



Twin Falls Planning & Zoning Commission Agenda

Tuesday, August 25, 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: 957 479 075#. 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 from the following meeting: July 28, 2020 and August 11, 2020
- 4) Items of Consideration
 - a) **PRESENTATION:** Preliminary Presentation for a request to amend PUD #272 to modify allowed uses and remove restrictions on outdoor storage on property located at 1291 Latitude Circle. (PZ20-0100)
By: Lisa Strickland
- 5) Public Hearings
 - a) **ACTION ITEM: Request** for a Zoning District Change and Zoning Map Amendment from R-4 PRO to R-2 on property located at Cheney Drive West and Fieldstone Way.
By: Lisa Strickland
- 6) Upcoming Meeting(s)
 - a) **INFORMATIONAL:** Tuesday, September 22, 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, 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) 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

Chairperson Titus called the meeting to order at 6:03 pm

A quorum was present.

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

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

3) Consent Calendar

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

Commissioner Bolton seconded the motion.

Consent Calendar passed by a vote of 5-0-1

- a) Approval of Minutes from the following meeting: July 14, 2020

4) Items of Consideration

- a) 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)

Staff Presentation:

PZ Director Spendlove presented the request for the 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)

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

The property is zoned R-6 and is an undeveloped lot owned by Twin Falls County. Staff and the applicant anticipate minimal impacts to the surrounding properties.

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

The applicant has asked to adjust the landscape island design to increase landscape along the perimeter of the parking lot, as a buffer for the homes. Removal of the end cap islands will help with the parking lot design and functionality.

PZ/Questions & Comments:

- Commissioner Detweiler asked if landscaping is there now.
- PZ Director Spendlove stated there is no landscape now.
- Commissioner Detweiler asked about the parking surface.
- PZ Director Spendlove stated the surface will be hardscaped.
- Chairperson Titus asked what is at the location of 235 6th Avenue North.
- PZ Director Spendlove stated it is a county owned vacant lot.
- Commissioner Perez asked if there is an advantage to end cap islands versus landscaping the perimeter.
- PZ Director Spendlove explained the end caps requirement in code.

Motion:

Commissioner Kelley made a motion to approve the request for the Landscape Grouping on property located at 209 5th Avenue North c/o Katrina Kulm, Erstad Architects on behalf of Pinecrest Academy of Idaho, as presented, with staff recommendations. (PZ20-0086)
Commissioner Musser seconded the motion.

Unanimously Approved by a vote of 6-0

5) Public Hearings

- a) 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)

Staff Presentation:

City Planner Strickland presented the 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)

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

The Commission shall make a decision on the request within thirty (30) days after the public

hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

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

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

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.

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.

Applicant Presentation:

Applicant, Lawry Wilde, presented the request for a Special Use Permit to allow vehicle sales (utility trailers) on property located at 628 Main Avenue South. He stated they will be selling flatbed trailers, with 3-4 trailers in stock at a time and parked along the west side of the property.

PZ/Questions & Comments:

- Commissioner Detweiler asked the applicant if there will be rentals of the trailers.
- App stated they will only be selling the trailers, with no rentals.

Public Hearing: Opened and Closed without input

Discussions Followed: without concerns

Motion:

Commissioner Kelley made a motion to approve the 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., as presented, with staff recommendations. (PZ20-0074)
Commissioner Musser seconded the motion.

Unanimously Approved by a vote of 6-0

- b) 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)

Staff Presentation:

City Planner Strickland presented the 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)

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

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

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

The property 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.

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.

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.

Applicant Presentation:

Jeff Hatch, representing applicant, presented the request for a Special use permit to allow for a storage unit rentals on property located at 1291 Latitude Circle. He presented the design for the facility. He stated the project will be done in phases, but with the first phase, the project will look complete from the street.

PZ/Questions & Comments:

- Commissioner Detweiler asked if there are gated entrances.
- Mr. Hatch stated there will be secured gated entrances.
- Chairperson Titus asked about the phasing construction.
- Mr. Hatch clarified the phasing, working from the street front backward.
- Chairperson Titus asked if there will be fencing closing off the first phase while other stages are constructed.

- Mr. Hatch stated this will be determined during the building permit process.

Public Hearing: Opened

- Dave Thibault, EHM Engineers, stated he is in support of this project.
- Gerald Martens, representing the developer of the subdivision, stated he is in support of this project.

Public Hearing: Closed

Discussions Followed:

- Chairperson Titus asked staff about the sidewalk, curb and gutters and if there are issues with the sidewalk being built in phases.
- PZ Director Spendlove clarified the process for required improvements.

Motion:

Commissioner Bolton made a motion to approve the 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), as presented, with staff recommendations.

Commissioner Musser seconded the motion.

Unanimously Approved by a vote of 6-0

- c) 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)

Staff Presentation:

PZ Director Spendlove presented the 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)

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

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

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

The property is currently used for agricultural purposes with two residences approximately

400 feet from the site.

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.

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.

PZ/Questions & Comments:

- Chairperson Titus asked for a better view of the area.
- PZ Director Spendlove clarified the location where the transfer station will be located.
- Commissioner Musser asked what the areas around this location are zoned.
- PZ Director Spendlove stated the surrounding area is currently zoned R4 with the Future Land Use Map designating it as industrial.
- Commissioner Musser asked if there is a potential for a hazard for this type of facility.
- PZ Director Spendlove stated that it will be reviewed by our fire marshal at the permit process. He stated the pipeline is established and highly regulated.
- Commissioner Bolton asked if the existing pipeline is above or below ground.
- PZ Director Spendlove stated the pipeline is below ground.
- Commissioner Detweiler asked about the road on site map.
- PZ Director Spendlove stated the applicant will be leasing the land, and an access road to the property will be built with the structure.
- Chairperson Titus asked why a street is not required to be built with this structure.
- PZ Director Spendlove stated as a utility, the impact to the infrastructure is minimal. He stated once the property owner develops the remaining property with a subdivision, the streets will be constructed.
- Commissioner Kelley asked about the size of trucks coming to the facility.
- PZ Director Spendlove stated there will be restrictions and the applicant can address the truck size and weight limitations. He stated if there was a need to expand the facility, the applicant would need to come back through the Planning and Zoning process for approval.

Applicant Presentation:

Dave Thibault, EHM Engineers, representing applicant, presented the 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. He stated the trucks coming in would meet DOT regulations.

P&Z Questions & Comments:

- Commissioner Kelley asked about EPA or federal regulations.
- Mr. Thibault stated the applicant will comply with EPA and federal regulations.

- Commissioner Musser asked about any waste product.
- Mr. Thibault stated the cleaning process is at the dairy where the gas is collected, and there will be no cleaning or scrubbing at this facility.

Public Hearing: Opened

- Citizen Lloyd Stockton stated he is not in favor of this request.
- Citizen Mark Johnson stated he is not in favor of this request.
- Citizen David Johnson stated he is not in favor of this request.
- Citizen Wendy Kerr stated she is not in favor of this request.
- Chairperson Titus asked for clarification of the Public Notice process.
- PZ Director Spendlove clarified the Public Notice process and confirmed that the applicant complied with the process.
- Chairperson Titus asked about the hours of operation.
- PZ Director Spendlove stated there is no time limit for using public roadways, but they are not allowed to disturb the peace.
- Commissioner Perez asked what the remainder of the leased land will be used for.
- PZ Director Spendlove reviewed the site plan.
- Mr. Thibault clarified that the outside area is a buffer area with perimeter chain link fencing.

Public Hearing: Closed

Discussions Followed: without concern

Motion:

Commissioner Kelley made a motion to approve the 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, as presented, with staff recommendations. (PZ20-0076)

Commissioner Detweiler seconded the motion.

Motion Approved by a vote of 5-1

6) Upcoming Meeting(s)

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

7) Adjournment

The meeting adjourned at 7:49 pm



Twin Falls Planning & Zoning Commission Minutes

Tuesday, August 11, 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) Confirmation of Quorum/Call Meeting to Order

Vice Chairman Kelley called the meeting to order at 6:01 pm.
A quorum was present.

Members Present: Kelley, Musser, Bolton, Detweiler, Perez

Staff Present: Spendlove, Strickland, Ebersole

2) Consent Calendar

- a) Approval of Minutes from the following meeting: July 28, 2020

Action Item: Tabled to next meeting

3) General Training

- a) Title 10 Code Rewrite: Visuals by Zone

PZ Director Spendlove presented training on the Title 10 Code Rewrite. He reviewed visuals and setbacks by zone.

4) Upcoming Meeting(s)

- a) Tuesday, August 25, 2020

5) Adjournment

The meeting adjourned at 7:11 pm.



Date: Tuesday, August 25, 2020
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

PRESENTATION

Request:

Preliminary Presentation for a request to amend PUD #272 to modify allowed uses and remove restrictions on outdoor storage on property located at 1291 Latitude Circle. (PZ20-0100)

Time Estimate:

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

Background:

This is a preliminary presentation for an amendment to the Latitude 42 C-1 PUD Agreement #272.

The request if approved would modify the allowed for the following changes:

1. Remove the last line "No outside storage is allowed".
2. Permitted Uses
 1. Outside Storage / Loading Docks / Trash Containers. Loading docks, trash containers, medical gas storage and emergency facilities shall be screened from roadways, residential areas and adjacent properties in conformance with City code. Screening may consist of landscaping, masonry walls, buildings, or fencing. Outside storage shall conform with City Code Section 10-7-14
 1. Outside storage and display of equipment rental, large implement and heavy equipment for sale or rent on property located adjacent to or clearly visible from US 93.
 2. Permitted retail/trade uses operating between the hours of six o'clock (6:00) A.M. to ten o'clock (10:00) P.M.

3. Prohibited Uses

1. Outside storage and display of unfinished materials such as aggregate, lumber, masonry, and other similar materials shall not be stored on any lots fronting Latitude Circle within the Latitude 42 Subdivision No. 2, a PUD

Approval Process:

The applicant is required to present a preliminary review to the Planning and Zoning Commission in which the commission may give suggestions and ask questions of the applicant about the proposed PUD Amendment.

A public hearing shall be held before the Commission for a recommendation to City Council to approve, approve with conditions or deny the amendment request.

Budget Impact:

n/a

Regulatory Impact:

Approval of a PUD Amendment requires a preliminary presentation to the Planning and Zoning Commission for a review of the proposed changes.

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 Latitude 42 C-1 PUD Agreement #272 contains Latitude Subdivision No. 1 recorded in April 2016 and Latitude 42 Subdivision No. 2 recorded in April 2018.

The PUD Agreement was recorded in April 2016. Recently Lots 6-8 in the Latitude 42 Subdivision No. 2, a PUD was approved for a Special Use Permit to allow for storage unit rental.

Analysis:

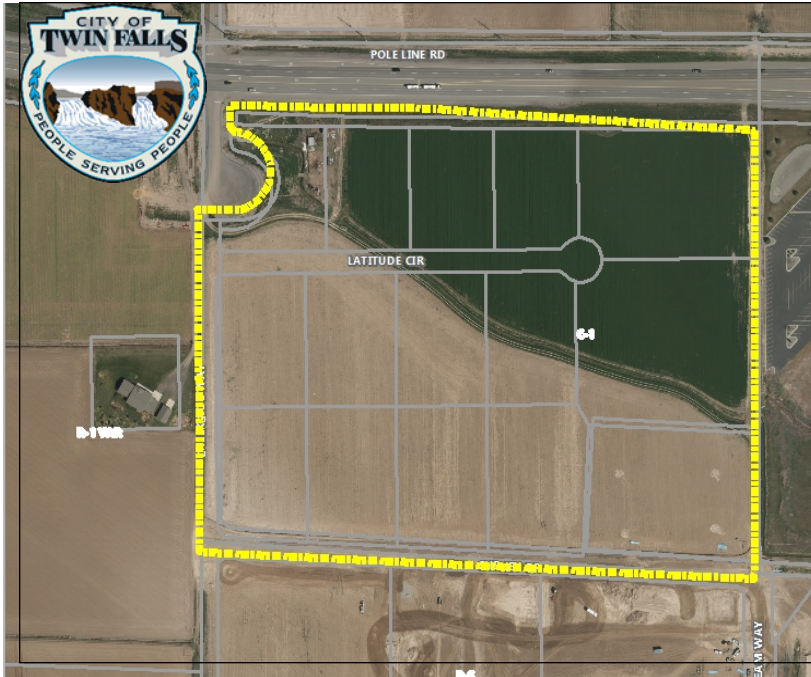
Staff will not provide analysis at this time.

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, September 22, 2020.

Attachments:

1. PZ20-00100 Preliminary Presentation Staff Report
2. Vicinity Map
3. Narrative
4. Latitude 42 PUD #272 Amendment Document



Comprehensive Staff Report

To: Planning & Zoning Commission
Presenter: Lisa Strickland, City Planner

Request: **Preliminary Presentation** for a request to amend PUD #272 to modify allowed uses and remove restrictions on outdoor storage on property located at 1291 Latitude Circle

Application: PZ20-00100

Applicant & Representative:
 Gerald Martens
 621 N College Rd Ste 100
 Twin Falls, ID 83301

Public Hearing: August 25, 2020

Analysis:

This is a preliminary presentation for an amendment to the Latitude 42 C-1 PUD Agreement #272.

The request if approved would modify the allowed for the following uses:

1. Allow outside storage and display of equipment for rent or sale for property adjacent or clearly visible from US 93.
2. Allow equipment rental and or sales for property adjacent or clearly visible from US 93.

Restrictions are as follows:

1. Unfinished construction materials, including aggregate, lumber and masonry and components shall not be stored on any lots fronting on Latitude Circle within the Latitude 42 Subdivision No. 2, a PUD.

History:

The Latitude 42 C-1 PUD Agreement #272 contains Latitude Subdivision No. 1 recorded in April 2016 and Latitude 42 Subdivision No. 2 recorded in April 2018.

The PUD Agreement was recorded in April 2016. Recently Lots 6-8 in the

Latitude 42 Subdivision No. 2, a PUD was approved for a Special Use Permit to allow for storage unit rental.

Approval Process:

The applicant is required to present a preliminary review to the Planning and Zoning Commission in which the commission may give suggestions and ask questions of the applicant about the proposed PUD Amendment.

A public hearing shall be held before the Commission for a recommendation to City Council to approve, approve with conditions or deny the amendment request.

Applicable Regulations or Codes:

Approval of a PUD Amendment requires a preliminary presentation to the Planning and Zoning Commission for a review of the proposed changes. 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:

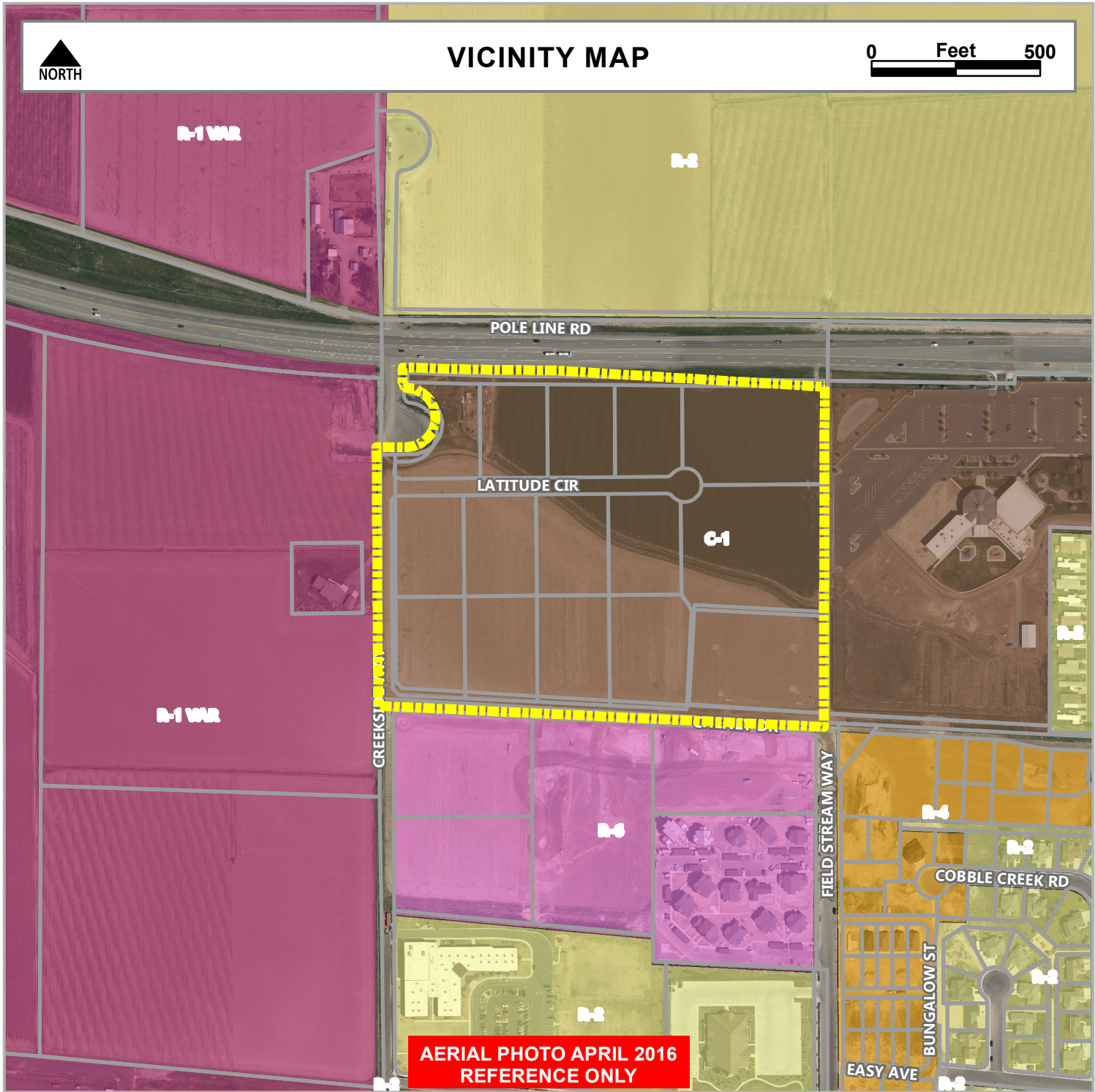
The 2016 Comprehensive Plan "Grow With Us" designates this area as "Commercial"

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, September 22, 2020.

Attachments

1. Vicinity Map
2. Narrative
3. Latitude 42 PUD #272
4. PUD Amendment Agreement



- | | |
|---------|-----|
| C-1 | R-4 |
| R-1 VAR | R-6 |
| R-2 | |

Reason for Request

The purpose of the request is to remove the last line “No outside storage is allowed” from section V-D-2 of the Latitude 42 PUD Agreement and replace it with the following:

1. Outside Storage / Loading Docks / Trash Containers. Loading docks, trash containers, medical gas storage and emergency facilities shall be screened from roadways, residential areas and adjacent properties in conformance with City code. Screening may consist of landscaping, masonry walls, buildings, or fencing. Outside storage shall conform with City Code Section 10-7-14.

The request is to modify the allowed uses as follows:

1. Outside storage and display of equipment rental, large implement and heavy equipment for sale or rent on property located adjacent to or clearly visible from US 93.
2. Permitted retail/trade uses operating between the hours of six o'clock (6:00) A.M. to ten o'clock (10:00) P.M.

The request is to modify the prohibited uses as follows:

1. Outside storage and display of unfinished materials such as aggregate, lumber, masonry, and other similar materials shall not be stored on any lots fronting Latitude Circle within the Latitude 42 Subdivision No. 2, a PUD

The location, adjacent or clearly visible from US 93 is appropriate location for storage and display of vehicles, construction equipment, and farm equipment.

The sale, rental and display of vehicles, construction equipment, and farm equipment will have no negative impact on adjacent properties.

The storage of this equipment will be on a paved surface eliminating any potential for dust. Noise, glare, and odor will be extremely minimal

AMENDMENT TO C-1 PLANNED UNIT DEVELOPMENT AGREEMENT

LATITUDE 42, PUD

The Amendment to the Agreement is made and entered into as of the _____ day of _____, 20____, by and between the CITY OF TWIN FALLS, a Municipal Corporation (hereinafter called "City") and James and Anna McCormick, Gary Nelson, Blass, Inc., Gary Slette, Gerald Martens, Evan Robertson, Dirk Gibson, Daniel Konen, Stephen George, Kirby Dahl (hereinafter called "Developer"), whose address is PO Box 6004, Twin Falls, Idaho 83303-6004.

RECITALS:

WHEREAS, the City and Developer entered a C-1 Planned Unit Development Agreement for the development of Latitude 42, PUD. dated March 28, 2016.

WHEREAS, the City and Developer amended C-1 Planned Unit Development Agreement for the development of Latitude 42, PUD, dated September 28, 2016.

WHEREAS, the C-1 Planned Unit Development agreement identifies areas to be developed within Latitude 42, PUD.

WHEREAS, the parties hereto desire to amend the above referenced C-1 Planned Unit Development agreement regarding the development of paragraph V-D-2 of the Developer's property in Latitude 42, PUD.

WHEREAS, The City, by and through its City Council on _____, has agreed to paragraph V-D-2 subject to certain terms, conditions and understandings, which terms, conditions and understandings are the subject of the Agreement and are stated as follows:

2. Outside Storage / Loading Docks/Trash Containers. Loading docks, trash containers, medical gas storage and emergency facilities shall be screened from roadways, residential areas and adjacent properties in conformance with City code. Screening may consist of landscaping, masonry walls, buildings or fencing. No outside storage is allowed.

NOW, THEREFORE, the parties hereto, agree to amend the PUD agreement as follows:

Remove the last line "No outside storage is allowed".

Permitted Uses

1. Outside Storage / Loading Docks / Trash Containers. Loading docks, trash containers, medical gas storage and emergency facilities shall be screened from roadways, residential areas and adjacent properties in conformance with City code. Screening may consist of

landscaping, masonry walls, buildings, or fencing. Outside storage shall conform with City Code Section 10-7-14.

2. Outside storage and display of equipment rental, large implement and heavy equipment for sale or rent on property located adjacent to or clearly visible from US 93.
3. Permitted retail/trade uses operating between the hours of six o'clock (6:00) A.M. to ten o'clock (10:00) P.M.

Prohibited Uses

1. Outside storage and display of unfinished materials such as aggregate, lumber, masonry, and other similar materials shall not be stored on any lots fronting Latitude Circle within the Latitude 42 Subdivision No. 2, a PUD

IN WITNESS WHEREOF, this Amendment Agreement has been executed on the day and year first above written.

City of Twin Falls,
a Municipal Corporation

Developer,

By: _____
Shawn Barigar, Mayor

By: _____
Gerald Martens, Managing Member

STATE OF IDAHO)
 : ss.
COUNTY OF TWIN FALLS)

On this _____ day of _____, 20____, before me, a Notary Public in and for said County and State, personally appeared Shawn Barigar, Mayor of Twin Falls, known or identified to me to be the individual whose name is subscribed to the within instrument, and acknowledged to me that he 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.

NOTARY PUBLIC FOR IDAHO
Residing at _____ Idaho
My commission expires: _____

STATE OF IDAHO)
 : ss.
COUNTY OF TWIN FALLS)

On this _____ day of _____, 20____, before me, a Notary Public in and for said County and State, personally appeared Gerald Martens, known or identified to me to be the individual whose name is subscribed to the within instrument, and acknowledged to me that he 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.

NOTARY PUBLIC FOR IDAHO
Residing at _____ Idaho
My commission expires: _____



Date: Tuesday, August 25, 2020
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Zoning District Change and Zoning Map Amendment from R-4 PRO to R-2 on property located at Cheney Drive West and Fieldstone Way.

Time Estimate:

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

Background:

The applicant is requesting to rezone Lot 5, Block 1 of the Fieldwood Subdivision with the intent to further subdivide the property into 5 lots with an R-2 zoning designation.

Approval Process:

A public hearing shall be held before the Commission for a recommendation to City Council. After receiving the recommendation, the Council may amend the zoning district and the zoning map, amend with recommendations, or deny the request.

Budget Impact:

Regulatory Impact:

Per City Code 10-7-20: Public Hearing Notice Requirements: The applicant must follow all public notice requirements per state and city regulations.

Per city code 10-14-1 thru 8: Any application for a zoning district change shall follow the procedures outline in these sections. The commission shall ensure any favorable recommendations are in accordance with the objectives and goals of the adopted Comprehensive Plan.

History:

This property has undergone various zoning changes in the last 10 years. Those changes included Rezones from R-2 to R-4, and R4 PRO PUD; and a couple Subdivisions/Plats. Most recently in 2019, this particular property was re-platted as the Fieldwood Subdivision, following the R-4 PRO Fieldstone Professional PUD regulations.

Analysis:

This request will remove Lot 5 Block 1 from the Fieldstone Professional PUD and rezone it with a R-2 designation. Allowing development to follow the R-2 Zoning District uses and development standards.

Due to the access locations and possible permitted/special uses in the desired R2 Zone, Staff does not anticipates this request to create unreasonable impacts to the surrounding properties.

Conclusion:

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

Attachments:

1. PZ20-0087 PZ Staff Report
2. Vicinity Map
3. Narrative
4. Exhibit
5. Photos



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Lisa Strickland, City Planner

Request: for a Zoning District Change and Zoning Map Amendment from R-4 PRO to R-2 on property located at Cheney Drive West and Fieldstone Way.

Application: PZ20-0087

Applicant & Representative:

EHM Engineers on behalf of Brad Wills
c/o Tim Vawser
621 N College Rd, Ste 100
Twin Falls, ID 83301
208-734-4888

Public Hearing: August 25, 2020

Analysis:

The applicant is requesting to rezone Lot 5, Block 1 of the Fieldwood Subdivision with the intent to further subdivide the lot into 5 duplex lots with an R-2 zoning designation.

History:

In 2019 this property was re-subdivided as Fieldwood Subdivision, within the Fieldstone Professional PUD with a zoning designation of R-4 PRO.

Approval Process:

A public hearing shall be held before the Commission for a recommendation to City Council. After receiving the recommendation, the Council may amend the zoning district and the zoning map, amend with recommendations, or deny the request.

Per City Code 10-7-20: Public Hearing Notice Requirements: The applicant must follow all public notice requirements per state and city regulations.

Per city code 10-14-1 thru 8: Any application for a zoning district change shall follow the procedures outline in these sections. The commission shall ensure any favorable recommendations are in accordance with the objectives and goals of the adopted Comprehensive Plan.

Analysis/Potential Impacts:

This request will remove Lot 5 Block 1 from the Fieldstone Professional PUD and rezone it with a R-2 designation. Allowing development to follow the R-2 Zoning District uses and development standards.

and staff does not anticipates this request, if approved, would create negative impacts to the surrounding properties.

Conclusions:

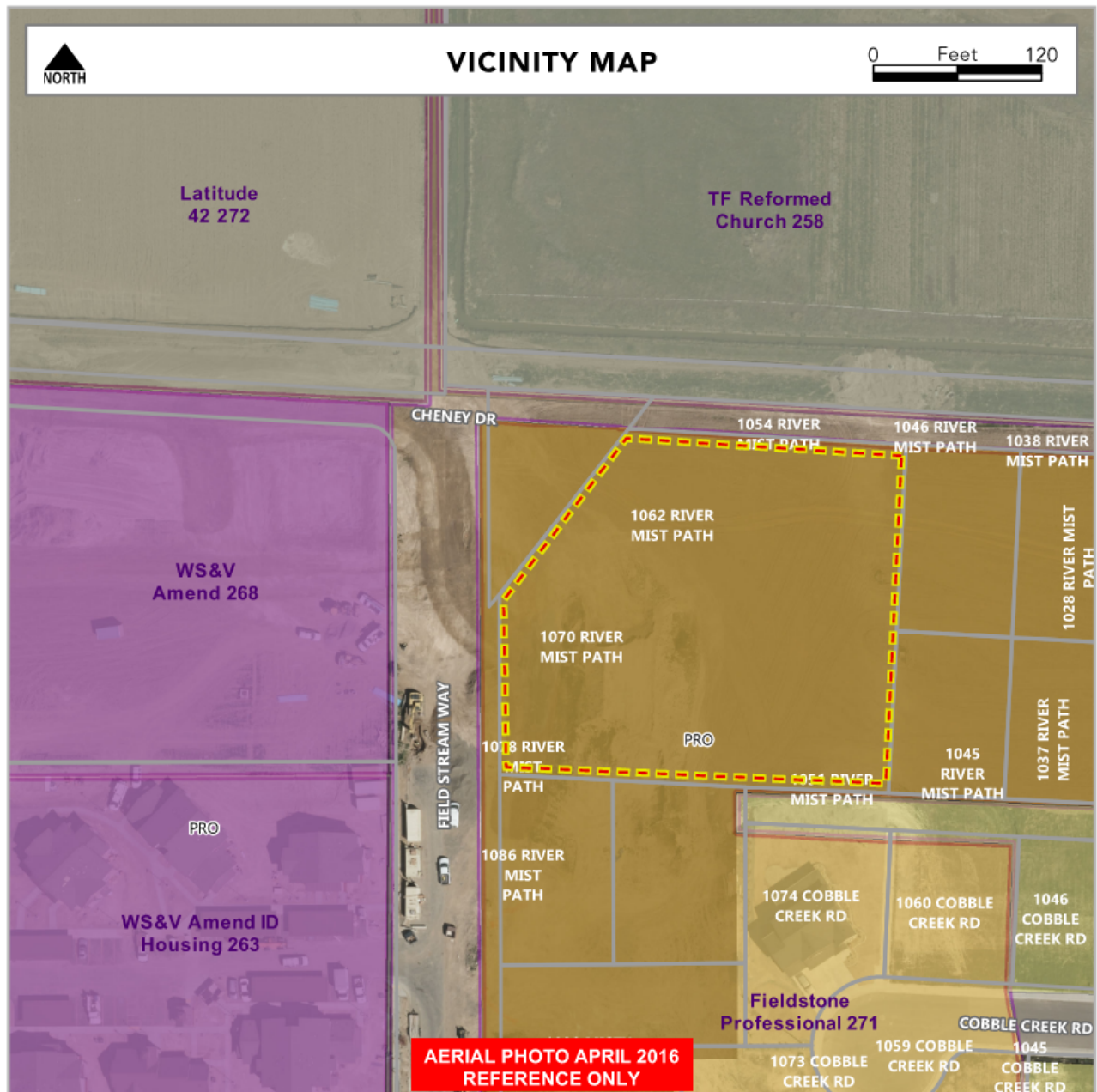
The Commission is tasked with making a recommendation to the City Council. You may recommend approval as requested; recommend a modification or recommend denial.

Attachments:

1. Vicinity Map
2. Narrative
3. Rezone Exhibit
4. Elevations
5. Photos

Applicable Regulations or Codes:

As this area has developed it has become more residential in nature



Current Zoning: R-4 PRO

Comprehensive Plan: Town Neighborhood

Existing Land Use: Undeveloped

Proposed Land Use: Residential-Duplex

Surrounding Zoning Designations & Land Use(s)

North: Cheney Drive West

East: Residential, Residential

South: Residential

West: Fieldstream Way, Residential

Applicable Regulations

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



July 7, 2020

Jonathan Spendlove, Planning & Zoning Director
City of Twin Falls
203 Main Avenue East
Twin Falls, Idaho 83301

RECEIVED

JUL 08 2020

CITY OF TWIN FALLS
ENGINEERING DEPT.

Re.: *Fieldwood Subdivision*
Rezone Application

Dear Jonathan,

Accompanying is an application and supplemental data for a proposed rezone of Lot 5, Block 1, of Fieldwood Subdivision. The property is owned by Brad Wills and it is his intent to ultimately further subdivide the parcel into 5 duplex lots with the R2 Residential zoning designation.

Please place this item on the Commission's next available agenda for consideration of approval. Please feel free to call me if you have any questions or need additional information.

Sincerely,

Tim Vawser
EHM Engineers, Inc.

621 North College Rd., Suite 100 • Twin Falls, Idaho 83301 • [208] 734-4888 • Fax [208] 734-6049
3501 W. Elder St., Suite 100 • Boise, Idaho 83705 • [208] 386-9170 • Fax [208] 386-9076

IN THE FIELDS OF:
PLANNING • SURVEYING • HIGHWAYS • WATER • SEWAGE • STRUCTURAL • SUBDIVISIONS • BRIDGES • ENVIRONMENTAL • QUALITY CONTROL • CONSTRUCTION MGMT.

LATITUDE 42
SUBD. No. 1
ZONE: C-1

TWIN FALLS REFORM CHURCH
ZONE: C-1



NORTH

Cheney Drive West

7005

FIELDSTONE
SUBD.
ZONE: R-2

FIELDWOOD SUBD.
LOT 5, BLOCK 1
EXISTING ZONE: R-4 PRO
PROPOSED ZONE: R-2

FIELDWOOD SUBD.
ZONE: R-4 PRO

FIELDSTONE SUBD.
ZONE: R-2

FIELDWOOD SUBD.
ZONE: R-4 PRO

FIELDSTONE PROFESSIONAL SUBD.
ZONE: R-4 PRO

Fieldstream Way

WS & V SUBD. FIRST AMENDED
ZONE: R-6

Boundary Legend

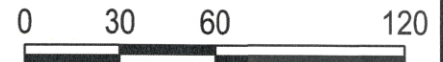
SURVEY BOUNDARY LINE



ADJACENT PROPERTY LINE



CENTERLINE OF STREET



SCALE IN FEET

1

JOB NO.: 220-20
DESIGN
DATE JULY 2020
SCALE SHOWN
V 220-20 EXH-ZONE

REZONE EXHIBIT
FIELDWOOD SUBDIVISION No. 2
TWIN FALLS, IDAHO



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

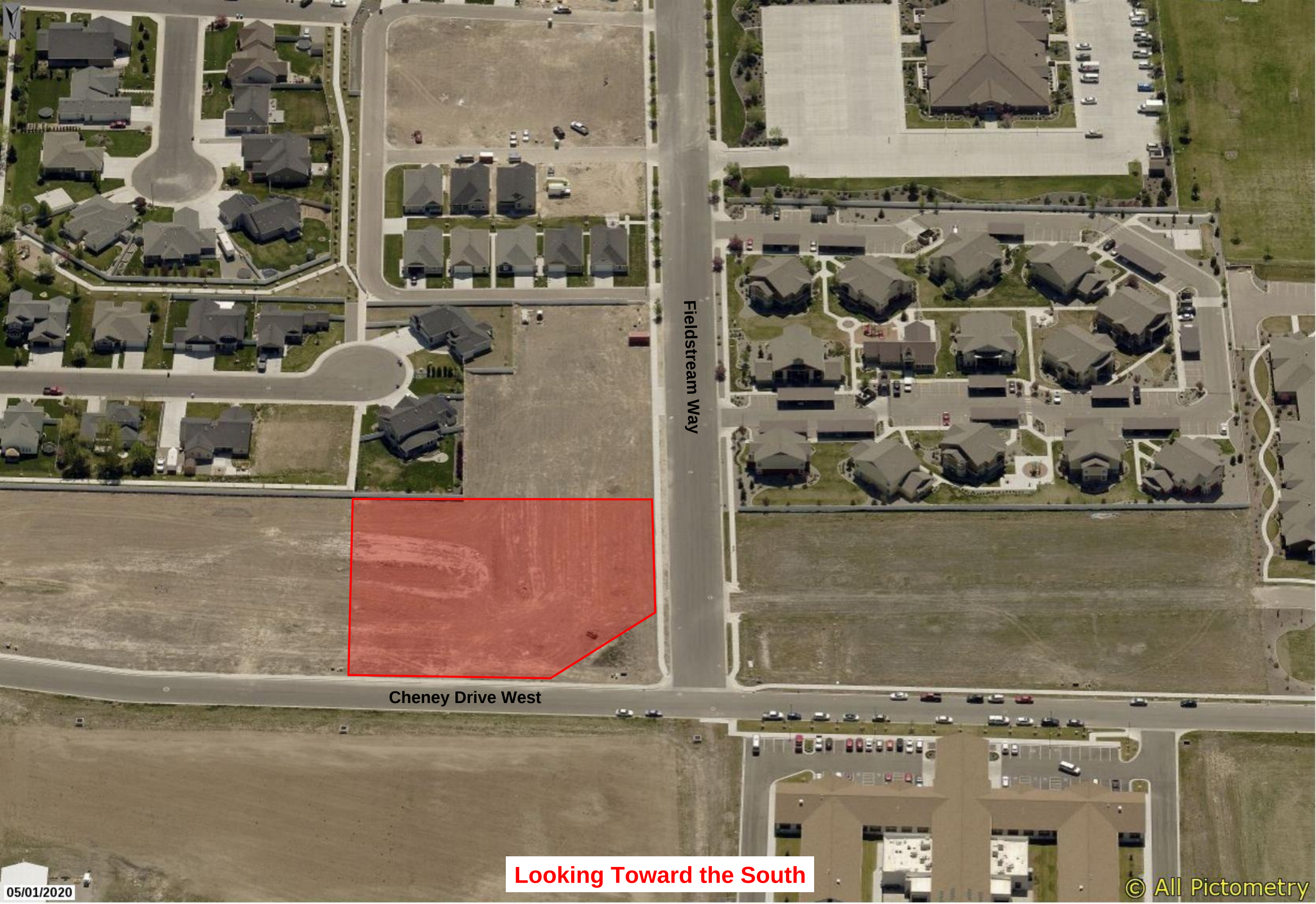
Engineers / Surveyors / Planners
621 North College Road, Suite 100 Twin Falls, Idaho 83301
p (208)-734-4888 fax (208)-734-6049 web: ehminc.com



Cheney Drive West

Fieldstream Way

Looking Toward the North



Fieldstream Way

Cheney Drive West

Looking Toward the South