



**NOTICE OF AGENDA  
PUBLIC MEETING**

**Twin Falls City Planning & Zoning Commission**  
**May 29, 2013-6:00 PM**  
**City Council Chambers**  
**305 3<sup>rd</sup> Avenue East Twin Falls, ID 83301**

**PLANNING & ZONING COMMISSION MEMBERS**

**CITY LIMITS:**

Nikki Boyd    Jason Derricott    Tom Frank    Kevin Grey    Gerardo Munoz    Chuck Sharp    Jolinda Tatum  
**Chairman**

**AREA OF IMPACT:**

Lee DeVore    Steve Woods  
**Vice-Chairman**

**CITY COUNCIL LIAISONS:**

Suzanne Hawkins  
Rebecca Mills-Sojka

**I. CALL MEETING TO ORDER:**

1. Confirmation of quorum
2. Introduction of staff & new commission member

**II. CONSENT CALENDAR:**

1. Approval of Minutes from the following meeting(s): **May 14, 2013**
2. Approval of Findings of Fact and Conclusions of Law:
  - Maverik (SUP 05-14-13)

**THE FOLLOWING ITEM HAS BEEN WITHDRAWN AND IS NOT RESCHEDULED AT THIS TIME:**

1. Request for a Special Use Permit to add a U-Haul truck and trailer rental business in conjunction with an existing retail store on property located at 850 Shoshone Street West c/o Wes Overlin on behalf of Twin Falls Community Market (app. 2554) **WITHDRAWN**

**III. ITEMS OF CONSIDERATION: NONE**

**IV. PUBLIC HEARINGS:**

1. Request for Special Use Permit to allow an addition on an existing non-conforming detached accessory building greater than 1000 square feet on property located at 1259 Madrona Street North c/o Mitchel & Brittany Moffitt (app. 2568)
2. Request for a Special Use Permit to operate a paint booth, detail, service and repair shop in conjunction with an existing automobile and truck dealership on properties located at 236 & 318 Shoshone Street West 161, 140 & 186 3<sup>rd</sup> Avenue West, 235 Shoshone Street South & 139 3<sup>rd</sup> Avenue South c/o Wills Motor Company, Inc (app. 2569)
3. Request for Special Use Permit to operate a Chiropractic Office on property located at 2068 Addison Avenue East c/o Geoffroi Golay, DDC, PLLC (app. 2571)
4. Request a Special Use Permit to replace an existing 90' wood Wireless Communication Facility with a 93' monopole on property located at 2404 Addison Avenue East c/o Brandon Beagles on behalf of FLATCO, LLC (app. 2572)
5. Request for Special Use Permit to operate an automobile sales business on lots 1, 2, 3 & 5 of the Cowham Subdivision aka 629 Washington Street North and to include one (1) display pad site. c/o Velasquez Enterprises, Inc. dba Cash Now and Auto Sales (app. 2574)

**V. PUBLIC INPUT AND/OR ITEMS FROM THE ZONING DEVELOPMENT MANAGER AND/OR THE PLANNING & ZONING COMMISSION:**

**VI. UPCOMING PUBLIC MEETINGS (held at the City Council Chambers unless otherwise posted):**

Work Session – **Wednesday, June 5, 2013** 12:00 pm – 1:00 pm  
Public Hearing – **Tuesday, June 11, 2013** 6:00 pm

**VII. ADJOURN MEETING:**

Any person(s) needing special accommodations to participate in the above noticed meeting should contact Lisa A. Strickland at (208) 735-7267 at least two (2) working days before the meeting.

**CITY OF TWIN FALLS**  
**PLANNING & ZONING COMMISSION**

**Public Hearing Procedures for Zoning Requests**

1. Prior to opening the public meeting, the Chairman shall review the public hearing procedures, confirm a quorum is present and introduce staff present.
2. Individuals wishing to testify or speak before the Commission shall wait to be recognized by the Chairman, approach the microphone/podium, state their name and address, then commence with their comments. Following their statements, they shall write their name and address on the Sign-In record sheet(s) located on a separate table near the entrance of the chambers. The administrative assistant shall make an audio recording of each public meeting.
3. **The Applicant, or the spokesperson for the Applicant, shall make a presentation** on the application/request. No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing – WHICH IS A MINIMUM OF 15 DAYS PRIOR TO PUBLIC HEARING. **The applicant's 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.**The Applicant is limited to 15 minutes, unless a written request for additional time is received and granted by the Chairman prior to commencement of the public meeting.
4. Upon completion of the applicant's presentation City Staff will present a staff report which shall summarize the application/request, history of the property, if any, staff analysis of the request and any recommendations.
  - **The Commission may ask questions of staff or the applicant pertaining to the request at this time.**
5. The public will then be given the opportunity to provide public testimony/input/comments regarding the request.
  - **The Chairman may limit public testimony to no more than two (2) minutes per person.**
  - **Five (5) or more individuals, having received personal public notice of the application under consideration, may select a spokesperson by written petition. The spokesperson shall be limited to 15 minutes.**
  - **No written comments, including e-mail, received after 12:00 o'clock noon on the date of the hearing will be accepted for consideration by the hearing body. Written comments, including e-mail, received by 12:00 o'clock noon or before the date of the hearing shall be either read into the record or displayed on the overhead projector either during or upon the completion of public comment.**
  - **Following the Public Testimony, the applicant is permitted a maximum five (5) minutes rebuttal to respond to Public Testimony.**
6. Following the Public Testimony and Applicant's response, the Public Input portion of the public hearing shall be closed-**No further public testimony is permitted.** Commission Members, as recognized by the Chairman, shall be allowed to request clarification of any public testimony received of the Applicant, Staff or any person who has testified. The Chairman may again establish time limits.
7. The Chairman shall then close the Public Hearing. The 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 Chairman.**



Public Hearing: **WEDNESDAY, MAY 29, 2013**

To: Planning & Zoning Commission

From: Rene'e V. Carraway, Community Development Department

## AGENDA ITEM IV-1

**Request:** Request for a Special Use Permit to allow an addition on an existing non-conforming detached accessory building greater than 1000 square foot on property located at 1259 Madrona Street North, c/o J. Francis Florence, Milestone Builders on behalf of Mitchell and Brittany Moffitt. (app. 2568)

**Time Estimate:**

The applicant's presentation may take up to fifteen (15) minutes. Staff presentation may be five (5) minutes.

**Background:**

<b>Applicant:</b>	<b>Status:</b> Owner	<b>Size:</b> 4 (+/-) acre property, 3500 (+/-) sf barn
Mitchell and Brittany Moffitt 1710 Brookfield Court Twin Falls, ID 83301 208-961-1522	<b>Current Zoning:</b> R-2	<b>Requested Zoning:</b> Special Use Permit
	<b>Comprehensive Plan:</b> Medium Density Residential	<b>Lot Count:</b> 1 lot
	<b>Existing Land Use:</b> Residential	<b>Proposed Land Use:</b> Same
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
J. Francis Florence c/o Milestone Builders 195 River Vista Place Ste 302 Twin Falls, ID 83301 (208) 280-5800 jff@westerra.cc	<b>North:</b> R-1 VAR PUD; residential	<b>East:</b> R-2; Madrona St N, residential
	<b>South:</b> R-2; Residential	<b>West:</b> R-2; Galena Dr, residential
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-3-4(D), 10-4-4, 10-7-6	

**Approval Process:**

As per TF City Code: 10-13-2.2 (F), (G) & (J)

**(F) Public Hearing:** The Special Use Permit process requires a public hearing to be held in which interested persons have the opportunity to be heard with regards to the application.

Within thirty (30) days after the public hearing, the Commission shall approve, conditionally approve, or disapprove the application as presented during the hearing. If conditions are placed on the permit, the Administrator shall issue a special use permit listing the specific conditions specified by the Commission for approval.

If an applicant or interested party appeals the decision of the Commission, the 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:**

Approval of this request will have negligible impact on the City budget.

**Regulatory Impact:**

Approval of this request will allow the applicant to proceed with the building permit process to construct an addition onto an existing nonconforming detached accessory building.

**A special use permit is for zoning purposes only.** Other permits such as sign, building, electrical or plumbing permits, etc. may be required. All facilities must comply with all Building and Fire Code Regulations.

## History:

In 1986 a separate dwelling was constructed on the lot. The County Assessor's office was notified by Twin Falls Bank & Trust to split the new home from the lot in a mortgage split. When the mortgage split was processed, the County assigned a separate RPT# for this portion of the lot. The Reeder's believed the lot had been split legitimately.

In December 1995 the property as a whole was annexed by the City of Twin Falls. On November 5, 2012 the John Reeder Subdivision Conveyance Plat was recorded.

## Analysis:

The property is zoned R-2, Medium Density Residential zoning district. City Code 10-3-4 defines Non-Conforming Buildings or Uses as: "A building or use made nonconforming but which was lawfully existing or under construction at the time of adoption." In order to expand any buildings part of a legal nonconforming use it requires a public hearing before the Planning & Zoning Commission.

The property is a residence with an existing 3500 +/- sf barn in the R-2, Residential Single Household or Duplex zoning district. The barn existed before a City of Twin Falls zoning district designation was applied to the property. The barn originally served the home located to the east of the parcel which is now owned by another party. The applicant does not intend to develop the property into multiple residential lots but intends to preserve the historic barn and eventually construct a home on the lot. There is currently a house on the lot that will be removed or subdivided to allow the construction of the second residence.

City Code 10-4-4.2(B)(6)a requires a Special Use Permit for a detached accessory building more than 1000 sf. The existing 3500 +/- sf barn does not have a special use permit. Therefore the applicant is requesting a special use permit to bring the property into conformance with the current city code. The applicant would also like to construct an 8' x 20' addition to the west side so that the access door is more practically oriented to the home that will be built in the future. The applicant has no desire to use the existing barn for commercial purposes. They do not intend to develop the property into multiple residential lots.

The expansion will not create any additional traffic or the need for any employees. The expansion would not have any effects on adjoining property related to any additional noise, glare, odor, fumes or vibrations.

The Commission has a number of considerations when reviewing a non-conforming building expansion permit, as stated in City Code §10-3-4(D). Some of those considerations include if the expansion is harmonious and appropriate in appearance with the general vicinity or if the expansion would have any adverse impacts to the neighborhood.

## Conclusion:

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

1. Subject to site plan amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and Standards.
2. Subject to a building permit being issued for the addition to the existing nonconforming detached accessory building.

## Attachments:

1. Letter of Request
2. Vicinity-Zoning Map
3. Aerial of the Project Site
4. Site Plan
5. Site Photos

Special Use Permit Request For:

Mitchell and Brittany Moffitt on property located in the 1200 block of Madrona St. Twin Falls;

Section C. 4 a.

The applicant recently purchased approximately 4 acres of property that is substantially undeveloped ground. This is the last remaining piece of what was originally a working farm and horse property. Over the last 40 years the surrounding properties have been developed into residential lots and fully built out. The existing barn measures 35' by 100' and is near the center of the acreage. The barn originally served the home located to the east of the parcel which is now owned by another party.

Section C. 4 B.

The applicant does not intend to develop the property into multiple residential lots but intends to preserve the historic barn and eventually construct their personal residence. They are requesting permission to modify the barn by adding an 8 ft. by 20 ft. addition to the west side so that it has an access door with a more practical orientation to the home that will be built in the future. The change will also slightly modify the architecture so that it is consistent with the planned architecture of the home. The barn has been in place long before any of the neighboring homes were built. The minor modification of the proposed will not have a negative effect on the adjoining properties.

Section C. 4. C.

The use of the barn is not for commercial purposes and will not have any hours of operation, increase in traffic or have any employees. There will be no increase in noise, glare, odors, fumes or vibrations as a result of the change.

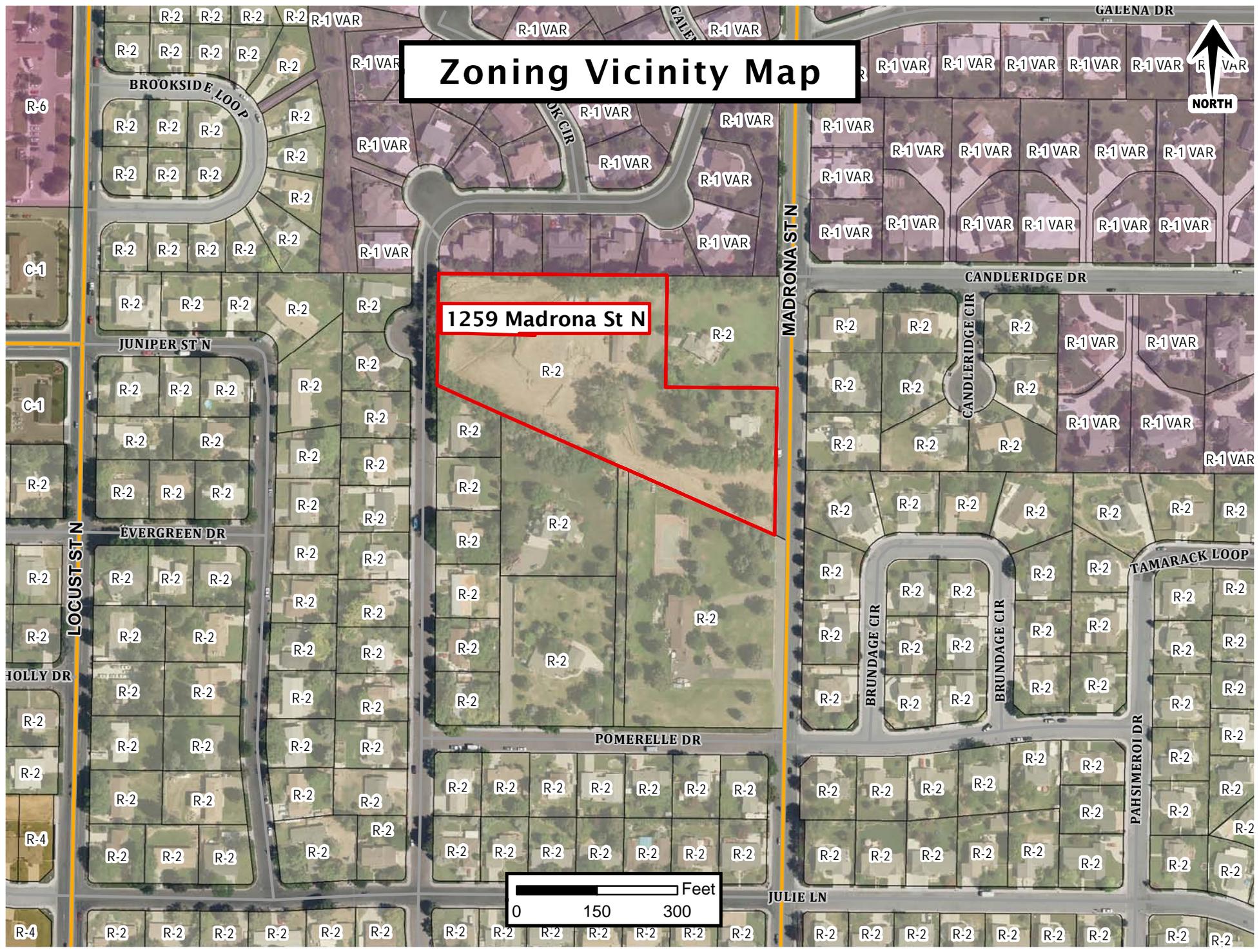
The desire of the applicant to use the existing barn and to not fully develop the property into multiple residential lots will assure that the property will remain compatible with the adjacent properties.



# Zoning Vicinity Map



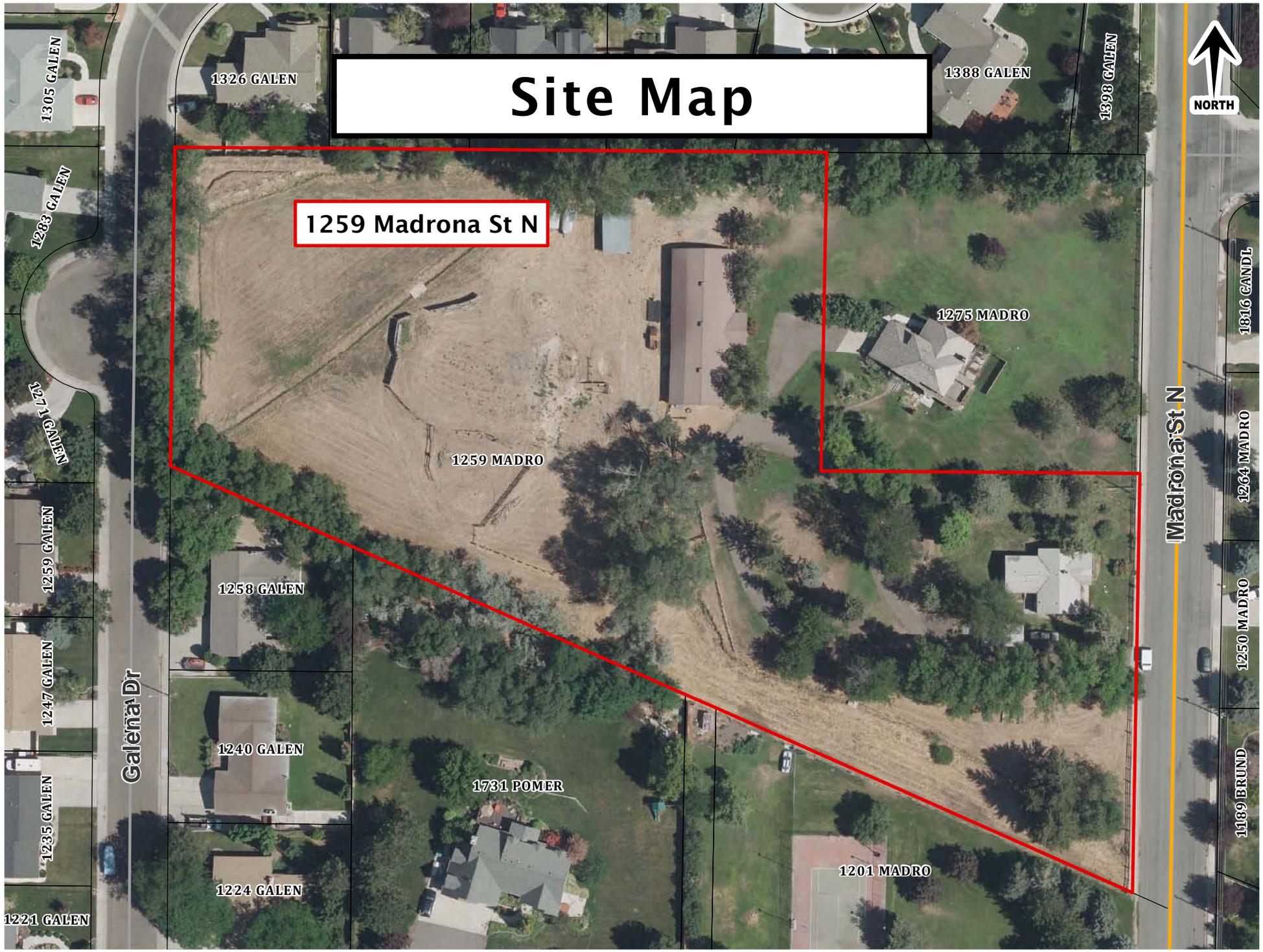
**1259 Madrona St N**



# Site Map



1259 Madrona St N



Galena Dr

Madrona St N





05/06/2013 10:50 AM

West side of the barn

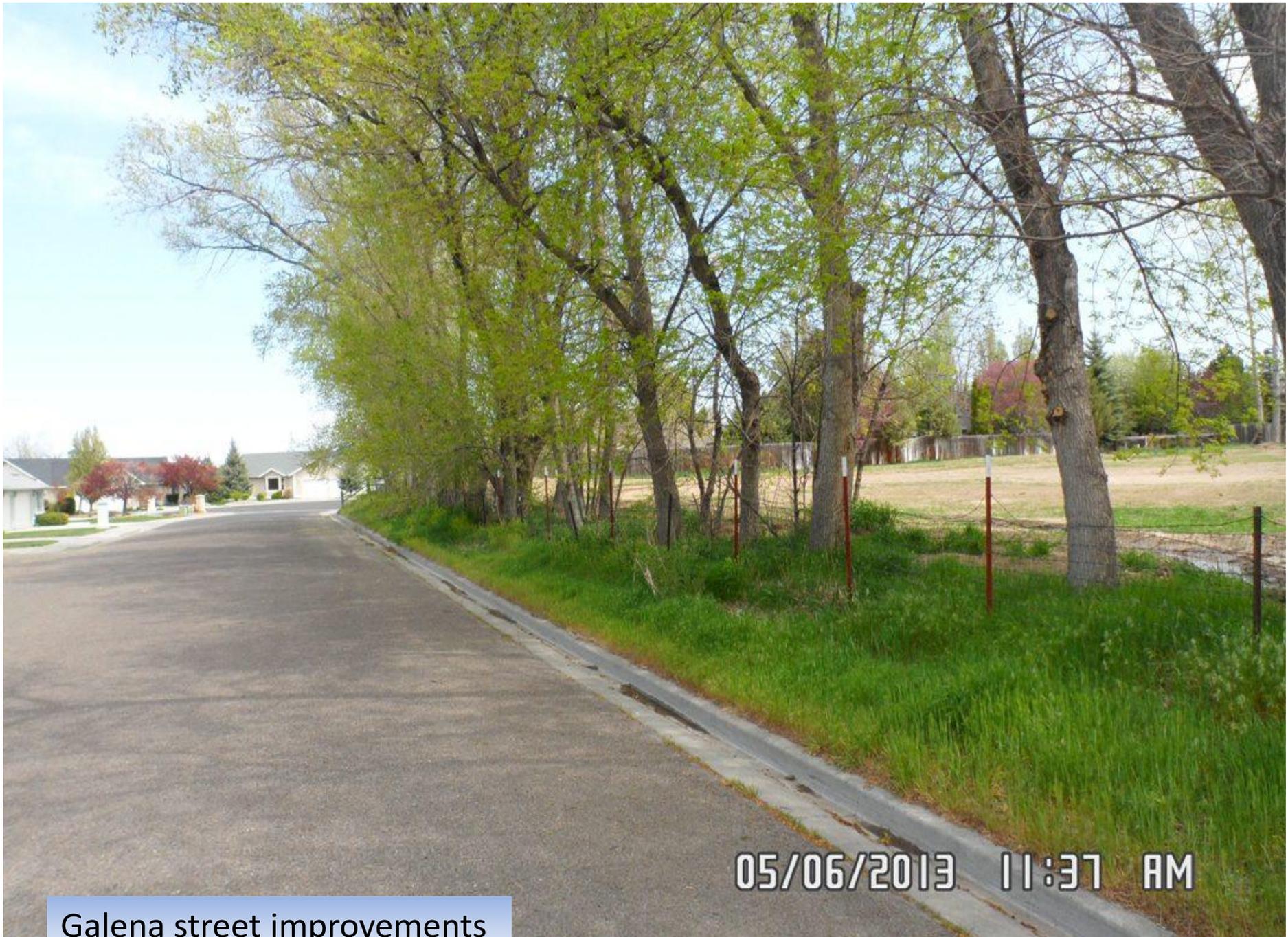


05/06/2013 10:52 AM

South side of the barn



West side of the barn from Galena



05/06/2013 11:37 AM

Galena street improvements



05/06/2013 11:35 AM

Madrona street improvements



Public Hearing: **Wednesday, May 29, 2013**

To: Planning & Zoning Commission

From: Rene'e Carraway, Community Development

## AGENDA ITEM IV-2

**Request:** Request for a Special Use Permit to operate a paint booth, detail, service and repair shop in conjunction with an existing automobile and truck dealership on properties located at 236 & 318 Shoshone Street West; 161, 140, & 186 3<sup>rd</sup> Ave West; 235 Shoshone Street South; and 139 3<sup>rd</sup> Ave South, more particularly described as lots 1-16 and 28-32 of Block 131, lots 17-32 Block 117, and lots 18-20 Block 118 of Twin Falls Original Townsite. (App 2569) c/o Chris Wills, Wills Motor Co/Wills Toyota.

**Time Estimate:**

The applicant's presentation may take up to fifteen (15) minutes. Staff presentation will be approximately five (5) minutes.

**Background:**

<b>Applicant:</b>	Status: Lease	Size: Land size 2.97 Acres, Total Buildings 42,500 sqft
Wills Motor Co/ Wills Toyota 236 Shoshone St N Twin Falls ID, 83301 208-733-2891	<b>Current Zoning:</b> M-2 & C-B	<b>Requested Zoning:</b> SUP for Automobile & Truck Sales, Paint Booth
	<b>Comprehensive Plan:</b> Town Site	<b>Lot Count:</b> 41 Total
	<b>Existing Land Use:</b> Automobile and Truck Sales, Paint booth	<b>Proposed Land Use:</b> Automobile and Truck Sales, Paint Booth
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
Chris Wills 236 Shoshone St N Twin Falls, ID 83301 208-733-2891 chris@willstoyota.com	<b>North:</b> Gooding Street West, C-B & M-2 Zones	<b>East:</b> C-B Zones
	<b>South:</b> Shoshone Street South; O-T Zone	<b>West:</b> 4 <sup>th</sup> Ave West; M-2 Zone
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-4-7.2(B)10b & 11b, 10-4-10.2(b)11e, 10-7-18, 10-10	

**Approval Process:**

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

Within thirty (30) days after the public hearing, the Commission shall approve, conditionally approve, or disapprove the application as presented during the hearing. If conditions are placed on the permit, the Administrator shall issue a special use permit listing the specific conditions specified by the Commission for approval.

If an applicant or interested party appeals the decision of the Commission, the 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:**

Approval of this request will have minimal impact on the City budget with the business currently operating there will be little to no change in the daily operations.

**Regulatory Impact:**

Approval of this request will allow the applicant to operate a paint booth, detail, service and repair shop in conjunction with an existing automobile and truck dealership.

**A special use permit is for zoning purposes only.** Other permits such as sign, building, electrical or plumbing permits, etc. may be required. All facilities must comply with all Building and Fire Code Regulations.

**History:**

The Wills Toyota business has been operating since 1946 in the downtown area. The passage of Ordinance 2012 in 1981 re-zoned many areas within City Limits, including the downtown area. In 1990, Special Use Permit #287 was awarded for Lots 17-22 on block 117 to operate an Automobile and Truck Repair. Since 1990, there have been no further zoning actions taken. Currently the dealership operates under a grandfathered clause, and could continue to do so if the location and operations did not change.

**Analysis:**

The Wills Toyota dealership encompasses 41 original town site lots in the downtown area. They occupy 3 buildings and have multiple display lots. They are currently in the early stages of remodeling all three buildings. Part of this remodel entails moving their service and repair departments, detailing and paint touch up booth, as well as various offices and other functions. Wills Toyota was required to apply for a Special Use Permit in order to operate a Paint Booth in a building on their property. We requested Wills Toyota to apply for a Special Use Permit that would bring the entire property into compliance and allow the location of different functions of the business to be moved from one area to another within and on their property.

The applicants' narrative states that Wills Toyota will continue to operate in the same scope it has since 1946, as a franchised new and used automobile dealership providing sales service and repair. They anticipate traffic and customer activity to remain unchanged at approximately 50 cars per day for all departments. Currently 34 people are employed at the business.

Per City Code 10-4-7: A Special Use Permit is required to operate an automobile and truck dealership and an automobile and truck service and/or repair in the C-B Zone. If approved, this would bring the entire property into compliance with city code and allow the business to continue to operate into the future with the necessary updated documentation.

Per City Code 10-4-10: A Special Use Permit is required to operate an automobile and truck service and/or repair in the M-2 Zone. If approved, this would bring the entire property into compliance with city code and allow the business to continue to operate into the future with the necessary updated documentation.

Per City Code 10-7-18: A Special Use Permit is required to operate an indoor commercial paint booth in all zoning districts. If approved, this would allow Wills Toyota to operate what they describe as a small scale touch up paint

booth that would address their needs in the reconditioning process to repair rock chips, rust spots, or other small scale paint issues.

The code does not distinguish between small scale operations as described above, and larger commercial painting operations that would be for retail customers. It would be appropriate to place a condition on the permit to limit this paint booth to operations described by the applicant in their narrative or supporting documentation.

Per City Code 10-10: Off-street parking is required for car dealerships. Code states the amount for automotive sales is To Be Determined by administrator, with a suggestion of 1 space per 600 Square feet of sales, storage and outside display area.

The locations described in the permit are also located within the P-2 and P-3 parking overlays. The applicant is not increasing its service or sales area, the minimum parking was met at the time of development and will be reassessed at the time of future development.

### **Conclusion:**

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

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to the paint booth being limited to the Wills Motor Company for their reconditioning process to repair rock chips, rust spots, or other small scale paint issues.

### **Attachments:**

1. Letter of Request
2. Zoning Vicinity Map
3. Aerial Map
4. Applicant Submitted Site Plan
5. Site Photos



B.1 The following is a request that a special use permit be granted for the Real Property Located at: 236 Shoshone St W, 318 Shoshone St W, 161 3<sup>rd</sup> Ave W, 140 3<sup>rd</sup> Ave W, 186 3<sup>rd</sup> Ave W and 141 3<sup>rd</sup> Ave W, Twin Falls, Idaho 83301

and LEGALLY DESCRIBED as:

Lots 1-16 and Lots 24-32 Block 131 Twin Falls Townsite, Twin Falls, Idaho  
Lots 17-32 Block 117 Twin Falls Townsite, Twin Falls, Idaho

C.4 a. The reason for the request:  
To bring into compliance our use permits and allow the location of different functions of our business to be moved from one area to another within and on the property.

b. Explanation of the project:  
Wills Motor Co, Inc. D.B.A. Wills Toyota will continue to operate in the same scope it has since 1946 as a franchised new and used automobile dealership providing sales, service and repair.

- i. Hours of operation:  
Service department: Monday-Friday 7:30 a.m.-6:00 p.m.  
Saturdays 8:00 a.m.-3 p.m.  
  
Sales department: Monday-Friday 8:00 a.m.-6:00 p.m.  
  
Reconditioning, wash and refinishing: Monday-Friday 8:00 a.m.  
Saturday 8:00-5:00
- ii. Traffic anticipated: Traffic should remain relatively unchanged. Current average is approximately 50 cars per day for all departments combined.
- iii. Number of employees: Currently 34

c. Effects on adjoining properties: Effects will be as it is now.

- i. Noise: No increase is anticipated as no scope of work performed will change.
- ii. Glare: No increase in glare as no appreciable increase in reflective surfaces will occur.
- iii. Odor: No change and no odor producing activities. No type of processing or manufacturing will be introduced into our business model.
- iv. Fumes and vibration: No change or increase in light automotive refinishing, repair or detail processes.
- v. We don't anticipate any compatibility issues with adjacent or properties in our district as the scope of the business we conduct will be unchanged.

We would like to continue to operate a car detail shop at our location. This detail shop includes a small scale paint booth that addresses our needs in the reconditioning process to repair rock chips, rust spots, or other small scale paint issues.



# Aerial Site Map

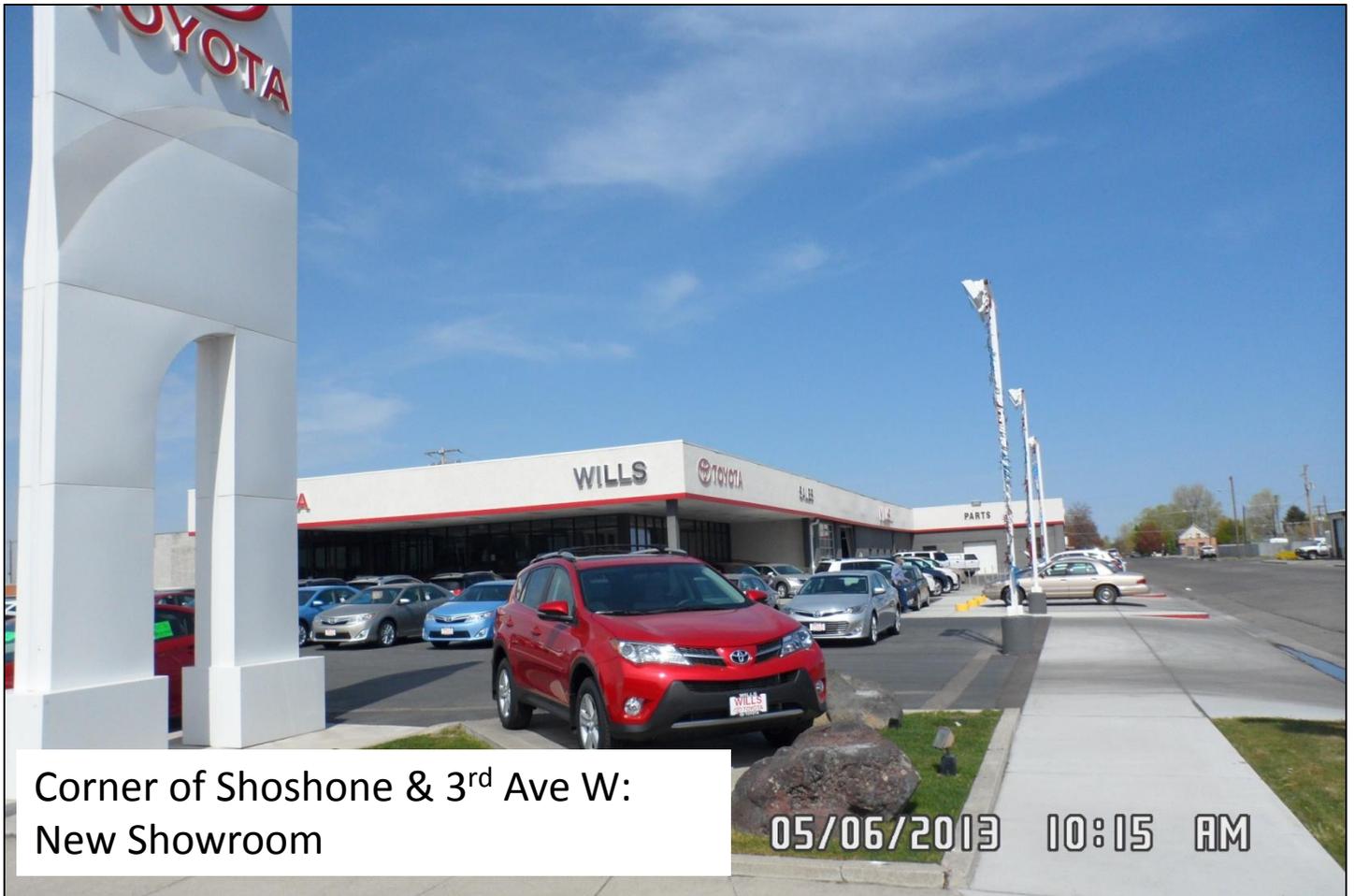






Corner of Shoshone & 3<sup>rd</sup> Ave W:  
Old Showroom

05/06/2013 10:15 AM



Corner of Shoshone & 3<sup>rd</sup> Ave W:  
New Showroom

05/06/2013 10:15 AM



On 3<sup>rd</sup> Ave W: Parking behind old showroom.

05/06/2013 10:14 AM



3<sup>rd</sup> Ave W - Looking to Shoshone St

05/06/2013 10:13 AM



3<sup>rd</sup> Ave - Auto Detailing /Service shop

05/06/2013 10:13 AM



3<sup>rd</sup> Ave W – Parts Department

05/06/2013 10:13 AM



Shoshone Street – Car Display Lot

05/06/2013 10:16 AM



Overflow Parking lot – Leased Space  
Across Shoshone Street.

05/06/2013 10:19 AM



Public Hearing: **WEDNESDAY, MAY 29, 2013**  
 To: Planning & Zoning Commission  
 From: Rene'e V. Carraway, Community Development Department

## AGENDA ITEM IV-3

**Request:** Request for a Special Use Permit to operate a Chiropractic Office on property located at 2068 Addison Avenue East, c/o Geoffroi Golay, DDC, PLLC. (app. 2571)

**Time Estimate:**

The applicant's presentation may take up to fifteen (15) minutes. Staff presentation will be approximately five (5) minutes.

**Background:**

<b>Applicant:</b>	<b>Status:</b> Purchase and Sale Agreement	<b>Size:</b> 13,345 +/- sq ft lot/ 2300 +/- sq ft building
Geoffroi Golay, DDC, PLLC 1078 Hoops Street Twin Falls, Idaho 83301 208-736-0123 208-731-2975 (c) Golay2009@live.com	<b>Current Zoning:</b> R-2 PRO	<b>Requested Zoning:</b> Approval of a Special Use Permit
	<b>Comprehensive Plan:</b> Residential Business	<b>Lot Count:</b> 1 lot
	<b>Existing Land Use:</b> Professional Office	<b>Proposed Land Use:</b> convert a professional office to a chiropractic office
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
	<b>North:</b> R-2; Addison Avenue East, residential	<b>East:</b> R-2 PRO; residential
	<b>South:</b> R-2; alley, residential	<b>West:</b> R-2 PRO; professional office
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-4-4, 10-4-18, 10-10-3, 10-11-1 thru 9, 10-13-2.2	

**Approval Process:**

As per TF City Code: 10-13-2.2 (F), (G) & (J)

**(F) Public Hearing:** The Special Use Permit process requires a public hearing to be held in which interested persons have the opportunity to be heard with regards to the application.

Within thirty (30) days after the public hearing, the Commission shall approve, conditionally approve, or disapprove the application as presented during the hearing. If conditions are placed on the permit, the Administrator shall issue a special use permit listing the specific conditions specified by the Commission for approval.

If an applicant or interested party appeals the decision of the Commission, the 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:**

Approval of this request will have negligible impact on the City budget.

**Regulatory Impact:**

Approval of this request will allow the applicant to operate a chiropractic office from this location.

**A special use permit is for zoning purposes only.** Other permits such as sign, building, electrical or plumbing permits, etc. may be required. All facilities must comply with all Building and Fire Code Regulations.

## History:

On December 4, 1995 the Council approved Ord#2517 rezoning 2068 Addison Avenue East from R-2 to R-2 PRO. On February 13, 1996 the Commission approved Special Use Permit #437 to allow a professional office to operate at this address. There were no conditions placed on the Special Use Permit.

In June of 2000 the Council approved Ord#2657. This ordinance amended Title 10; Chapter 4; Section 18- Professional Office Overlay District to allow additional land uses by special use permit and added additional development standards along the historic corridors of Addison Avenue and Blue Lakes Boulevard.

In August 2001 The City Council requested all properties fronting Addison Avenue East from Sunrise Boulevard to Eastland Drive be rezoned from R-2 to R-2 PRO. This request was made because five (5) properties along that stretch had been individually rezoned. The Commission held a public hearing on October 9, 2001 and recommended denial. The Council decided not to proceed with the application.

## Analysis:

This property is zoned R-2 PRO, which is a Residential Single Household or Duplex zoning designation with a Professional Office overlay. The request is to establish a chiropractic office at this site. In the PRO zoning sub-district a Special Use Permit is required to establish and operate a chiropractic office. There are professional offices in this general location, such as attorney offices, a commercial daycare, and a photography studio.

If the permit is granted it would allow a chiropractic office to operate at this location. A Special Use Permit is required for medical facilities uses in the R-2 PRO zone. Professional services are defined in City Code as: "Services offered by persons engaged in the legal, engineering, architectural, design, planning, accounting, banking, auditing, and related professions." The narrative states the applicant wishes to change the use from an architect office to a chiropractic office. This will be a single physician chiropractic office.

The existing building is approximately 2300 square feet and would require eight (8) parking spaces based on City Code 10-4-18.3(G)(2). The site plan indicates there are nine (9) parking spaces provided. The property is currently accessed off of Addison Avenue East. Landscaping shall be in conformance with City Code 10-4-18.3(J)(3) of the Professional Office Overlay zone. The landscaping requirement is 25% of the total lot area, which equates to 3336 sq ft. The property is on a Gateway Arterial but is not commercially zoned; therefore Commercial Gateway landscaping requirements do not apply.

City Code 10-11-4(B) states all parking and maneuvering areas shall be hard surfaced with Portland concrete or asphaltic concrete surface material. Troy Vitek, Assistant City Engineer, has determined the alley is to be hard surfaced if it is to be used as an access to the parking area. City Code requires 20' for parking and 24' for maneuvering area. City Code 10-11-1 states that if cost of improvements required by sections 10-11-2 through 10-11-5 of this chapter exceeds twenty five percent (25%) of the cost of the proposed private improvements, an agreement may be negotiated to allow the required improvements to be staged over a period of time not to exceed three (3) years. This agreement must be approved by the City Engineer and the Council. A portion of the required improvements must be completed each year with completion of all the required improvements at the end of the third year.

The applicant indicated in his narrative the hours of operation would be Monday through Friday, 8:00 am to 6:00 pm. The anticipated traffic would be 1 to 3 cars in the parking lot per hour. There will be three (3) employees. Two (2) of the employees will walk to work each day. The request is consistent with the Comprehensive Plan which designates this area Residential Business.

To establish a chiropractic office at this site is a "change of use" and as such a certificate of occupancy is required. A full review to assure compliance with code requirements shall be completed as part of the building permit review process and prior to issuance of a certificate of occupancy and operation of business or residency.

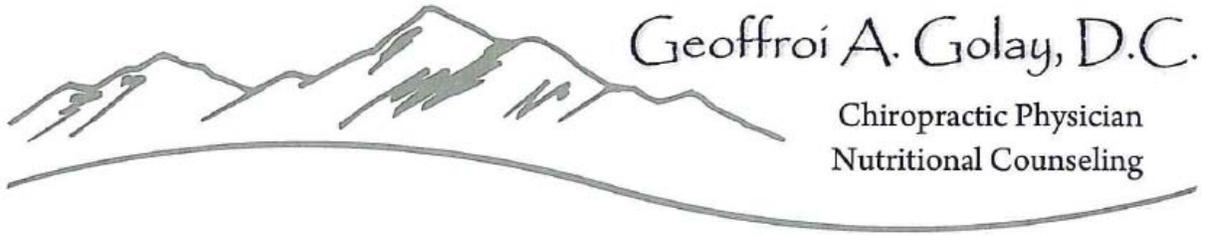
**Conclusion:**

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

1. Subject to site plan amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and Standards.
2. Subject to applicant hard surfacing the alley as determined by engineering dept.

**Attachments:**

1. Letter of Request
2. Area Zoning Map
3. Aerial View Map
4. Site Plan (2)
5. Photos (4)



4. Provide a Detailed Written Statement

a. Reason for the request: To change the building use from an Architect office to a Chiropractic office.

b. Explanation of Project: Beginning in July 2013 Russ Lively, Architect will vacate the building. Golay Chiropractic is purchasing the building will move in and see patients at that location.

i. Hour of Operation: Monday – Friday, 8:00 am – 6:00 pm

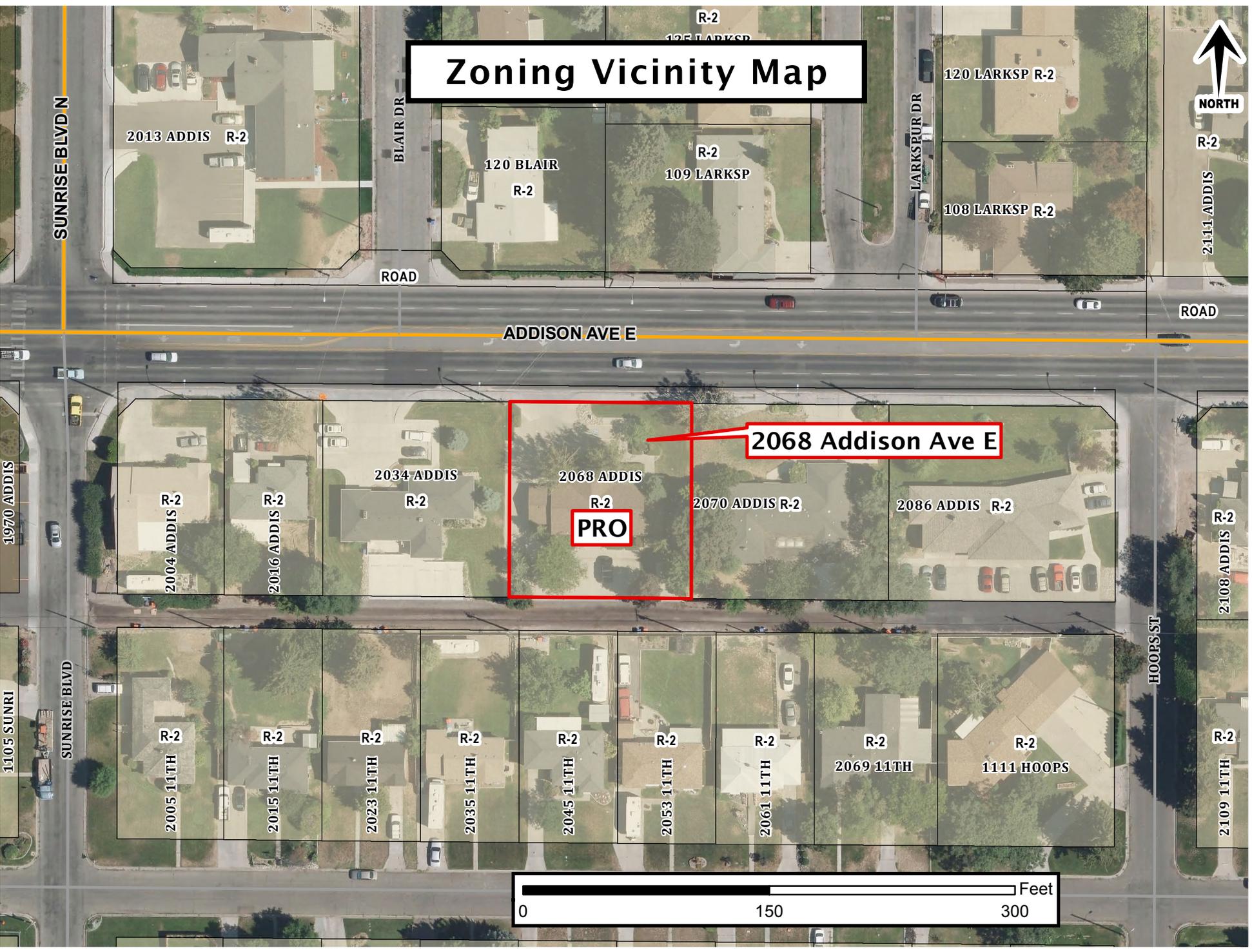
ii. Traffic: The building will be occupied by 2-4 people per hour with 1-3 cars in the parking lot per hour.

iii. Number of employees: 3. 2 of which will walk to work each day as their residence is just around the corner.

c. An evaluation of the effects on adjoining property: This will be a single physician chiropractic office. A business sign will be installed in front of business however this will not have any effect on surrounding properties. We do not anticipate any noise, glare, odor, fumes or vibrations to be an issue. The property will be well maintained in a professional manner to reflect positively on the area.

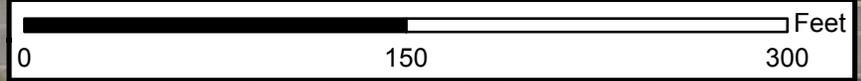


# Zoning Vicinity Map



**2068 Addison Ave E**

**PRO**



ADDISON AVE E



# Site Map



2068 Addison Ave E

2034 ADDIS

2070 ADDIS

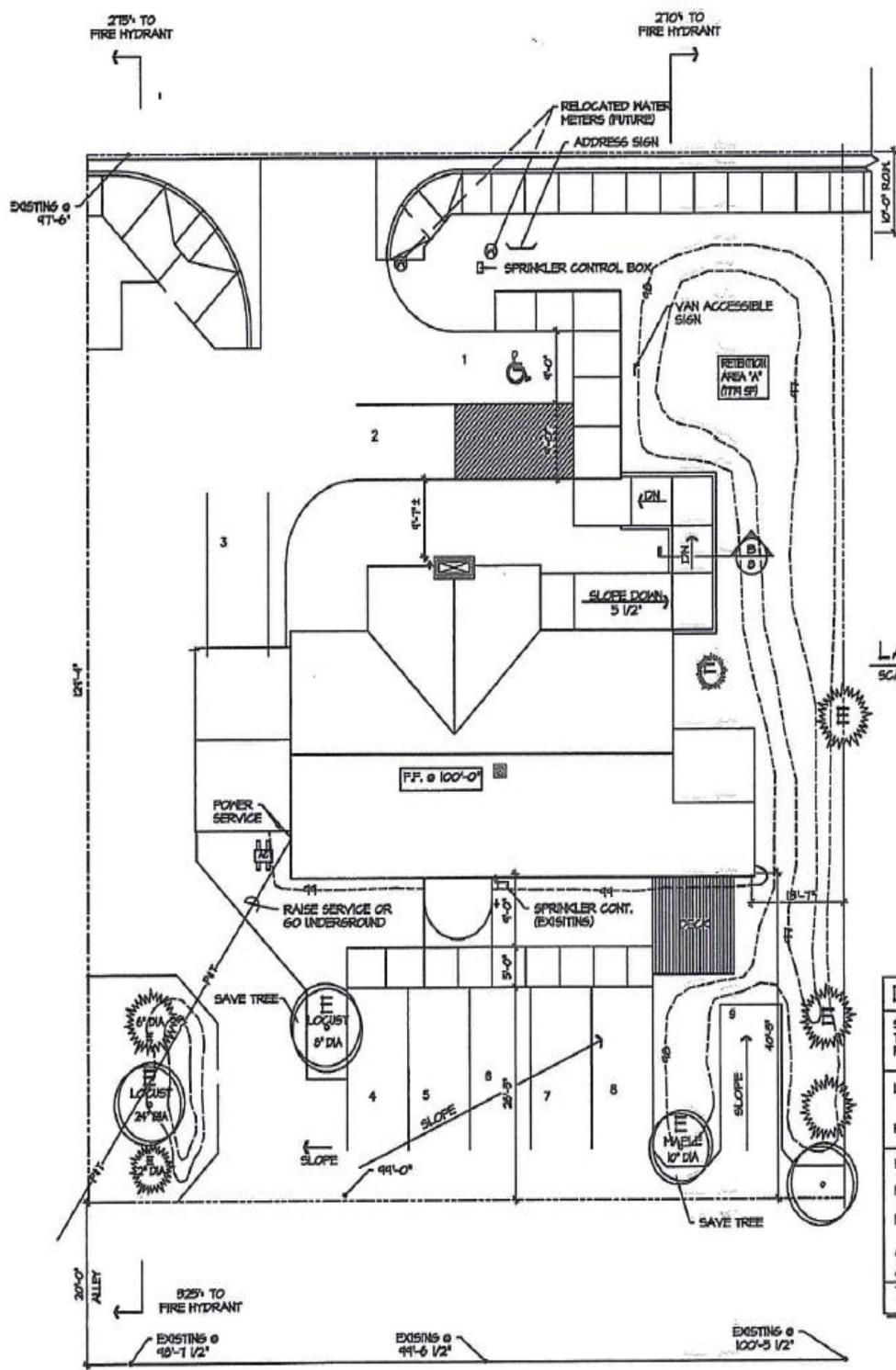
2023 11TH

2035 11TH

2045 11TH

2053 11TH

2061 11TH



### LEGEND

- NEW TREE
- INDICATES EXISTING TREE OR BUSH
- EXISTING CONCRETE
- NEW CONCRETE

### LANDSCAPE PLAN

SCALE 1/8" = 1'-0"

SCALE 1/8" = 1'-0"

OPTION 1A  
ENTRANCE ONLY ARTERIAL  
IN ROAD TO ALLEY

### DRAINAGE CALCULATIONS

SITE TOTAL AREA	13543 SF
RETENTION AREA	2200 CF
<b>LANDSCAPE AREA</b>	
13543 x 10% =	1354 SF.
PROVIDED =	4175 SF.
<b>RETENTION</b>	
$1/T = \frac{1.3 \times 13543}{12} = 2144.625$	
$1/T = 2144 \text{ C.F.} = 2200 \text{ C.F.}$	
AREA 1A = 1771 SF., AVG. 1'-0" DEEP =	1771 CF.
AREA 1B = 941 SF., AVG. 1'-0" DEEP =	941 CF.
TOTAL RETENTION CAPACITY =	2291 CF.







Public Hearing: **Wednesday , May 29, 2013**

To: Planning & Zoning Commission

From: Rene'e Carraway, Community Development

## AGENDA ITEM IV-4

**Request:** Request a Special Use Permit to replace an existing 90' wood Wireless Communication Facility with a 93' monopole on property located at 2404 Addison Avenue East. (App 2572) c/o Brandon Beagles on behalf of FLATCO, LLC

**Time Estimate:**

The applicant's presentation may take up to fifteen (15) minutes. Staff presentation will be approximately five (5) minutes.

**Background:**

<b>Applicant:</b>	<b>Status:</b> Lease Agreement	<b>Size:</b> 900 sqft
General Dynamics 960 Levoy Dr. SLC, UT 84123 (385) 313-3233	<b>Current Zoning:</b> C-1, Commercial Highway	<b>Requested Zoning:</b> SUP for Cell Tower Replacement
	<b>Comprehensive Plan:</b> Commercial / Retail	<b>Lot Count:</b> 1 Lot
	<b>Existing Land Use:</b> Commercial, <i>Snake Harley</i>	<b>Proposed Land Use:</b> SUP for Cell Tower Replacement
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
Brandon Beagles Fuller Consulting LLC 6126 W State St. #205 Boise, ID 83703	<b>North:</b> Addison Ave East; C-1 Residence/Aspenwood Photography	<b>East:</b> C-1; G&L Rentals, Gary's Woodworking
	<b>South:</b> R-2; Residence	<b>West:</b> C-1; TDK Auto Service & Vacant Sonic Lot
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-7-17, 10-13-2	

**Approval Process:**

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

Within thirty (30) days after the public hearing, the Commission shall approve, conditionally approve, or disapprove the application as presented during the hearing. If conditions are placed on the permit, the Administrator shall issue a special use permit listing the specific conditions specified by the Commission for approval.

If an applicant or interested party appeals the decision of the Commission, the 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:**

Approval of this request will have little to no impact on the City budget.

**Regulatory Impact:**

Approval of this request will allow the applicant to replace a wood monopole cellular tower with a steel monopole cellular tower.

A special use permit is for zoning purposes only. Other permits such as sign, building, electrical or plumbing permits, etc. may be required. All facilities must comply with all Building and Fire Code Regulations.

**History:**

Ordinance 2012 was passed in 1981, it created the zoning districts we currently use, and zoned various properties within City Limits. The new zoning designations were assigned at that time, or when areas were annexed. The City of Twin Falls has previously granted two Special Use permits on the property described as 2404 Addison Avenue East. The first SUP was granted in 2000 (#704), for the purpose of constructing and operating a 90' tall communications tower. There were conditions attached to that permit, which can be found in the attachments. The second SUP was granted in 2003 (#832), for the purpose of operating a recreational vehicle storage and storage unit facility in conjunction with a retail business. There were conditions placed on that permit as well, they can be found on the permit in the attachments. As far as we know, the storage unit portion of the second SUP has not been acted upon.

**Analysis:**

When the original Special Use Permit was granted to allow a 90' communications tower on this parcel, it was presented as a wooden utility type pole. As such, any change to the color or material of the pole would be a departure from the original approval given by the Planning Commission. This requires the applicant to obtain a new Special Use Permit.

The applicant has indicated in its narrative and supporting documents that original pole will be removed, and a new steel pole will be placed in the exact area of the original. The new structure and foundation will take place within the existing lease area. The new pole will be the same height as the original, however, the antenna and supporting system will be three feet (3') higher than the original pole. This replacement will also allow for more co-locations on the tower than were previously allowed due to weight bearing loads.

City Code 10-7-17: Wireless Communication Facilities addresses the following requirements: height, setbacks, color, attachment, landscaping, lighting, and maintenance. The drawings furnished by the applicant show compliance with the height, setbacks, attachment, lighting and maintenance.

The landscaping requirements as shown on the site plan for the location of the tower do not meet current code requirements in 10-7-17. Full compliance with City Code section 10-7-17 will be reviewed at the time of building application.

A bond has been furnished for the pole to be removed in the case that it is abandoned in the future.

**Conclusion:**

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

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to full compliance with City code 10-7-17 at time of building application.

**Attachments:**

1. Letter of Request
2. Zoning Vicinity Map
3. Aerial Map
4. Applicant Submitted Site Plan
5. Applicant Submitted Elevations
6. Site Photos
7. SUP #704 & #832

# memo

CITY OF TWIN FALLS  
COMMUNITY DEVELOPMENT SERVICES  
**P.O. Box 1907**  
**324 Hansen Street E**  
Twin Falls, ID 83303

To: Twin Falls P&Z  
From: Brandon Beagles on behalf of Fuller Consulting LLC  
Date: 3/25/2013  
Re: Pole Replacement at existing AT&T Communications Facility located at 2404 E Addison Twin Falls 83301.

---

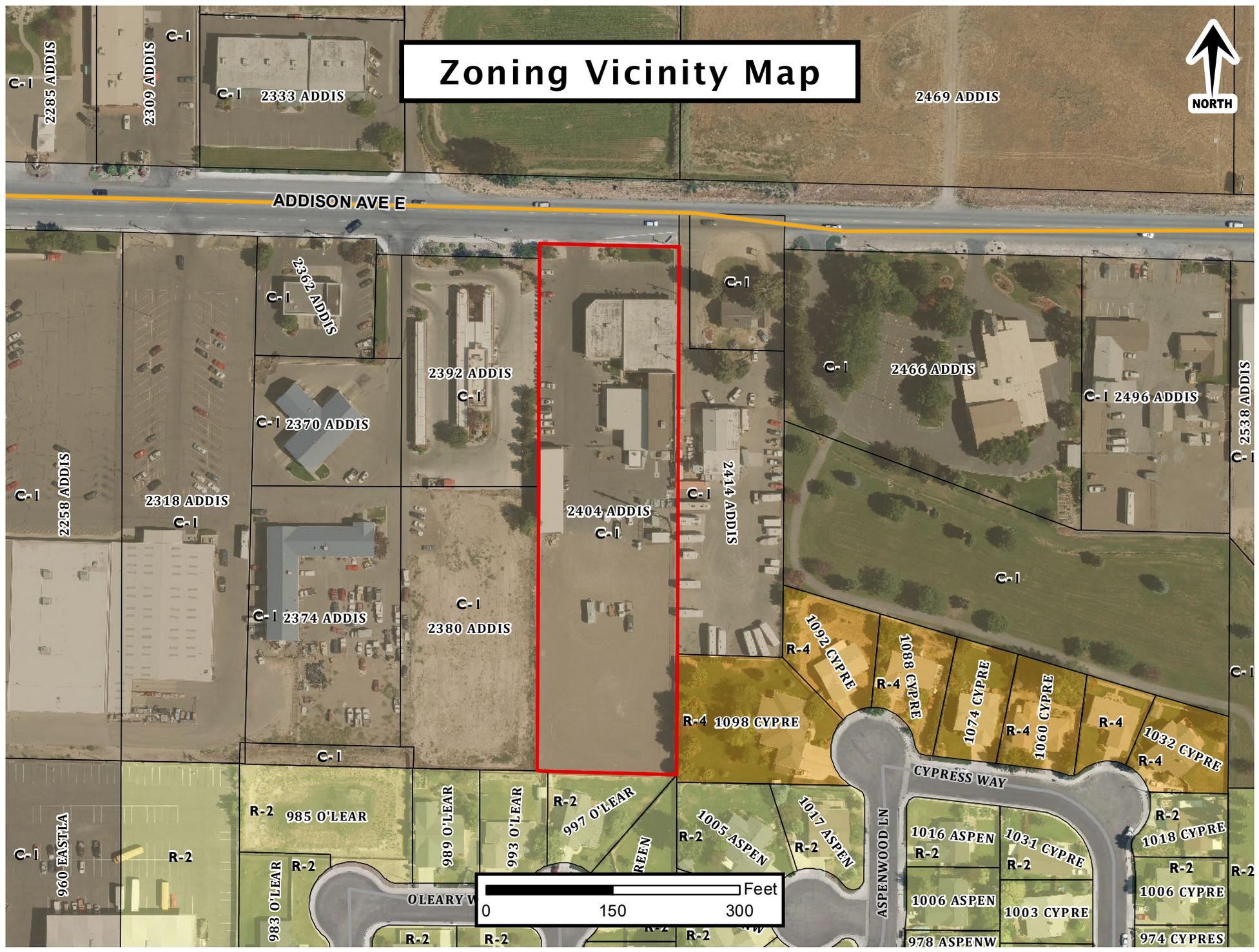
Comments: **In an effort to continue to provide outstanding wireless coverage we are requesting an SUP to replace the current wood pole with a similarly sized and colored steel pole. The current wood pole does not meet the structural requirements for antenna upgrades required by AT&T.**

**A temporary cell on wheels will be put in place to handle the wireless traffic while the current pole is removed. Once the wood pole is removed the new steel pole will be installed and the temporary cell on wheels will be removed.**

**Construction will take place during normal business hours. We expect minimal traffic for our project. The crew size for our project should be around six people. The project will be taking place behind Snake Harley Davidson. We do not anticipate any disturbance to the neighbors or surrounding property.**

**We do not expect any change in noise, glare, odor or general disturbance of the surrounding properties.**

# Zoning Vicinity Map



# Aerial Site Map



Pole Location

2333 ADDIS

2369 ADDIS

2469 ADDIS

ADDISON AV

2362 ADDIS

2392 ADDIS

2466 ADDIS

2370 ADDIS

2318 ADDIS

2414 ADDIS

2404 ADDIS

2374 ADDIS

2380 ADDIS

Pole Location

1092 CYPRE

1088 CYPRE

985 O'LEAR

989 O'LEAR

993 O'LEAR

997 O'LEAR

1098 CYPRE

1074 CYPRE

1060 CYPRE

1005 ASPEN

1017 ASPEN

CYPRESS WAY



**GENERAL DYNAMICS**  
Information Technology

100 N. LARRY AVE., SUITE 200  
P.O. BOX 100000, DALLAS, TX 75280

**FluCo**  
Telecommunications  
Services, LLC  
1400 WEST WINDY STREET  
LEWISDALE, IL 60141  
OFFICE PHONE: (708) 348-0000

9235 Indian Creek Pkwy, Suite 400  
Overland Park, Kansas 66210  
Phone: 913-438-7700 Fax: 913-438-7777

**NOLEPTERINO CONSULTING**  
SOUTH WILMINGTON, DE

STATE OF MARYLAND  
REGISTERED PROFESSIONAL ENGINEER  
ELECTRICAL

THIS ENGINEER HAS REVIEWED THE WORK AND APPROVES IT FOR CONSTRUCTION.

NO.	DATE	DESCRIPTION	BY
1	1/27/13	ISSUED FOR CONSTRUCTION	

DESIGNER: \_\_\_\_\_  
LEAD ENGINEER: \_\_\_\_\_  
LEAD DESIGNER: \_\_\_\_\_  
SUBMITTALS: \_\_\_\_\_

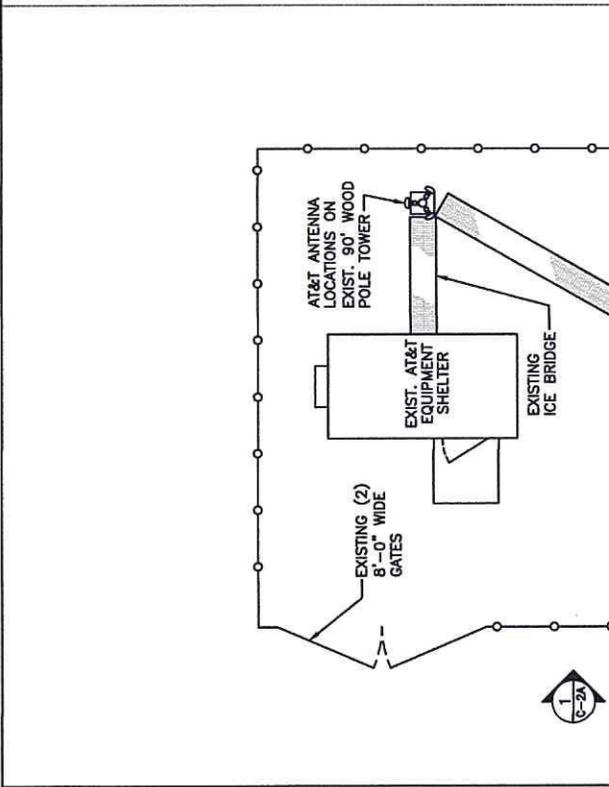
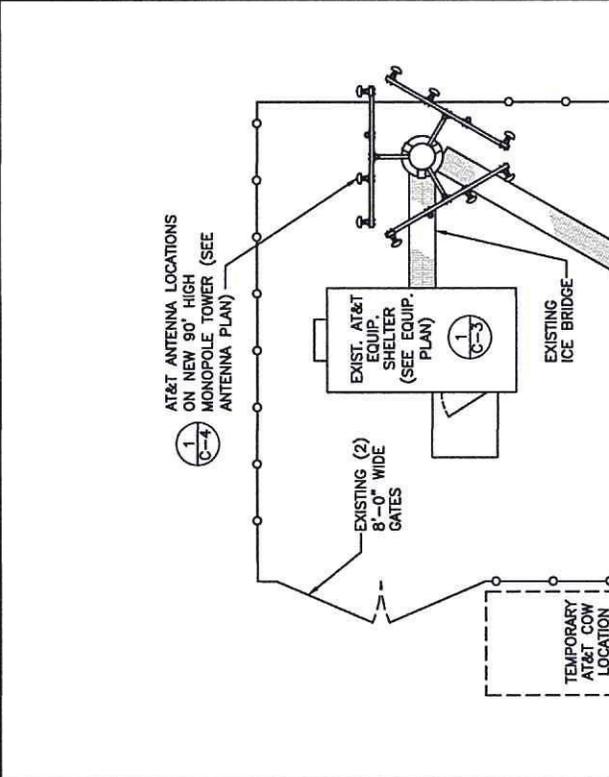
SITE NAME  
**SNAKE HARLEY**

SITE NUMBER  
**PCTLDU4228**

SITE ADDRESS  
**2404 ADDISON AVE EAST  
TWIN FALLS, ID, 83301**

SHEET TITLE  
**ENLARGED SITE PLANS**

SHEET NUMBER  
**C-1**



SCALE: 1/4"=1'-0"

SCALE: 1/4"=1'-0"

ENLARGED SITE PLAN (EXISTING)

ENLARGED SITE PLAN (NEW)

2

SHEET NUMBER



**GENERAL DYNAMICS**  
Information Technology

400 N. LLOYD AVENUE, SUITE 200  
MILWAUKEE, WISCONSIN 53212

**FisCo**  
Telecommunications  
Services, LLC  
1400 WEST WISCONSIN AVENUE  
OFFICE PHONE: (312) 346-4444



2225 South Creek Pkwy., Suite 400  
Cedar Rapids, IA 52404  
Phone: 319-437-7100 Fax: 319-433-7177

**MILWAUKEE CONSULTING  
ENGINEERS**

STATE OF WISCONSIN  
CERTIFICATE OF AUTHORIZATION #  
10-0000000000  
MILWAUKEE, WISCONSIN

NOTE: THIS DRAWING HAS NOT BEEN APPROVED AND IS THE PROPERTY OF THE ENGINEER. IT IS NOT TO BE REPRODUCED OR COPIED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ENGINEER AND DOES NOT EXTEND TO THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR SYSTEM. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ENGINEER AND DOES NOT EXTEND TO THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR SYSTEM.

DESIGNER:

LEAD ENGINEER:

LEAD ENGINEER:

DATE: 01/27/11

DESCRIPTION: SUBMITTALS

BY: [Signature]

DATE: 01/27/11

DESCRIPTION: SUBMITTALS

BY: [Signature]

SITE NAME

**SNAKE HARLEY**

SITE NUMBER

**PCTLDU4228**

SITE ADDRESS

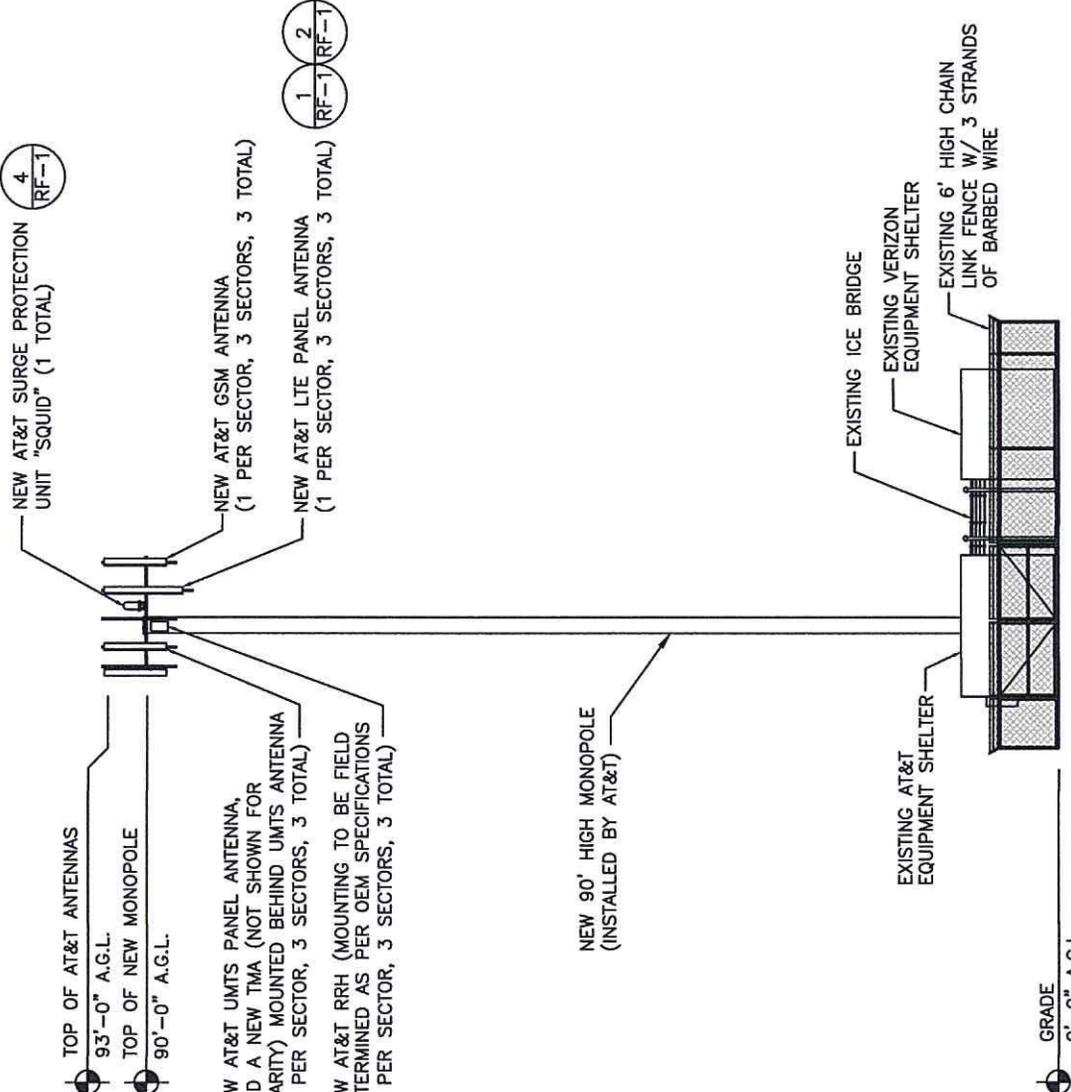
**2404 ADDISON AVE EAST  
TWIN FALLS, ID. 83301**

SHEET TITLE

**WEST ELEVATION  
NEW**

SHEET NUMBER

**C-2B**



4  
RF-1

1  
RF-1

2  
RF-1

8  
RF-1

3  
RF-1

1  
WEST ELEVATION (NEW)



at&t

GENERAL DYNAMICS  
Information Technology



EXISTING AT&T FLUSH  
MOUNT ANTENNAS  
(3-ANTENNAS TOTAL)

EXISTING 90' HIGH  
WOOD POLE

Snake HARLEY

IDL04228

2404 ADDISON AVE EAST  
TWIN FALLS, ID 83301

EXISTING

Photosimulation of the proposed antenna installation  
looking WEST near Carriage Lane.



NEW AT&T ANTENNAS  
ON A NEW 90' HIGH MONOPOLE  
(9-ANTENNAS TOTAL)

PROPOSED



POWDER RIVER



at&t

GENERAL DYNAMICS  
Information Technology

SNAKE HARLEY  
IDL04228  
2404 ADDISON AVE EAST  
TWIN FALLS, ID 83301



POWDER RIVER

(THIS DOCUMENT IS FOR ILLUSTRATIVE PURPOSES ONLY)

EXISTING AT&T FLUSH  
MOUNT ANTENNAS  
(3-ANTENNAS TOTAL)

EXISTING 90' HIGH  
WOOD POLE

NEW AT&T ANTENNAS  
ON A NEW 90' HIGH MONOPOLE  
(9-ANTENNAS TOTAL)

EXISTING

Photosimulation of the proposed antenna installation  
looking NORTH near rear of parking lot.

PROPOSED



05/06/2013

10:40

PM

Current Pole behind Snake Harley



Location of Tower on Leased Space

05/06/2013 10:41 AM



05/06/2013 10:41 AM



Public Hearing: **Wednesday, May 29, 2013**  
 To: Planning & Zoning Commission  
 From: Rene'e Carraway, Community Development

## AGENDA ITEM IV-5

**Request:** Request for a Special Use Permit to operate an automobile sales business on lots 1, 3, and 5 of the Cowham Subdivision, aka 629 Washington Street North, and to include one (1) display pad site. (App 2574) c/o Antonio Velasquez, on behalf of Velasquez Enterprises Inc.

**Time Estimate:**

The applicant's presentation may take up to fifteen (15) minutes. Staff presentation will be approximately five (5) minutes.

**Background:**

<b>Applicant:</b>	<b>Status:</b> Owner	<b>Size:</b> 22,911 sqft; 3500 Sqft Building
Velasquez Enterprise 430 Blue Lakes N #D Twin Falls, ID 83301 208-420-6286	<b>Current Zoning:</b> C-1	<b>Requested Zoning:</b> SUP; Automobile Sales
	<b>Comprehensive Plan:</b> Residential Business	<b>Lot Count:</b> 3; Lots 1,3 ,5 of Cowham Subdivision
	<b>Existing Land Use:</b> Office, vacant land, parking lot.	<b>Proposed Land Use:</b> automobile sales.
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
Antonio Velasquez 430 Blue Lakes N #D Twin Falls, ID 83301 208-736-1065 Speedyloans@q.com	<b>North:</b> C-1; Residence	<b>East:</b> Washington St N; C-1, Residence
	<b>South:</b> C-1; Office, Restaurant	<b>West:</b> R-4; Cameo Estates Storage Area, Residential
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-4-8, 10-7-6, 10-7-12, 10-10, 10-11-1 thru 8	

**Approval Process:**

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

Within thirty (30) days after the public hearing, the Commission shall approve, conditionally approve, or disapprove the application as presented during the hearing. If conditions are placed on the permit, the Administrator shall issue a special use permit listing the specific conditions specified by the Commission for approval.

If an applicant or interested party appeals the decision of the Commission, the 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:**

Approval of this request will have marginal impact on the City budget with the change of the property to a commercial use, and increased sales tax.

### **Regulatory Impact:**

Approval of this request will allow the applicant to operate an automobile and truck sales and/or rentals business at 639 Washington Street North, more specifically on Lots 1, 3, and 5 of the Cowham Subdivision.

**A special use permit is for zoning purposes only.** Other permits such as sign, building, electrical or plumbing permits, etc. may be required. All facilities must comply with all Building and Fire Code Regulations.

### **History:**

The lots on which the business will be taking place were platted with the Cowham Subdivision in 1960. The passage of Ordinance 2012 in 1981 re-zoned many areas within City Limits. The new zoning designations were assigned at that time, or when areas were annexed. There was a Special Use Permit issued to the west portion of the subdivision in 1992, for the purpose of establishing mini storage units and outside storage.

### **Analysis:**

The site is zoned C-1; Commercial Highway. The property located at 639 Washington Street North is 3 lots consisting of +/- 24,000 square feet with an existing building approximately 3500 square feet. The applicant has submitted a site plan showing the proposed use of the property. The existing building will continue to be used as the Vault Storage office, and the rest will be used for office space of the car lot or another business. The southern approach on Washington Street will be closed. The now vacant dirt area to the south of the buildings will be paved for car lot parking, and a new approach will be installed on Wirsching Ave West.

Per City Code 10-4-8.2(B)10c: a Special Use Permit is required to operate an automobile and truck sales and/or rentals. If approved this would be a change from a vacant undeveloped property with a regular C-1 Zone, to Retail based business.

The applicant has furnished a site plan and narrative detailing the operations of the proposed use of the property. The applicant states the car lot will be open from 10 am to 6 pm Monday – Friday; and 10 am to 2pm on Saturday. He expects 1-5 customers per hour, and will have 4-5 employees. No public address system will be used. The applicant did not address effects on the neighbors in his narrative.

The C-1 zone is intended to allow for large or small commercial businesses to take place along major corridors. Washington Street North is one of the larger roadways in City Limits. An automobile and truck sales and/or rental business falls under the uses that would be compatible with the zoning and general area under a special use permit.

Given the location of this proposed use; traffic, hours of operation, noise, odor and glare of the business appears to be harmonious with the surrounding land uses.

Per City Code 10-7-12: Gateway Arterial Landscaping is required along the frontage of Washington Street when development occurs. No future building is designed for this lot, and the existing building is not applying for a building permit. Therefore the 10 ft arterial landscaping is not required. However the applicant has updated and will install additional landscaping along Washington as shown on his submitted site plan.

Per City Code 10-10: Off Street Parking is required for the storage office, car lot office, and other offices in the existing building. Required parking spaces are determined by square footage, the required parking is 14 spaces. The applicants' site plan is showing 19 spaces being provided, this satisfies the requirement.

The applicant has changed their request for a display pad in the landscape area on the property due to a code restriction on objects in the sight triangle. The pad has been removed from the site plan and should not be granted with the special use permit.

**Conclusion:**

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

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

**Attachments:**

1. Letter of Request
2. Zoning Vicinity Map
3. Aerial Map
4. Applicant Submitted Site Plan
5. Site Photos

To the City of Twin Falls  
Attn: Planning & Zoning

I am submitting this to answer question number four on the special use permit application.

It asks: Provide a detailed written statement on a separate sheet of paper containing:

- A: The reason for request;
- B: An explanation of the project, including:
  - i. Hours of operation
  - ii. Traffic anticipated
  - iii. Number of employees

I am requesting the permit because I would like to open a used car lot on the south side of my property. I am laying some new asphalt and resealing the old asphalt.

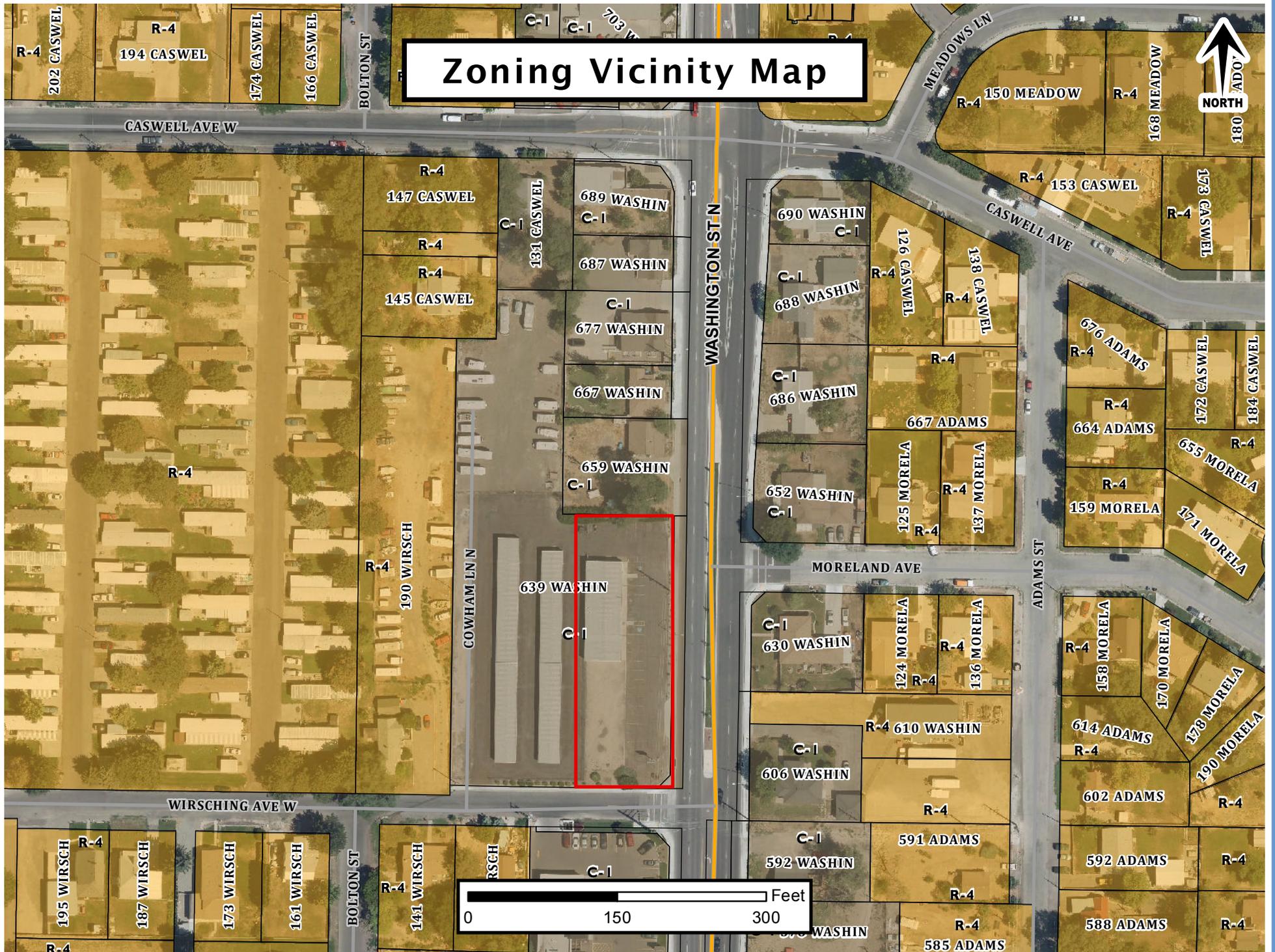
We will be open Monday - Friday from 10:00am to 6:00pm. Saturday we will be open from 10:00am to 2:00pm. We expect to have between one and five customers an hour depending on the time of day. And we will have four to five employees. Also no public address system will be used.

If you have any further questions please call me at 208-420-6286.

A handwritten signature in blue ink, appearing to read 'AV', with a long horizontal flourish extending to the right.

Thank You,  
Antonio Velasquez

# Zoning Vicinity Map



# Aerial Site Map



COWHAM LN N

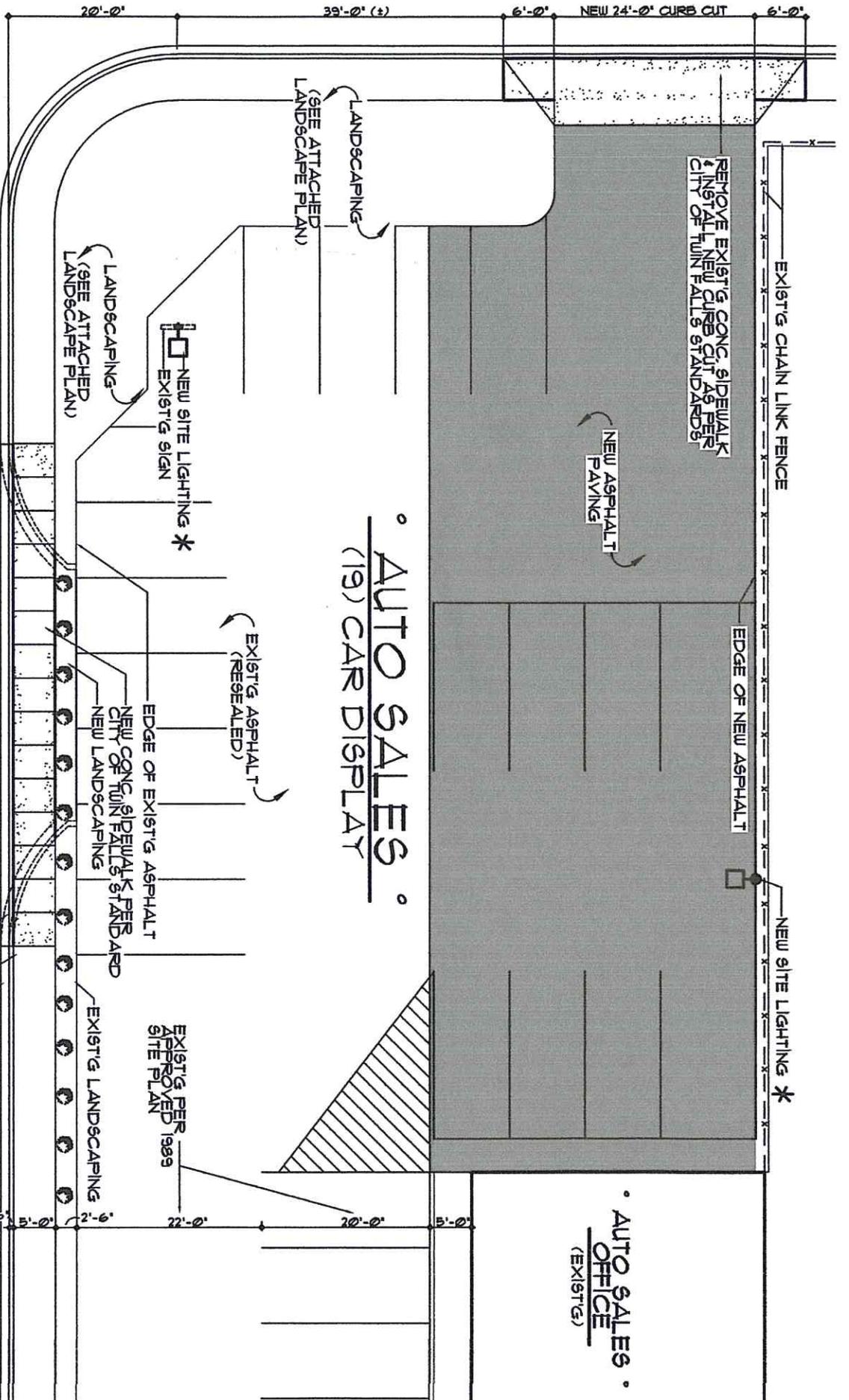
MORELAND AVE

WASHINGTON ST N

WIRSCHING AVE W



CEN. LINE OF WIRSCHING AVE. W



RECEIVED

VAULT STORAGE SITE PLAN

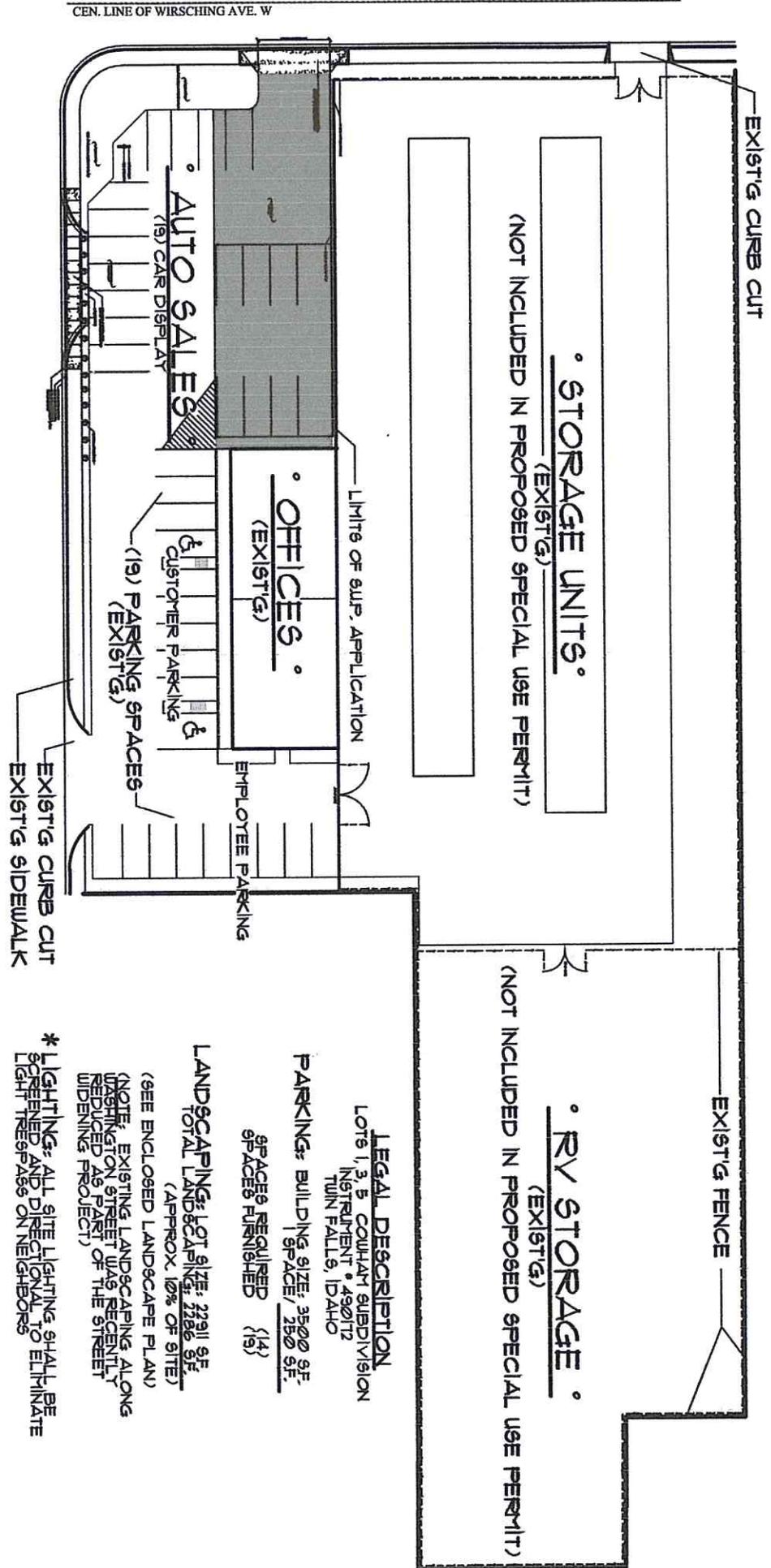


MAY 08 2013

CITY OF TWIN FALLS PLANNING & ZONING

CEN. LINE OF WASHINGTON ST. N

**RECEIVED**  
**MAY 08 2013**  
 CITY OF TWIN FALLS  
 PLANNING & ZONING



**VAULT STORAGE SITE PLAN**

• RV STORAGE •  
 (EXIST'G)  
 (NOT INCLUDED IN PROPOSED SPECIAL USE PERMIT)

• STORAGE UNITS •  
 (EXIST'G)  
 (NOT INCLUDED IN PROPOSED SPECIAL USE PERMIT)

**LEGAL DESCRIPTION**  
 LOTS 1, 3, 5 COWHART SUBDIVISION  
 INSTRUMENT # 49072  
 TWIN FALLS, IDAHO

**PARKING:** BUILDING SIZE: 3500 SF  
 SPACES: 250 SF  
 SPACES REQUIRED (14)

**LANDSCAPING:** LOT SIZE: 2291 SF  
 TOTAL LANDSCAPING: 2286 SF  
 (APPROX. 10% OF SITE)  
 (SEE ENCLOSED LANDSCAPE PLAN)  
 (NOTE: EXISTING LANDSCAPING ALONG  
 WASHINGTON STREET WAS RECENTLY  
 REDUCED AS PART OF THE STREET  
 WIDENING PROJECT)

**\* LIGHTING:** ALL SITE LIGHTING SHALL BE  
 SCREENED AND DIRECTIONAL TO ELIMINATE  
 LIGHT TRESPASS ON NEIGHBORS

CEN. LINE OF WASHINGTON ST. N

CEN. LINE OF WIRSCHING AVE. W



Old Landscaping – Corner of Washington St N and Wirshing

05/06/2013 11:20 AM



New Landscaping – Corner of Washington St N and Wirshing.

05/20/2013 10:14 AM



New Landscaping – Along Washington Frontage.

05/06/2013 11:21 AM



Old Landscaping – Future Approach area on Wirsching.

05/06/2013 11:21 AM



Parking on North Side of Building.

05/06/2013 11:22 AM



Looking South – Along Washington

05/06/2013 11:22 AM