



Twin Falls Planning & Zoning Commission Agenda

Tuesday, July 28, 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: 246 058 107#**. 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) Approval of Minutes from the following meeting: July 14, 2020

4) Items of Consideration

- a) **ACTION ITEM:** Landscape Grouping on property located at 209 5th Avenue North c/o Katrina Kulm, Erstad Architects on behalf of Pinecrest Academy of Idaho. (PZ20-0086)
By: Lisa Strickland, City Planner

5) Public Hearings

- a) **ACTION ITEM:** Request for a Special Use Permit to allow vehicle sales (utility trailers) on property located at 628 Main Avenue South c/o Lawry Wilde, on behalf of K Hardware, Inc. (PZ20-0074)
By: Lisa Strickland, City Planner
- b) **ACTION ITEM:** Request for a Special Use Permit to allow for a storage unit rentals on property located at 1291 Latitude Circle c/o Jeff Hatch, Hatch Design Architecture, on behalf of Casey Stutzman, CHMR, LLC. (PZ20-0075)
By: Lisa Strickland, City Planner
- c) **ACTION ITEM:** Request for a Special Use Permit to allow a Utility owned building/structure more than twenty five (25) square feet in area or more than three (3) feet aboveground on property located at the 500 block of Grandview Drive South c/o EHM Engineers, Inc. on behalf of Sevana BioEnergy. (PZ20-0076)
By: Jonathan Spendlove, Planning & Zoning Director

6) Upcoming Meeting(s)

a) August 11, 2020 - No Public Hearings, use as Worksession

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, July 14, 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: 333 474 090#**. 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 6:01 pm
A quorum was present.

Members Present: Titus, Musser, Kelley, Bolton, Hansen, Perez

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

3) Consent Calendar

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

Approved by a vote of 5-0-1

- a) Approval of Minutes from the following meeting: June 23, 2020

4) Public Hearings

- a) Request for a Non-Conforming Building Expansion Permit for property located at 421 Washington Street North c/o Fran Florence on behalf of A&D Enterprises. (PZ20-0070)

Staff Presentation:

City Planner Strickland presented the Request for a Non-Conforming Building Expansion Permit for property located at 421 Washington Street North c/o Fran Florence on behalf of A&D Enterprises. (PZ20-0070)

Prior to granting a nonconformance building expansion permit, at least one public hearing shall be held before the planning and zoning commission.

The commission may impose special conditions designed to lessen the impact of the proposed expansion on the surrounding neighborhood and in order to make the proposed expansion more compatible with the same. Violation of such special conditions, when made a part of the terms under which the nonconforming building expansion permit is granted, shall be deemed a violation of this title.

Upon granting or denying an application, the commission shall specify:

- (1) The regulations and standards used in evaluating the application.
- (2) The reasons for approval or denial.
- (3) The actions, if any, that the applicant could take to obtain a permit.

The applicant or any affected person who appeared in person or in writing before the commission may appeal the decision of the commission to the council, provided a written appeal is submitted to the council within fifteen (15) days from the commission's action.

The current use of the property is a professional office and was constructed in approximately 1976.

The staff and applicant do not foresee any potentially negative impacts to the surrounding properties.

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

1. Subject to compliance with all federal, state and local code requirements.

Applicant Presentation:

Fran Florence, representing applicant, presented the applicant's request for a Non-Conforming Building Expansion Permit. He stated that Body Balance Physical Therapy would like to make this spot their 2nd location in Twin Falls. Mr. Florence stated they will remove the front porch, making it more compliant with the front setback. He stated they will be utilizing the existing structure, by adding to it, instead of tearing the old building down.

PZ/Questions & Comments: none

Public Hearing: Opened and closed without input

Discussions Followed: without concerns

MOTION: Curtis Hansen moved to approve the request for a Non-Conforming Building Expansion Permit for property located at 421 Washington Street North c/o Fran Florence on behalf of A&D Enterprises. (PZ20-0070)
Craig Kelley seconded the motion.

Unanimously Approved by a vote of 6 to 0

- b) 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. (PZ20-0073)

Staff Presentation:

City Planner Strickland presented the 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. (PZ20-0073)

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

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

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal. The building in which the proposed use will operate was built in 1947. Per City and County records the building has most recently been utilized as an agricultural testing center.

The building is currently undergoing the process of being converted to an office and indoor recreational space.

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

Staff believes that the biggest impact will be increased vehicular traffic, however

because the subject property is located along an arterial roadway and has substantial parking (fifteen (15) parking spaces in shared lot with adjacent liquor store and five (5) paved spaces at the rear of the building).

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

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

Applicant Presentation:

Tracy Armstrong, applicant, presented his request for a Special Use Permit to allow an indoor recreation facility. He stated this space will be used for a martial arts training facility, with a full service self-defense program. He stated that 1/2 of the building will be used for the studio, and 1/2 will be used for the office for Stag's Builders & Concrete. He stated they are working on the remodel, bringing it all up to code and giving the building a facelift for the curbside appearance.

PZ/Questions & Comments: none

Public Hearing: Opened and closed without input

Discussions Followed:

- Commissioner Hansen asked for clarification about the limited hours on the application.
- PZ Director Spendlove stated the specified hours written in code are for a retail business. This use is for a service and is not limited to the hours specified in the code.

MOTION: Craig Kelley moved to approve the request for a Special Use Permit to allow an indoor recreation facility on property located at 2043 Kimberly Road c/o David Gates on behalf of Stags Builders & Concrete LLC (PZ20-0073). Carolyn Bolton seconded the motion.

Unanimously approved by a vote of 6-0

5) Upcoming Meeting(s)

- a) Tuesday, July 28, 2020

6) Adjournment

The meeting adjourned at 06:26 PM

Kelli Ebersole, Administrative Assistant



Date: Tuesday, July 28, 2020
To: Planning and Zoning Commission
From: Lisa Strickland

ACTION ITEM

Request:

Landscape Grouping on property located at 209 5th Avenue North c/o Katrina Kulm, Erstad Architects on behalf of Pinecrest Academy of Idaho. (PZ20-0086)

Time Estimate:

Approximately 5-10 minutes for the presentation with questions/comments to follow.

Background:

The applicant has received an approved Special Use Permit in order to provide the required parking they have made arrangements with Twin Falls County to pave a gravel lot owned by the county to use for the required parking. They would like to group the landscaping islands from the interior of the parking lot towards the perimeter.

Approval Process:

The Commission after reviewing the request may approve, approve with conditions, or deny the request.

Budget Impact:

Regulatory Impact:

Per City Code 10-10-11(b) states required landscape islands may be grouped, subject to approval by the planning and zoning commission.

History:

The property is zoned R-6 and is an undeveloped lot owned by Twin Falls County.

Analysis:

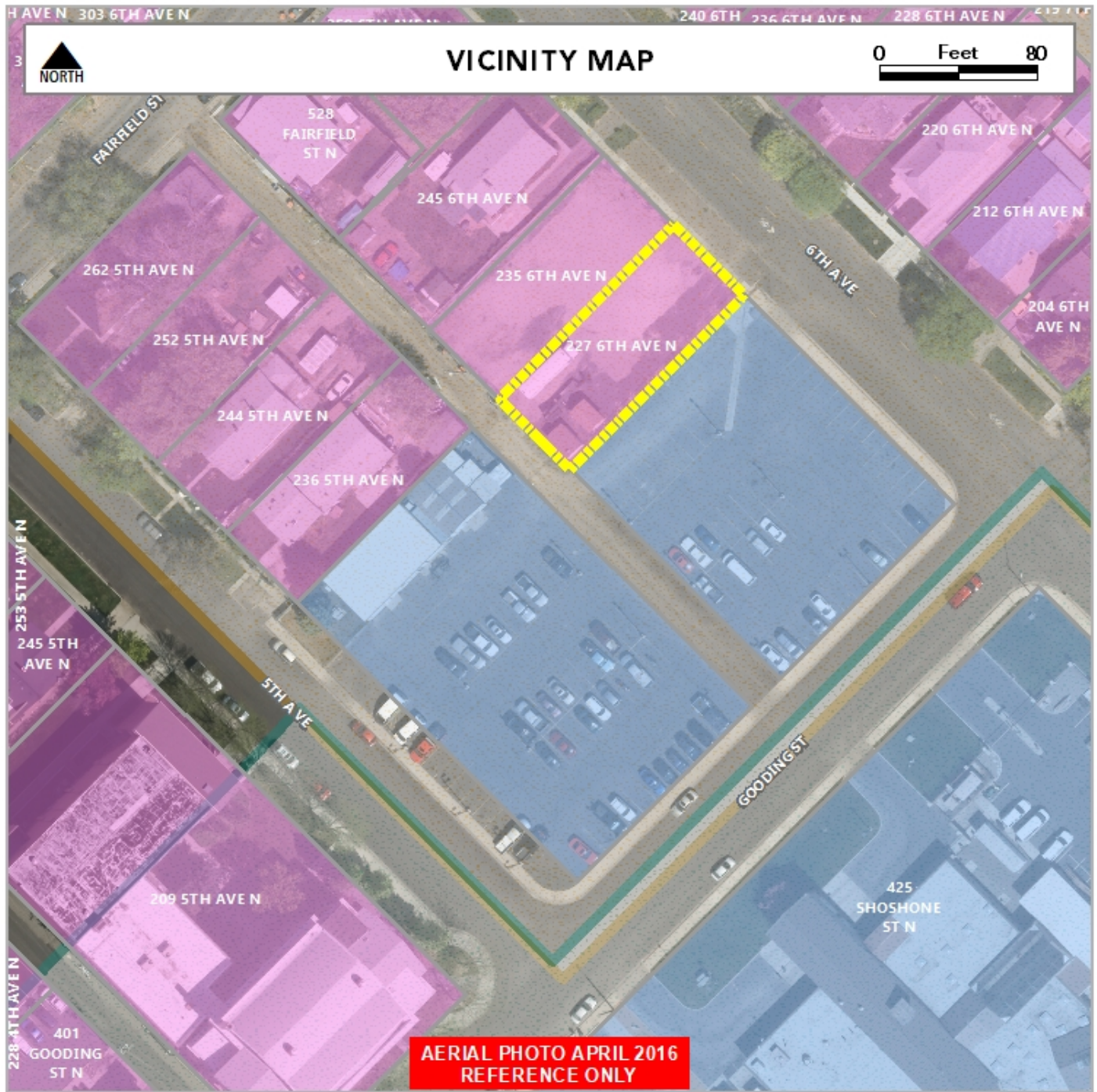
Staff and the applicant anticipate minimal impacts to the surrounding properties.

Conclusion:

The Commission is tasked with making a decision on this request.

Attachments:

1. Vicinity Map
2. Narrative
3. Site Plan



Current Zoning: R-6 Multihousehold District

Existing Land Use: Undeveloped

Comprehensive Plan: Downtown High Density Residential

Proposed Land Use: Parking

Surrounding Zoning Designations & Land Use(s)

North: R-6/Residential

East: C-B/Parking

South: C-B/Parking

West: R-6/Residential

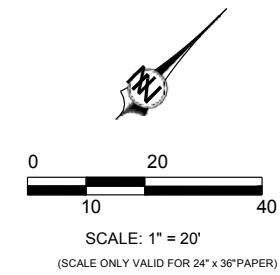
Applicable Regulations

10-1-4, 10-1-5, 10-4-6, 10-10-11

Narrative

As part of our Special Use approval the school is required to provide the necessary parking. Through an agreement with the County the school is developing an existing gravel area in the county lot to paved parking. The existing lot does not meet the current landscape standards. By adding spaces with landscape islands next to the existing spaces without islands creates a mismatched and inefficient parking arrangement. By grouping the landscape we still meet the requirements while creating a few additional spaces and an overall better layout for traffic flow.

NUMBER OF LANDSCAPE ISLANDS REQUESTED TO BE MOVED TO GROUPING = 3
NUMBER OF TREES TO BE MOVED TO GROUPING = 3
TOTAL AREA OF LANDSCAPE ISLANDS AS PROVIDED AFTER GROUPING = 1,459 S.F.
TOTAL NUMBER OF TREES PROVIDED AFTER GROUPING = 5



PINECREST ACADEMY (FIRST PRESBYTERIAN CHURCH) 209 5TH
AVENUE NORTH
TWIN FALLS, IDAHO

[illegible]

CivilScience
Engineers / Surveyors / Solutions
3776 FALLS AVENUE, TWIN FALLS, ID
TWIN FALLS, ID 83430
208/737-0607



Date: Tuesday, July 28, 2020
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow vehicle sales (utility trailers) on property located at 628 Main Avenue South c/o Lawry Wilde, on behalf of K Hardware, Inc. (PZ20-0074)

Time Estimate:

Approximately 5-10 minutes for the presentation with questions/comments to follow.

Background:

The applicant is requesting a special use permit to allow utility trailers to be sold from the site. The sale of utility trailers requires an approved state vessel dealers license which also requires Planning & Zoning approval.

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:

Per City Code 10-4-7.2 states a special use permit is required for auto and truck sales and or rental. Trailers fall into this category for a dealership license through the state therefore an approved Special Use Permit is required.

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Downtown/High Density Residential". Staff has determined the request is in compliance with the plan and the use is appropriate for the surrounding area.

History:

The property is zoned CB and is located along Main Avenue South. The hardware store has operated at this location for over 25 years.

Analysis:

The subject property has been used as a retail hardware business for years, staff anticipates adding the sale of trailers should have little to no impact to the surrounding properties.

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. PZ20-0074 SUP Staff Report
2. Vicinity Map
3. Narrative
4. Site Plan



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Lisa Strickland, City Planner

Request: A **Special Use Permit** to allow utility trailer sales on property 628 Main Avenue East.

Application: PZ20-0074

Applicant & Representative:

K Hardware

c/o Lawry Wilde

628 Main Ave S

Twin Falls, ID 83301

Public Hearing: July 28, 2020

Analysis

The applicant is requesting a special use permit to allow utility trailers to be sold from the site. The sale of utility trailers requires an approved state vessel dealers license which also requires Planning & Zoning approval.

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.

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History

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Applicable Regulations or Codes

Per City Code 10-4-7.2 states a special use permit is required for auto and truck sales and or rental.

Trailers fall into this category for a dealership license through the state therefore an approved Special Use Permit is required.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Downtown/High Density Residential". Staff has determined the request is in compliance with the plan and the use is appropriate for the surrounding area.

Potential Impacts

The subject property has been used as a retail hardware business for years, staff anticipates adding the sale of trailers should have little to no impact to the surrounding properties.

Conclusion

Upon conclusion should the Commission approves this request as presented, then

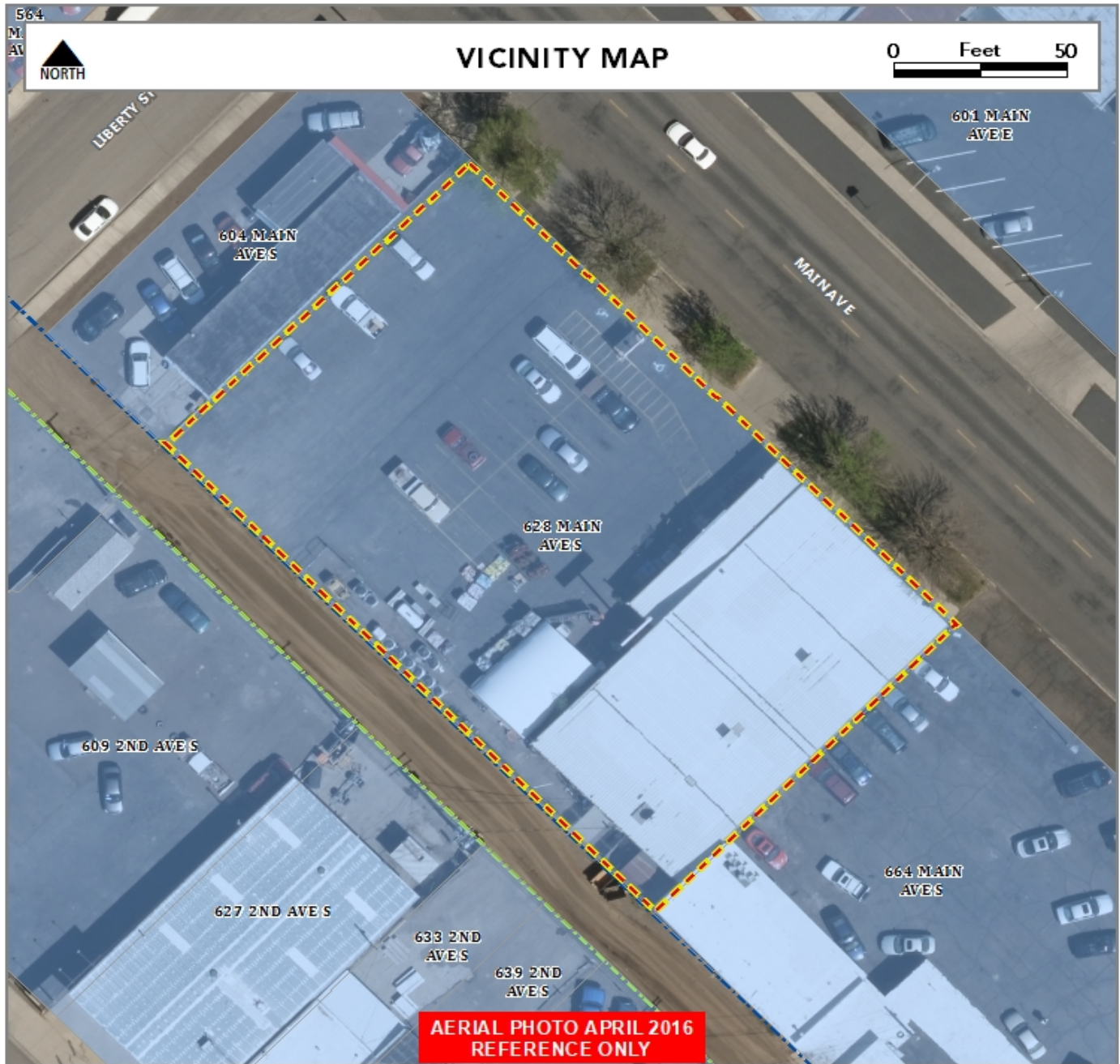
staff recommends the following conditions.

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: July 28, 2020



- C-B
- P1 Overlay
- P2 Overlay

Current Zoning: CB P-1 Overlay

Comprehensive Plan: Downtown/Neighborhood Commercial

Existing Land Use: Retail

Proposed Land Use: Retail

Surrounding Zoning Designations & Land Use(s)

North East: Main Avenue South/Commercial

North West: Alley, Commercial

South East: Main Avenue South/Commercial

South West: Alley, Commercial

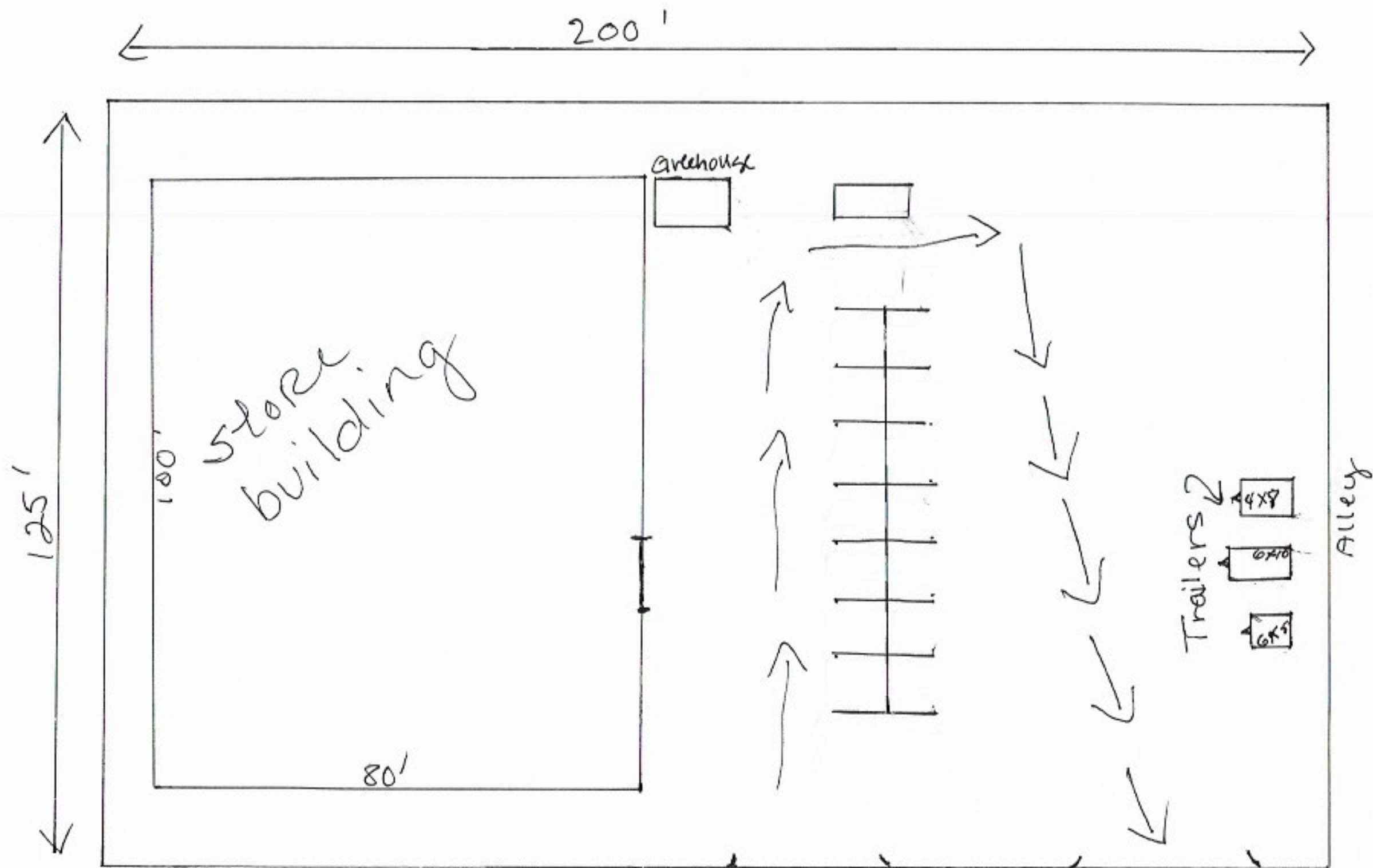
Applicable Regulations

10-1-4, 10-1-5, 10-4-7.2, 10-13

We are applying for a special use permit to become a utility trailer dealer as supplemental income for our True Value Hardware store (doing business as Krengel's True Value).

We would be stocking 1-4 trailers at any one time. The hours of operation will stay the same as sales will be processed through the store. These hours are 8am to 7pm. We do not anticipate a large increase in traffic, as these sales are being requested by the customers already frequenting the store. The employees we now have will be trained and utilized for trailer sales also, which will increase their marketability in the future.

There should not be any negative impact on our environment or adjoining properties. We pride ourselves on being a good neighbor and endeavor to do all within our power to remain so.



Commercial Site Plan

Scale: 25' = 1/2"

Lots 2, 3, 4 & 5
Block 108
Twin Falls Townsite

K2 Investments/K Hardware
2856 N Holmes, Idaho Falls, ID
218-588-3415

Lauren Wilde



Date: Tuesday, July 28, 2020
To: Planning and Zoning Commission
From: Lisa Strickland

ACTION ITEM

Request:

Request for a Special Use Permit to allow for a storage unit rentals on property located at 1291 Latitude Circle c/o Jeff Hatch, Hatch Design Architecture, on behalf of Casey Stutzman, CHMR, LLC. (PZ20-0075)

Time Estimate:

Approximately 5-10 minutes for the presentation with questions/comments to follow.

Background:

The applicant is requesting a Special Use Permit to allow for storage unit rentals. The property will be accessible to the customers via a secured entry 24 hours. With office hours Mon-Sat 8am-6pm with 1 to 2 employees.

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:

Per City Code 10-4-8 C-1 and the Latitude 42 PUD states a special use permit is require for storage unit rentals.

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

History:

The property was zoned as C-1 PUD under the Latitude 42 PUD in 2009. The construction of the plat is

still underway and has not been accepted by the City for building permits to be issued.

Analysis:

As this is the beginning stages of the project, the Site Plan submitted with this application is not the final approved plan, that will occur during the building permit review. Some elements may be shifted to accommodate Engineering standards for access and utilities.

Staff and the applicant do not anticipate any negative impacts to the surrounding areas. The site will be fully enclosed with egress to and from the property will be located along Latitude Circle.

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.
2. Subject to acceptance of Latitude 42 Subdivision No. 2 prior to issuance of building permits.

Attachments:

1. PZ20-0075 SUP Staff Report
2. Vicinity Map
3. Narrative
4. Site Plan
5. Latitude 42 Subd No. 2 Final Plat
6. Approved Construction Plans



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Lisa Strickland, City Planner

Request: A **Special Use Permit** to allow for Storage unit rentals on property located at 1291 Latitude Circle.

Application: PZ20-0075

Applicant & Representative:

Hatch Design Architecture

c/o Jeff Hatch on behalf of

Casey Stutzman, CHMR, LLC

208-735-3204

Public Hearing: July 23, 2020

Analysis

The applicant is requesting a Special Use Permit to allow for storage unit rentals. The property will be accessible to the customers via a secured entry 24 hours. With office hours Mon-Sat 8am-6pm with 1 to 2 employees.

Approval Process

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

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

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to

consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

History

The property was zoned as C-1 PUD under the Latitude 42 PUD in 2009,

The construction of the plat is still underway and has not been accepted by the City for building permits to be issued.

Applicable Regulations or Codes

Per City Code 10-4-8 C-1 and the **Latitude 42 PUD** a special use permit is required for storage unit rentals.

Comprehensive Plan Compliance

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

Potential Impacts

Staff and the applicant do not anticipate any negative impacts to the surrounding areas. The site will be fully enclosed with egress to and from the property located along Latitude Circle.

Conclusion

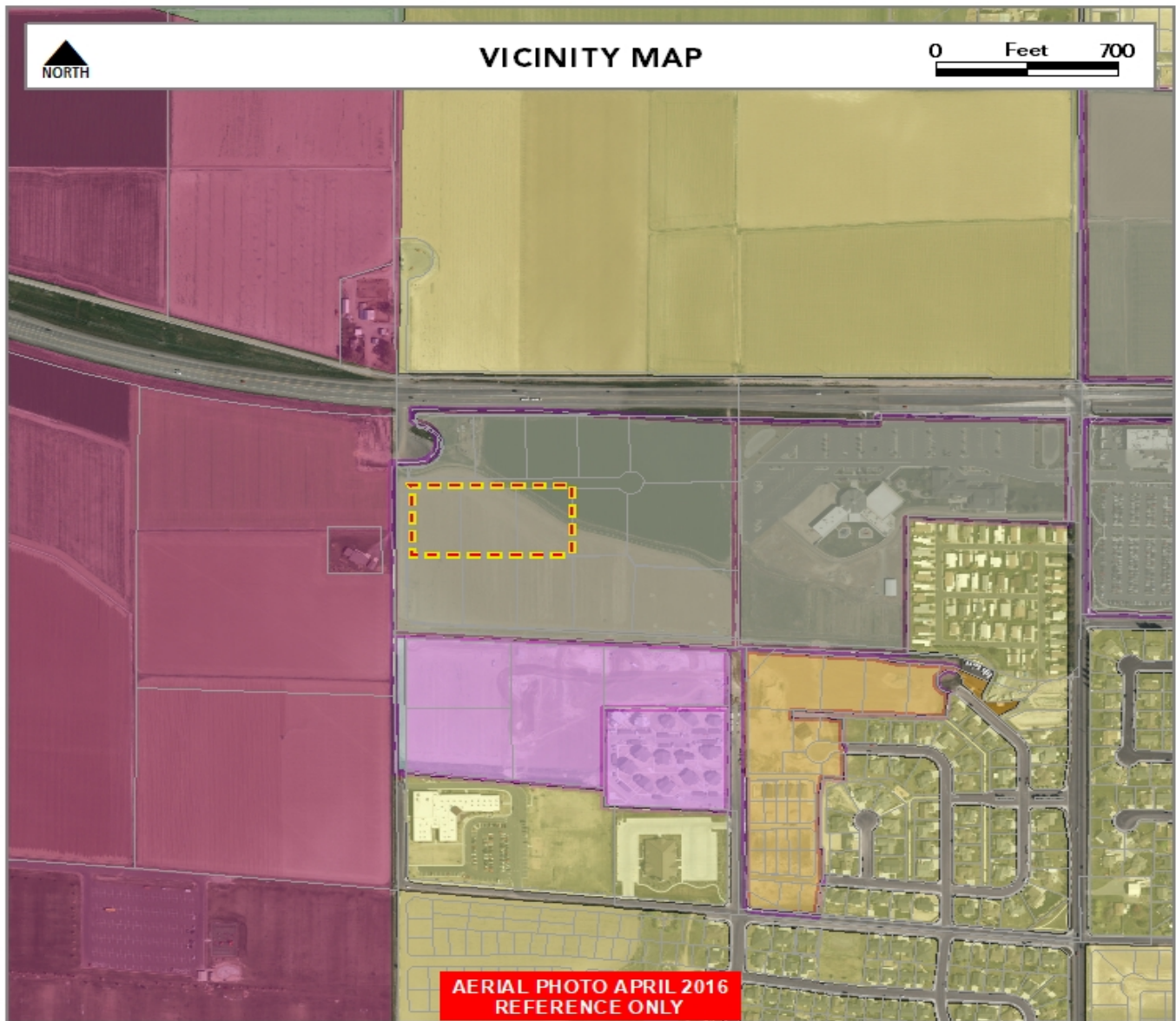
Upon conclusion should the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to acceptance of Latitude 42 Subdivision No. 2 prior to issuance of building permits.

Attachments

1. Vicinity Map
2. Narrative
3. Site Plan
4. Final Plat
5. Elevations
6. Photo

Public Hearing: July 23, 2020



 C-1	 R-4
 R-1 VAR	 R-6
 R-2	 SUI
	 PUD

Current Zoning: C-1 PUD "Latitude 42 PUD"

Existing Land Use: Undeveloped

Comprehensive Plan: Commercial

Proposed Land Use: Storage Unit Rental

Surrounding Zoning Designations & Land Use(s)

North: C-1 PUD Undeveloped/Pole line Rd

East: C-1 PUD Twin Falls Reform Church

South: R-6 PUD/4-Plexes Under Construction

West: R-1 VAR/Residential

Applicable Regulations

10-1-4, 10-1-5, 10-4-8, 10-12-2-3. Latitude 42 PUD



**HATCH
DESIGN
ARCHITECTURE**

200 w. 36th st., boise, idaho 83714 • phone 208.475.3204 • fax 208.475.3205 • email info@hatchda.com

Letter of Explanation

June 12, 2020

Community Development Services
City of Twin Falls
P.O. Box 1907
203 Main Avenue East
Twin Falls, ID 83303

RECEIVED

JUN 16 2020

**CITY OF TWIN FALLS
PLANNING & ZONING**

Re: **Special Use Permit for Canyon West Self-storage on Latitude Cir.
1291 Latitude Cir., Twin Falls, ID 83301**

Dear Planning Staff,

The owner for the property located at 1291 Latitude Cir. is proposing the construction of a new, approximately 69,620 s.f. self storage facility.

The parking lot is located directly South of the office building. The site layout pulls the structures towards the street to maintain and enhanced street appearance while maintaining sensitivity and separation from the surrounding neighbors. The storage unit facility will consist of eight structures. The Northwest building structure will house the office and some unconditioned units. The proposed project will include such site improvements as landscaping with vegetation around the proposed building and hardscapes and accessible routes throughout the site. The proposed project will also have a security gate access for pedestrians to make the project more functional for people on foot or bicycle.

The facility will be available to customers on a 24-hour basis with access only by front gate on the Northern side of the development. Office hours will be operational Monday – Saturday from 8 am to 6 pm. 1 or 2 employees will be on staff during office hours. Traffic anticipated will be moderate to low as people drop off and pick up belongings.

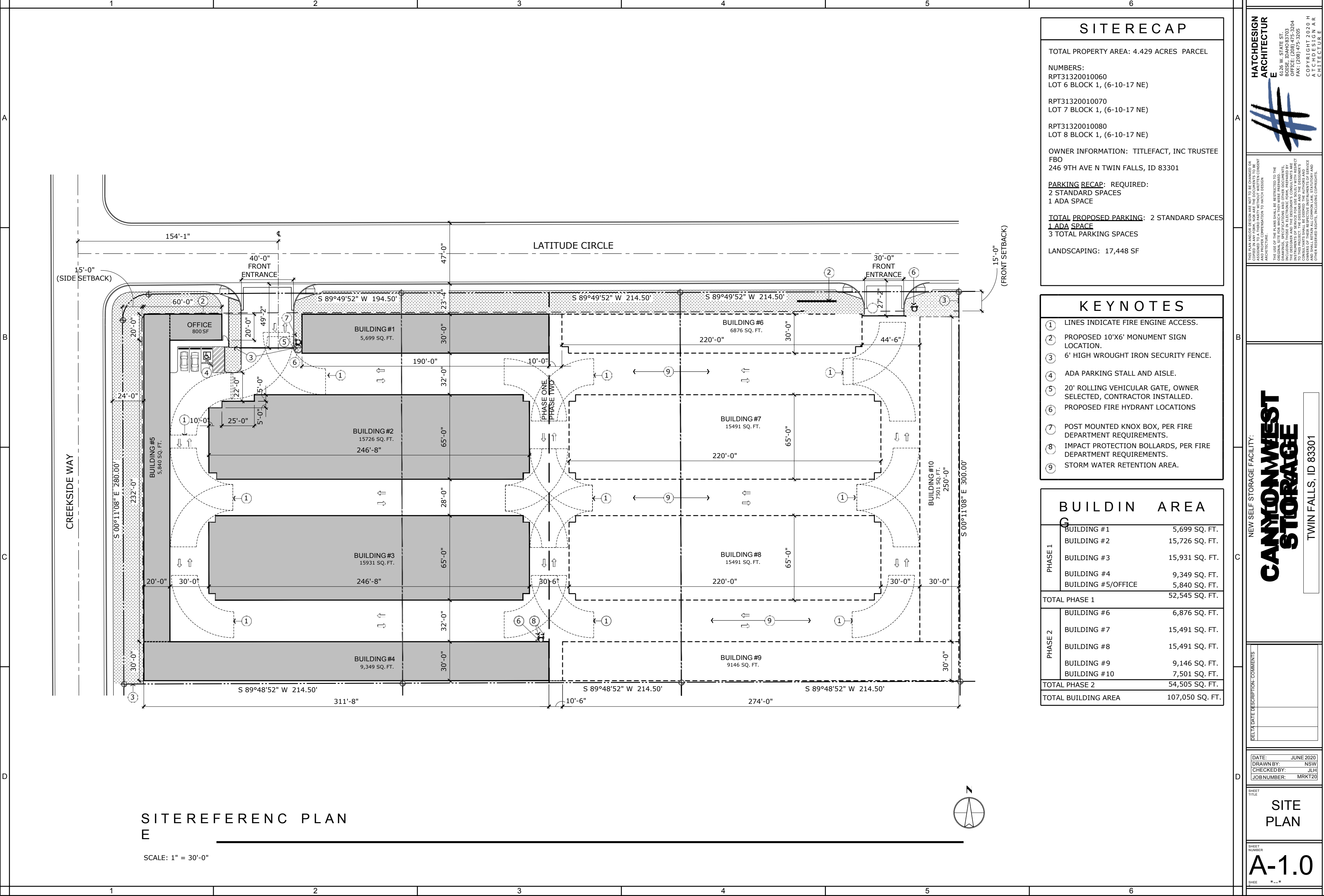
The surrounding properties are relatively undeveloped with some commercial properties to the east. Noise, glare, odors and vibrations will have little effect on the surrounding properties because of its low site usage. The perimeter buildings create a buffer for the adjacent neighbors.

The philosophy of the project is to enhance and accent the surrounding neighborhood and historical context represented by use of material and form of the building.

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

Sincerely,

Jeff Hatch, AIA LEED AP



SITERECAP

TOTAL PROPERTY AREA: 4.429 ACRES PARCEL

NUMBERS:
RPT31320010060
LOT 6 BLOCK 1, (6-10-17 NE)

RPT31320010070
LOT 7 BLOCK 1, (6-10-17 NE)

RPT31320010080
LOT 8 BLOCK 1, (6-10-17 NE)

OWNER INFORMATION: TITLEFACT, INC TRUSTEE
FBO
246 9TH AVE N TWIN FALLS, ID 83301

PARKING RECAP: REQUIRED:
2 STANDARD SPACES
1 ADA SPACE

TOTAL PROPOSED PARKING: 2 STANDARD SPACES
1 ADA SPACE
3 TOTAL PARKING SPACES

LANDSCAPING: 17,448 SF

KEYNOTES

- 1 LINES INDICATE FIRE ENGINE ACCESS.
- 2 PROPOSED 10'X6' MONUMENT SIGN LOCATION.
- 3 6' HIGH WROUGHT IRON SECURITY FENCE.
- 4 ADA PARKING STALL AND AISLE.
- 5 20' ROLLING VEHICULAR GATE, OWNER SELECTED, CONTRACTOR INSTALLED.
- 6 PROPOSED FIRE HYDRANT LOCATIONS
- 7 POST MOUNTED KNOX BOX, PER FIRE DEPARTMENT REQUIREMENTS.
- 8 IMPACT PROTECTION BOLLARDS, PER FIRE DEPARTMENT REQUIREMENTS.
- 9 STORM WATER RETENTION AREA.

BUILDIN AREA		
PHASE 1	BUILDING #1	5,699 SQ. FT.
	BUILDING #2	15,726 SQ. FT.
	BUILDING #3	15,931 SQ. FT.
	BUILDING #4	9,349 SQ. FT.
	BUILDING #5/OFFICE	5,840 SQ. FT.
TOTAL PHASE 1		52,545 SQ. FT.
PHASE 2	BUILDING #6	6,876 SQ. FT.
	BUILDING #7	15,491 SQ. FT.
	BUILDING #8	15,491 SQ. FT.
	BUILDING #9	9,146 SQ. FT.
	BUILDING #10	7,501 SQ. FT.
TOTAL PHASE 2		54,505 SQ. FT.
TOTAL BUILDING AREA		107,050 SQ. FT.

HATCHDESIGN ARCHITECTURE

625 W. STATE ST.
BOISE, IDAHO 83703
OFFICE: (208) 475-3204
FAX: (208) 475-3205
COPYRIGHT 2020 HATCHDESIGN ARCHITECTURE

THIS PLAN AND/OR DESIGN ARE NOT TO BE CHANGED OR COPIED IN ANY FORM, FOR ANY PURPOSE, WITHOUT THE WRITTEN CONSENT OF HATCHDESIGN ARCHITECTURE. ANY SUCH VIOLATION SHALL BE INSTANTLY TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. THE DESIGNER AND THE DESIGNER'S CONSULTANTS ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PROJECT. THE DESIGNER AND THE DESIGNER'S OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

NEW SELF STORAGE FACILITY:

CANYON WEST STORAGE

TWIN FALLS, ID 83301

DATE: JUNE 2020
DRAWN BY: NSW
CHECKED BY: JLH
JOB NUMBER: MRKT20

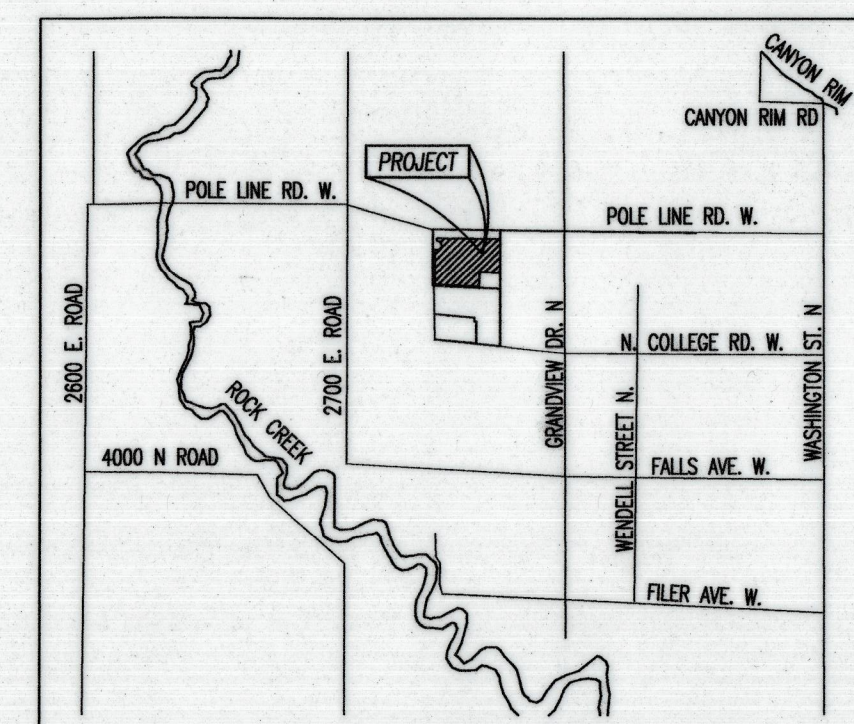
SHEET TITLE

SITE PLAN

SHEET NUMBER

A-1.0

LATITUDE 42
SUBDIVISION NO. 2
A Planned Unit Development
Located In
A Portion of
Gov't Lot 2, Section 6
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2017



Vicinity Map

NOT TO SCALE

Legend

SURVEY BOUNDARY LINE	—————
SECTION LINE	—————
EASEMENT LINE	- - - - -
CENTERLINE OF STREET	—————
ADJACENT PROPERTY LINE	- - - - -
PLATTED LOT LINE	—————
CALCULATED POINT (NOT SET)	△
FOUND BRASS CAP	⊙
FOUND 5/8" REBAR (AS NOTED)	○
FOUND ALUMINUM CAP	◆
SET 5/8" x 24" REBAR & CAP - LS 10110	●
TO BE SET 5/8" x 24" REBAR & CAP - LS 10110	⊙
TO BE SET 1/2" x 24" REBAR & CAP - LS 10110	⊙
FOUND 1/2" REBAR - REPLACED WITH 5/8" x 24" REBAR & CAP - LS 10110	⊙

TWIN FALLS COUNTY
Recorded for:
EHM ENGINEERS
9:24:24 AM 04-17-2018
2018-005796
No. Pages: 3 Fee: \$ 33.00
KRISTINA GLASCOCK
County Clerk
Deputy: BHUNTER

Monument Certification

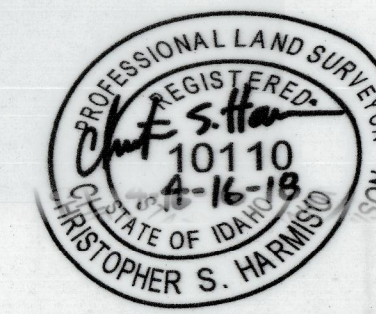
THE INTERIOR MONUMENTS ON THIS PLAT SHOWN AS "TO BE SET" WILL BE SET IN ACCORDANCE WITH SECTION 50-1333, IDAHO CODE, ON OR BEFORE 1 YEAR AFTER THE RECORDATION OF THE FINAL PLAT OR AS DETERMINED BY THE COUNTY OF TWIN FALLS.

Survey References

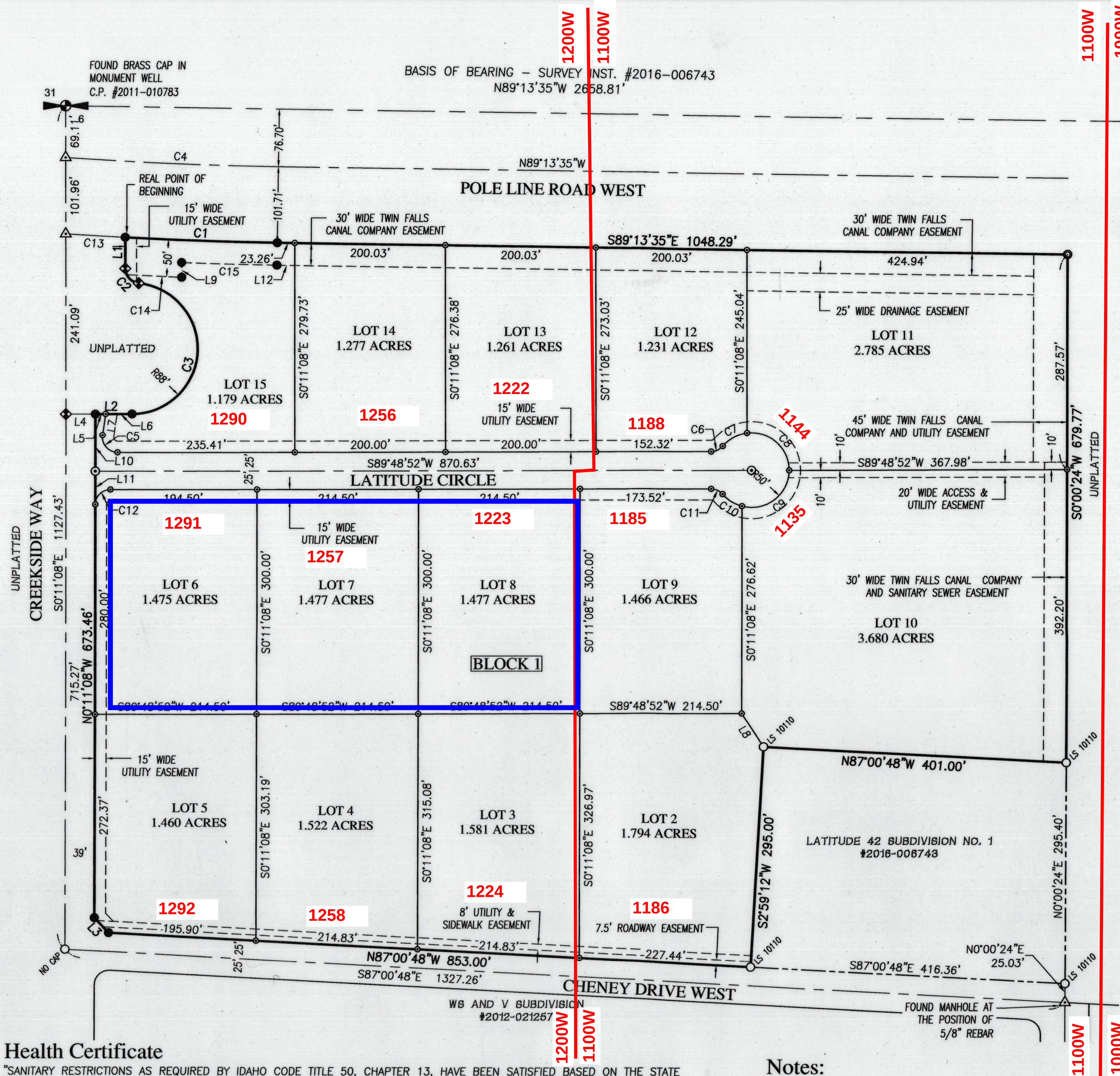
- (1) #2004-027816
- (2) #2004-017039
- (3) WS&V SUBDIVISION FIRST AMENDED (#2012-021257)
- (4) LATITUDE 42 SUBDIVISION NO. 1 (#2016-006743)

Deed Reference

#2016-015164



V-039-07 FP
SHEET 1 OF 3



Health Certificate

"SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED BASED ON THE STATE OF IDAHO, DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF SANITARY RESTRICTIONS. BUYER IS CAUTIONED AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED."

[Signature]
DISTRICT HEALTH DEPARTMENT, EHS

8/8/17
DATE:

Notes:

1. SEE SHEET 2 OF 3 FOR LINE AND CURVE TABLES.
2. THERE SHALL BE NO DIRECT ACCESS TO POLE LINE ROAD WEST.



EHM Engineers, Inc.

Robertson & Slette, p.l.l.c.

ATTORNEYS AT LAW

J. EVAN ROBERTSON
GARY D. SLETTE

Cassie Chapman-Legal Assistant

134 Third Avenue East
P.O. BOX 1906
TWIN FALLS, IDAHO 83303-1906
TELEPHONE (208) 933-0700
FAX (208) 933-0701



GARY D. SLETTE
gslette@rsidaholaw.com

June 3, 2020

VIA EMAIL: lstrickland@tfid.org

City of Twin Falls Planning & Zoning Commission
Attn: Lisa Strickland, City Planner
203 Main Avenue East
Twin Falls, Idaho 83301

RE: Special Use Permit for Casey Stutzman & CHMR, LLC

Dear Lisa,

I am writing on behalf of Latitude 42, LLC, the owner of property adjacent to the applicant's property. Latitude 42, LLC supports the application as proposed, and hopes that the Commission will approve the Special Use Permit in order to allow the project to move forward as soon as possible.

Yours truly,

A handwritten signature in blue ink, appearing to read "Gary", with a stylized flourish at the end.

GARY D. SLETTE

cc: Client



Date: Tuesday, July 28, 2020
To: Planning and Zoning Commission
From: Jonathan Spendlove, Planning and Zoning Director

ACTION ITEM

Request:

Request for a Special Use Permit to allow a Utility owned building/structure more than twenty five (25) square feet in area or more than three (3) feet aboveground on property located at the 500 block of Grandview Drive South c/o EHM Engineers, Inc. on behalf of Sevana BioEnergy. (PZ20-0076)

Time Estimate:

Approximately 5-10 minutes for the presentation with questions/comments to follow.

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:

Per City Code 10-4-5: a special use permit is required for utility owned building or structures more than twenty-five (25) square feet in area or more than three feet (3) above ground.

If approved, the applicant could proceed with the building permit process by following the appropriate conditions of this permit (if any).

History:

The property is currently used for agricultural purposes with two residences approximately 400 feet from the site.

Analysis:

This will be a change in use within the area resulting in additional vehicle trips to the location (6 trucks / day per the applicant) and some additional noise. However, the impacts are not anticipated to be overtly impactful to neighboring properties as these impacts will be similar levels to the existing agricultural operations of combines, tractors and trucks operating on the adjoining property.

Conclusion:

Upon conclusion, if 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. PZ20-0076 SUP Staff Report
2. Vicinity Map
3. Narrative
4. Site Plan
5. Elevations



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Lisa Strickland, City Planner

Request: A **Special Use Permit** to allow for a utility owned building or structures more than twenty-five (25) square feet in area or more than three (3) aboveground.

Application: PZ20-0076

Applicant & Representative:

Sevana BioEnergy

c/o EHM Engineers, Inc

Dave Thibault

621 N College Rd, Ste 100

Twin Falls, ID 83301

208-734-4888

Public Hearing: July 28, 2020

Analysis

The applicant is requesting a Special Use Permit to allow for a natural gas utility uploading regulating and monitoring station. There may be some personnel on site between the hours of 7am to 6pm for general site inspection and maintenance. The anticipated traffic to and from the site will be minimal but consist of passenger vehicles and natural gas delivery trucks.

Approval Process

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

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

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

History

The property is currently used for agricultural purposes with two residences approximately 400 feet from the site.

Applicable Regulations or Codes

Per City Code 10-4-5: a special use permit is required for utility owned building or structures more than twenty-five (25) square feet in area or more than three (3) aboveground.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Industrial". Staff has determined the request is compliant with the plan.

Potential Impacts

This will be a change in use within the area resulting in additional vehicle trips to the location (6 trucks over 24 hours per the applicant) and some additional noise. However, the impacts are not anticipated to be overtly impactful to neighboring properties as they will be similar levels to the existing agricultural operations of combines, tractors and trucks.

Conclusion

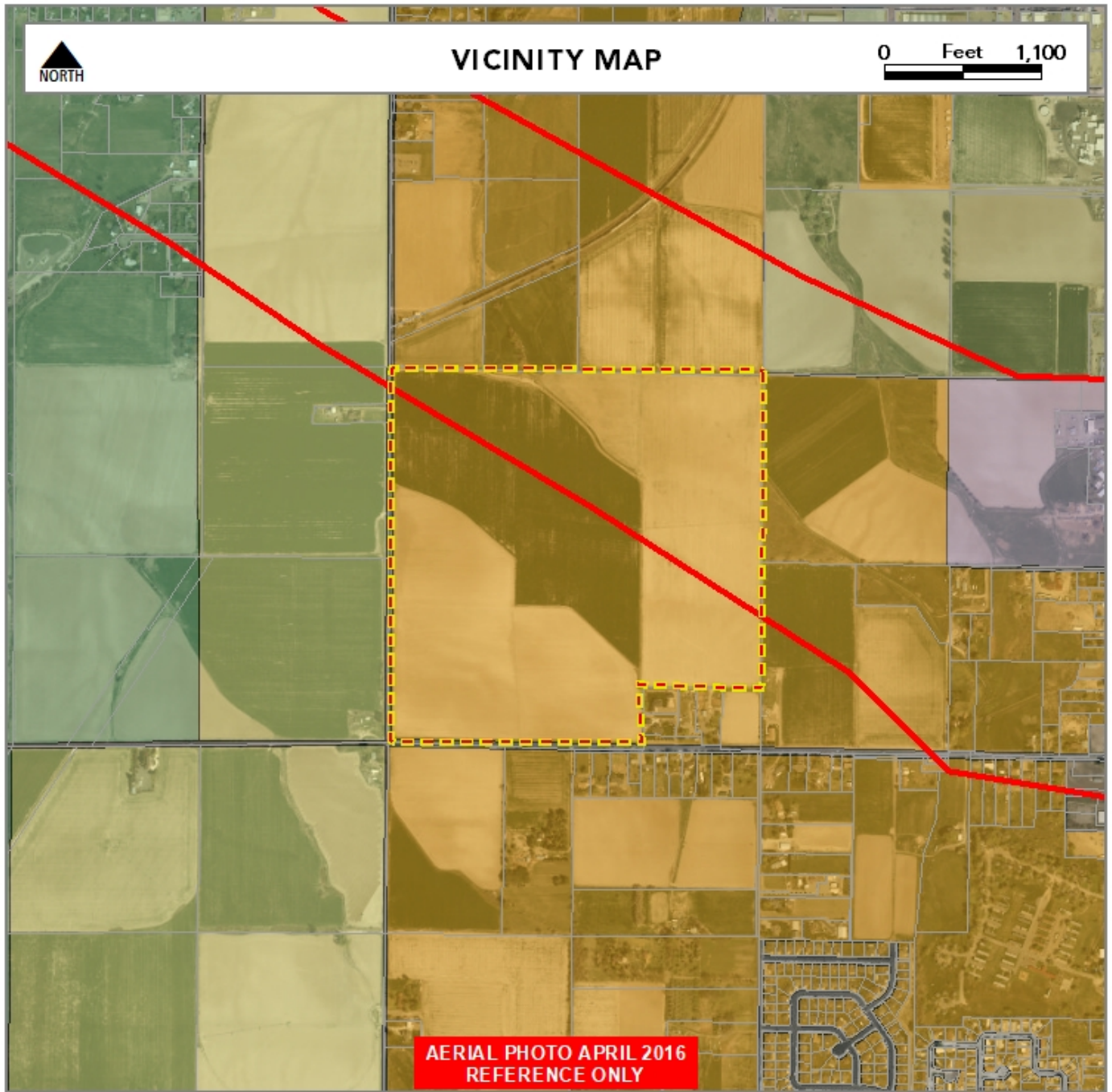
Upon conclusion should the Commission approve this request as presented, then staff recommends the following conditions.

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. Photo

Public Hearing: July 28, 2020



C-1	R-2
M-1	R-4
M-2	SUI

Current Zoning: R-4

Comprehensive Plan: Industrial

Existing Land Use: Undeveloped

Proposed Land Use: Utility Regulating Station

Surrounding Zoning Designations & Land Use(s)

North: Agricultural

East: Agricultural

South: Agricultural

West: Agricultural

Applicable Regulations

10-1-4, 10-1-5, 10-4-5, 10-12-2-3



**SPECIAL USE PERMIT APPLICATION INFORMATION
FOR
SEVANA BIOENERGY**

EHM Engineers, Inc. has been retained by Sevana Bioenergy LLC to represent their interests in this application for Special Use related to a gas line utility regulating and monitoring station which is planned for development on the subject property. The property is presently designated with an R-4 zoning designation. As the energy company desires to have buildings ranging from 200 sq. ft. to 400 sq. ft. and more than 3 feet above the ground surface, a special use permit is required by City Code. We hereby request a Special Use Permit be issued for the purpose of constructing underground utility infrastructure and related buildings in excess of 25 sq. ft. and with a finished height greater than 3 feet.

The proposed facility will operate continuously, every day of the year. Maintenance personnel may be on site daily during the week to conduct review, inspections, and general maintenance work. However, these maintenance visits are generally completed Monday thru Friday during the relative working hours of 7AM to 6PM.

Traffic which may be generated to and from the site will typically be passenger vehicles, estimated at 6 trips per day. Additionally, trucks (gas and petrol type trucks) will be generated from the site with a maximum anticipated volume of 6 trucks per day. The facility will generally have one or two employees or contractors on site at a time. The site is proposed to be fully fenced and secure from trespass.

The proposed regulation and monitoring site is not anticipated to have significant impacts to neighboring properties. The noise levels of some of the equipment (i.e. electric compressors) are rated between 75-80 Db. However, the proposed facility intends to enclose those pieces of equipment within a sound attenuated enclosure or building structure, thereby mitigating the noise impacts to neighboring properties. Glare and odor are not anticipated to impact neighboring properties as the equipment and enclosures will be located behind perimeter fencing and will be finished to preclude excessive glare. No odor is anticipated as a result of the facility and no flare or gas discharges are expected. Vibrations may be experienced at very close proximity to the equipment (i.e. pressure release valves and compressor equipment), however, with more than one acre attributed to the site, no vibrations or fumes are anticipated to affect neighboring properties.

The general area is still utilized for agricultural practices. However, there are two residences established within 300 to 350 feet of the subject property. Thereafter the nearest residential structure are greater than 1,400 feet from the subject property. These types of utility monitoring and regulating facilities are generally inconspicuous and have very little impact to neighboring properties. The ownership would not anticipate adverse impacts other than the impacts identified herein.

The Subject Area is outlined below:

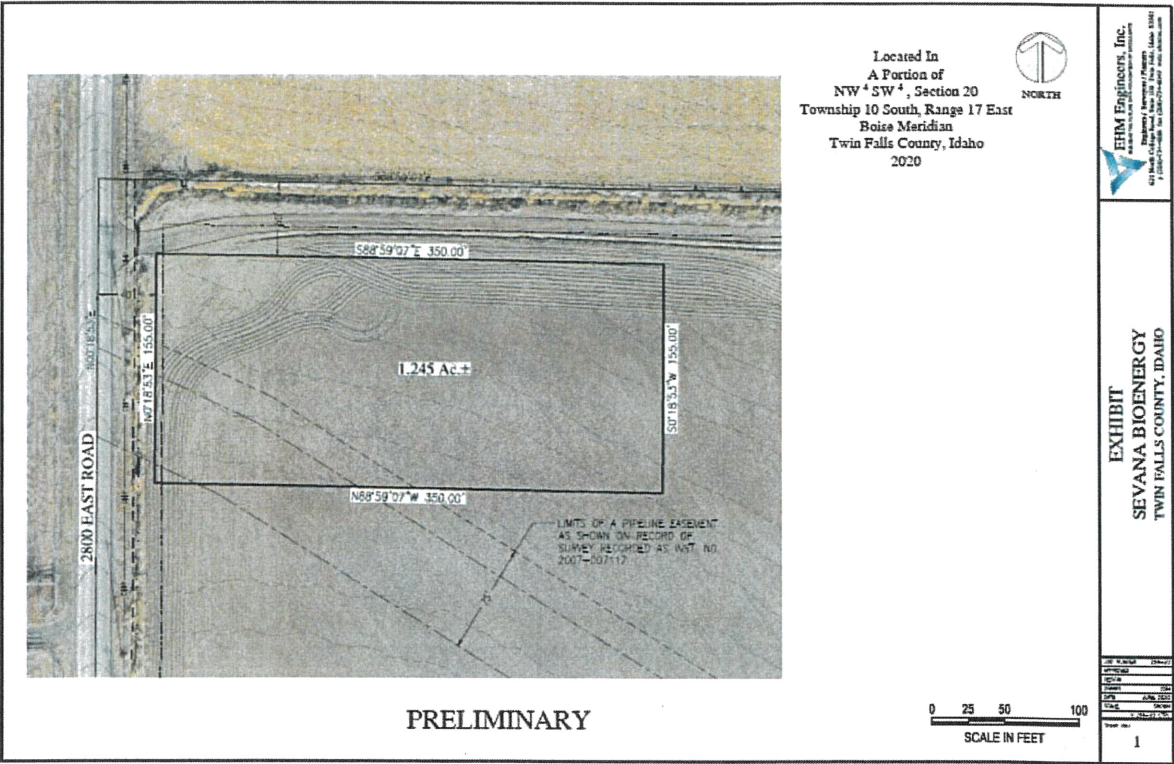
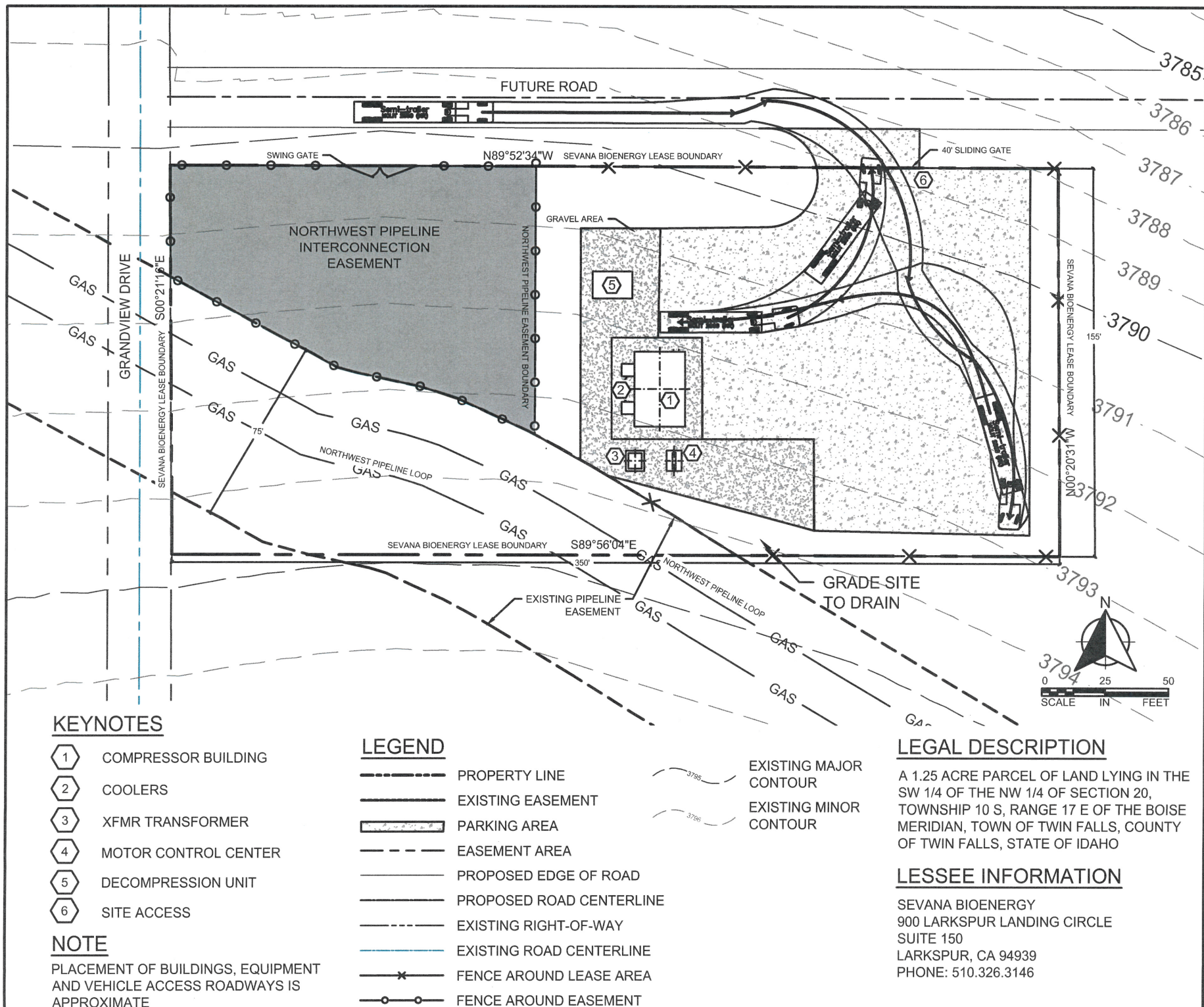


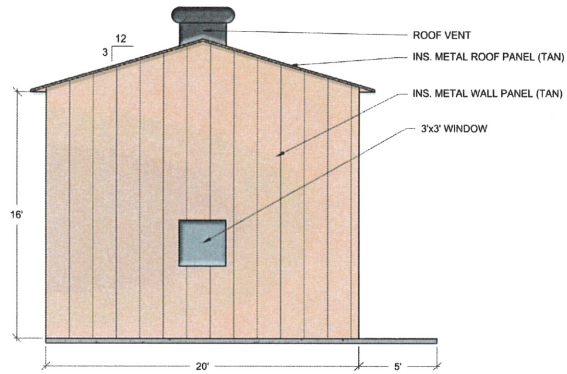
Exhibit B

PROJECT CRESCENT
SPECIAL USE PERMIT SITE PLAN
SEVANA BIOENERGY

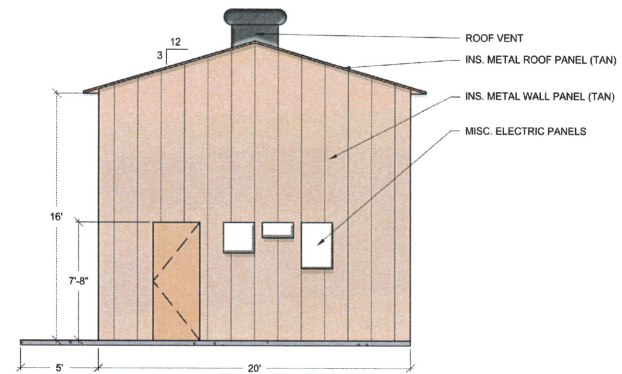
SITE PLAN



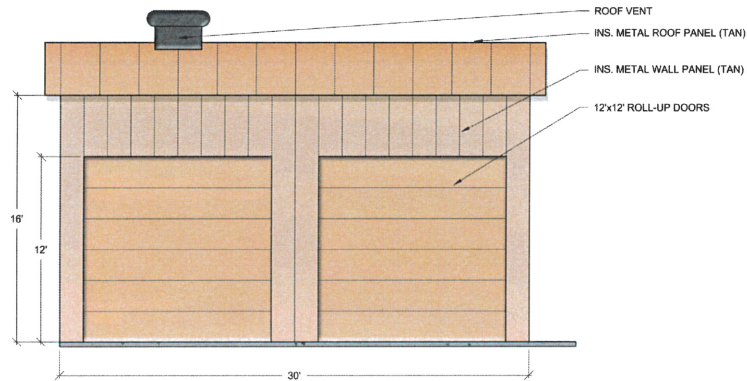
K:\105632-000\105632-000\SEVANA BIOENERGY BUILDING ELEVATIONS.dwg 6/15/2020 10:35:47 AM



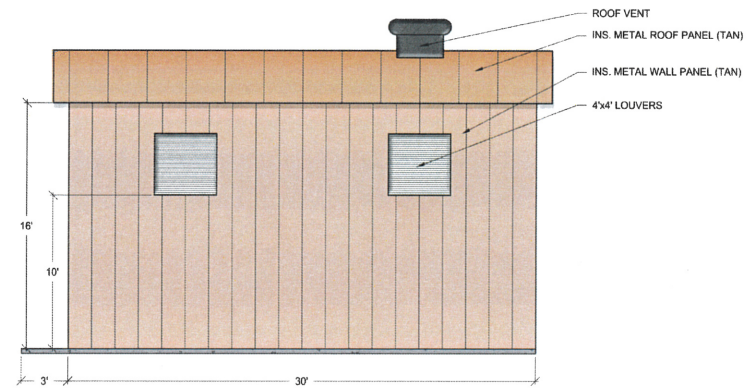
1 SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"



2 NORTH EXTERIOR ELEVATION
1/4" = 1'-0"



3 EAST EXTERIOR ELEVATION
1/4" = 1'-0"



4 WEST EXTERIOR ELEVATION
1/4" = 1'-0"

wsb

WSB PROJECT NO.:
015632-000

SCALE: AS SHOWN
PLAN BY: AB
DESIGN BY: AB
CHECK BY: JA

REVISIONS

NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION
OR REPORT WAS PREPARED BY ME OR UNDER MY
SUPERVISION AND THAT I AM A LICENSED LANDSCAPE ARCHITECT UNDER THE
LAWS OF THE STATE OF MINNESOTA.

DATE: 06/12/2020 L.C. NO. #/###

SEVANA BIOENERGY
TWIN FALLS, ID

ELEVATIONS

SHEET

1