avenue East
P.O. Box 1907
Twin Falls, ID 83301-1907

Phone: 208-735-7267
Fax: 208-736-2256
www.tfid.org

NOTICE OF PUBLIC HEARING

Dear Property Owner:

The Planning & Zoning Commission for the City of Twin Falls will hold a public hearing at 6:00 p.m. on **Tuesday, June 9, 2020** in the City Council Chambers, located at 203 Main Avenue East, Twin Falls, ID to discuss the following request. Any and all persons desiring to comment may appear and be heard at the appointed time.

*no / they want
to get more
houses*

Joseph McCollum – McCollum Enterprises
c/o EHM Engineers, Inc.
(app. PZ20-0056)

Request for Annexation with a Zoning Designation of R2 for property
located at the 700 – 1000 block of Hankins Road.

Staff Analysis of this request will be available for review on the City Website within 48 hours of the regularly scheduled meeting. The following link can be used to find the Planning & Zoning Commission Agenda Packet <https://www.tfid.org/514/Agendas-Minutes-Videos>

In Person Public testimony will be allowed at this meeting, with Social Distancing guidelines in place, only if the State is in Stage 3 of Governor Little's Rebound Idaho plan.

While in person testimony will be allowed, we are encouraging the public to provide public testimony/input/comments regarding the request, in the following two ways:

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- Written comments may be sent by mail, email to keeberson@tfid.org, or by posting a comment online by going to <https://www.tfid.org/514/Agendas-Minutes-Videos> and filling out the Public Hearing Comment Form.
- Written comments received prior to 12:00 PM on the date of the hearing shall be either read into the record or displayed on the overhead projector upon completion of the public comment period. Written comments received after 12:00 PM on the date of the hearing will not be accepted for consideration by the hearing body.

Calling In

- To call in to the Meeting, call **208-939-6718**, Conference ID: **298 833 634#**. Calls must be received between **6:00 pm – 6:10 pm on June 9, 2020** and will be put in to a queue to speak during the Public Hearing portion of the meeting.
- The Chairperson may limit public testimony to no more than two (2) minutes per person.

If you have any questions on this matter, please do not hesitate to call our office at 208-735-7267.
Si desea esta información en español, llame Leila Sanchez al 208-735-7287.

/s/ Jonathan Spendlove Planning & Zoning Director

From: [Melody Lenkner](#)
To: [Kelli Ebersole](#)
Subject: Request for Annexation of the 700-1000 block of Hankins Road
Date: Tuesday, June 2, 2020 10:47:31 AM

[EXTERNAL SENDER]

Of course we would prefer that the land remain agricultural, but if it is to be turned into residences, then we would prefer that it be annexed to the city under the condition that the designation as R2 not be challenged. Charles and Melody Lenkner, 3023 C East 3400 North, Twin Falls, Id 83301

Sent from my iPad



Date: Tuesday, June 9, 2020
To: Planning and Zoning Commission
From: Jonathan Spendlove, Planning and Zoning Director

ACTION ITEM

Request:

Request for Annexation with a Zoning Designation of R2 for property located at the 400-600 block of Hankins Road c/o EHM Engineers, Inc. c/o Ruth Rahe. (PZ20-0057)

Time Estimate:

Five (5) minutes for staff and applicant presentation; Ten (10) minutes for the public hearing; Ten (10) minutes for commission questions, discussion, and decision.

Background:

NA

Approval Process:

§10-15-2: Annexation: The Commission shall conduct at least one public hearing, to send a recommendation to City Council for the proposed plan and zoning designation. Interested persons shall have an opportunity to be heard at the commission and council hearings. The Planning & Zoning Commission hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)

Budget Impact:

Regulatory Impact:

NA

History:

Per City and County records the subject properties have been both historically and currently used for agricultural purposes. The subject properties are currently vacant / undeveloped.

Analysis:

Currently the parcel is zoned R-2 (Residential Single Household or Duplex District). The applicant is requesting to be Annexed, and retain the current R-2 Zoning District designation.

The current zoning of the property is similar to surrounding development to the South and West. Modifying the zoning district from R-2 would require compliance with the Comprehensive Plan and Future Land Use Map.

Conclusion:

The Commission is tasked to make a recommendation to the City Council on the zoning designation being

requested by the applicant. The Commission's recommendation may be to, approve the request as presented, request a different zoning designation, or table the request in order to acquire additional information.

Attachments:

1. Staff Report PZ20-0057
2. 1 - Vicinity Map
3. 2 - Future Land-Use Map
4. 3 - Property Exhibit
5. 4 - Narrative
6. 5 - Photos
7. 6 - Letter of Opposition
8. 6 - Letter of Opposition 2



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Jonathan Spendlove,
P&Z Director

Request: **Annexation** with a zoning designation of R-2 for approximately 80 (+/-) acres currently zoned R-2 and located at 400 – 600 Block of Hankins Road.

Application: PZ20-0057

Applicant:

Ruth Rahe c/o

Dave Thibault, EHM Engineers, Inc.
621 N College Road, Suite 100

Public Hearing: June 9th, 2020

Analysis

Currently the parcel is zoned R-2 (Residential Single Household or Duplex District). The applicant is requesting to be Annexed, and retain the current R-2 Zoning District designation.

The current zoning of the property is similar to surrounding development to the South and West. Modifying the zoning district from R-2 would require compliance with the Comprehensive Plan and Future Land Use Map.

Approval Process

§10-15-2: Annexation

The Commission shall conduct at least one public hearing, to send a recommendation to City Council for the proposed plan and zoning designation. Interested persons shall have an opportunity to be heard at the commission and council hearings. The Planning & Zoning Commission hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)

Regulatory Impact:

If annexed, fall under all regulatory codes and standards of the City of Twin Falls. Further, the subject property will be eligible to receive City utilities.

As a result, it would allow the property to develop according to the standards of the R-2 Zoning District.

History

Per City and County records the subject properties have been both historically and currently used for agricultural purposes. The subject properties are currently vacant / undeveloped.

Applicable Regulations or Codes

City Code 10-15: Annexation Regulations

City Code 10-4-15: Residential Single Household or Duplex District

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates the subject properties area as "Town Neighborhood" (Approx. 5.8 Acres) and "Mixed Use" (Approx. 74.8 Acres).

Typically, the purpose of the Future Land Use Map is to give approximate, not exact locations of future land uses.

Attachment 2 illustrates the subject properties relationship to the entire region. Staff has identified that the development pattern immediately adjacent to the subject property to the west has been typical single family

residential. Continuing the single-family residential pattern as requested by the Applicant would be harmonious and consistent with current development.

However, future annexations in this area will need to consider the overall Future Land Use Map for the area. This could include future projects containing a transition from residential to commercial land uses as we grow closer to Kimberly road.

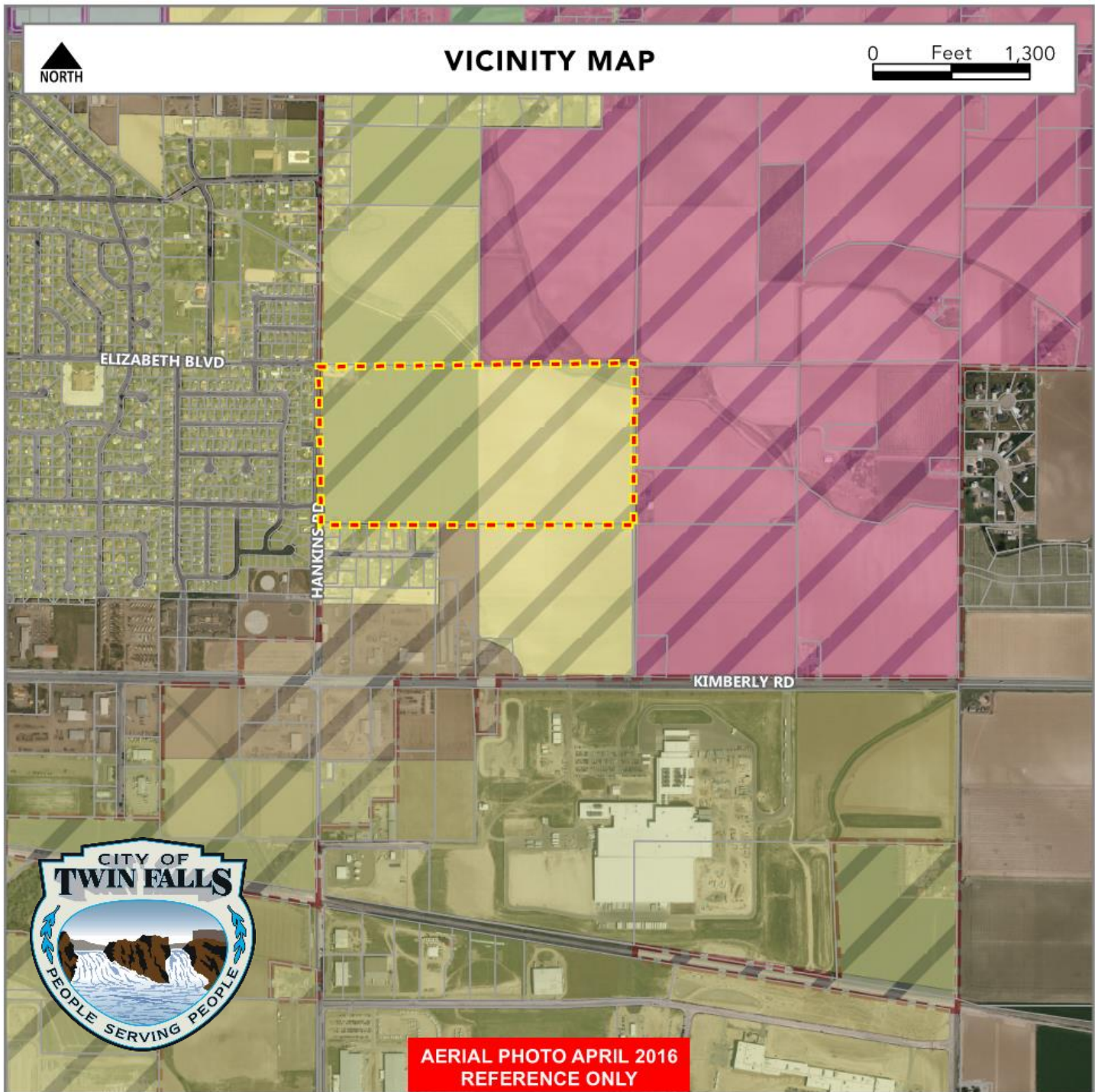
Conclusion

The Commission is tasked to make a recommendation to the City Council on the appropriate zoning designation for the property. The Commission's recommendation may be to, approve the request as presented, request a different zoning designation, or table the request in order to acquire additional information.

Attachments

1. Vicinity Map
2. Future Land Use Map
3. Property Exhibit
4. Narrative
5. Photos

Public Hearing: June 9th, 2020



Current Zoning: R-2, AOI

Existing Land Use: Vacant

Surrounding Zoning Designations & Land Use(s)

North: R-2 & R-1 VAR, Vacant

East: R-1 VAR, Vacant

South: R-2 & C-1, Residential & Storage

West: R-2, Residential

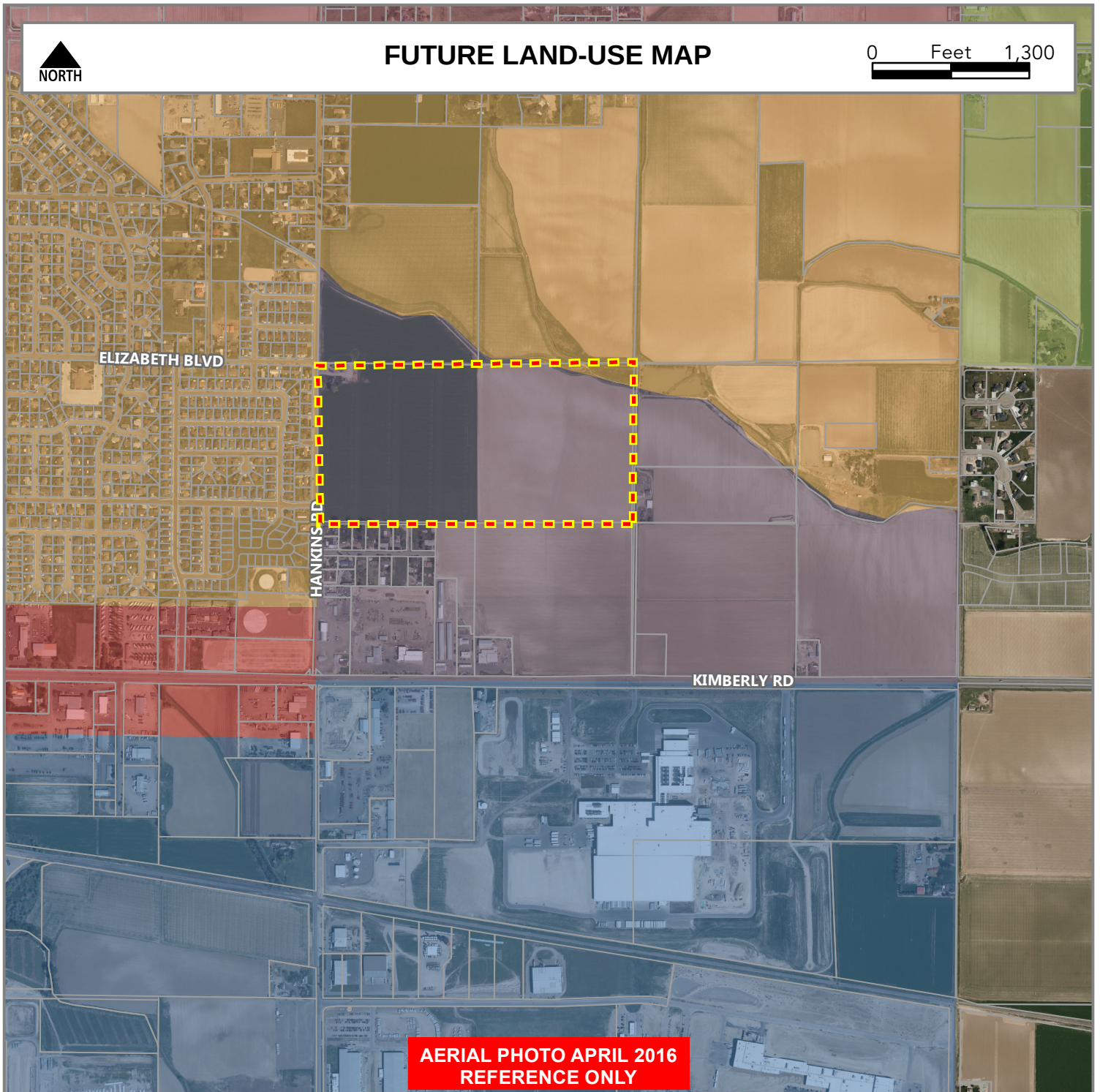
Applicable Regulations

10-4-15 & 10-15



FUTURE LAND-USE MAP

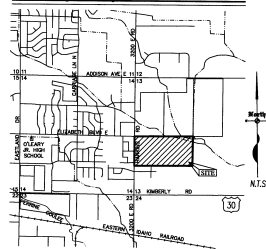
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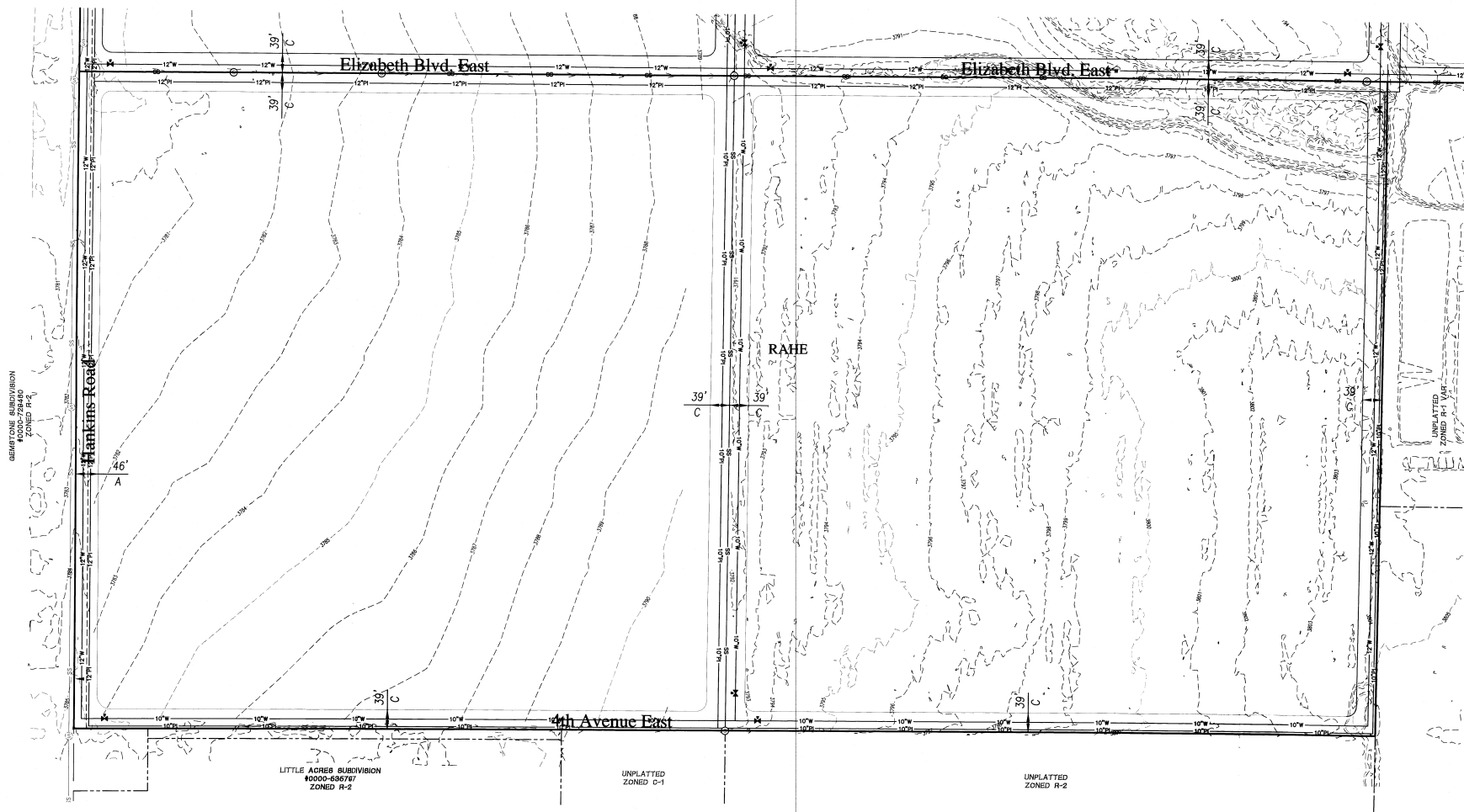
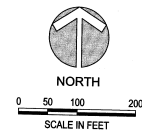
- | | | | |
|--|-------------|---|-------------------------|
|  | Agriculture |  | Mixed Use |
|  | Commercial |  | Neighborhood Commercial |
|  | Industrial |  | Town Neighborhood |



Vicinity Map



Located In
N² SW⁴, Section 13
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2020



PROPERTY EXHIBIT for
RAHE PROPERTY
TWIN FALLS, IDAHO

REVISIONS:

STAMP

JOB NO. 351-18
APPROVED
DESIGN
DRAWN DJS
DATE OCT 2019
SCALE As Shown
V 351-18 PP

Sheet No.
RAHE

EHM Engineers, Inc.
ENGINEERS / SURVEYORS / PLANNERS
621 N. C. College Road, Suite 100 Twin Falls, Idaho 83301
P (208) 754-4006 Fax (208) 754-0049 web: ehm-inc.com

Supplemental Information
In Support of
A Request for Annexation

The request to annex the subject property into the City Limits of Twin Falls, is necessary to pursue further development and extension of municipal utilities (i.e. water and sewer) to the subject property. The subject property is located immediately adjacent to the City Limits which run north/south along Hankins Road. The existing zone designation for a majority of the property on the west side of Hankins road is R-2 the future land use map also recognizes that either an R-2 or R-1 Variable zoning designation is appropriate for the property which is requested to be annexed into the City Limits of the City of Twin Falls. The future land use map recognizes that Town Neighborhood uses would be appropriate for the future land use.

The property is extremely proximate to the existing City Limits with the western boundary of the subject property being located along Hankins Road and abutting to the City Limits. The north, east, and south sides of the boundary to not matchup with the existing City Limits boundary and are removed approximately 1,000 feet from the City Limits.

The subject property is proposed to be annexed into the City Limits and designated with an R-2 zone designation. The land will continue to be utilized in pursuit of agricultural crop production for the near term. However, the land owners are working on plans to develop the property into residential subdivision lots with municipal water and sewer service. These plans extend out a period of approximately 4-7 years depending upon market consumption. Each of the permitted land uses and the special use permit options identified within the R-2 zone are requested to be potentially pursued upon the property.



NW Corner looking SE



NE Corner looking SW



SW Corner looking NE



CITY OF TWIN FALLS
Planning & Zoning Department
203 Main Avenue East
P.O. Box 1907
Twin Falls, ID 83301-1907

Phone: 208-735-7267
Fax: 208-736-2256
www.tfid.org

NOTICE OF PUBLIC HEARING

Dear Property Owner:

The Planning & Zoning Commission for the City of Twin Falls will hold a public hearing at 6:00 p.m. on **Tuesday, June 9, 2020** in the City Council Chambers, located at 203 Main Avenue East, Twin Falls, ID to discuss the following request. Any and all persons desiring to comment may appear and be heard at the appointed time.

Ruth Rahe
c/o EHM Engineers, Inc.
(app. PZ20-0057)

Request for Annexation with a Zoning Designation of R2 for property
located at the 400 – 600 block of Hankins Road.

Staff Analysis of this request will be available for review on the City Website within 48 hours of the regularly scheduled meeting. The following link can be used to find the Planning & Zoning Commission Agenda Packet
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- Written comments received prior to 12:00 PM on the date of the hearing shall be either read into the record or displayed on the overhead projector upon completion of the public comment period. Written comments received after 12:00 PM on the date of the hearing will not be accepted for consideration by the hearing body.

Calling In

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- The Chairperson may limit public testimony to no more than two (2) minutes per person.

If you have any questions on this matter, please do not hesitate to call our office at 208-735-7267.
Si desea esta información en español, llame Leila Sanchez al 208-735-7287.

/s/ Jonathan Spendlove Planning & Zoning Director

*no
they want little
lots size of
houses*

From: [Melody Lenkner](#)
To: [Kelli Ebersole](#)
Subject: Request for Annexation of the 400-600 block of Hankins Road
Date: Tuesday, June 2, 2020 10:50:38 AM

[EXTERNAL SENDER]

Of course we would prefer that the land remain agricultural, but if it is to be developed into residences, we prefer that it be annexed to the city as long as the R2 designation is not up for a challenge. Melody and Charlie Lenkner, 3023 C East 3400 North, Twin Falls, ID 83301

Sent from my iPad



Date: Tuesday, June 9, 2020
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow a Real Estate and Related Business on property located at 415 Addison Avenue c/o Melinda McKee on behalf of JCS Properties. (PZ20-0059)

Time Estimate:

Approximately 5 minutes for the presentation with questions/comments to follow.

Background:

This is a request to operate a realty management office. The staff consists of a part time administrator, property manager and a maintenance person. They use the back parking area for staff and they have a storage container located on site to store lawn equipment they use to care for the properties they manage.

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:

Per City Code 10-4-5.3 Detached accessory buildings shall not be closer than three feet (3') to the side or rear property line nor closer than ten feet (10') to a main building.

Per City Code 10-4-18.2 states a special use permit is required for a real estate and related business.

Per City Code 10-4-18.3 Professional offices shall provide a fence not less than six feet (6') in height that will act as a sight and sound barrier between the professional office use and any contiguous residential lot or use.

History:

The building located along Addison Avenue has operated as a legal non-conforming office for many years. However, in 2017 the property came through for a rezone to include the parking area located to the north of the building. The rezone designated the property as R-4 PRO which requires special use permits for specific types of professional offices.

Analysis:

The accessory building located on site will require a building permit and meet zoning setback requirements to remain on site. Staff and the applicant anticipate minimal impacts to the surrounding property provided the property remains in compliance with City Codes and Standards.

Conclusion:

Upon conclusion should the Commission approves this request as presented, then staff recommends the following conditions.

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

Attachments:

1. PZ20-59 SUP Staff Report
2. Vicinity Map
3. Narrative
4. Site Plan
5. Photos



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Lisa Strickland, City Planner
 Request: A **Special Use Permit** to allow for a real estate and related business on property located at 415 Addison Avenue.
 Application: PZ20-0059
 Applicant & Representative:
 JCS Properties
 c/o Melinda McKee
 415 Addison Ave
 Twin Falls, ID 83301

Public Hearing: June 9, 2020

Analysis

This is a request to operate a realty management office. The staff consists of a part time administrator, property manager and a maintenance person.

They use the back parking area for staff and they have a storage container located on site to store lawn equipment they use to care for the properties they manage.

Approval Process

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History

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Applicable Regulations or Codes

Per City Code 10-4-5.3 Detached accessory buildings shall not be closer than three feet (3') to the side or rear property line nor closer than ten feet (10') to a main building.

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Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Neighborhood Commercial". Staff has determined the request is in compliance with the plan.

Potential Impacts

The accessory building located on site will require a building permit and meet zoning setback requirements to remain on site.

Staff and the applicant anticipate minimal impacts to the surrounding property provided the property remains in compliance with City Codes and Standards.

Conclusion

Upon conclusion should the Commission approve this request as presented, then staff recommends the following conditions.

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

Attachments

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

Public Hearing: June 9, 2020



- R-4
- R-6
- Stoker Agreement Area
- PRO

Current Zoning: R-4 PRO	Existing Land Use: Office
Comprehensive Plan: Neighborhood Commercial	Proposed Land Use: Office
Surrounding Zoning Designations & Land Use(s)	
North: Residential, Heyburn Ave. E	East: R-4 Residential
South: Addison Avenue, Residential	West: Jackson Street, Residential
Applicable Regulations	
10-1-4, 10-1-5, 10-4-8, 10-4.5, 10-4-18, 10-13	

Narrative

Subject: RE: 415 Addison Avenue Special Use Permit Application

JCS Properties is the business owned by Jack Sherrill for the sole purpose of the Administration and Management of the rental properties that Jack Sherrill owns in the Magic Valley and southern Idaho. Our staff consists of 1 administrator, 1 property manager and 1 maintenance person. We are all part time employees. We have a parking lot in the front of the building on Addison which tenants park in to pay their rent and or visit our office to do paperwork. The north parking lot at the rear of our building which has a residential neighbor is for employee parking only. Our maintenance person comes in to the north parking lot in the morning to get his tools and materials that he needs out of our storage container and then he is gone until the end of the day.

It is our understanding that the building we are in at 415 Addison Avenue has always been an office building. H & R Block was here for many years and an attorney's office was here for many years. Jack Sherrill purchased this property in August of 2017 as an office building to conduct his business in.

Melinda McKee

Administrator

JCS Properties

415 Addison Ave., Suite 3

Twin Falls, ID 83301

(208) 736-3772 office

(208) 721-1839 cell

Sketch Worksheet SHERRILL, JACK CHARLES TRUST-

PAGE 1 OF 1
SCALE = 160' PER SIDE

Doc ID:

RPT2161004022AA

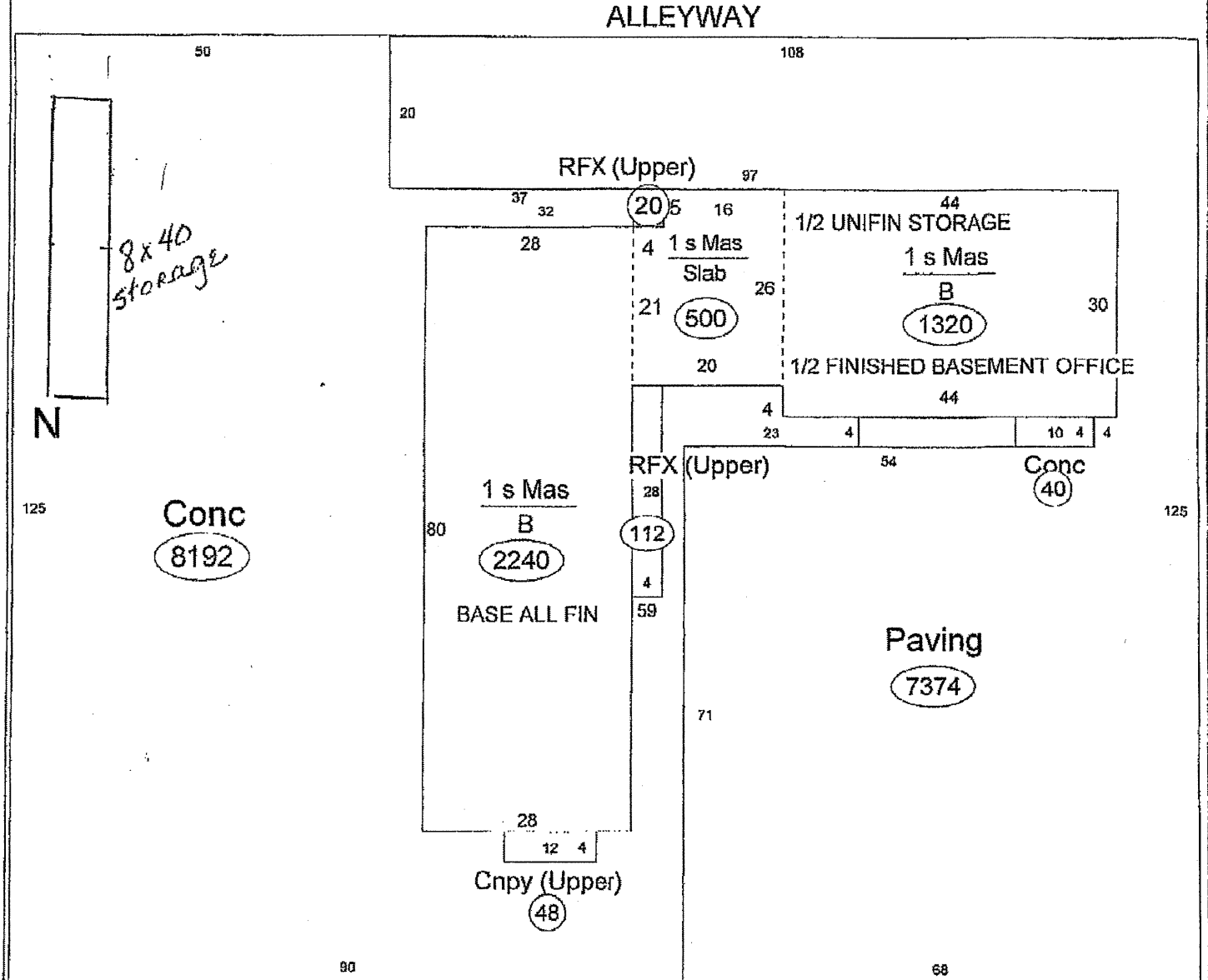
Calculated Areas

<u>Label</u>	<u>Area</u>
1 s Mas	1320
1 s Mas	500
1 s Mas	2240
Conc	8192
Conc	40
RFX (Upper)	20
RFX (Upper)	112
Cnpy (Upper)	48

Total area: 7620 SF

Perimeters and PARs

Label	Perim	PAR
1 s Mas	148	11
1 s Mas	92	18
1 s Mas	216	10
Conc	658	8
Conc	28	70
RFX (Upper)	18	90
RFX (Upper)	64	57
Cnpy (Upper)	32	67





NW Corner looking SE



SW Corner looking NE



SE Corner looking NW



NE Corner looking SW