



Twin Falls Planning & Zoning Commission Agenda

Tuesday, January 12, 2021, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

AMENDED - CALL IN INSTRUCTIONS

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: 750 517 907#. 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: December 8, 2020

4) Items of Consideration

- a) **PRESENTATION:** Preliminary Presentation for a request for a Zoning District Change and Zoning Map Amendment from C1 PUD to C1 CRO ZDA for property located at 287 & 292 River Vista Place c/o EHM Engineers, Inc. on behalf of Federation Pointe, LLC. (PZ20-0138)
By: Ian Zollinger, City Planner

5) Public Hearings

- a) **ACTION ITEM:** Request for a Special Use Permit to construct a drive-through on property located at 2015 Blue Lakes Boulevard North c/o Savory Management Services, LLC. (PZ20-0130).
By: Ian Zollinger, City Planner
- b) **ACTION ITEM:** Request for a Special Use Permit to allow for a Recreational Vehicle Storage Yard on property located at 621 Locust Street South c/o Ike Smith on behalf of Andrew Brackman (PZ20-0134).
By: Lisa Strickland, City Planner

6) Upcoming Meeting(s)

- a) **INFORMATIONAL:** Tuesday, January 26, 2021

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, December 8, 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: 318 154 697#. 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, Kelley, Hansen, Bolton, Musser

Staff Present: Spendlove, Ebersole, Hart, Zollinger, Nope, Hafer

3) Consent Calendar

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

Motion approved by a vote of 4-0-1

- a) Approval of minutes from the following meeting: November 17, 2020

4) Items of Consideration

- a) Request for consideration of the Preliminary Plat for the J&J Meadows Subdivision approximately .42(+/-) acres to develop 2 residential lots located at 1751 3rd Avenue East. (PZ20-0121)

Staff Presentation:

Senior Planner Hart presented the request for consideration of the Preliminary Plat for the J&J Meadows Subdivision approximately .42(+/-) acres to develop 2 residential lots located at 1751 3rd Avenue East. (PZ20-0121)

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.

Approval of the Preliminary Plat will set many parameters for which the Final Plat must substantially conform to. Including total number of lots, street layout, sidewalk connections, and other similar items.

A Final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. After a final plat has been approved by the City Council and construction plans approved, may the plat be recorded, and lots sold for development.

It is assumed this property has been zoned R4 since 1981 when Ordinance 2012 was passed, creating the basis for the Zoning Districts you see today. No further pertinent zoning history is known at this time.

This preliminary plat complies with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, all regulations regarding the R-4 Zoning District development standards.

All general criteria for approval have been met, per State Statute 50 - Chapter 13.

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Town Neighborhood". Staff has determined this request complies with the 2016 Comprehensive Plan. Upon conclusion, 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 all applicable city code requirements and standards

Applicant Presentation:

David Thibault, EHM Engineers, representing applicant, presented the request for the Preliminary Plat for the J&J Meadows Subdivision approximately .42 (+/-) acres to develop 2 residential lots located at 1751 3rd Avenue East. He stated 3rd Avenue East will be reconstructed with curb, gutter, and sidewalk. City water and sewer will be tied in to the second duplex with the existing connection. There are no irrigation water rights at this property, so there is no pressurized irrigation. They will be using an alternate landscape plan, which has been discussed with City staff.

Discussions Followed: without concerns

MOTION: Commissioner Hansen moved to approve the request for the Preliminary Plat for the J&J Meadows Subdivision approximately .42 (+/-) acres to develop two (2) residential lots located at 1751 3rd Avenue East. (PZ20-0105)
Commissioner Musser seconded the motion.

Unanimously Approved by a vote of 5 to 0.

5) Public Hearings

- a) Request for a recommendation to City Council for a Zoning District Change and Zoning Map Amendment from R-4 to R-4 M-2 and C-1 Zoning Development Agreement for the 500-800 blocks of Grandview Drive South c/o EHM Engineers, Inc. on behalf of Grandview Falls, LLC.

(PZ20-0088)

Staff Presentation:

Senior Planner Hart presented the request for a recommendation to City Council for a Zoning District Change and Zoning Map Amendment from R-4 to R-4 M-2 and C-1 Zoning Development Agreement for the 500-800 blocks of Grandview Drive South c/o EHM Engineers, Inc. on behalf of Grandview Falls, LLC. (PZ20-0088)

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

The subject property is approximately 157 acres and was previously used for agricultural purposes. It was annexed into the City in 2006 and is currently zoned R-4.

The applicant has declared a few modifications from the applicable City Code:

1. Three (3) modifications to the R-4 district:
 - a. Allowing dwellings of a triplex and fourplex as a permitted use.
 - b. Allowing the following types of Governmental Facilities as permitted uses: Fire and Police Stations, Governmental office buildings, and Judicial facilities.
 - c. Reducing the minimum lot area requirement for duplexes from 7000 SF to 6500 SF
2. One (1) modification to the C-1 district:
 - a. Allowing a triplex or fourplex as a permitted use, instead of requiring a Special Use Permit.
3. Addition of a landscaped buffer where the C-1 and M-2 districts are adjacent to the R-4 district. A ten (10) foot landscaped buffer is required to provide sound and visual buffering.

City Staff finds the result of these changes allows for a transition between existing and future residential uses, and future commercial and industrial uses. The proposed ZDA helps accomplish the transition between uses by creating a visual and physical separation between uses.

Upon conclusion should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

PZ/Questions & Comments:

- Commissioner Bolton asked the number of residential units.
- Senior Planner Hart answered 122 fourplex buildings and 56 single family lots.
- Commissioner Bolton asked about what the other buildings would be used for.
- Senior Planner Hart clarified what the buildings may be used for.
- Commissioner Hansen asked how close the dairy project approved by the commission is to the properties.
- PZ Director Spendlove clarified the location of the approved Gem State Dairy project. He also clarified where roads would be constructed to the north and east of properties

- as requirements of this development.
- Commissioner Bolton asked if Orchard Dr. and Grandview Dr. would be part of the required roadway development with this project.
- PZ Director Spendlove explained how impact fees program works.

Applicant Presentation:

David Thibault, EHM Engineers, representing applicant, presented the request for a recommendation to City Council for a Zoning District Change and Zoning Map Amendment from R-4 to R-4 M-2 and C-1 Zoning Development Agreement for the 500-800 blocks of Grandview Drive South. This request is to modify plan from 1981 for a future land use of R4. He explained the different zoning for the property and how it will be developed with the future roadways and road reconstruction. He explained the buffer between C1 and the residential areas and the use of open space. He stated this is a long-term project. He believes this is a good project for the area.

PZ/Questions & Comments:

- Commissioner Hansen asked how many residences could fit on the property if left as zoned R4. He asked if the proposed plan would create a lower density with the M2 and C1 zones.
- Mr. Thibault stated the property could fit up to 560 4-plex buildings with four (4) doors each. This plan reduces the residential density to 1/4 density compared to the current zoning. He stated there is a need for warehouse and freezer space for commodity storage.
- Commissioner Hansen asked about platting before building.
- PZ Director Spendlove clarified the platting process. He stated if the zoning is left as is, four-plexes would need to have a Special Use Permit. As the property stands now, one single family dwelling could be constructed.
- Chairperson Titus asked about the exception with tri and four-plexes asked for in C1 zone.
- Mr. Thibault clarified the reason for asking for this exception.
- Vice Chair Kelley asked about landscape buffer.
- Mr. Thibault clarified the landscape buffer.

Public Hearing: Opened

- Robert Reeder, citizen, is opposed to this request.
- Lisa Latshaw, citizen, is opposed to this request.
- Allison Bongerte, citizen, opposed to the request.
- Terry Downs, citizen, is opposed to the request.
- Leslie Wolff, citizen, is opposed to the request.
- Allison Gnesa, citizen, is opposed to the request.
- Richard Carney, citizen, is opposed to the request.
- Ray Martin, citizen, is opposed to the request.
- Virginia Tucker, citizen, is opposed to the request.

Mr. Thibault gave his closing statement. He addressed the citizens' concerns and stated specific concerns will be addressed at the platting process.

PZ Questions/Comments:

- Commissioner Bolton asked applicant has had discussion with Twin Falls County re: Orchard Drive.
- Mr. Thibault stated there has not been discussion with the county at this time.

- PZ Director Spendlove the road maintenance process.
- Chairperson Titus asked about the recommended truck routes.
- PZ Director Spendlove clarified who has jurisdiction over the truck routes.
- Chairperson Titus asked for clarification on the recommendation to City Council for this item.
- PZ Director Spendlove clarified the recommendation to City Council for this item. He stated that the zoning is being voted on with this application. The physical infrastructure will be done at the platting process and brought back to the Commission at a later date.

Public Hearing: Closed

Discussions Followed:

- Commissioner Bolton stated while there is a need for multifamily housing in the city, she is not sure this is the place, due to increased traffic to the area.
- Commissioner Hansen stated he believes the applicant has presented a clear plan that makes sense. He reminded the commission that their role tonight is to recommend the zoning of the plan.
- Commissioner Musser stated likes mixed use and layout of the plan. He stated there is an infrastructure concern, but can get behind the ZDA request, with the lowered density with the M2 and C1 zones.
- Vice Chair Kelley stated the need for warehousing space isn't clearly understood and sorely needed in the United States. He believes this zoning request makes sense with the mixed use. He understand the neighbors' concerns, but this plan does fit with the city's Comprehensive Plan.
- Chairperson Titus stated the neighbors' concerns will be addressed at the platting process. She believes this zoning makes sense, with it abutting existing M2 zone, and the plan allows for less density compared to the R4 zoning as it is now. She stated this plan could lower truck traffic across the state, by filling local needs.
- Vice Chair Kelley stated the proposed buffer zone and setbacks are larger than required by code. He stated he believes they are sufficient and supports the proposal as written.
- Commissioner Hansen stated the developer will be held accountable for the details at the platting process. He stated he is supportive of this request as written.
- Commission Musser asked for clarification on the motion.
- The motion was clarified.

MOTION: Vice Chair Kelley moved to approve a recommendation to City Council for a Zoning District Change and Zoning Map Amendment from R-4 to R-4 M-2 and C-1 Zoning Development Agreement for the 500-800 blocks of Grandview Drive South c/o EHM Engineers, Inc. on behalf of Grandview Falls, LLC. (PZ20-0088)
Commissioner Hansen seconded the motion.

Motion Approved by a vote of 4-1.

6) Upcoming Meeting(s)

- a) Worksession: Wednesday, January 6, 2021 at noon
Tuesday, January 12, 2021

7) Adjournment

The meeting adjourned at 7:41 pm

Kelli Ebersole, Administrative Assistant



Date: Tuesday, January 12, 2021
To: Planning and Zoning Commission
From: Ian Zollinger, City Planner

PRESENTATION

Request:

Preliminary Presentation for a request for a Zoning District Change and Zoning Map Amendment from C1 PUD to C1 CRO ZDA for property located at 287 & 292 River Vista Place c/o EHM Engineers, Inc. on behalf of Federation Pointe, LLC. (PZ20-0138)

Time Estimate:

Approximately 15 minutes for staff and applicant presentations with questions/comments to follow.

Background:

This is a preliminary presentation for a request of a Zoning District Change and a Zoning Map Amendment of 1.79 (+/-) acres from C-1 PUD to C-1/CRO ZDA. Approximately located near the 300 block of Canyon Crest Drive.

The property is currently zoned C-1. The western portion of the property exists under the River Vista PUD. Under the current proposal a portion of what is part of the River Vista PUD will be included in this ZDA.

Approval Process:

Per City Code 10-6-1.7(B) The procedure for establishing a ZDA shall follow the procedure for zoning map amendments as set forth in chapter 14 of this title with the following addition: The planning and zoning commission shall complete a preliminary review of the proposed conceptual development plan at a meeting prior to the public hearing for a zoning district and zoning map amendment.

Budget Impact:

N/A

Regulatory Impact:

Per City Code 10-4-19 a Zoning Development Agreement is required prior to development for any property within the CRO Zone.

Per City Code 10-6 -1 Zoning Development Agreements: A ZDA shall conform to all sections of Title 10 unless specifically addressed within the written zoning development agreement. The City Council may add, remove, or modify requirements they deem appropriate.

History:

N/A

Analysis:

N/A

Conclusion:

Staff makes no recommendations at this time. Staff will present a full analysis of the request at the public hearing scheduled for Tuesday January 26, 2021.

Attachments:

1. A-PZ20-0138 ZDCZDA Staff Report - Introduction
2. Site Plan
3. Draft ZDA
4. Elevations



Comprehensive Staff Report

To: Planning & Zoning Commission

Request: Preliminary Presentation for a request of a Zoning District Change and Zoning Map Amendment from C-1 PUD to C-1 /CRO ZDA for 1.79 (+/-) acres known as River Vista Place c/o EHM Engineers, Inc. on behalf Federation Pointe, L.L.C (PZ20-0138)

Application: PZ20-0138

Applicant & Representative:

Federation Pointe, L.L.C
c/o Tim Vawser
EHM Engineers, Inc.
621 N College Rd, Ste 100
Twin Falls, ID 83301

Preliminary Presentation: January 6, 2021: P&Z Public Hearing January 26, 2021

Background

This is a preliminary presentation for a request of a Zoning District Change and a Zoning Map amendment of 1.79 (+/-) acres from C-1 PUD to C-1/CRO ZDA. Approximately located near the 300 block of Canyon Crest Drive.

The property is currently zoned C-1. The western portion of the property exists under the River Vista PUD. Under the current proposal a portion of what is part of the River Vista PUD will be included in this ZDA.

Approval Process

Per City Code 10-6-1(B) The procedure for establishing a ZDA shall follow the procedure for zoning map amendments as set forth in chapter 14 of this title with the following addition: The planning and zoning commission shall complete a preliminary review of the proposed conceptual development plan at a meeting prior to the public hearing for a zoning district and zoning map amendment

Applicable Regulations or Codes

Per City Code 10-4-19 a Zoning Development Agreement is required

prior to development for any property within the CRO Zone.

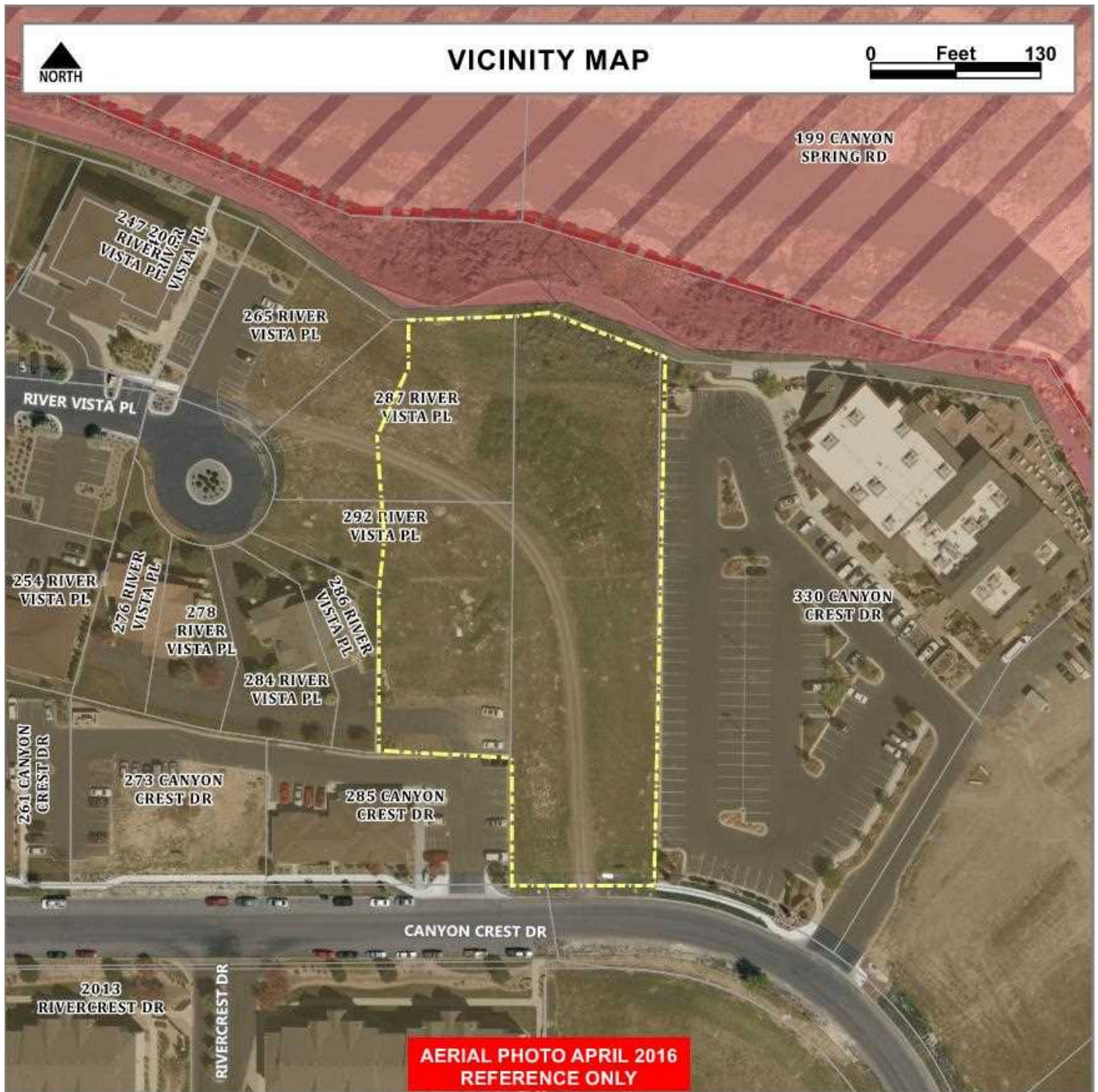
Per City Code 10-6 -1 Zoning Development Agreements: A ZDA shall conform to all sections of Title 10 unless specifically addressed within the written zoning development agreement. The City Council may add, remove, or modify requirements they deem appropriate.

Conclusion:

Staff makes no recommendations at this time. Staff will present a full analysis of the request at the public hearing scheduled for Tuesday January 26, 2021.

Attachments

1. Vicinity Map
2. Vista Rim ZDA



Current Zoning: C-1

Comprehensive Plan: Mixed Use

Existing Land Use: Vacant/Undeveloped

Proposed Land Use: Townhomes

Surrounding Zoning Designations & Land Use(s)

North: OS, Snake River Canyon

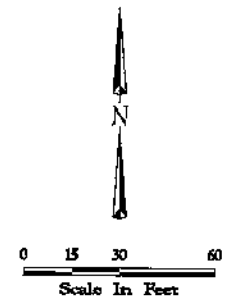
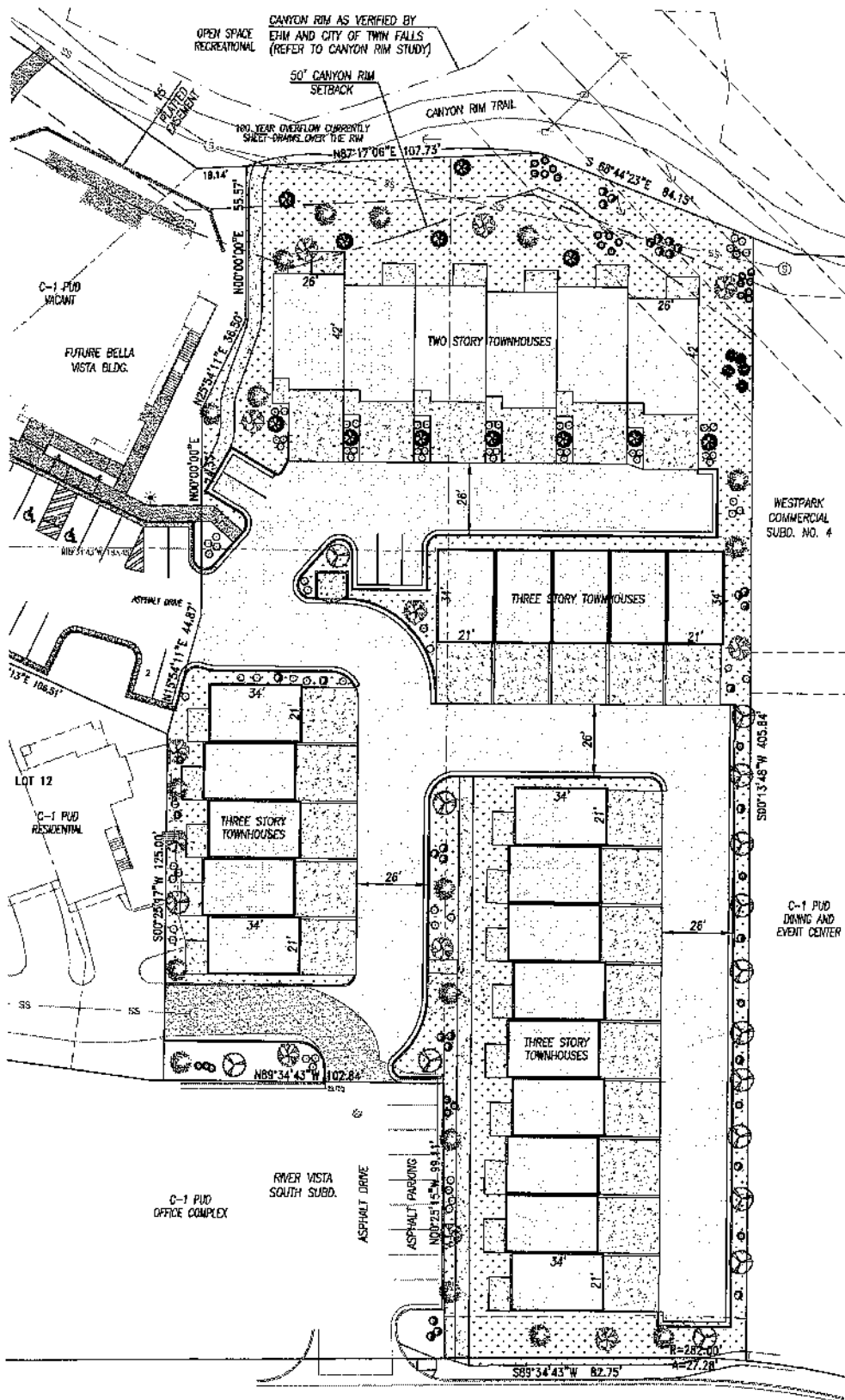
East: C-1, Commercial, Canyon Crest

South: C-1, Commercial, Apartments

West: C-1, Commercial, River Vista PL

Applicable Regulations

10-1-4, 10-1-5, 10-4-8, 10-4-19.5, 10-6-1



ZDA Exhibit
For
Vista Rim Townhomes
Located In A Portion of
Lots 9 & 10, Block 1
"The Pinnacle Subdivision"
And
Tax Parcel # RPT00097335545

PARKING COUNTS:

19 3-STORY TOWNHOMES: 2 & 3 BEDROOM
 PARKING ALLOTMENT: 2 DRIVEWAY / 1 GARAGE
 6 2-STORY TOWNHOMES: 3 BEDROOM
 PARKING ALLOTMENT: 2 DRIVEWAY / 1 GARAGE
 OVERFLOW PARKING ON-SITE: 5 TOTAL

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

Canyon Crest Drive

C-1 ZDA
 APARTMENT COMPLEX

Vista Rim Townhomes, ZDA

A C1/CRO Commercial Zoning Development Agreement

This Zoning Development Agreement (ZDA) is made and entered into this ____ day of _____, 20____, by and between the City of Twin Falls, State of Idaho a municipal corporation, hereinafter called "City" and 100# Partners, LLC (hereinafter called "Developer") for the purpose of developing a Residential Subdivision on property located North of Canyon Crest Drive, adjacent to the Snake River Canyon Rim, known as Vista Rim Townhomes Subdivision, a ZDA.

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; C1, Commercial Highway District or as amended, Title 10 – Chapter 4 – Section 19; CRO, Canyon Rim Overlay District or as amended, and all references to other sections therein including the following deviations:
2. C1 and CRO, Commercial Highway District and Canyon Rim Overlay District modified to include the following;
 - A. Permitted uses;
 1. Residential:
 - a. Dwellings – Attached single family household units (zero lot line townhomes in groupings of three (3) or more).
3. Property Development Standards to be modified to include the following;

The following property development standards shall apply to all land and buildings in the C1 and CRO district:

A. Lot Area:

1. Each residential building to be located on an individual lot of no less than six-hundred and eighty (680) square feet in size. Open space and/or common area to have no minimum or maximum square footage.

B. Lot Occupancy:

1. Each residential lot may contain one hundred percent (100 %) occupancy or a portion thereof for the purposes of decks, driveways, and/or yard area. Open space to have no minimum or maximum and may include landscaping, access and utility corridors, lighting, and trash enclosures.

C. Yards:

1. No property line building setbacks will be required from residential lot lines. Setbacks from the subdivision boundary will be in conformance with the C1, Commercial Highway District.

Vista Rim Townhomes, ZDA

A C1/CRO Commercial Zoning Development Agreement

2. Street Buffers: Residential uses shall provide a fifteen foot (15') landscaped buffer from property line adjacent to Canyon Crest Drive with the exception of vehicular turn-outs.

3. Use Buffers: There shall be a ten foot (10') landscaped buffer between the residential and commercial elements to the east and west of this development and may be accounted for on land provided on both properties. Use of Buffers to be as defined in the CRO, Canyon Rim Overlay District.

4. Parking areas shall be as depicted on the Master Development plan.

5. Horizontal Projections: Horizontal, and/or Architectural, projections, including cantilevered decks and eave projections shall be allowed to project over the Canyon Rim Setback line as defined by the Canyon Rim Study or over the interior lot lines into common area / open space by a distance of not to exceed eight feet (8'). Concrete patios may project into common area / open space areas by a distance not to exceed ten feet (10'). No projection shall be allowed to encroach in traffic ways.

D. Other Development Criteria:

1. All internal roadways and overflow parking areas are private and shall be owned and maintained as part of the common area by the Homeowner's Association.

2. Each residential building shall have a driveway wide enough to provide two (2) parking spaces as well as a garage large enough to provide space for at a minimum of one (1) vehicle.

Vista Rim Townhomes, ZDA

A C1/CRO Commercial Zoning Development Agreement

Developer: 100# Partners, LLC
3373 Willow Way
Twin Falls, ID 83301

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"
100# Partners, LLC
Jonathan J. McBride, Managing Member

By: _____

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 _____

Commission Expires: _____

Vista Rim Townhomes, ZDA
A C1/CRO Commercial
Zoning Development Agreement

STATE OF _____)
County of _____)
SS

On this _____ day of _____, 2020 before me, a Notary Public for said County and State, personally appeared Jonathan J. McBride, known or identified to me, to be the person, 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 _____

Commission Expires: _____

DRAFT



2 - Story Units



3 - Story Units

*Units are conceptual, colors and finishes
subject to change upon final submittals.*



Date: Tuesday, January 12, 2021
To: Planning and Zoning Commission
From: Ian Zollinger, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to construct a drive-through on property located at 2015 Blue Lakes Boulevard North c/o Savory Management Services, LLC. (PZ20-0130).

Time Estimate:

Approximately 15 Minutes for staff and applicant presentations with questions/comments to follow.

Background:

NA

Approval Process:

Per City Code 10-13-2-2: 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 Administrator If conditions are placed on the permit, shall issue a special use permit listing the specific conditions specified by the Commission for approval. Conditions shall be implemented within 6 months or the permit will be voided. 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 the Canyon Park West PUD, the uses within the C-1 PUD lot shall be limited to those allowed in the C-1 zone.

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 10-10-10, A restaurant with 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

History:

The property is platted as Canyon Park Amended subdivision Lot 11 and is part of the Canyon Park PUD #264. The property is currently vacant and the proposed drive thru will be a part of a new building.

Analysis:

This is a Special Use Permit (SUP) request to construct a drive-through at 2015 Blue Lake Blvd North. The subject property is located in the C-1 Zone within the Canyon Park West PUD. The C-1 Zone requires a SUP for drive-through services. The proposed drive thru will be built to City standards and is similar to nearby drive thru uses. The impact on surrounding properties would be minimal.

Conclusion:

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

1. Subject to site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to comply with applicable City Code and Standards.

Attachments:

1. PZ-20-0130 -SUP Staff Report- Final
2. Vicinity Map
3. Site Plan
4. Narrative



Comprehensive Staff Report



To: Planning & Zoning Commission

Presenter: Ian Zollinger, City Planner

Request: A **Special Use Permit** to construct a drive-through located at 2015 Blue Lake Blvd. North

Application No: PZ20-130

Public Hearing: January 12 , 2020

Analysis

This is a Special Use Permit (SUP) request to construct a drive-through at 2015 Blue Lake Blvd North. The subject property is located in the C-1 Zone within the Canyon Park West PUD. The C-1 Zone requires a SUP for drive-through services. The proposed drive-through will be used to facilitate the delivery of food to customers.

Approval Process

Per City Code 10-13-2-2

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 Administrator If conditions are placed on the permit, shall issue a special use permit listing the specific conditions specified by the Commission for approval. Conditions shall be implemented within 6 months or the permit will be voided.

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

Records indicate the land is vacant/undeveloped.

Applicable Regulations or Codes

Per the Canyon Park West PUD, the uses within the C-1 PUD lot shall be limited to those allowed in the C-1 zone.

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 10-10-10, A restaurant with 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.

Comprehensive Plan Compliance The 2016 Comprehensive Plan "Grow With Us" designates this area as "Mixed Use." Staff has determined this request is in compliance with the 2016 Comprehensive Plan

Potential Impacts

Staff does not 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 site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to comply with applicable City Code and Standards.

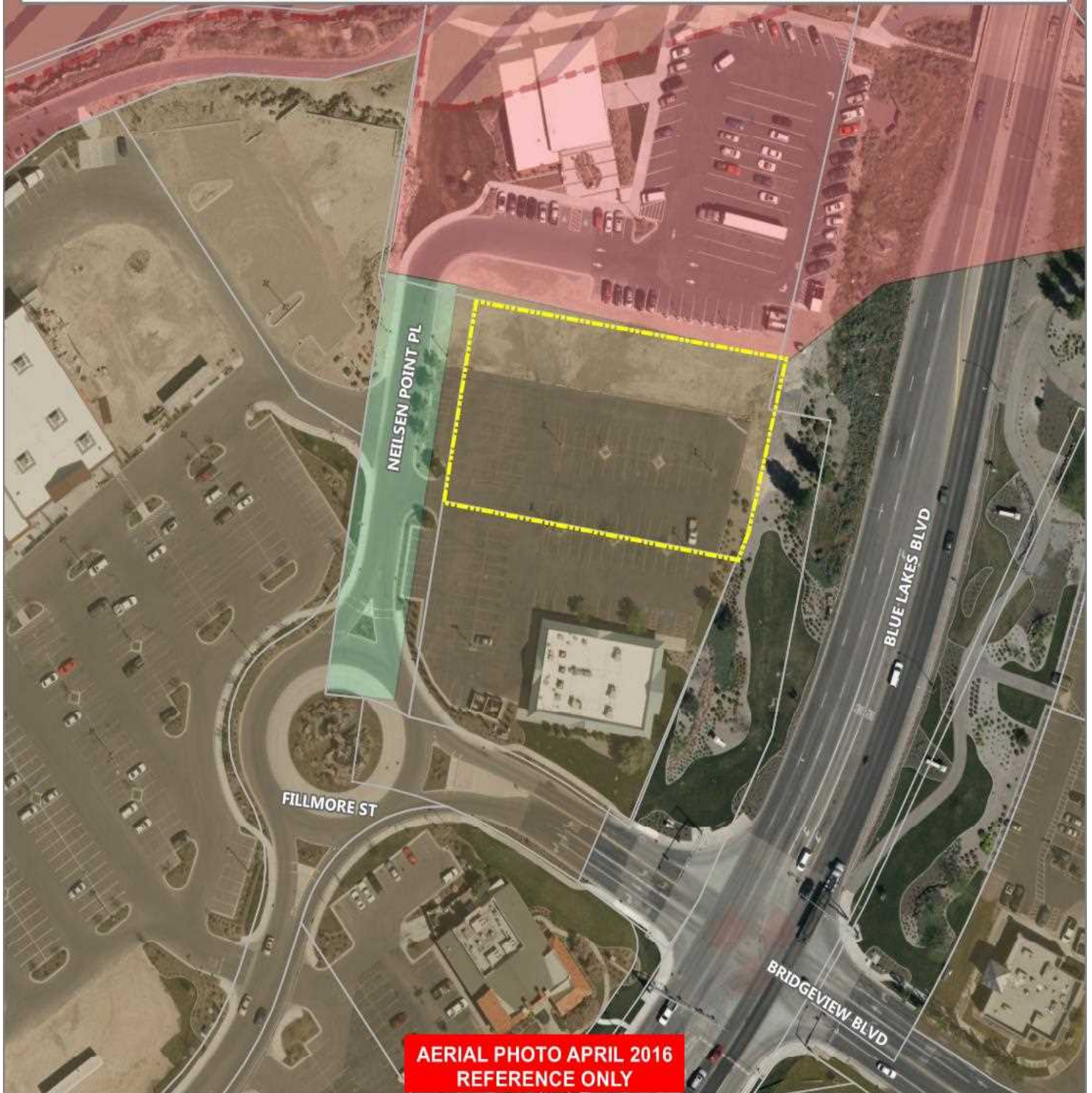
Attachments

1. Narrative
2. Vicinity Map
3. Site



VICINITY MAP

0 Feet 140



Current Zoning: C-1

Comprehensive Plan: Mixed Use

Existing Land Use: Vacant/Undeveloped

Proposed Land Use: Restaurant

Surrounding Zoning Designations & Land Use(s)

North: OS, Twin Fall Visitor Center

East: C-1, Commercial, Blue Lakes Blvd

South: C-1, Commercial

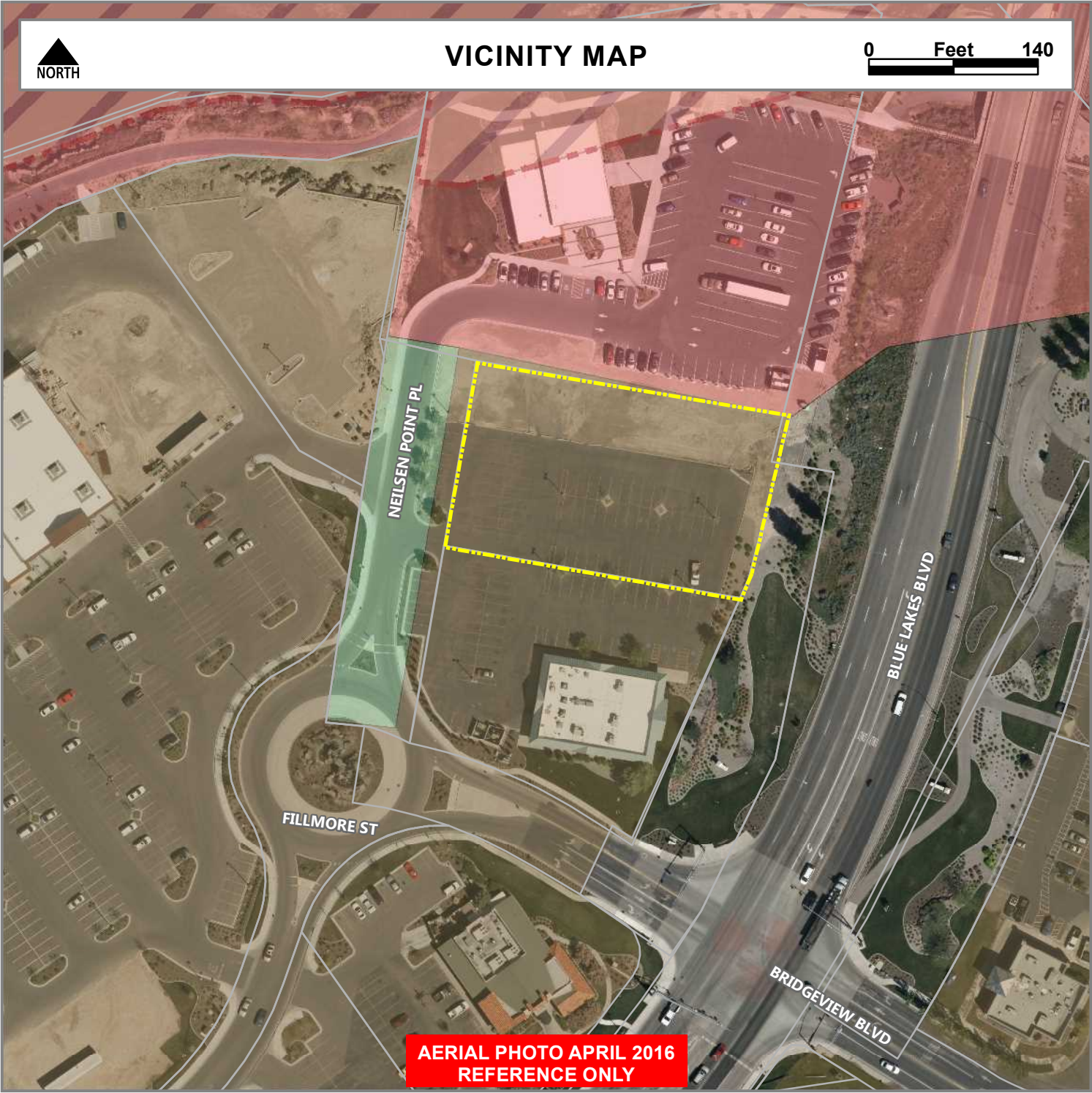
West: SUI, Commercial, Neilsen Point Place

Applicable Regulations

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

VICINITY MAP

0 Feet 140



- | | |
|-----|-----|
| C-1 | SUI |
| OS | AOI |



LEGAL DESCRIPTION

ALL OF LOT 5 OF THE CANYON PARK SUBDIVISION

1 SITE SHEET KEY NOTES:

1. PROPERTY LINE & LOT DIMENSION
2. STREET NAME
3. SET BACKS FROM PROPERTY LINES- FRONT, BACK, SIDE
4. LOCATION OF ALL BUILDINGS, SQUARE FOOTAGE & DIMENSIONS
5. ACCESS - DRIVEWAY OR ARTERIAL IF REQUIRED
6. FRONT ENTRANCE
7. SIGN
8. FIRE LANES
9. LANDSCAPE AREA- SEE LANDSCAPE PLANS FOR DETAILS.
10. HEIGHT & TYPE OF FENCE- NO FENCING PROPOSED
11. DIRECTION OF TRAFFIC FLOW
12. RAISED SIDEWALK (2/C502)
13. RELOCATED LIGHT POLE
14. EX LIGHT POLE
15. EX FIRE HYDRANT
16. TRASH ENCLOSURE- SEE ARCHITECTURAL PLAN FOR DETAILS.
17. 2" WATER SERVICE WITH WATER METER (1/C501) & (2/C501)
18. 2" WATER SERVICE, CONNECT TO EXISTING METER *
19. 4" SEWER SERVICE (9/C501) & (2/C501)
20. ADA SIGN (5/C501)
21. REPAIR LANDSCAPING AS REQUIRED FOR WATER SERVICE INSTALLATION

*CONTRACTOR TO VERIFY THAT THE EXISTING METER IS NOT SERVICING OTHERS. IF PROBLEM IS ENCOUNTERED, INSTALL NEW METER PER NOTE 1.

PARKING	
EXISTING	88
PROPOSED NEW	28
TOTAL PROVIDED	116

PARKING REQUIRED BASED ON SF			
	SF	STALL PER SF	REQUIRED
OUTBACK STEAKHOUSE	6,192	75	82.56
MOBETTAH'S	1,920	100	19.20
SWIG	1,361	100	13.61
TOTAL REQUIRED			116

TWIN FALLS, ID

DESCRIPTION:

DATE:

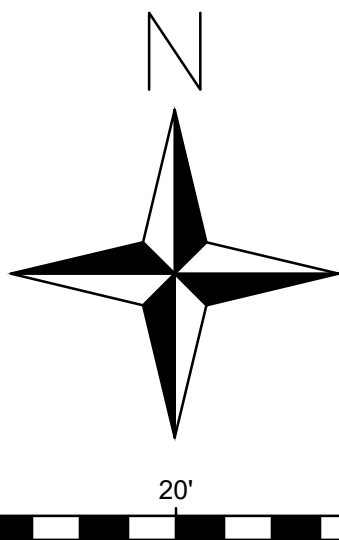
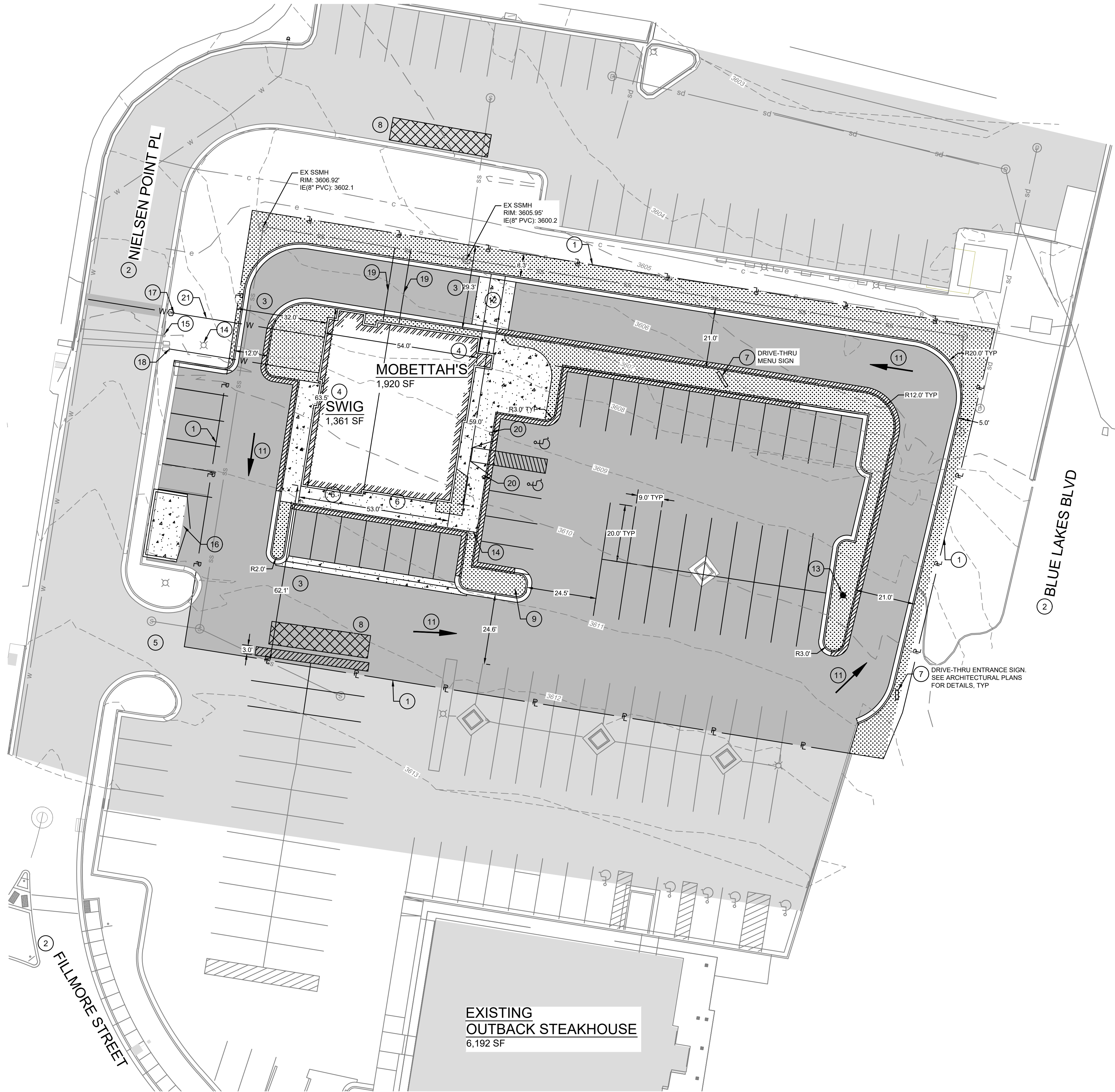
MARK:

PROJECT #: 20-219
DRAWN BY: T. GLOVER
PROJECT MANAGER: D. MACFARLANE
ISSUED: 10/28/2020



SITE & UTILITY
PLAN

C101



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.



October 30, 2020

City of Twin Falls
Planning & Zoning
203 Main Ave. E.
Twin Falls, ID 83301

Attention: Twin Falls Planning & Zoning Department

Please use this letter as notice that our company, Savory Management Services, LLC is applying for a special use permit to construct a 3,281 sq. ft. building in Twin Falls, ID. Savory Management represents 5 restaurant brands and will be putting two of their brands in this building. The brands are Mo'betahs Hawaiian Style Food and Swig n' Sweets.

The building will have one drive thru window that will be used for Swig n' Sweets. Swig is a specialty soda and drink shop serving other sweet treats like cookies and scones. Swig has hours of operations from 7:30am-9:30pm. There are usually 5-8 employees working per day with the busiest times between 3-5pm. Most of the customers will use the drive-thru but we will have a small lobby for walk-in customers. The drive thru will have plenty of room for stacking and we use "linebusters" (employees outside taking orders on iPad) to help keep the line moving quickly. We do not anticipate any effects on the adjoining property.

The majority of the building will be the home to our other brand, Mo'Bettahs Hawaiian Style Food. Mo'Bettahs is open 10:30am-9:00pm. There are usually 8-10 employees working at a time. The peak hours are during lunch from 11:30-1:30. There will be a pedestrian access from the Visitor's center, to our Mo'Bettahs patio so that the foot traffic can access our site from the center. We do not anticipate any effects on the adjoining property.

We are excited to bring these two amazing brands to Twin Falls!

Regards,

Cass Tenney
Director, Real Estate Development
Savory Management



Date: Tuesday, January 12, 2021
To: Planning and Zoning Commission
From: Lisa Strickland

ACTION ITEM

Request:

Request for a Special Use Permit to allow for a Recreational Vehicle Storage Yard on property located at 621 Locust Street South c/o Ike Smith on behalf of Andrew Brackman (PZ20-0134).

Time Estimate:

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

Background:

This is a Special Use Permit request to allow for a Recreational Vehicle Storage yard. This property is in the M-2 Zone. The applicant has submitted for a building permit to construct a storage building with ten (10) bays so that he can offer a covered rental space for recreational vehicles.

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 10-4-10 states "a special use permit is required for a recreational vehicle storage yard.

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Industrial". Staff has determined this request complies with the City's Comprehensive Plan.

History:

The property is undeveloped with no known history.

Analysis:

In the M-2 Zone several types of storage unit rentals are outright permitted uses however Recreational Vehicle Storage requires a Special Use Permit. Considering the potential impacts that Recreational Vehicle Storage would have on the surrounding area, staff does not foresee any issues with allowing this type of land use within this zone.

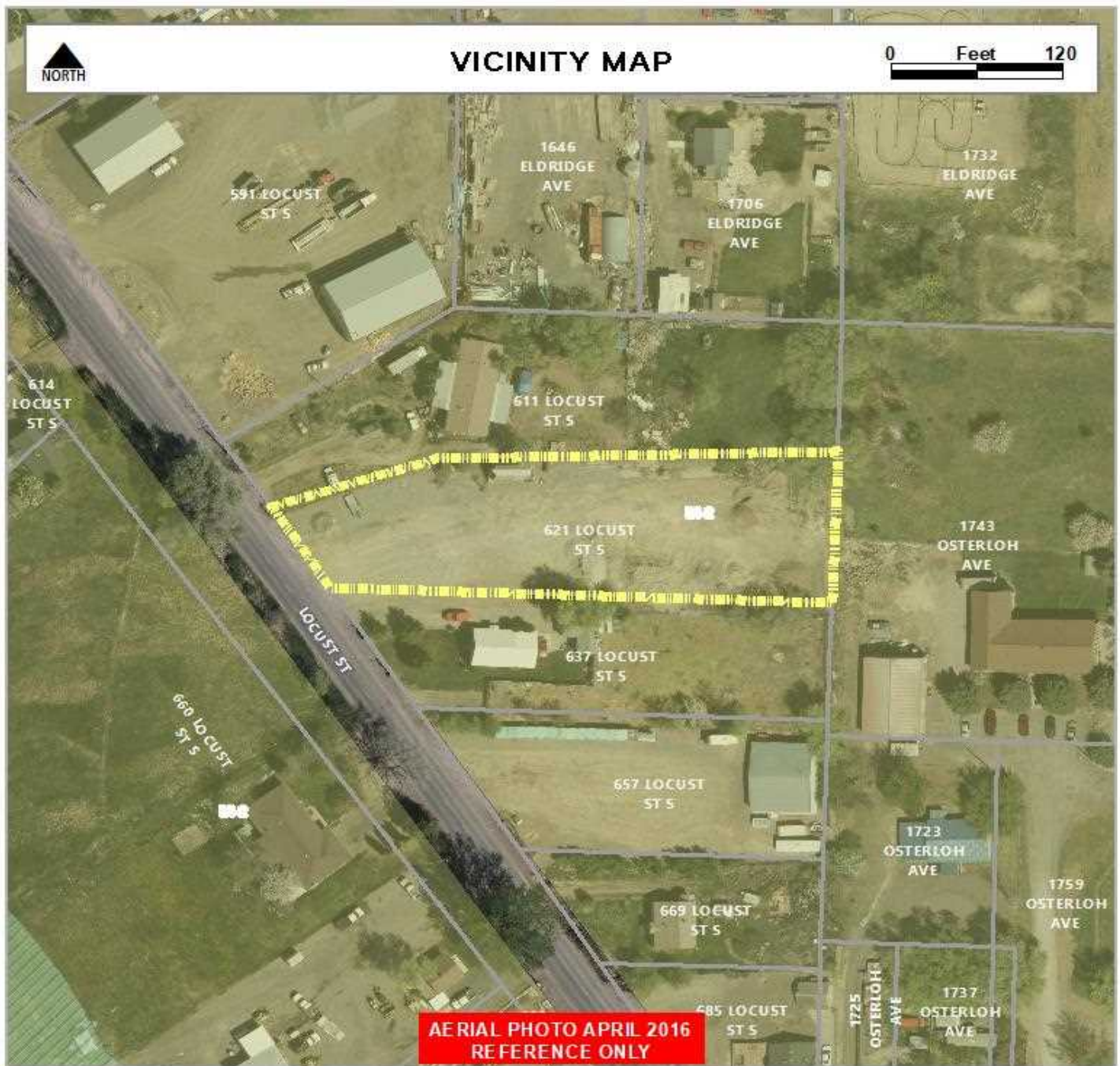
Conclusion:

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

1. Subject to site plan amends as required by Fire, Engineering, Building and Planning and Zoning as required.

Attachments:

1. Vicinity Map
2. Narrative
3. Exhibits
4. PZ20-0134 SUP Staff Report Final



Current Zoning: M-2 District
Comprehensive Plan: Industrial

Existing Land Use: Vacant
Proposed Land Use: RV Storage

Surrounding Zoning Designations & Land Use(s)

North: Residential
South: Residential

East: Residential
West: Locust St S/Residential

Applicable Regulations

10-1-4, 10-1-5, 10-4-7, 10-13-1, 10-4-10, 10-11

The Special Use permit is requested for the use of M2-zoned land for RV storage.

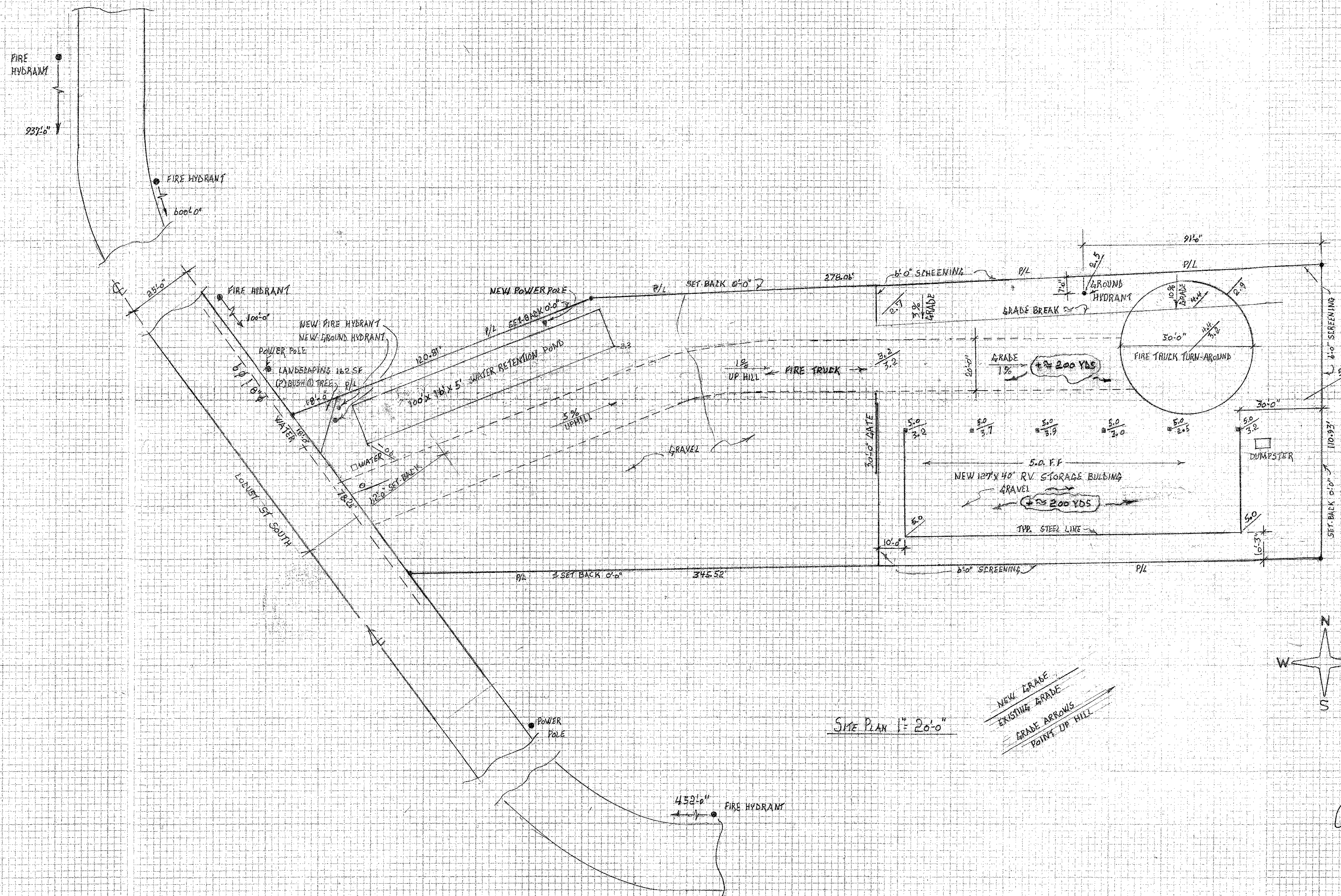
The project is the construction of a building, commonly referred to as a "machine shed", open on one side, for out-of-the-weather storage of recreational vehicles and construction equipment.

The property will be unmanned, with no regular traffic or operating hours.

No regular noise, vibration, glare, odor, or fumes will be introduced.

It seems that the proposed use will be quite compatible with the surrounding area, which has mixed use, including several construction companies, repair shops, residential, a meat packing plant, and a salvage yard. There are at least 3 other properties within ¼ mile that are used for recreational vehicle storage rental.

The owner has agreed that a deferment of the required curb and gutter construction will be acceptable.



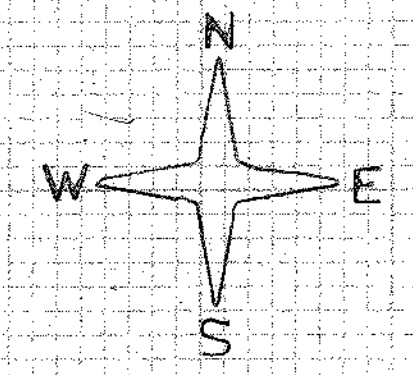
LEGAL DESCRIPTION
SEE ATTACHED

PLAN ANALYSIS
 OLD TYPE - S1
 TYPE OF LOSS II B - NON SPRINKLERD
 ACTUAL AREA - 5080 SF
 ALLOWABLE AREA - 20,350 SF
 17,500 (11' 20" / 23' 10")
 3 - 36" VENTS
 BUILDING IS FOR VEHICLE STORAGE
 NO WORK STATIONS
 OCCUPANT LOAD - 10 PERSONS
 BUILDING IS OPEN ON ONE SIDE

OWNER
 ANDREW BRADMAN
 621 LAJUST ST SOUTH
 TWIN FALLS, ID. 83301

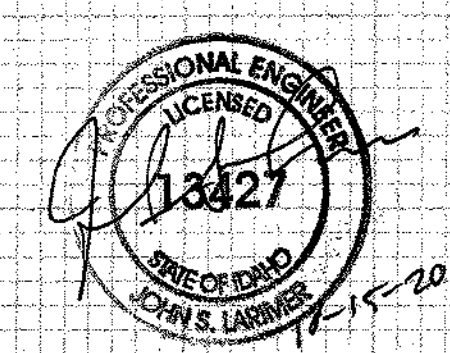
ENGINEER
 LARIMER ENGINEERING
 JOHN LARIMER
 2484 ROCK CREEK RD
 HANSEN ID. 83334
 208-423-5021

DRAWN BY
 IKE SMITH
 208-420-7842



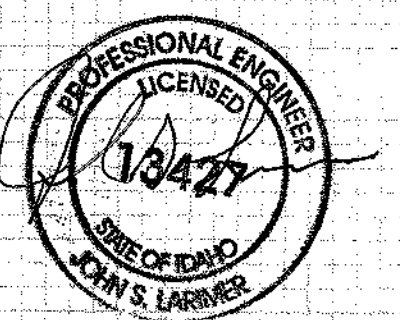
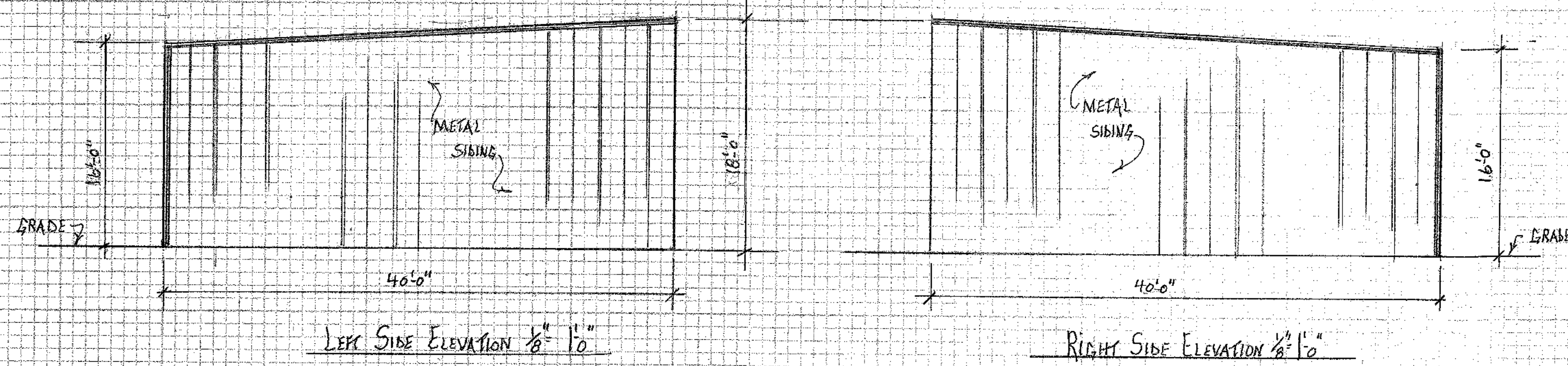
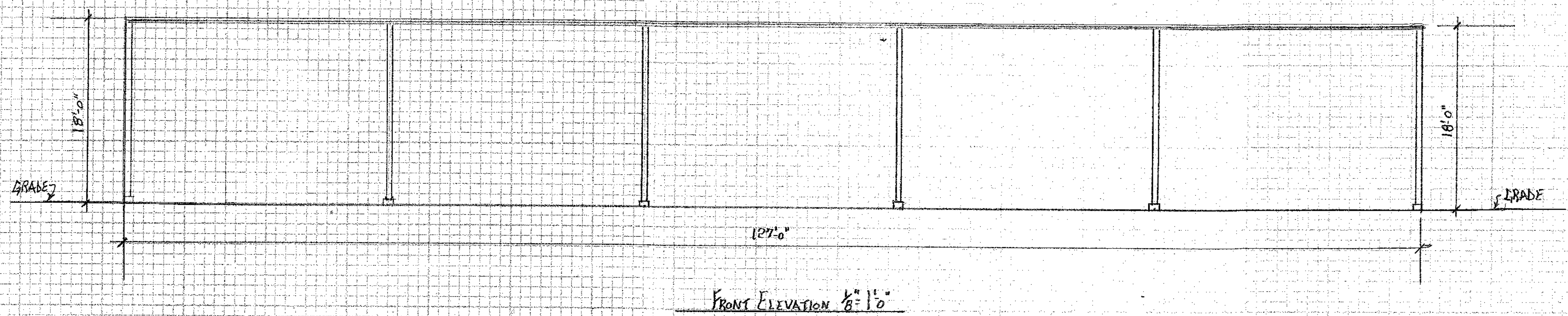
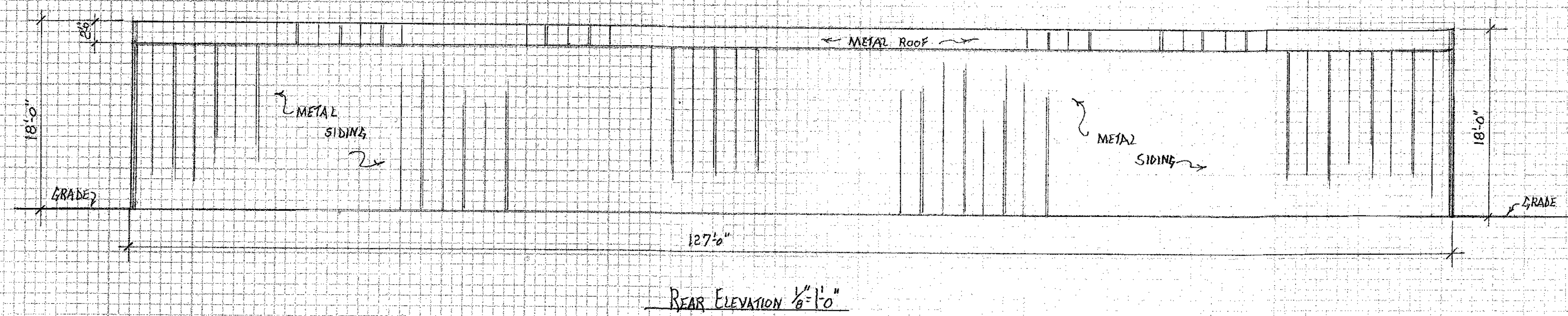
Site Plan 1" = 20'-0"

NEW GRADE
 EXISTING GRADE
 GRADE ARROWS
 POINT UP HILL



10-14-20

ANDREW BRADMAN



10-14-20

ANDREW BRACKMAN

SHEET OF 4



Comprehensive Staff Report

To: City Council

Presenter: Lisa Strickland, City Planner

Request: for a **Special Use Permit** to allow for a Recreational Vehicle Storage Yard on property located at 621 Locust Street South

Application: PZ20-0134

Applicant & Representative:

Andrew Backeman
c/o Ike Smith
621 Locust St S
Twin Falls, ID 83301

Public Hearing: January 12, 2020

Background:

This is a Special Use Permit request to allow for a Recreational Vehicle Storage Yard located at 621 Locust Street South. The subject property is in the M-2 Zone.

The applicant has submitted for a building permit to construct a storage building with ten (10) bays so that he can offer a covered rental space for recreational vehicles.

History:

The property is undeveloped with no known history.

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.

Applicable Zoning Regulations:

Per City Code 10-4-10 states "a special use permit is required for a recreational vehicle storage yard.

Comprehensive Plan Compliance:

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

Staff has determined this request complies with the City's Comprehensive Plan.

Analysis and Potential Impacts:

In the M-2 Zone several types of storage unit rentals are outright permitted uses however Recreational Vehicle Storage requires a Special Use Permit.

Considering potential impacts that Recreational Vehicle Storage would have on the surrounding area, staff does not foresee any issues with

allowing this type of land use within this zone.

Conclusions:

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

1. Subject to site plan amends as required by Fire, Engineering, Building and Planning and Zoning as required.

Attachments:

1. Vicinity Map
2. Narrative
3. Exhibits