



**NOTICE OF AGENDA**  
**TWIN FALLS CITY PLANNING & ZONING COMMISSION**  
**JULY 08, 2014 6:00PM**  
**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 "Tato" Munoz   Christopher Reid   Jolinda Tatum  
Chairman   Vice-Chairman

**AREA OF IMPACT:**

Ryan Higley   Steve Woods

**City Council Liaison**

Rebecca Mills Sojka

**I. CALL MEETING TO ORDER:**

1. Confirmation of quorum
2. Introduction of Staff

**II. CONSENT CALENDAR:**

1. Approval of Minutes from the following meeting(s): **June 24, 2014 and July 02, 2014**
2. Approval of Findings of Fact and Conclusions of Law:
  - Garrison (SUP 06-24-14)
  - Wybenga (SUP 06-24-14)
  - Carter (SUP 06-24-14)

**III. ITEMS OF CONSIDERATION:    **NONE****

**IV. PUBLIC HEARINGS:**

1. Request for a Special Use Permit to allow a new 100' free standing Wireless Communications Tower on a leased portion (28' x 48' - 1344 sf) of property located on the west side of the 200 block of Martin Street in the Holohan Addition; Lot 10 Exc S 25' and Exc E 125' (aka Clouчек Avenue) Helen P. Kolouch Family Trust c/o Jarod White-Verizon Wireless (app. 2641)
2. Request for a Special Use Permit to install a new 100' free standing Wireless Communications Tower on a leased area (28' x 48' - 1344 sf) on property located at 1592 Elm St Meldco, Inc. c/o Jarod White-Verizon Wireless (app. 2642)
3. Request the Commission's recommendation on the zoning designation for property being requested for annexation, consisting of 53.6 (+/-) acres, located on the East side of the 500, 600 & 700 blocks of Hankins Road North aka 3200 East Road c/o Twin Falls School District & The City of Twin Falls (app. 2650)
4. Requests a Special Use Permit to operate an automotive repair business on a portion of property located at 2135 Kimberly Rd c/o Richard L Brown (app. 2651)
5. Requests the Commission's recommendation for a Zoning Title Amendment amending City Code sections 10-4-8.3(C) regarding maximum building height in the C-1 District, 10-4-8.3 (D) 1 regarding side and rear yard setbacks in the C-1 District, 10-4-13.3 (C) regarding requests for additional building height in the OT District, and 10-7-3 regarding the approval process for requests for additional building height. c/o The City of Twin Falls (app. 2652)
6. Requests the Commission's recommendation for a Zoning Title Amendment to delete Title 10; Chapter 10; Off Street Parking and Loading and replace with a new Title 10; Chapter 10; Off Street Parking and Loading c/o The City of Twin Falls (app. 2653)

**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 Chamber unless otherwise posted)**

1. Public Hearing – **July 22, 2014**
2. Work Session – **August 06, 2014**

**VII. ADJOURN MEETING:**

Si desea esta información en español, llame Leila Sanchez al (208) 735-7287

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: **TUESDAY, July 8, 2014**

To: Planning & Zoning Commission

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

## AGENDA ITEM IV-1

**Request:** Request for a Special Use Permit to allow a new 100' free standing Wireless Communications Tower on a leased portion 28' x 48' (1344 sf) of property located on the west side of the 200 block of Martin Street in the Holohan Addition; Lot 10 Exc S 25' and Exc E 125' (aka Clouчек Avenue) Helen P Kolouch Family Trust c/o Jarod White-Verizon Wireless (app. 2641)

**Time Estimate:**

The applicant's presentation may take up to ten (10) minutes. Staff presentation will be approximately five (5) minutes.

**Background:**

<b>Applicant:</b>	<b>Status:</b> Owner/Lease	<b>Size:</b> 3 +/- acre undeveloped lot; 28' x 48' – 1134 sq ft leased area
Helen P Kolouch Family Trust 77 Ford St San Francisco, CA 94114	<b>Current Zoning:</b> C-1 (Commercial Highway)	<b>Requested Zoning:</b> Special Use Permit
	<b>Comprehensive Plan:</b> Office/Professional	<b>Lot Count:</b> 1 Lot
	<b>Existing Land Use:</b> Undeveloped	<b>Proposed Land Use:</b> New Wireless Communication Tower
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
Jared White Verizon Wireless <a href="mailto:jaredw@utechs.com">jaredw@utechs.com</a> 801-232-0953	<b>North:</b> R-6 & R-6 PRO Vacant/Undeveloped	<b>East:</b> R-6 Pro, Office Professional Use
	<b>South:</b> C-1, Office Professional Use	<b>West:</b> C-1, Commercial/Developed Parking Lot
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-7-17, 10-11-1 thru 8, 10-13-2.2	

**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 negligible impact on the City budget.

**Regulatory Impact:**

Approval of this request will allow the applicant to proceed with a building permit to construct a new freestanding wireless communication tower and associated facilities.

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 history of the property is very minimal. We have no building history for this particular parcel. In 1981, Ordinance 2012 was adopted which created the zones we use today. It is believed the parcel in question was zoned C-1 at that time. There is no further zoning history for this location.

**Analysis:**

This is a request for a Special Use Permit to construct a new Freestanding Wireless Communication Facility. The applicant and representative have indicated in their narrative and supporting documents that a co-location in the area is not feasible in order to gain the increase in cellular coverage needed to service their customers. The plans show a tower of 100' tall with an antenna array similar to those seen around town. Verizon is proposing to lease a 28' x 48' area (1344 sf) of undeveloped land. There will be opportunities for co-location of other wireless carriers, and should the antenna be abandoned, it will be removed and the land restored to its original state at the time of installation.

**Per City Code 10-7-17: Wireless Communication Facilities** are required to meet certain height, setbacks, color, attachment, landscaping, lighting, and maintenance criteria. The drawings furnished by the applicant appear to show compliance with these items. However, these drawings are not approved for construction. Full compliance with City Code Section 10-7-17 will be reviewed with building permit submitted and will need to be fully compliant prior to a building permit being issued for the construction of this project.

**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 construction plans being compliant with City Code 10-7-17 at the time of building permit submittal.
3. Subject to an easement being granted that provides adequate access to a public Right-of-Way.

**Attachments:**

1. Letter of Request
2. Zoning Vicinity and Aerial Map
3. Applicant Submitted Site Plan and Elevations
4. Cellular Coverage Comparison
5. Site Photos

Re: Verizon Wireless application to construct a new cellular facility at Cloucheck Ave.

To whom it may concern:

Verizon Wireless is applying for a new cellular facility in the area to improve the cellular coverage in the area. The massive increases in demand for cellular services is necessitating the need for continued expansion of facilities. This is also magnified by the new LTE technologies providing high speed data coverage as well as voice coverage.

Verizon chooses locations to pursue new facilities based of customer demand and weak spots in the network. The facility at Cloucheck Ave. will both provide enhanced coverage to the immediate area while offloading the surrounding towers which are over capacity.

Verizon has evaluated the compatibility of the location with the surrounding areas. Cell towers by nature do not easily fit into the surrounding properties but the location being proposed is in a commercial zone and is screened from the main road by the County Building. Verizon initially applied to place antennas on the roof of the county building but there was not sufficient room for their equipment. The site is offset from the main roads and will be built with non-reflective galvanized steel to reduce the visual impact as much as possible.

Sincerely,

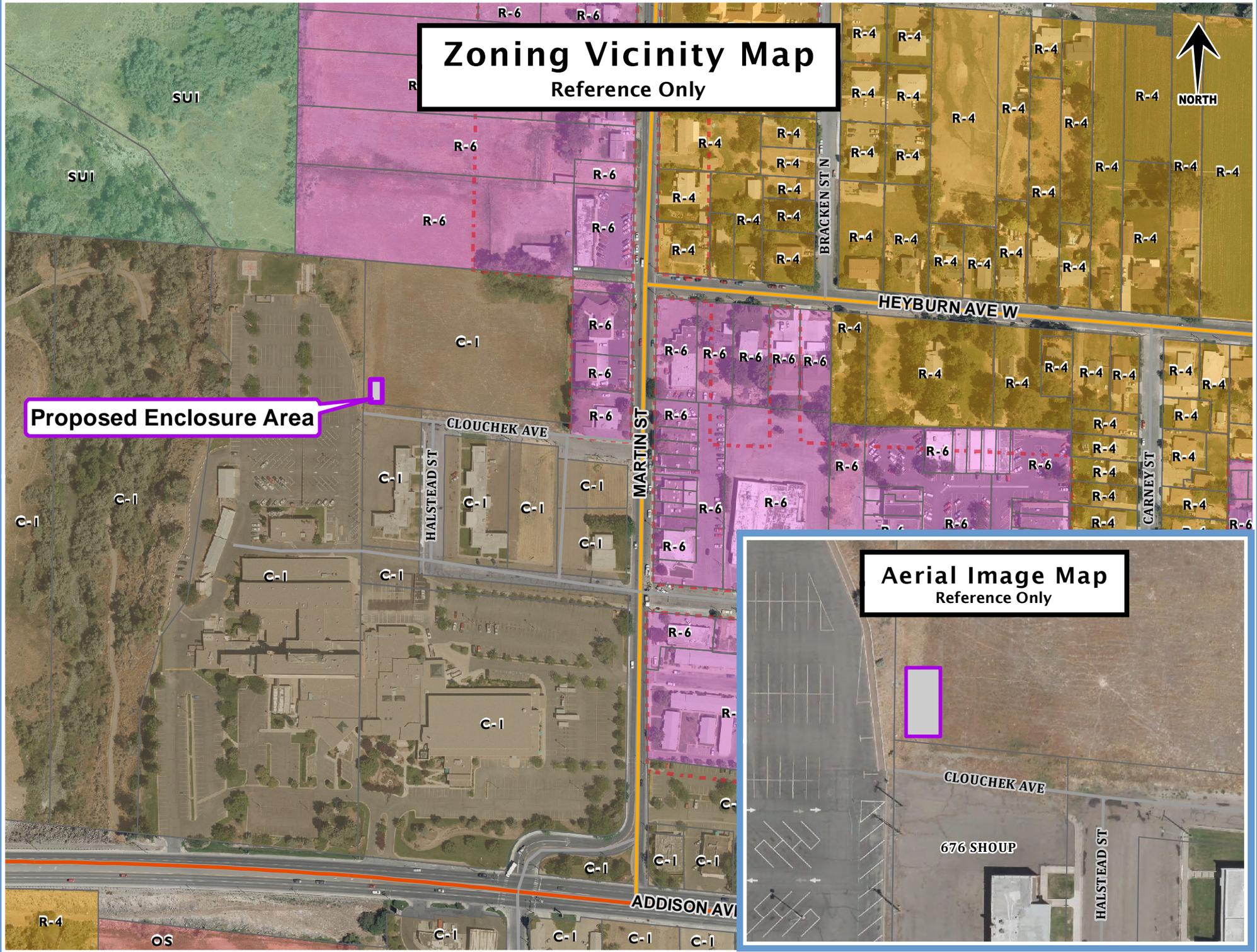
Jared White

Site Acquisition Coordinator

A handwritten signature in black ink, appearing to read 'Jared White', written over the typed name and title.

# Zoning Vicinity Map

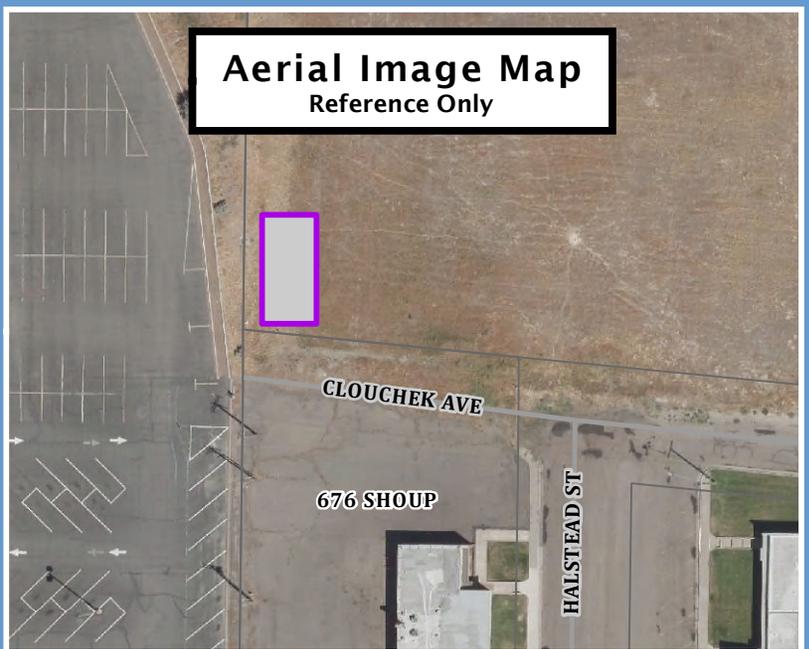
Reference Only



Proposed Enclosure Area

# Aerial Image Map

Reference Only



CLOUCHEK AVE

676 SHOUP

HALSTEAD ST



VERIZON WIRELESS  
 1000 SOUTH PROSPERITY ROAD  
 WEST JORDAN, UTAH 84085

TABC

Technology Associates, Inc.  
 TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE  
 2110 SOUTH GREEN STREET  
 SUIT 100 WEST JORDAN, UTAH 84095  
 CORPORATE OFFICE  
 3115 SOUTH HERRIDGE DRIVE, SUITE #110  
 CHELSEA, OREGON 97105

DRAWN BY: JAY C  
 CHECKED BY: JAVED W

REV	DATE	DESCRIPTION
0	12.18.2013	ZHANG DRAWINGS

IDS -- WEST SIDE  
 CLOUCHECK AVENUE  
 TWIN FALLS, IDAHO 83301  
 -- RAWLAND SITE --

SHEET TITLE  
 OVERALL SITE PLAN

SHEET NUMBER  
**C100**



PARCEL INFO:  
 HELEN PAUL SEN TRUST  
 RPT264100000108

(N) VZM-42-WIDE ACCESS AND UTILITY  
 EASEMENT TO ROAD RIGHT-OF-WAY

(N) VZM-28'-X-18'-11344  
 SQ FT LEASE AREA



SCALE: 1/4" = 15'-0"

OVERALL SITE PLAN



**VERIZON WIRELESS**  
 1800 SOUTH WINDSOR ROAD  
 WEST JORDAN, UTAH 84086

**T.A.B.C.**  
 Technology Associates Broadcast Corporation, Inc.  
**TECHNOLOGY ASSOCIATES**

UTAH MARKET OFFICE  
 5710 SOUTH 700 WEST STREET  
 SALT LAKE CITY, UTAH 84143

CORPORATE OFFICE  
 3115 SOUTH MERRILL DRIVE, SUITE #110  
 DALLAS, TEXAS 75201

DRAWN BY: JAY C  
 CHECKED BY: JARED V

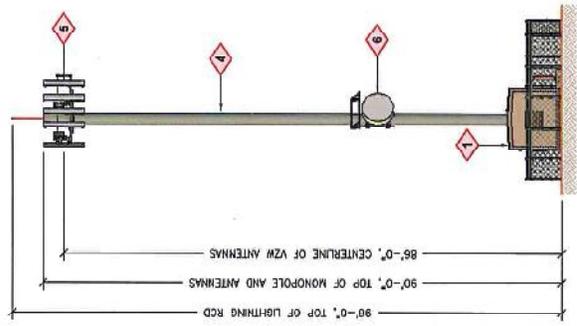
REV	DATE	DESCRIPTION
0	12.18.2013	ISSUE FOR PERMITS

**SHEET TITLE**  
 ID5 - WEST SIDE  
 CLOUDBECK AVENUE  
 TWIN FALLS, IDAHO 83301  
 --- RAWLAND SITE ---

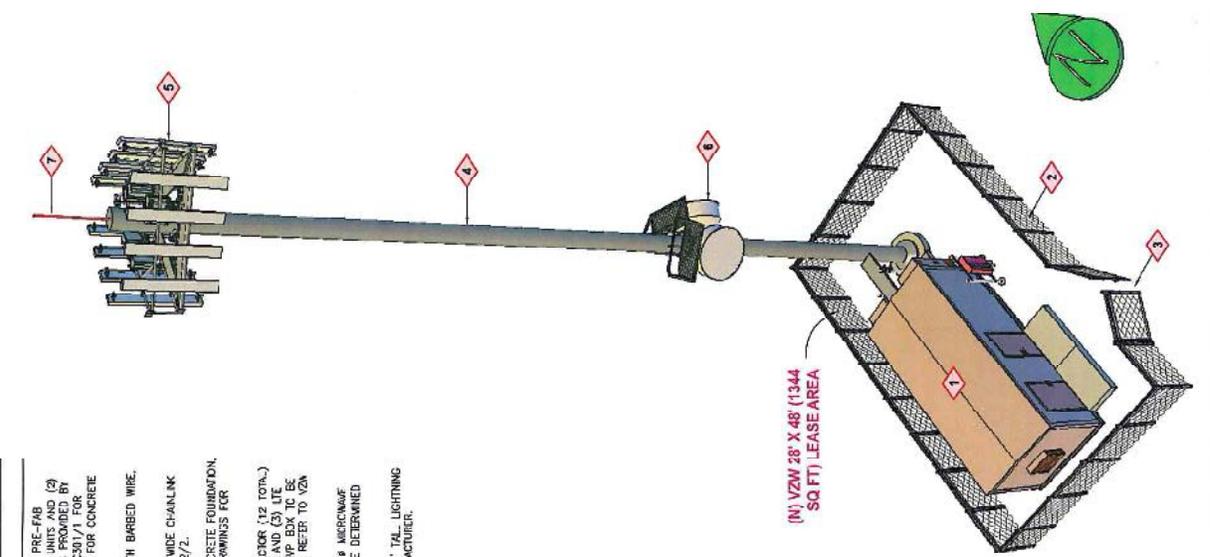
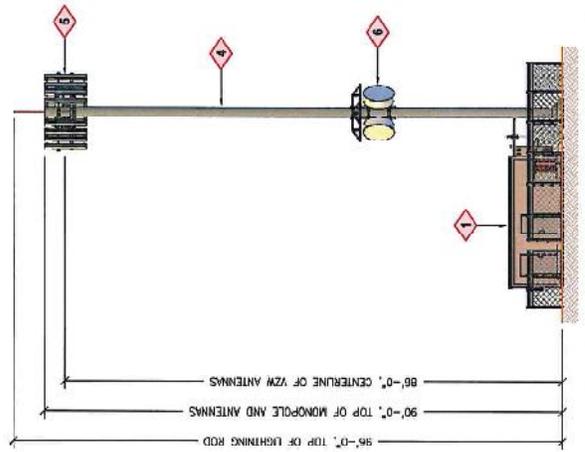
**SITE ELEVATIONS**

**SHEET NUMBER**  
**C200**

**SITE ELEVATION**  
 LOOKING NORTH



**SITE ELEVATION**  
 LOOKING WEST

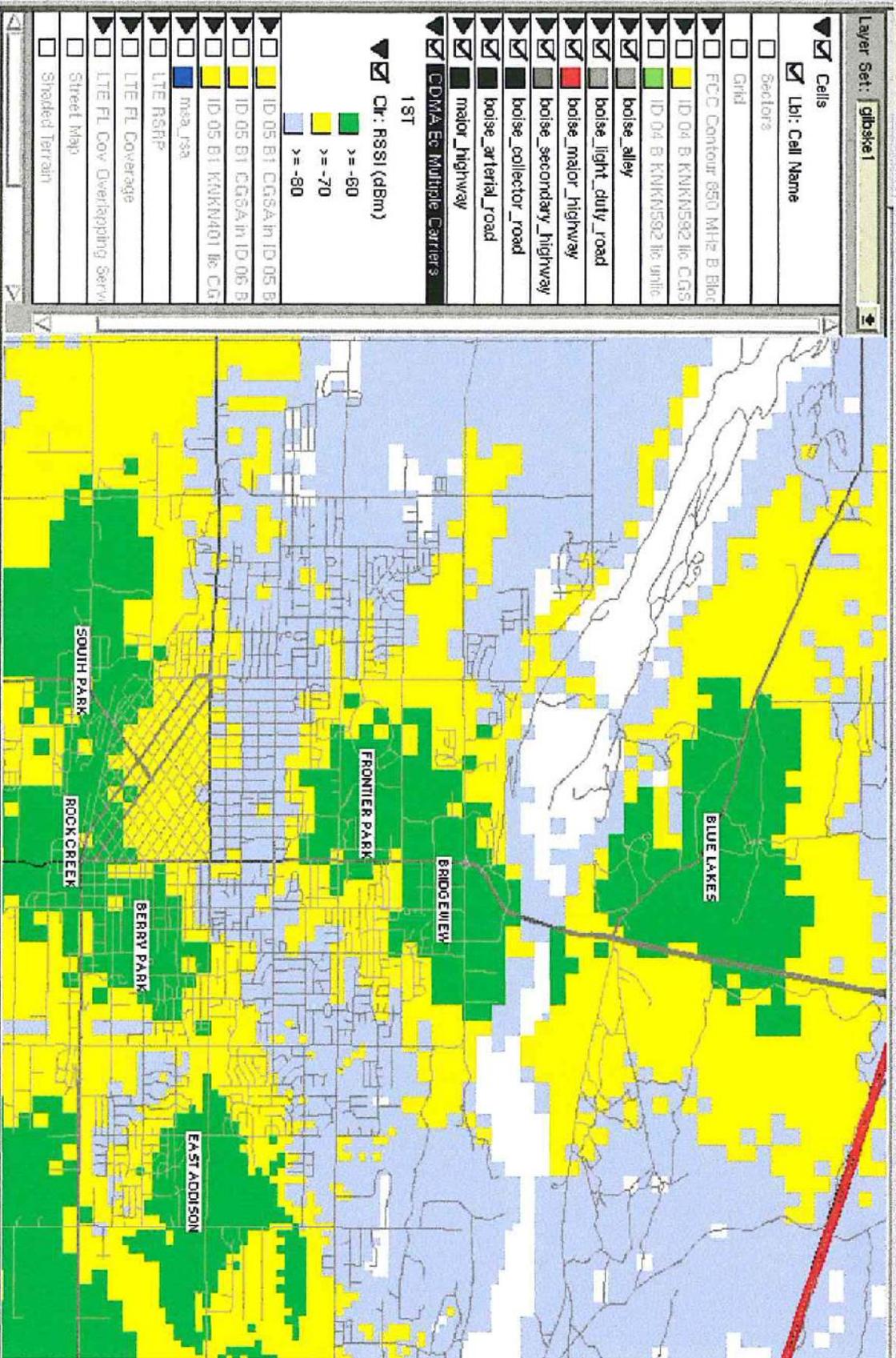


**KEYED NOTES**

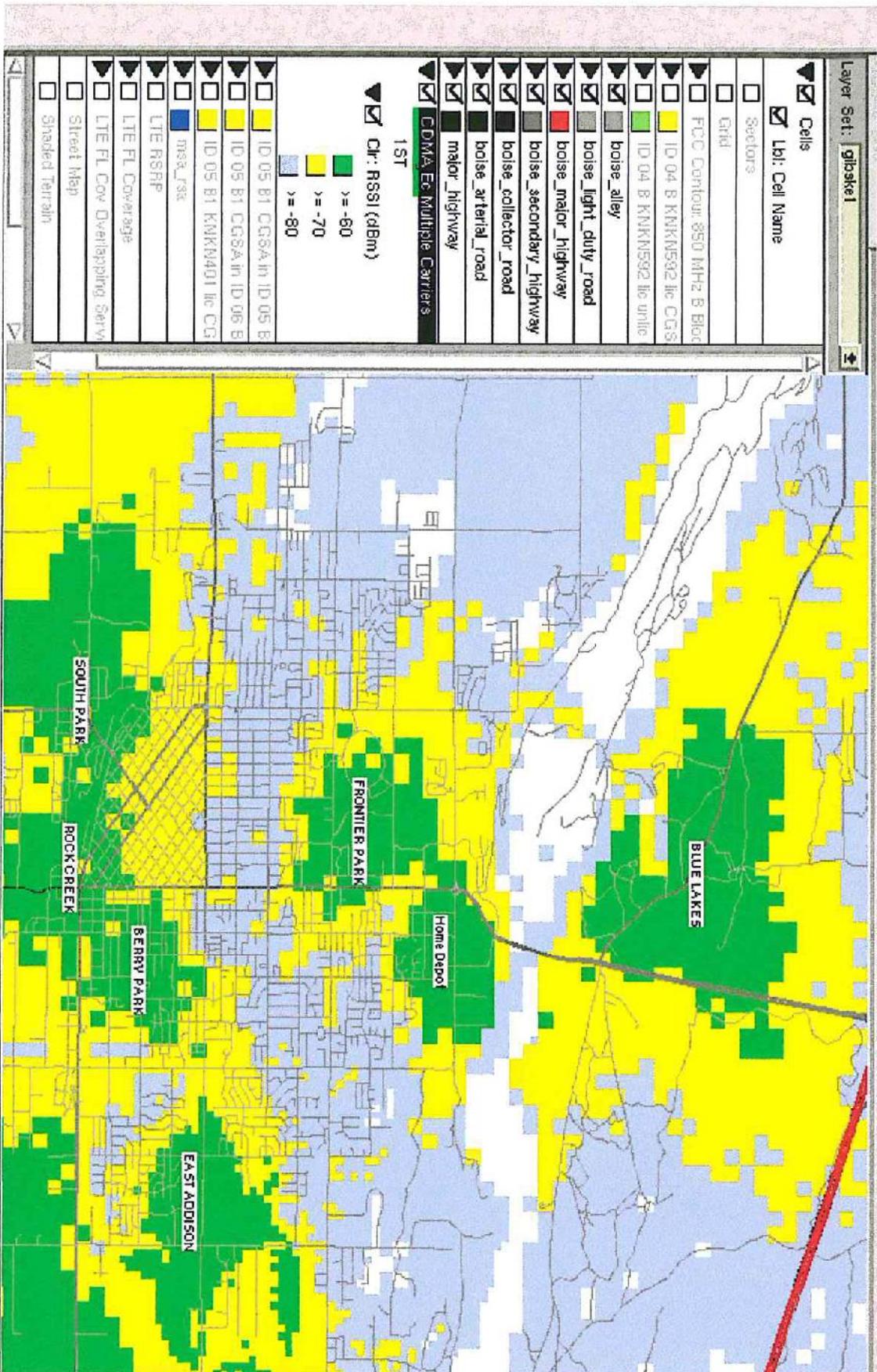
- 1 VZW FERREBOND 11'-6" X 25'-3.5" PRE-FAB EQUIPMENT SHELTER WITH (2) HVAC UNITS AND (2) LOW PROFILE VENTILATION HOODS AS PROVIDED BY THE SHELTER MANUFACTURER. SEE C301/1 FOR EQUIPMENT LAYOUT AND S103/S101 FOR CONCRETE FOUNDATION.
- 2 VZW 6' TALL CHAINLINK FENCING WITH BARBED WIRE. SEE C302/1.
- 3 VZW 12' WIDE SITE ACCESS. (2) 6" WIDE CHAINLINK GATES WITH BARBED WIRE. SEE C302/2.
- 4 VZW 90' TALL MONOPOLE WITH CONCRETE FOUNDATION. SEE TOWER MANUFACTURER SHOP DRAWINGS FOR DESIGN AND SPECIFICATIONS.
- 5 VZW 8' TALL ANTENNAS. (4) PER SECTOR (12 TOTAL) AT A 86' CENTERLINE WITH (3) AWS AND (3) LTE RRHS (6 TOTAL) AND (1) RAYCAP DWP BOX TO BE MOUNTED TO THE ANTENNA MOUNTS. REFER TO VZW RF CONFIGURATION SHEET.
- 6 VZW CONTRACTOR TO INSTALL (2) 6" MICROWAVE DISHES (HEIGHT, AND AZIMUTH TO BE DETERMINED DURING CONSTRUCTION).
- 7 VZW CONTRACTOR TO INSTALL THE 6' TALL LIGHTNING ROD AS SUPPLIED BY TOWER MANUFACTURER.

**SITE ELEVATION**  
 NORTH WEST VZW

Tower location at the storage units with 95' centerline.



Home Depot rooftop location at 35' centerline





07/01/2014 09:37 AM



Looking West from corner of  
Hallsted and Cloucheck

07/01/2014 09:38 AM



Looking North. Showing potential site in foreground.

07/01/2014 09:38 AM



Looking East. Martins St in the distance.

07/01/2014 09:39 AM



Public Hearing: **TUESDAY, July 8, 2014**

To: Planning & Zoning Commission

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

## AGENDA ITEM IV-2

**Request:** Request for a Special Use Permit to install a new 100' free standing Wireless Communications Tower on a leased area (28' x 48' - 1344 sf) on property located at 1592 Elm St Meldco, Inc. c/o Jarod White-Verizon Wireless (app. 2642)

**Time Estimate:**

The applicant's presentation may take up to ten (10) minutes. Staff presentation will be approximately five (5) minutes.

**Background:**

<b>Applicant:</b>	<b>Status:</b> Owner/Lease	<b>Size:</b> 5.3 +/- acre total lot; 28' x 48' – 1344 sq ft leased area
Meldco, Inc 1592 Elm Street Twin Falls, ID 83301	<b>Current Zoning:</b> C-1 (Commercial Highway)	<b>Requested Zoning:</b> Special Use Permit
	<b>Comprehensive Plan:</b> Commercial/Retail	<b>Lot Count:</b> 1 Lot
	<b>Existing Land Use:</b> Storage Unit Rentals	<b>Proposed Land Use:</b> Wireless Communication Tower
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
Jarod White Verizon Wireless <a href="mailto:jaredw@utechs.com">jaredw@utechs.com</a> 801-232-0953	<b>North:</b> C-1 , Parcel Distribution Center; R-4, Residential Use	<b>East:</b> C-1, Vacant Undeveloped; R-4, Vacant Undeveloped
	<b>South:</b> Cheney Dr; C-1, Storage Unit Rentals	<b>West:</b> Elm St N; C-1, Shilo Hotel
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-7-17, 10-11-1 thru 8, 10-13	

**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 negligible impact on the City budget.

**Regulatory Impact:**

Approval of this request will allow the applicant to proceed with a building permit to construct a new freestanding wireless communication tower and associated facilities.

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 1991 Special Use Permit #294 was granted to Meldco Inc, to construct two (2) mini storage unit buildings on a portion of this property.

In 1992, Special Use Permit #326 was granted to Meldco Inc, to construct numerous mini storage unit buildings on the remainder of the lot owned by Meldco Inc.

**Analysis:**

This is a request for a Special Use Permit to install a new Freestanding Wireless Communication Facility. The applicant and representative have indicated in their narrative and supporting documents that a co-location in the area is not feasible in order to gain the increase in cellular coverage needed to service their customers. The plans show a tower of 100' tall with an antenna array similar to those seen around town. Verizon is proposing to lease a 28' x 48' (1344 sf) area of undeveloped land east of the storage units. There will be opportunities for co-location of other wireless carriers, and should the antenna be abandoned, it will be removed and the land restored to its original state at the time of installation.

**Per City Code 10-7-17: Wireless Communication Facilities** are required to meet certain height, setbacks, color, attachment, landscaping, lighting, and maintenance criteria. The drawings furnished by the applicant appear to show compliance with these items. However, these drawings are not approved for construction. Full compliance with City Code Section 10-7-17 will be reviewed with building permit submitted and will need to be fully compliant prior to a building permit being issued for the construction of this project.

**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 construction plans being compliant with City Code 10-7-17 at the time of building permit submittal.
3. Subject to an adequate easement being recorded that grants access to an acceptable public right-of-way.

**Attachments:**

1. Letter of Request
2. Zoning Vicinity and Aerial Map
3. Applicant Submitted Site Plan and Elevations
4. Cellular Coverage Comparison
5. Site Photos

Re: Verizon Wireless application to construct a new cellular facility at 1592 Elm.

To whom it may concern:

Verizon Wireless is applying for a new cellular facility in the area to improve the cellular coverage in the area. The massive increases in demand for cellular services is necessitating the need for continued expansion of facilities. This is also magnified by the new LTE technologies providing high speed data coverage as well as voice coverage.

Verizon choose locations to pursue new facilities based of customer demand and weak spots in the network. The facility at 1592 Elm with both provide enhanced coverage to the immediate area while offloading the surrounding towers which are over capacity.

Verizon has evaluated the compatibility of the location with the surrounding areas. Cell towers by nature do not easily fit into the surrounding properties but the location being proposed is in a storage unit and is mainly surrounded by commercial property. It is also offset from the main roads and will be built with non-reflective galvanized steel to reduce the visual impact as much as possible.

Sincerely,

Jared White

Site Acquisition Coordinator

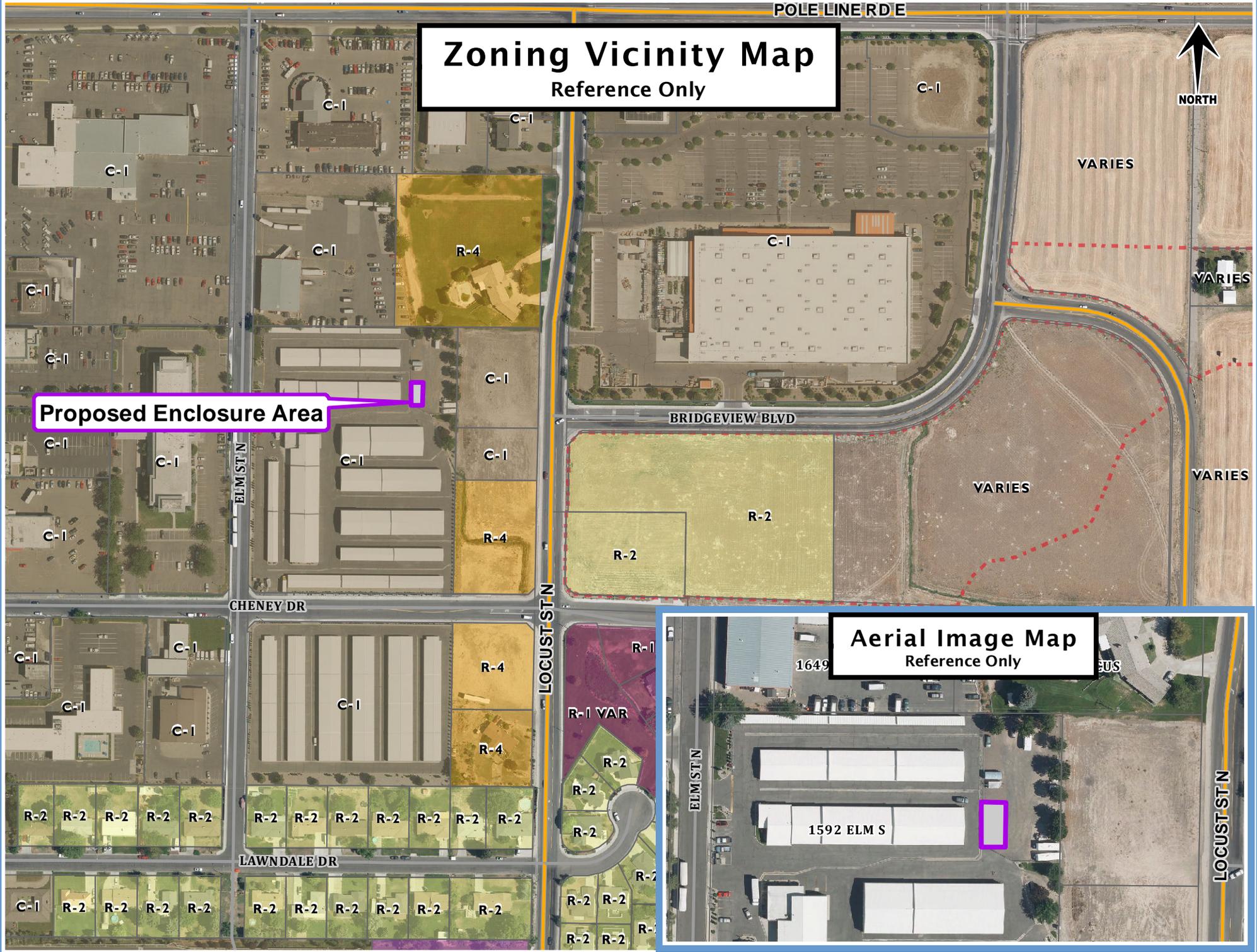
A handwritten signature in black ink, appearing to read 'Jared White', is written over the typed name. The signature is fluid and cursive, with a large initial 'J' and 'W'.

# Zoning Vicinity Map

Reference Only

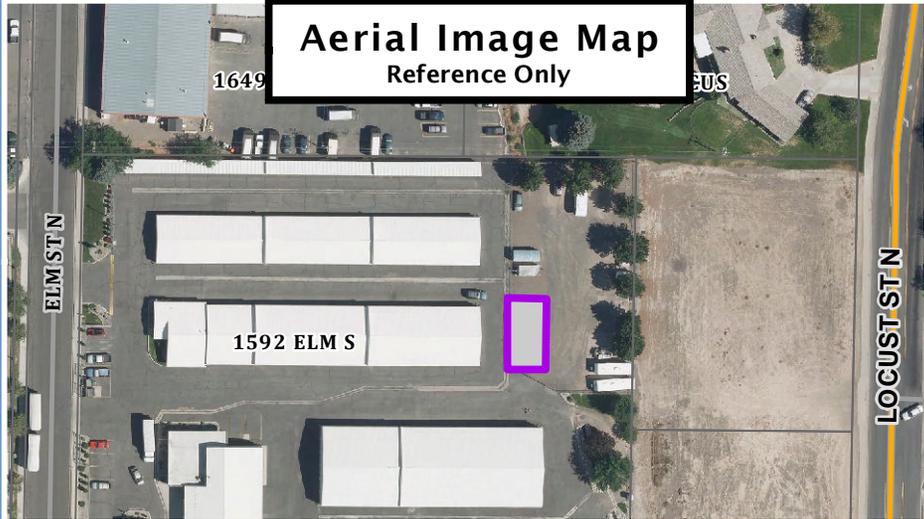


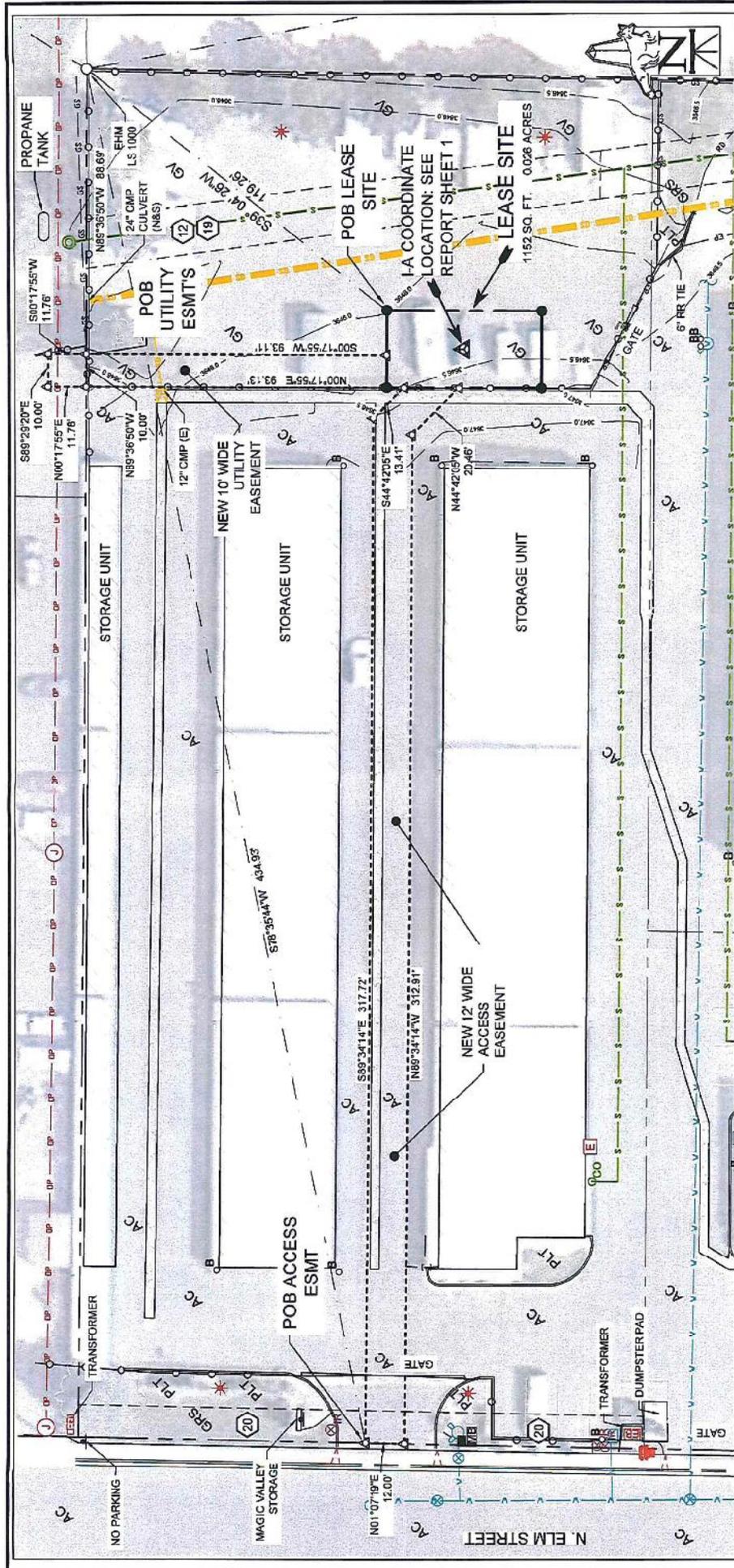
Proposed Enclosure Area



## Aerial Image Map

Reference Only





**LEASE SITE SURVEY:**

**ID5 BRIDGEVIEW**

GENERAL DESCRIPTION  
 OF LESSOR'S PARCEL  
 PORTIONS OF LOTS 11-13 OF  
 THE EOFF TRACT,  
 LYING IN GOVERNMENT LOT 4,  
 SECTION 3,  
 TOWNSHIP 10 SOUTH,  
 RANGE 17 EAST, BOISE MERIDIAN,  
 CITY OF TWIN FALLS,  
 TWIN FALLS COUNTY, IDAHO.

**LEASE SITE, ACCESS & UTILITY EASEMENT OVERVIEW**

**NORTH UTILITY EASEMENT DESCRIPTION**

A 10 FOOT WIDE EASEMENT LOCATED IN LOT 10 OF THE EOFF TRACT, LYING IN GOVERNMENT LOT 4, SECTION 3, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, CITY OF TWIN FALLS, TWIN FALLS COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT A FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "RIEDEL PEPLS 1831" MARKING THE EAST COMMON CORNER OF LOTS 13 AND 14 OF THE EOFF TRACT, FROM WHICH A FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "RIEDEL PEPLS 1831" MARKING THE EAST COMMON CORNER OF LOTS 9 & 10 OF THE EOFF TRACT BEARS NORTH  $01^{\circ}04'26''$  EAST, A DISTANCE OF 1272.44 FEET;  
 THENCE NORTH  $10^{\circ}47'26''$  WEST, A DISTANCE OF 972.71 FEET TO A FOUND 3/8" REBAR WITH PLASTIC CAP STAMPED "RIEDEL PEPLS 1831" MARKING THE NORTHWEST CORNER OF THE EAST 200 FEET OF LOT 11 OF THE EOFF TRACT;  
 THENCE ALONG THE COMMON BOUNDARY OF LOTS 10 AND 11; NORTH  $89^{\circ}36'50''$  WEST, A DISTANCE OF 88.69 FEET TO THE POINT OF BEGINNING;  
 THENCE CONTINUING ALONG SAID BOUNDARY, NORTH  $89^{\circ}36'50''$  WEST, A DISTANCE OF 10.00 FEET;  
 THENCE SOUTH  $89^{\circ}29'20''$  EAST, A DISTANCE OF 10.00 FEET;  
 THENCE SOUTH  $00^{\circ}17'55''$  EAST, A DISTANCE OF 11.78 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 118 SQUARE FEET, MORE OR LESS. SUBJECT TO ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD OR NOT OF RECORD.

DESIGNED FOR:



9856 SOUTH PROSPERITY ROAD  
 WEST JORDAN, UTAH 84088

PROJECT NAME:

**ID5 BRIDGEVIEW**

TABC

Technology Associates Engineering Corporation, Inc.  
**TECHNOLOGY ASSOCIATES**  
 UTAH MARKET OFFICE / CORPORATE OFFICE  
 5710 SOUTH GREEN ST. / 3115 S. MELROSE DR. #110  
 SALT LAKE CITY, UT 84123 / CARLSBAD, CA 92010  
**FOX LAND SURVEYS INC**  
 1515 S. Shoshone, Boise, Idaho 83705  
 timfox@foxland surveys.com  
 Tel: 208-342-7957 Fax: 208-342-7437  
 1303-14NS  
 Street 3 of 4  
 SU3



VERIZON WIRELESS  
1885 SOUTH PROSPERITY ROAD  
WEST JORDAN, UTAH 84088

TABC

Technology Associates  
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE  
5710 SOUTH GREEN STREET  
SUITE 100, WEST JORDAN, UT 84088  
CORPORATE OFFICE  
3115 SOUTH MELROSE DRIVE, SUITE #110  
OAKLAND, CALIFORNIA 94610

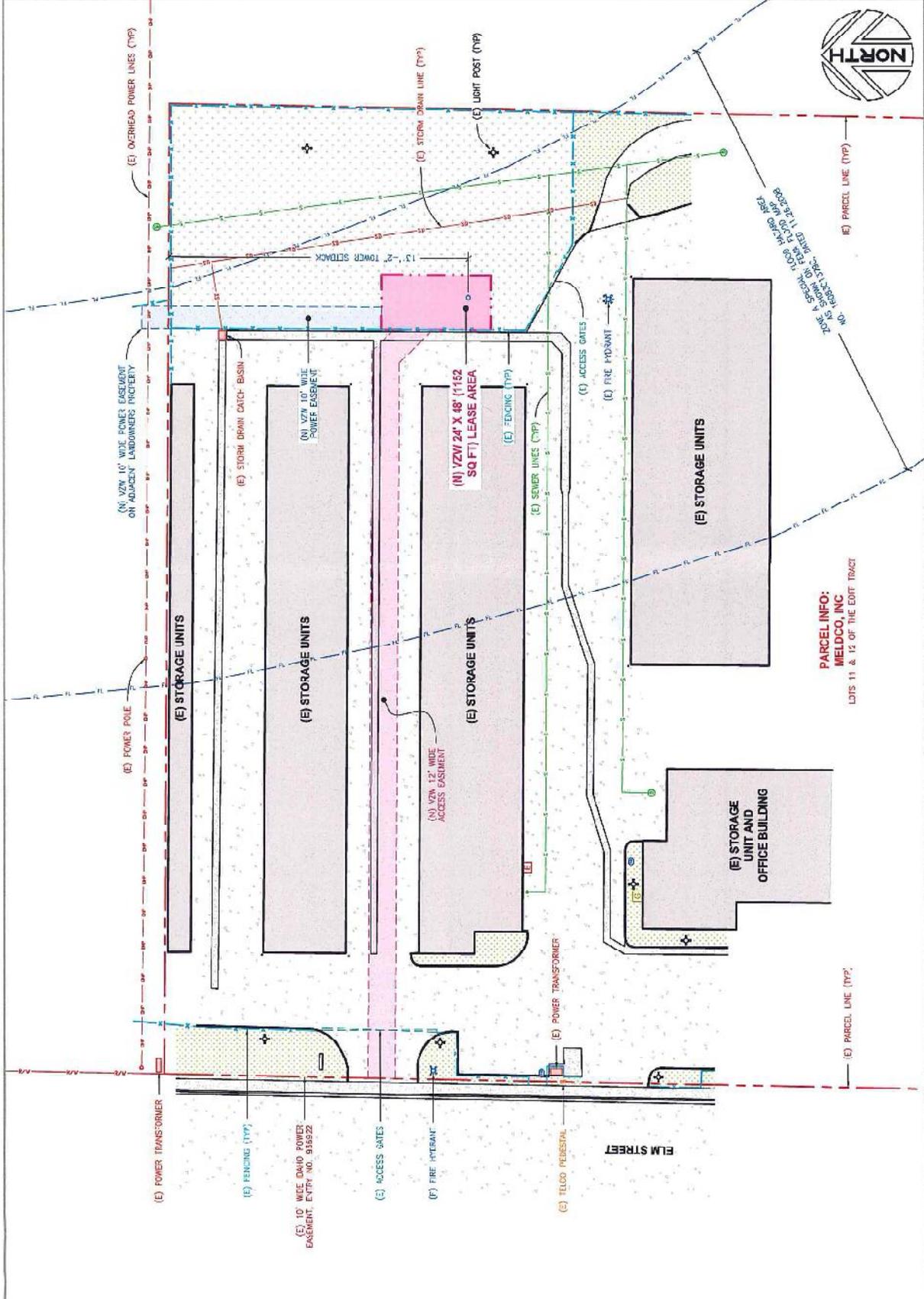
DRAWN BY: JAY C  
CHECKED BY: JARED W

REV	DATE	DESCRIPTION
0	12.23.2013	ZONING DIMENSIONS

IDS - BRIDGEVIEW  
SEC 3, T10S, R17E  
1592 ELM STREET  
TWIN FALLS, ID 83301  
--- RAWLAND SITE ---

SHEET TITLE  
OVERALL SITE PLAN

SHEET NUMBER  
**C100**



SCALE: 1/4" = 10'-0"

OVERALL SITE PLAN



**TAEC**  
Technology Associates Engineering Corporation, Inc.  
**TECHNOLOGIES ASSOCIATES**

UTAH MARKET OFFICE  
8710 SOUTH REDEN STREET  
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE  
3115 SOUTH MADISON DRIVE, SUITE #110  
DUBLIN, CALIFORNIA 92018

DRAWN BY: JAY C  
CHECKED BY: JARED W

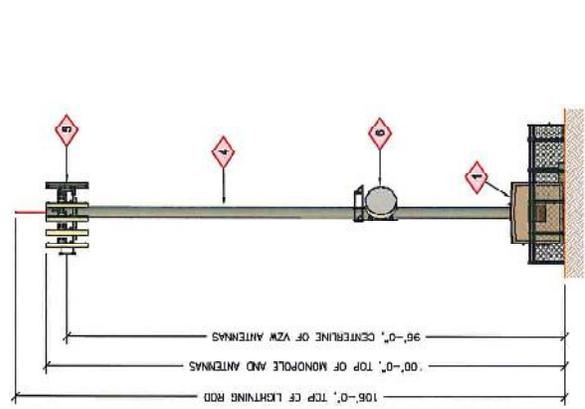
REV	DATE	DESCRIPTION
0	12.23.2013	JUNIOR DRAWINGS

ID5 - BRIDGEVIEW  
SEC 3, T10S, R17E  
1592 ELM STREET  
TWIN FALLS, ID 83301  
--- RAYLAND SITE ---

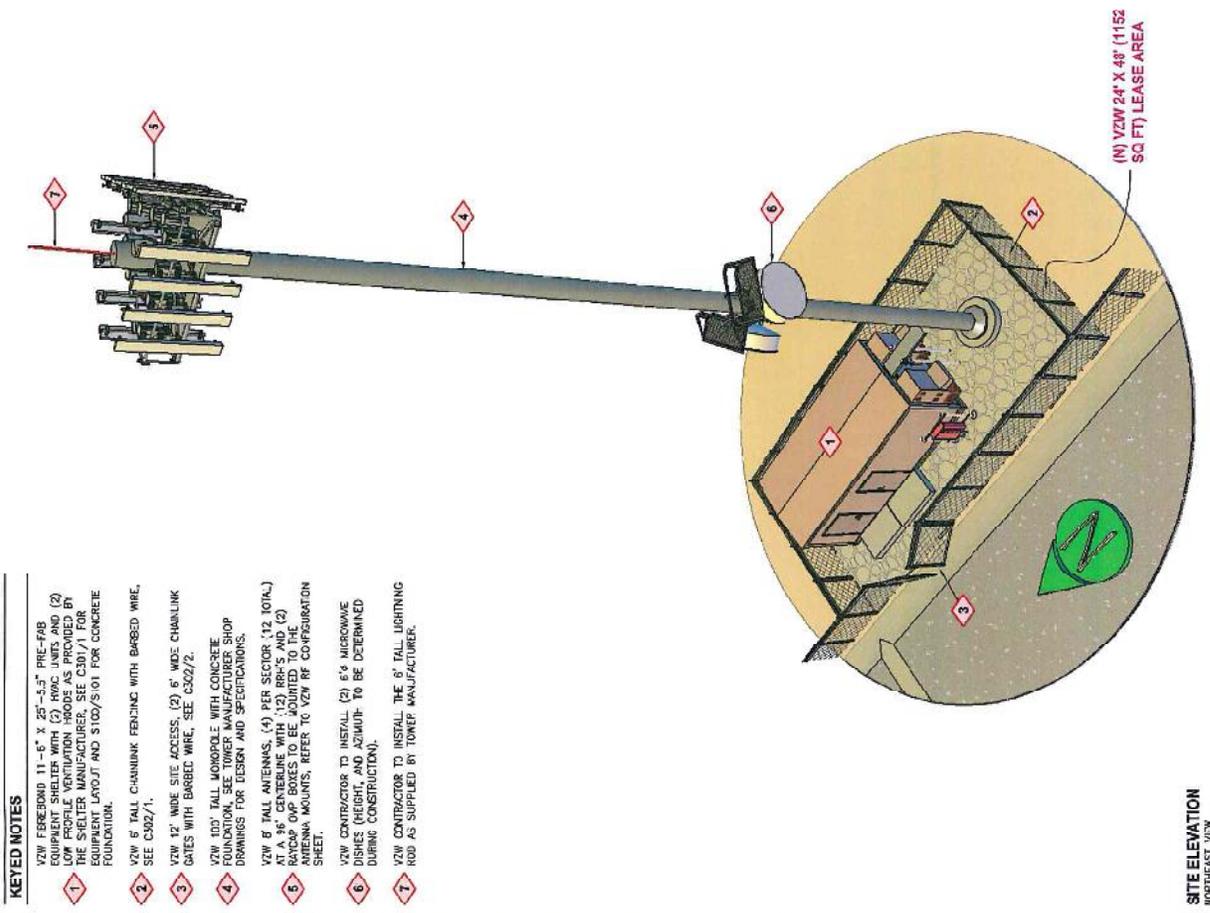
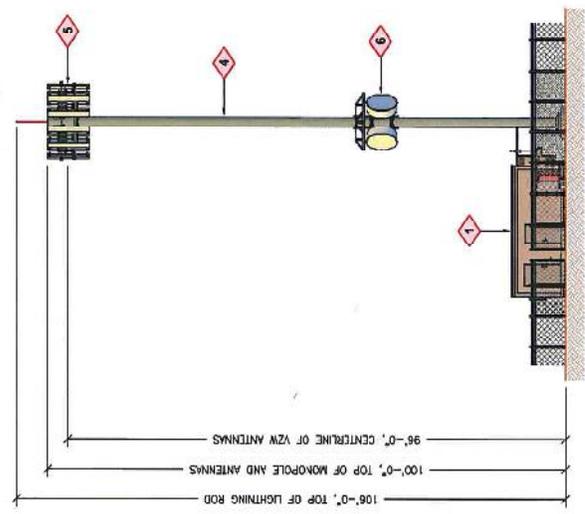
SHEET TITLE  
**SITE ELEVATIONS**

SHEET NUMBER  
**C200**

**SITE ELEVATION**  
LOOKING SOUTH



**SITE ELEVATION**  
LOOKING EAST

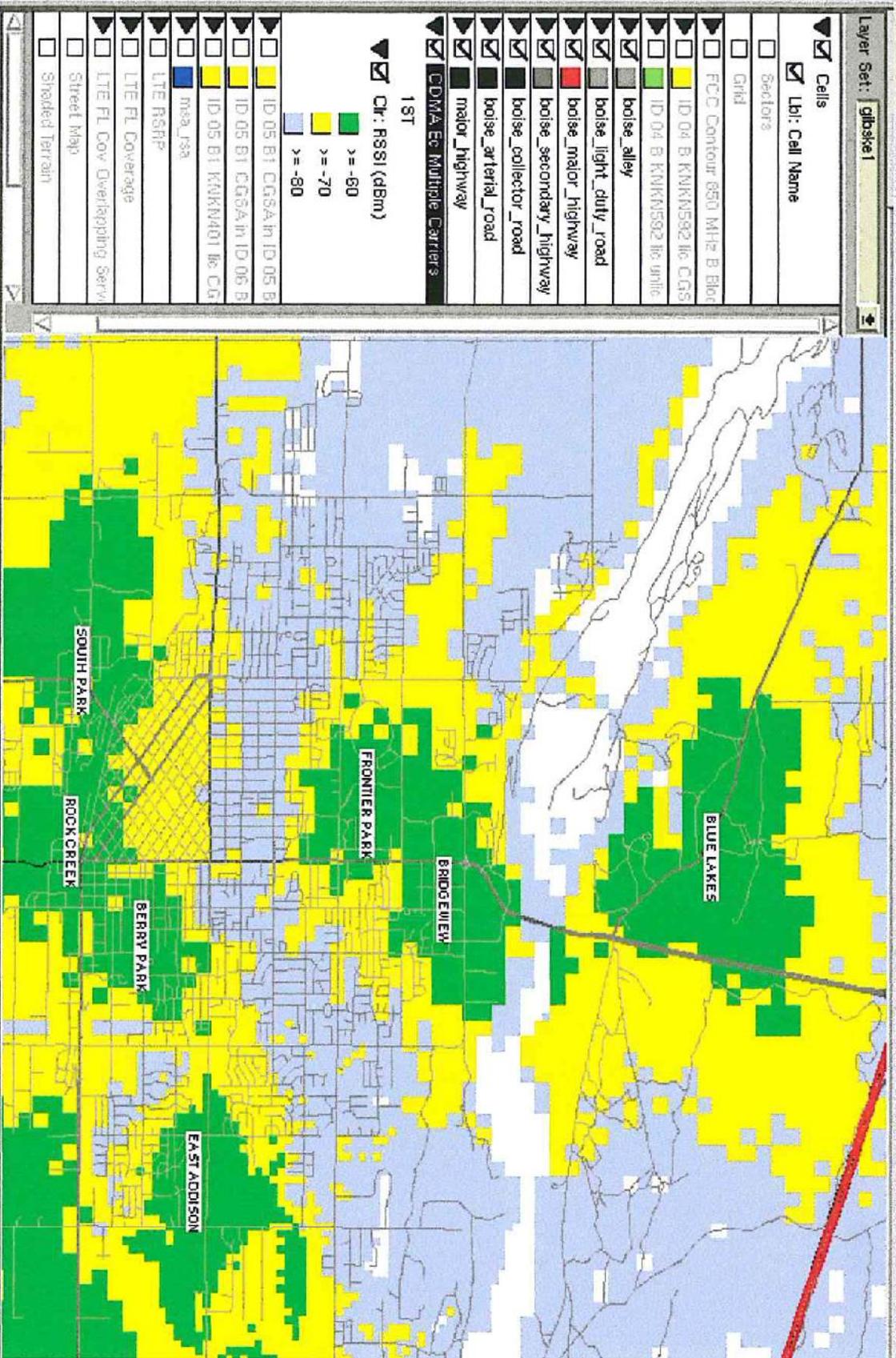


**KEYED NOTES**

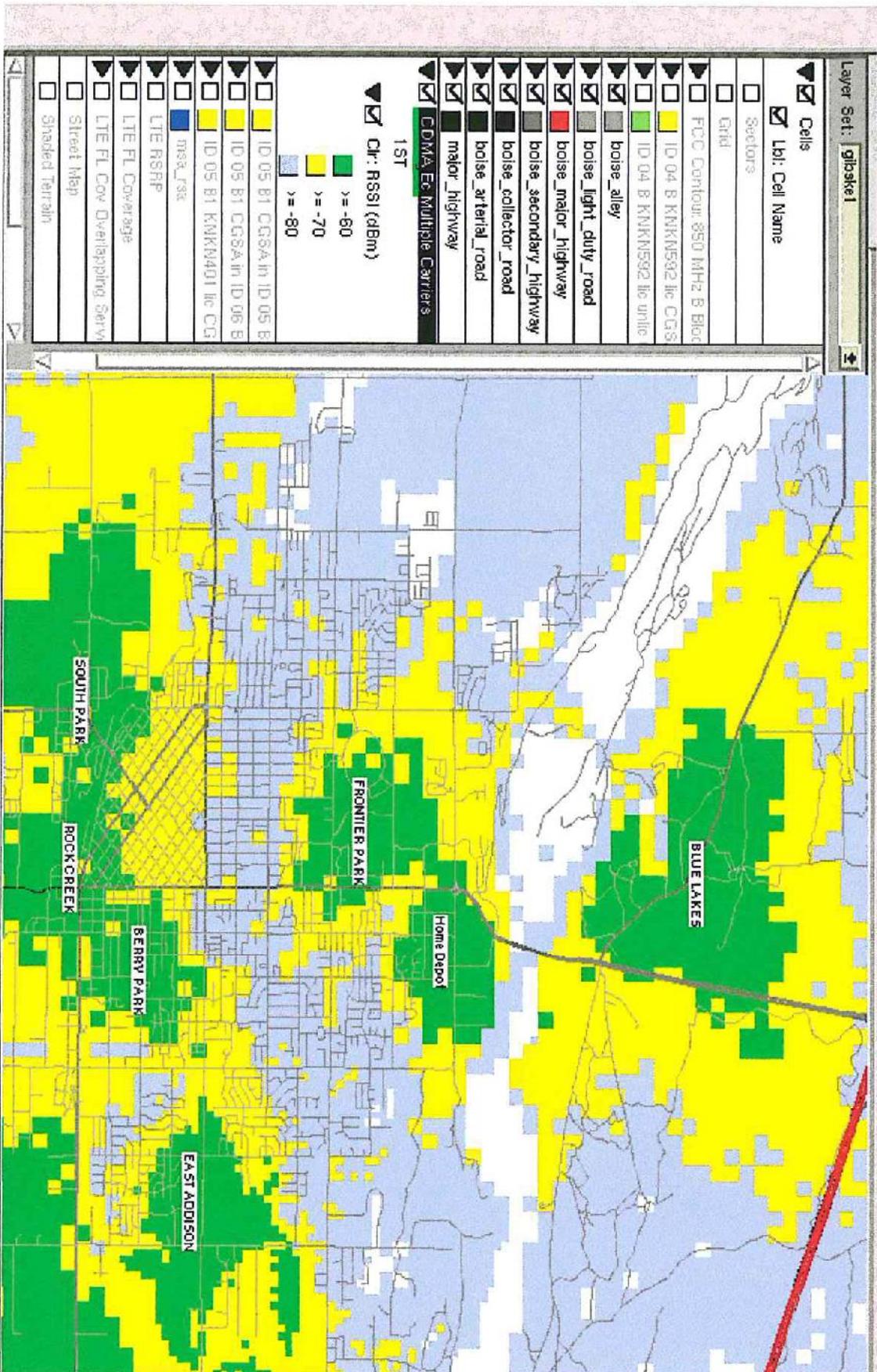
- 1 VZW FIBER/DIO 11'-6" X 25'-5.5" PRE-FAB EQUIPMENT SHELTER WITH (2) HVAC UNITS AND (2) LOW PROFILE VENTILATION HOODS AS PROVIDED BY THE SHELTER MANUFACTURER. SEE C301/1 FOR EQUIPMENT LAYOUT AND STD/S 01 FOR CONCRETE FOUNDATION.
- 2 VZW 6" TALL CHANNEL FENCING WITH BARBED WIRE, SEE C302/1.
- 3 VZW 12" WIDE SITE ACCESS, (2) 6" WIDE CHAINLINK GATES WITH BARBED WIRE, SEE C302/2.
- 4 VZW 100' TALL MONOPOLE WITH CONCRETE FOUNDATION, SEE TOWER MANUFACTURER SHOP DRAWINGS FOR DESIGN AND SPECIFICATIONS.
- 5 VZW 8' TALL ANTENNAS, (4) PER SECTOR, (12) TOTAL AT A 96" CENTERLINE WITH (12) BRP'S AND (2) RAYCAP OVP BOXES TO BE ACQUIRED TO THE ANTENNA MOUNTS, REFER TO VZW RF CONFIGURATION SHEET.
- 6 VZW CONTRACTOR TO INSTALL (2) 6'x MICROWAVE DISHES (HEIGHT, AND AZIMUTH TO BE DETERMINED DURING CONSTRUCTION).
- 7 VZW CONTRACTOR TO INSTALL THE 8' TALL LIGHTNING ROD AS SUPPLIED BY TOWER MANUFACTURER.

**SITE ELEVATION**  
NORTHEAST VIEW

Tower location at the storage units with 95' centerline.



Home Depot rooftop location at 35' centerline





Potential Site near the trees in the background. Looking West near the corner of Locust and Cheney.

07/01/2014 09:11 AM



View of potential site from neighboring property to the West.

07/01/2014 09:09 AM



Frontage along Elm St.

07/01/2014 09:22 AM



07/01/2014 09:15 AM



Access of Site through  
Storage unit business.



Actual site of potential  
tower and enclosure.



Public Hearing: **TUESDAY, July 8, 2014**

To: Planning & Zoning Commission

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

## AGENDA ITEM IV-3

**Request:** Request the Commission's recommendation on the zoning designation for property being requested for annexation, consisting of 53.6 (+/-) acres, located on the East side of the 500, 600 & 700 blocks of Hankins Road North aka 3200 East Road c/o Twin Falls School District & The City of Twin Falls (app. 2650)

**Time Estimate:**

The applicant's presentation may take up to ten (10) minutes. Staff presentation will be approximately five (5) minutes.

**Background:**

<b>Applicant:</b>	<b>Status:</b> Owner	<b>Size:</b> 53.6 Acres +/-
Twin Falls School District No 411 and City of Twin Falls 201 Main St W Twin falls, ID 83301 208-733-6900	<b>Current Zoning:</b> R-1 VAR in Area of Impact	<b>Requested Zoning:</b> Annexation with the R-1 VAR Zoning Designation
	<b>Comprehensive Plan:</b> Agricultural	<b>Lot Count:</b> 2 Lots
	<b>Existing Land Use:</b> Agricultural, PI Pump Station	<b>Proposed Land Use:</b> PI Pump Station, Public Elementary, Residential Homes
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
Bradford J Wills 222 Shoshone St W Twin Falls, ID 83303-0346 208-734-4411 <a href="mailto:Bradwills2007@gmail.com">Bradwills2007@gmail.com</a>	<b>North:</b> R-1 VAR; Residential	<b>East:</b> R-1 VAR ; Farm/Agricultural
	<b>South:</b> R-1 VAR; Residential	<b>West:</b> Hankins Road; R-1 VAR; Residential
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-15	

**Approval Process:**

**§10-15-2: Annexation**

The Commission shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. The hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)

(B) At least fifteen (15) days prior to the hearing, notice of time and place, and a description of the proposed zoning changes for the unincorporated area shall be published in the official newspaper or paper of general circulation within the jurisdiction of the City. Additional notice shall be provided by mail to property owners and residents within the land being considered; three hundred feet (300') of the external boundaries of the land being considered; and any additional area that may be impacted by the proposed change as determined by the Zoning Administrator. Notice shall be posted on the premises not less than one week prior to the public hearing.

**Budget Impact:**

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

### **Regulatory Impact:**

A recommendation on the zoning of this site will allow the application to be scheduled for the City Council. Approval of this request will allow the applicant to annex the subject property into the City Limits.

### **History:**

Since this property is in the Area of Impact, the current zoning designation would have been placed on the property with the action taken on the Area of Impact Agreement between the City of Twin Falls and Twin Falls County in 2004.

The Twin Falls School District acquired the Sackett Farm in 1990. In April 2008 the City Council approved the Conveyance Plat of the Sackett Farms Subdivision. This conveyance plat consisted of 53.6 +/- acres with two (2) lots. Lot 1, consisting of 51.3 +/- acres, was retained by the Twin Falls School District and Lot 2, consisting of 2.3 +/- acres, was transferred to the City of Twin Falls in order to construct a Regional Pressurized Irrigation Pump Station.

No further zoning history is known for these properties.

### **Analysis:**

This request is to annex 53 +/- acres with a zoning designation of R-1 VAR. Currently, the entirety of the property is zoned R-1 VAR, the majority of which is being utilized as agricultural farm land. A small portion on the SW corner of the conveyance plat is owned by Twin Falls City. This two (2) acre parcel was developed with a regional pressurized irrigation pump station. The property proposed for annexation is contiguous to City Limits on the west boundary, along Hankins Road, and thus is able to request annexation. There is a single family residence fronting Hankins in the middle of the Lot 1 which is not being proposed for annexation.

Twin Falls City Code sections 10-15-1 and 10-15-2 require a hearing and recommendations from the Commission on planning and zoning designations for areas proposed to be annexed. Section 10-15-2(A) states: "The Commission hearing shall not consider comments on annexation and **shall be limited to the proposed development plan and zoning changes.**" The City Council shall then hold an additional public hearing to determine whether the designated area should be annexed and if so what the zoning designation shall be. If approved, an ordinance is prepared and at a later public meeting is adopted by the City Council. Once the ordinance is published the published ordinance is sent to the State and the official zoning map is officially amended.

Since the School District acquired the property in 1990, the property's intended use was for potential expansion of the school district's facilities, including but not limited to a potential new school site. It is appropriate for the City to annex property owned and maintained by the City in order to gain governmental jurisdiction over our own property. Staff recommends the entire +/- 53 Acres maintain the current zoning designation of R-1 VAR.

**Conclusion:**

Should the Commission find the R-1 VAR zoning designation appropriate, they should forward a positive recommendation to the City Council.

**Attachments:**

1. Letter of Request
2. Zoning Vicinity Map
3. Future Land Use Map
4. Sackett Farm Conveyance Plat
5. Site Photos
6. Citizen Letter

## Exhibit A

# *Lot 1 and 2 Sackett Farms Subdivision Annexation Request*

Applicant:

May 28, 2014

Twin Falls School District # 411 and City of Twin Falls  
201 Main St. West  
Twin Falls, Idaho 83301                      208-733-6900

Applicants Representative

Bradford J. Wills  
222 Shoshone St. West  
Twin Falls, Idaho 83303-0346              208-420-0314

Annexation request for Lot 1 and Lot 2 Sackett Farms Subdivision, County of Twin Falls.

The history of the parcel is: On April 21, 2008, the City of Twin Falls approved the Conveyance Plat of the Sackett Farms Subdivision consisting of two lots on 58 Acres +/- . A conveyance plat may be used when subdividing a parcel into two lots but does not constitute approval for development. Because this parcel was in the Area of Impact, Twin Falls County approved the Final Plat and Zoning at their June 2, 2008 meeting.

Lot 2 was purchased by the City of Twin Falls and used for a regional pressurized irrigation pump station.

The request is for an annexation of Lot 1 owned by the Twin Falls School District # 411 and Lot 2 owned by the City of Twin Falls of the Sackett Farms Subdivision into the Twin Falls City Limits. Currently this property is designated Agriculture on the Comprehensive Plan however is it zoned R-1 VAR along with the surrounding area.

To the south is the Highland Acres rural subdivision on Highlawn Drive with 1 acre lots, to the west is the Morning Sun Subdivision Phase # 7 and the future Morning Sun Subdivision Phase # 8, to the north is an undeveloped 10 acre parcel and the Pine Meadows rural subdivision and to the east is agricultural farm land.

The Twin Falls School District is the owner of Lot 1 and plans on the construction of a new elementary school on a portion of the lot with the remaining land to be used for residential development. The City of Twin Falls owns Lot 2 and has no plans at this time to further improve the lot. This is compatible with the development in the surrounding area.

The two lots are outside the City of Twin Falls Water Boundary and will require a Comprehensive Plan Amendment after it is annexed into the city limits.

On Hankins Road, there is an existing 12"-18" water line on a portion of the frontage of the parcel. At the northeast corner of Hankins Road and Filer Ave. East extended is the City of Twin Falls parcel with an area pressurized irrigation pump station. A 6" pressurized irrigation line is located along the west side of Hankins Road North traveling north. There is an 8" sewer line on Stadium Way near the intersection with Hankins but future waste water collection will most likely be to the northwest approximately 2200 LF connecting to the newly installed

Chobani Northeast Sewer Trunk Line. Most of Hankins Road North from center line to the west is fully developed with public utilities, roadway, curb & gutter and sidewalk with parkway landscaping on the Morning Sun Subdivision side.

This application consists of the following:

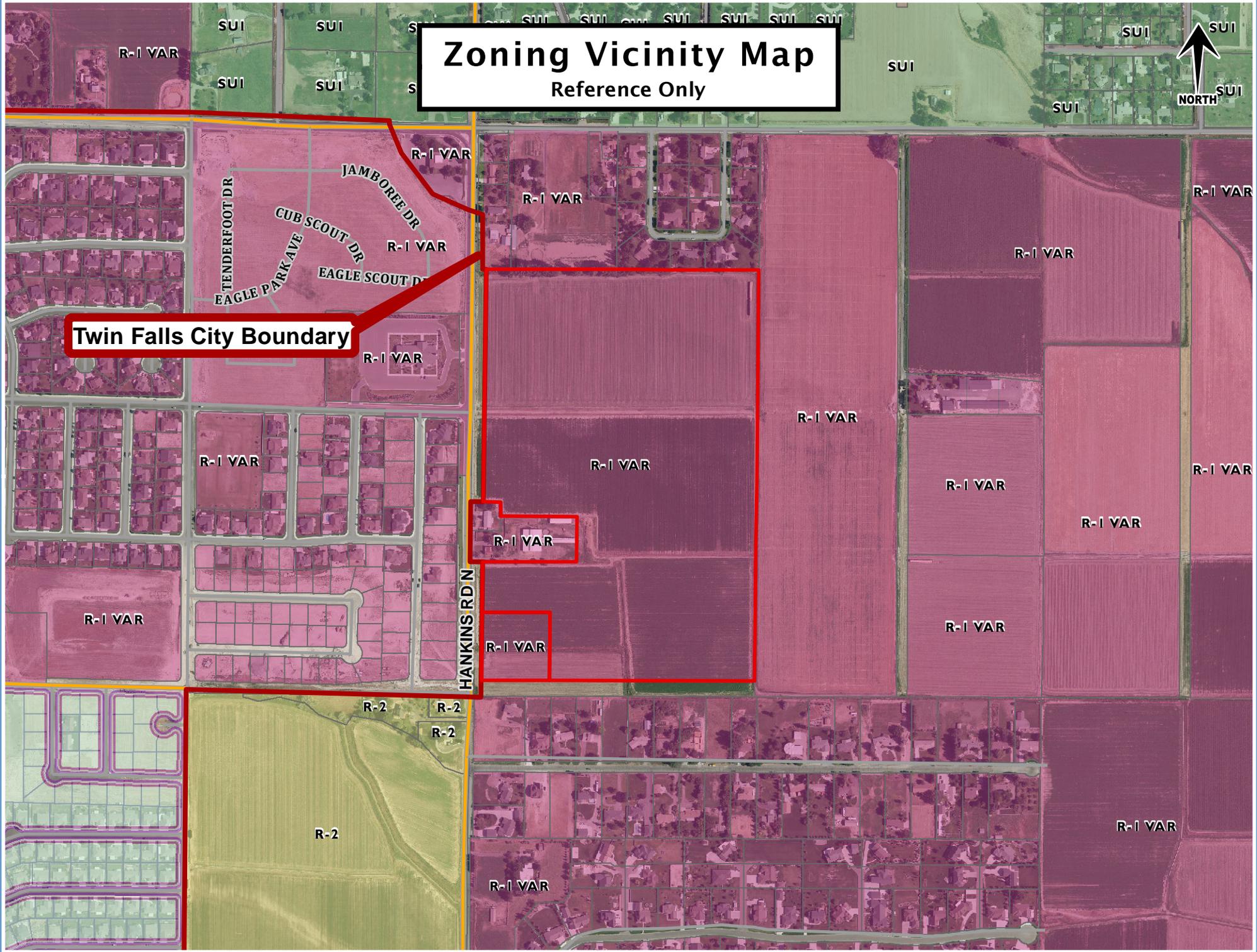
Exhibit A	Information requested in C.4.a&b of application
Exhibit C.1.a	Copy of the Original Warranty Deed
Exhibit C.2.b	Notification listing of surrounding property owners within 300' radius
Exhibit C.3.a	Copy of the Conveyance Plat showing lot 1 and 2 location
Exhibit C.3.b	Overlay map of existing infrastructure and roadways
Exhibit C.3.c&d	Map showing existing Zoning map designations
Exhibit C.4.b.i	Comprehensive Plan of the area

# Zoning Vicinity Map

Reference Only



**Twin Falls City Boundary**



# Future Land Use Map

Reference Only



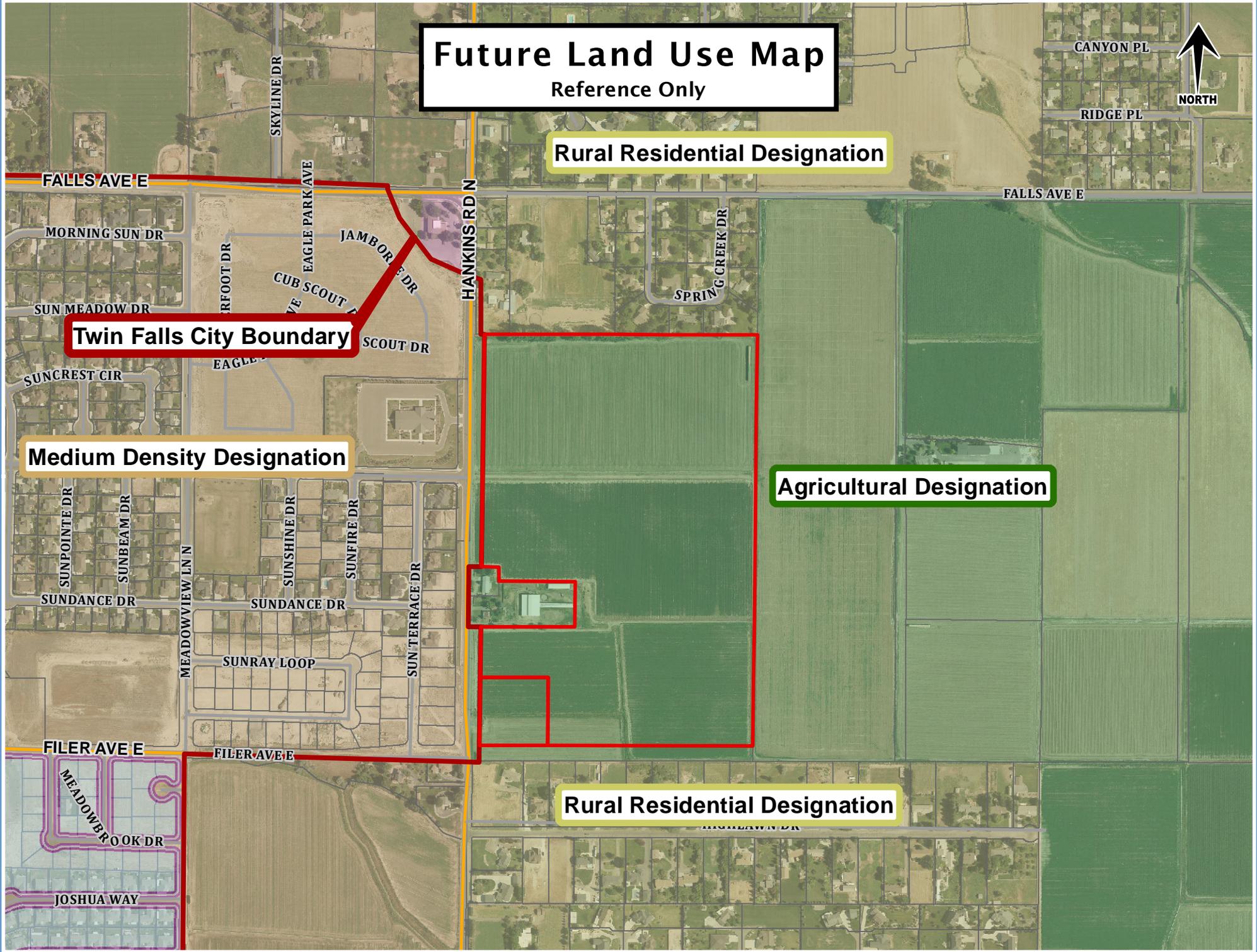
Rural Residential Designation

Twin Falls City Boundary

Medium Density Designation

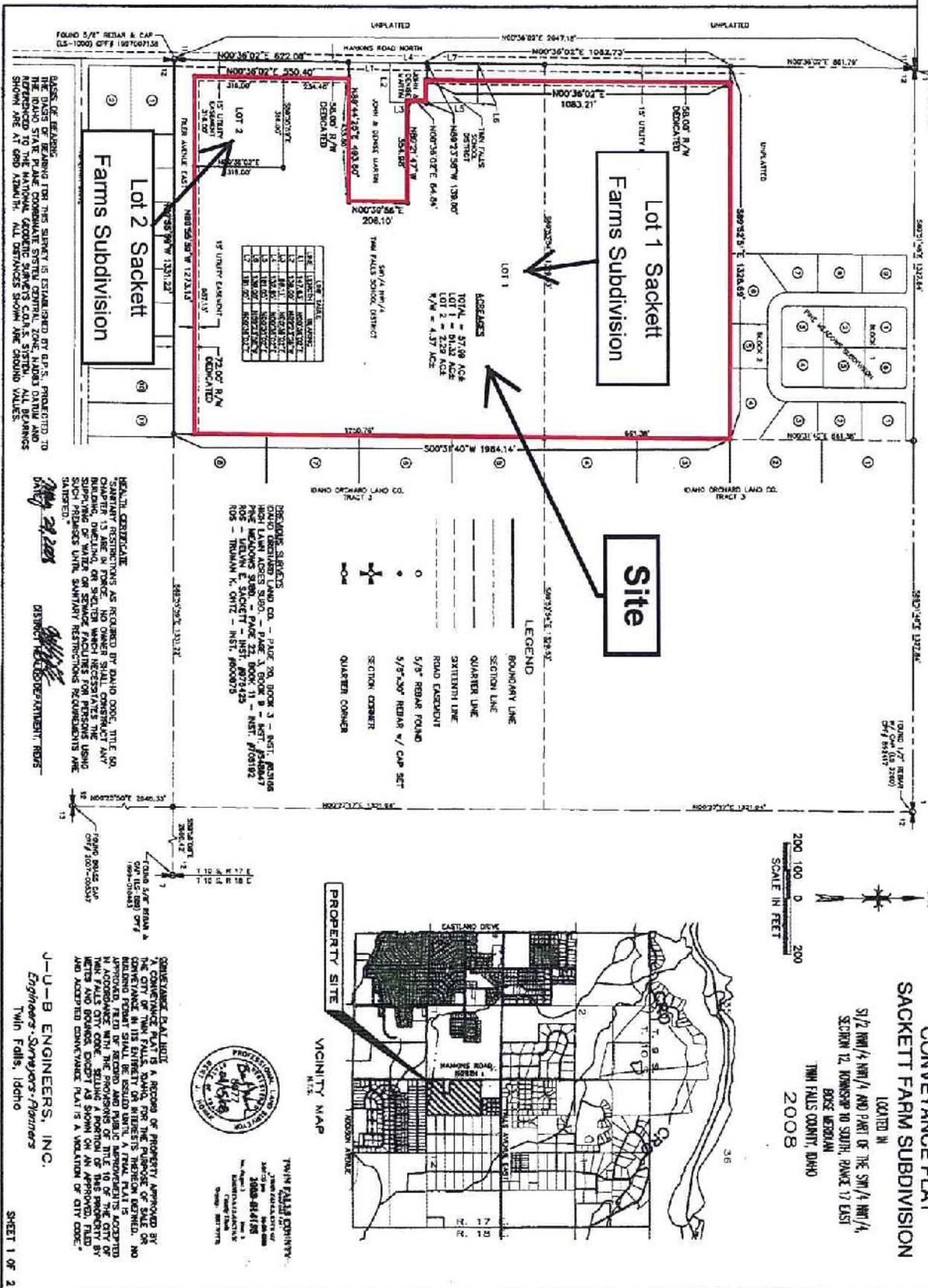
Agricultural Designation

Rural Residential Designation



# Exhibit C.3.a

## Property Lines



BASES OF REBAR: THE DATE OF REBARING FOR THIS SURVEY IS ESTABLISHED BY G.P.S. PHOTOGRAPHED TO THE IDAHO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, NAD83 DATUM AND REDUCED TO THE NATIONAL GEODETIC SURVEY'S CONUS SYSTEM. ALL BEARINGS SHOWN ARE AT GRID AZIMUTHS. ALL DISTANCES SHOWN ARE GRID DISTANCES.

HEALTH DEPARTMENT: HEALTH DEPARTMENT AS REQUIRED BY DAVID CODE, TITLE 16, CHAPTER 13, PART 13.03.01. NO OTHER SHALL BE REQUIRED. THE CITY OF TWIN FALLS, IDAHO, HAS REVIEWED THIS PLAT AND APPROVED THE SUPPLYING OF WATER OR SEWER FACILITIES FOR PERSONS USING SUCH PREMISES UNDER SANITARY RESTRICTIONS RECOMMENDED AND SHOWN HEREON.

*May 29, 2008* DISTRICT HEALTH DEPARTMENT REARS

CONVEYANCE PLAT: A CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE CITY OF TWIN FALLS, IDAHO, FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR INTEREST THEREON DEFINED. NO OTHER RECORD SHALL BE REQUIRED UNDER A TWIN FALLS, IDAHO, PLAT. THE CITY OF TWIN FALLS, IDAHO, HAS REVIEWED THIS PLAT AND APPROVED THE SUPPLYING OF WATER OR SEWER FACILITIES FOR PERSONS USING SUCH PREMISES UNDER SANITARY RESTRICTIONS RECOMMENDED AND SHOWN HEREON.



TWIN FALLS COUNTY, IDAHO  
 J-U-B ENGINEERS, INC.  
 No. 2008-84183  
 TWIN FALLS, IDAHO  
 Surveying - Planning



City PI Pump Station near Hankins Road on south end of Property.

07/01/2014 08:57 AM



Looking North East from the PI Pump Station.

07/01/2014 08:58 AM



Northern Area of property, directly across from Stadium Blvd along Hankins.

01/2014 09:00 AM



Northern Area of property, directly across from Stadium Blvd along Hankins.

01/2014 09:00 AM



Church directly across Hankins from the North-Western area of property.

07/01/2014 09:01 AM



07/01/2014 09:01 AM

Dr. Jennifer Jorgensen  
3215 Woodridge Dr.  
Twin Falls, ID 83301  
208-309-1688

RECEIVED

JUN 27 2014

CITY OF TWIN FALLS  
PLANNING & ZONING

Renee V. Carraway  
Zoning & Development Manager  
Office of Community Development  
City of Twin Falls  
PO Box 1907  
Twin Falls, ID 83301-1907  
208-736-2296

Dear Ms. Carraway,

I am a new pediatric nurse practitioner in the area and am passionate about the health and well being of children in Twin Falls.

I noticed an announcement yesterday that a public hearing by the Planning & Zoning Commission is scheduled for July 8<sup>th</sup> regarding annexation of property to the east of Hankins Road North. I assume the zoning request for this property is related to the recent school bond, allowing for the construction of a new elementary school. As I will be out of the area on July 8<sup>th</sup>, I am sending this letter and hope that my comments will be considered.

First I am THRILLED that a new elementary school is being built on the east side of town. Community support of our children's education is vitally important to the long-term health, growth, and prosperity of our community.

As planning for the new elementary school begins, I would like the city of Twin Falls to consider pedestrian access on this side of town, specifically along Hankins Road. Investing in sidewalks and a bike lane on Hankins Road would help encourage children and families to walk and bike to school. Childhood obesity is a significant problem and simple steps like supporting and creating a culture of daily walking and biking can help improve the health of children in our community. Currently, the roadside conditions and speed limit on Hankins Road are not conducive to biking or walking.

Please consider the need for improved pedestrian access along Hankins Road, and support the health of children in our community.

Sincerely,



Jennifer Jorgensen, DNP



Public Hearing: **TUESDAY, July 8, 2014**

To: Planning & Zoning Commission

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

## AGENDA ITEM V-4

**Request:** Requests a Special Use Permit to operate an automotive repair business on a portion of property located at 2135 Kimberly Rd c/o Richard L Brown (app. 2651)

**Time Estimate:**

The applicant's presentation may take up to ten (10) minutes. Staff presentation will be approximately five (5) minutes.

**Background:**

<b>Applicant:</b>	<b>Status:</b> Commercial Lease Agreement	<b>Size:</b> Land - 1.064(+/-) acres; Building – 1300(+/-) sf
Richard L. Brown 818 17 <sup>th</sup> Ave East Jerome, ID 83338 208-293-2395 <a href="mailto:Llrick_fisherman@yahoo.com">Llrick_fisherman@yahoo.com</a>	<b>Current Zoning:</b> C-1	<b>Requested Zoning:</b> SUP – Automobile Repair Business on a portion of the lot.
	<b>Comprehensive Plan:</b> Commercial/Retail	<b>Lot Count:</b> 1 parcel- use proposed on a portion.
	<b>Existing Land Use:</b> Previously auto sales currently vacant	<b>Proposed Land Use:</b> Automobile Repair Business
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
	<b>North:</b> C-1; undeveloped / Garnand Marketing	<b>East:</b> C-1; commercial/Eastland Dr
	<b>South:</b> C-1; Kimberly Rd; commercial/retail	<b>West:</b> C-1; commercial/retail
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-4-8.2(B)11c, 10-4-8.3, 10-7-12, 10-10-1 thru 3, 10-11-1 thru 10, 10-13-2.2	

**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 an impact on the City budget with the change of the property from vacant to a developed commercial use there will be an increase in tax revenue.

**Regulatory Impact:**

Approval of this request will allow the applicant to operate an automobile repair business.

**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 City of Twin Falls building files date back to 1971 for this lot. At that time it was Kimberly Road Gulf Service. It has been a gas station with minor automobile service/repair businesses throughout the years. Special Use Permit #48 was approved by Planning & Zoning on September 9, 1980 to allow a used car sales lot. With Ordinance 2012 in 1981 the City enacted a zoning ordinance amendment that created the zones we use today. In 1988 a building permit was issued for an auto sales office. There have been auto sales businesses at this location since.

## Analysis:

The location for the proposed automobile repair business previously allowed by sup an auto sales business which allowed minor auto repair only on vehicles associated with the sales business. Mr. Brown has leased approximately one half of the commercial property for his proposed automobile repair business. The applicant anticipates 4 to 6 customers a day. The applicant has supplied a narrative detailing the general operations of the proposed business. The applicant is expecting to operate from 8am to 5pm Monday through Friday and 8a to 12 noon on Saturday. He will be the only employee to begin with but anticipates hiring employees in the future. The code does not regulate hours of operation for a service business, however, as the applicant is specifically stating the hours and time of operation the Commission can include as a condition of approval.

The applicant describes the type of work that is anticipated will not have a major impact on surrounding property owners. He anticipates no noise, other than the operation of the tools in the shop and the starting and stopping of the automobiles. He anticipates no impact to neighboring property owners with regard to odors, fumes, glare or vibrations.

**Per City Code 10-4-8: C-1, Commercial Highway District:** Automotive repair falls under Services - "Automobile and truck service and/or repair" category. This category requires a Special Use Permit approval prior to establishing the use within the C-1 zone.

**Per City Code 10-4-8.3: Property Development Standards:** Required landscaping in the C-1 zone shall be equal to 10% of the total required parking area or 3% of the total land area, whichever is greater. The landscaping will be evaluated for compliance at the time of building permit process for a certificate of occupancy.

**Per City Code 10-7-12: Special Landscaping Requirements for Gateway Arterials:** Kimberly Road is considered a gateway arterial. A landscaped strip at least 10' in width shall be provided immediately behind the sidewalk. This strip shall contain trees and bushes. The landscaping will be evaluated for compliance at the time of building permit process for a certificate of occupancy.

**Per City Code 10-10: Off-Street Parking:** Automobile and Truck service and/or repair uses are required to provide one (1) parking space per three-hundred (300) square feet of floor area. This requirement will be evaluated for compliance with current applicable code requirements and enforced at the time of building permit submittal for a certificate of occupancy.

**Per City Code 10-11-1 thru 10: Required Improvements:** New buildings are required to provide landscaping, screening, development of parking and maneuvering areas, street improvements; such as curb & gutter (sidewalks are not required in M-2 zone), storm water retention, trash enclosures and other infrastructure improvements.

These improvements will be evaluated for compliance with current applicable code requirements and enforced at the time of building permit submittal for a certificate of occupancy.

**Possible Impacts:** Current City Code does not differentiate between major and minor automotive and truck service and repair. Clarification of what types of vehicles; semi-tractor/trailers, farm equipment, construction equipment, residential diesel pickup, manufacturing equipment may be serviced at this location would be appropriate. Common complaints the City receives about vehicular repair establishments typically center on the storage of materials, parts & equipment and non-operating vehicles in areas visible from neighboring land owners or adjoining streets. The commission may wish to place a condition that requires all parts, equipment, materials and inoperable vehicles to be stored inside the building or behind a screening fence. Furthermore the commission may wish to place a condition that requires the screening fence materials and opacity be approved by the commission, or staff, prior to installation.

The last known use of this property was a Used Auto Sales business allowed by sup which allowed minor auto repair only on vehicles associated with the sales business. The applicant is leasing a portion of the property and proposing operating an automobile repair business only the portion he is leasing. It is unknown how the applicant is going to contain his business to this leased portion of the property. It would be appropriate for the Commission to ask the applicant how he plans to contain his business from encroaching on the portion of the property not being used for this business ie; fencing, barriers, etc... If the business is developed and operated as presented there should be reasonable harmony with existing uses and should not be anticipated to have significant negative impacts on neighboring properties. The activities described by the applicant are in conformance with the Comprehensive Plan which shows this area appropriate for service uses.

### **Conclusion:**

Should the Commission grant this request as presented staff recommends approval is 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 all parts, equipment, materials to be stored inside the building or behind a sight obscuring screening fence.
3. Subject to all non-operable and/or un-licensed vehicles being stored inside the building or behind a screening fence.
4. Maximum time for licensed/operating vehicles to be outside prior to repair shall be 3 days.
5. Subject to screening fence material and opacity being approved by staff prior to installation.

### **Attachments:**

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

## 1 RESUME FOR REQUEST

I HAVE BEEN AN AUTOMOBILE MECHANIC FOR 20 YEARS AND HAVE GOTTEN TO THE POINTS IN MY LIFE THAT I FEEL IT IS TIME TO HAVE MY OWN BUSINESS.

## 2 EXPLANATION OF PROJECT

A- ~~NO~~ HOURS OF OPERATION:

MON - FR: 8 AM - 5 PM

SAT. 8 AM - 12 NOON

B- TRAFFIC ANTICIPATED.

I FEEL WITH THE LOCATION OF BUSINESS I SHOULD BE ABLE TO GENERATE AT LEAST 4 TO 6 CUSTOMERS A DAY

C- NUMBER'S OF EMPLOYEES

AT THIS TIME GETTING THE BUSINESS UP AND RUNNING, I WILL BE THE ONLY EMPLOYEE. HOPEFULLY I WILL BE ABLE TO ADD EMPLOYEES DOWN THE ROAD

## 3 EVALUATION OF THE EFFECTS ON ADJOINING PROPERTY

A- NOISE / I AM SURE THE NOISE LEVEL WILL NOT BE DISTRACTING TO PEOPLE IN THE AREA. YES THERE WILL BE STARTING & STOPPING OF AUTOMOBILES OPERATION OF TOOLS IN SHOP. IMPACT WRENCH, AND SUCH. BUT WILL BE NO MORE DISTRACTING THAN THE NOISE FROM TRAFFIC ON THE STREET AND FROM OK TIRE CO. LOCATED NEXT TO ME

## B. GIARE /

1- THERE WILL BE NO NEW GIARE THERE MAD. TIME'S WILL PULLING A AUTOMOBILE IN OR OUT THE SUN MAY GIARE OFF OF WINDOW'S BUT I DO NOT ANTICIPATE ANY PROBLEM WITH THIS SITUATION.

## 2- ORDER

THIS WILL NOT BE A PROBLEM I HAVE STORAGE FACILITIES FOR USED OIL & SUCH, THE STARTING & STOPPING OF AUTOMOBILES SHOULD NOT CAUSE ANY MORE ORDER THAN TRAFFIC ALREADY ON KIMBERLY RD.

## 3- ~~NOISE~~ (FUMES) & VIBRATION

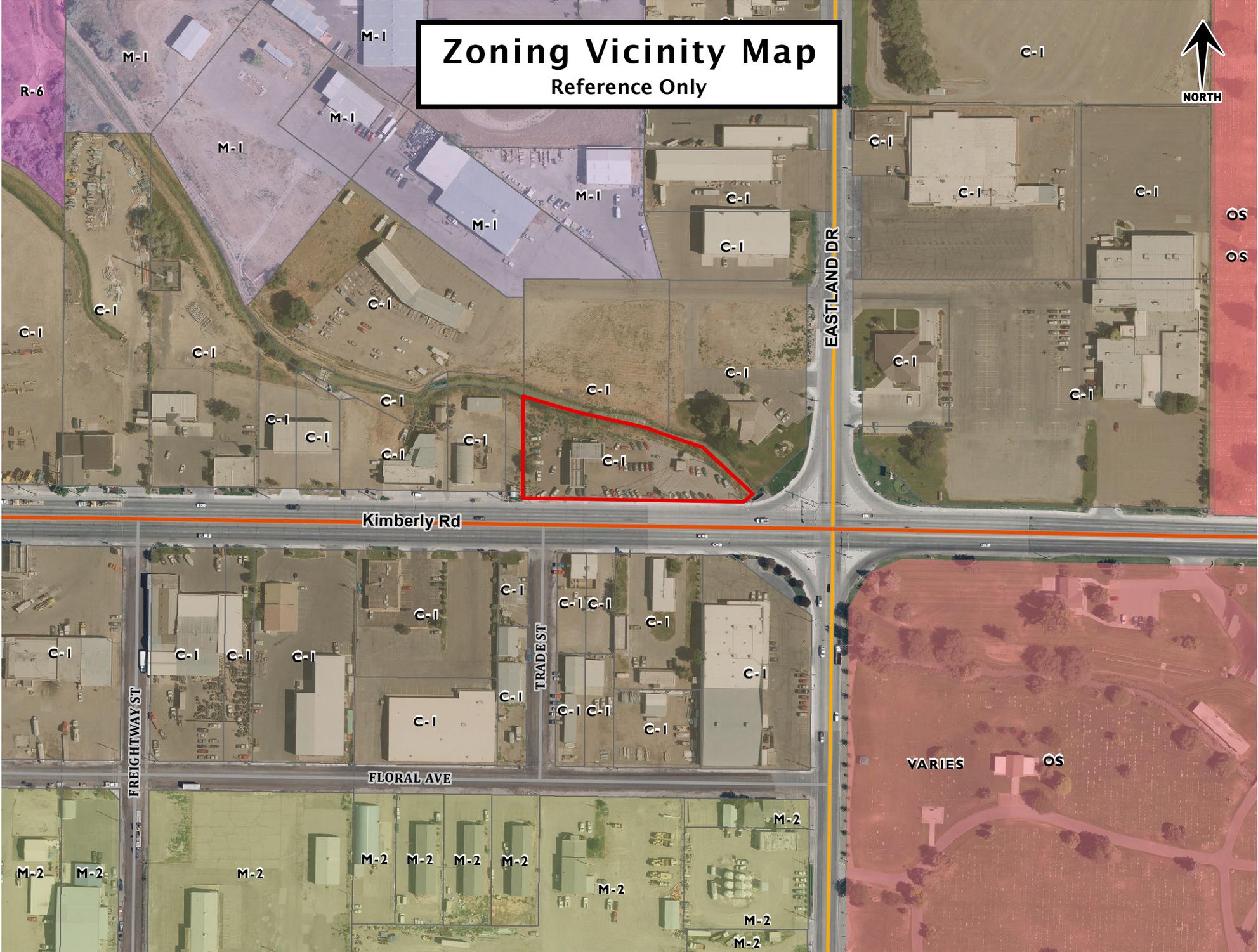
HERE AGAIN THERE SHOULD BE NO FUMES BECAUSE OF STORAGE CONTAINERS RATHER THAN STARTING & STOPPING OF VEHICLE IN & OUT OF SHOP AND I REALLY DON'T ANTICIPATE ANY PROBLEMS WITH VIBRATION TO ADJOINING PROPERTIES.

## 4- COMPATIBILITY

I HAVE DELETED MY PLANS WITH OKTARE, GROUND ROUND, TWIN FALLS MOTEL, SCATE LAND, THE SYRRE LADY, AND EVERY ONE WAS EXCITED TO SEE A REPAIR BUSINESS OPENING UP NEAR THEM THEY ALL STATED THEY WOULD BE HAPPY TO SEND BUSINESS MY WAY.

# Zoning Vicinity Map

Reference Only



# Aerial Photo Map

Reference Only



Applicants Leased Area

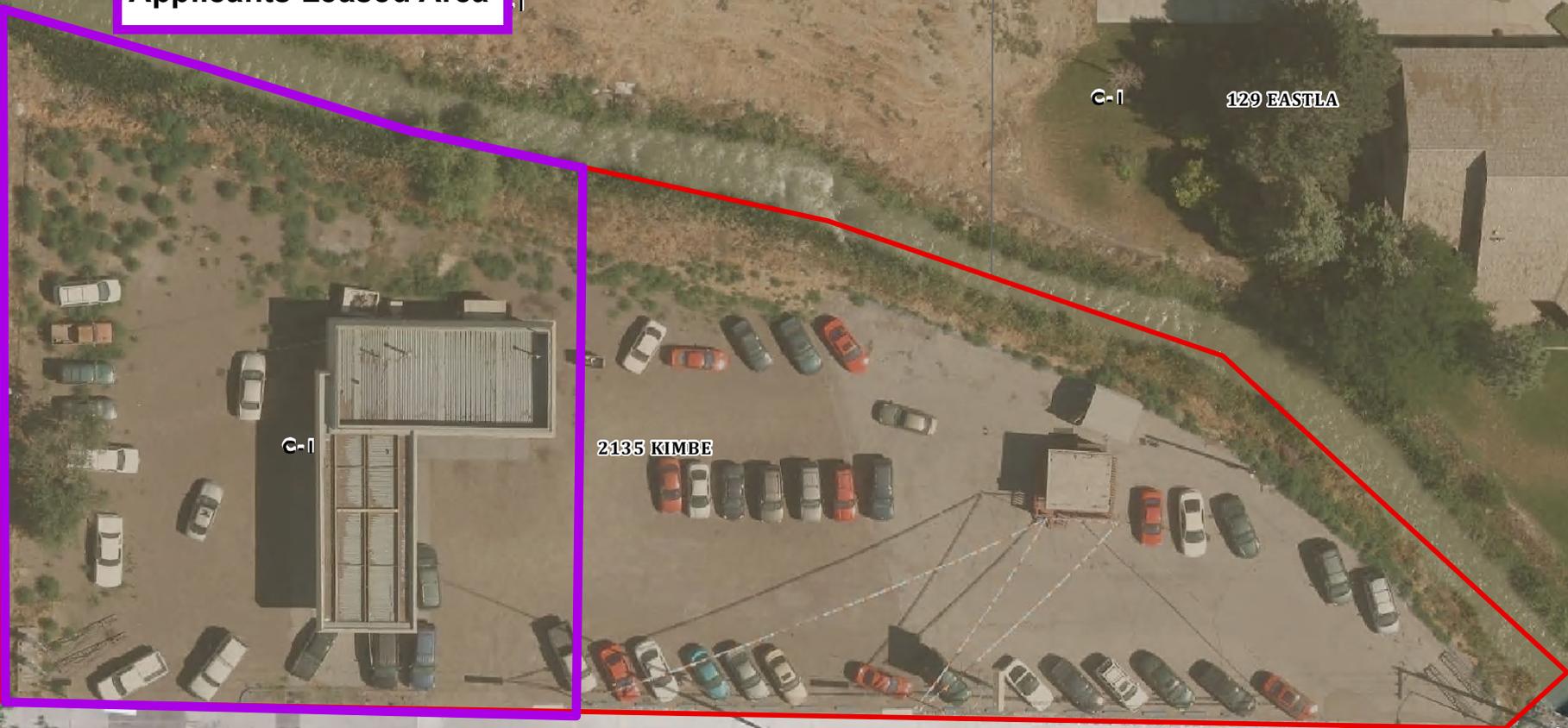
C-1  
165 EASTLA

C-1  
129 EASTLA

2135 KIMBE

Kimberly Rd

TRADE ST







Frontage along Kimberly Road

07/01/2014 08:45 AM



West Side of Property

07/01/2014 08:46 AM



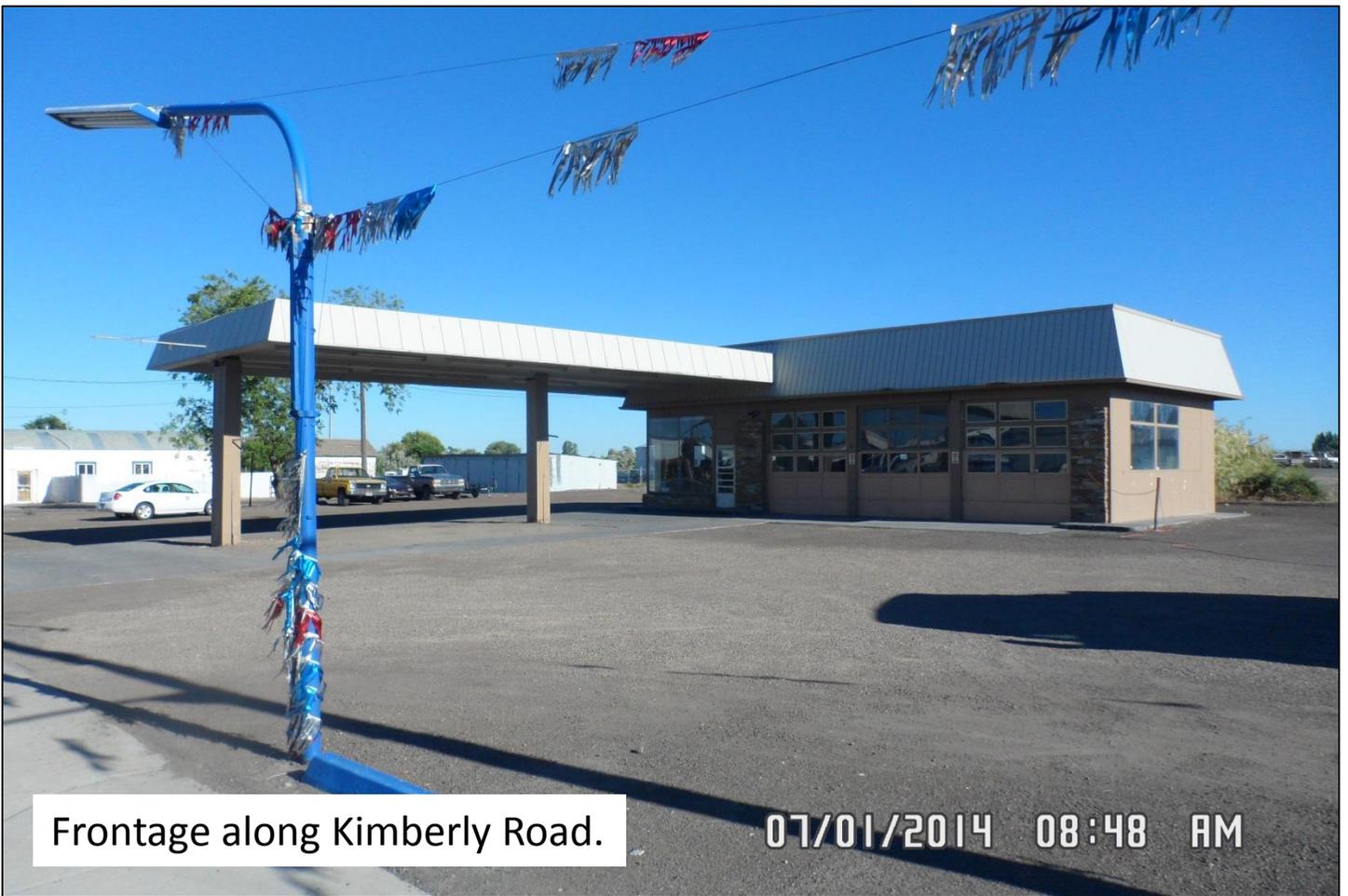
Rear/North Side of the property.

07/01/2014 08:47 AM



East side of the property.

07/01/2014 08:47 AM



Frontage along Kimberly Road.

07/01/2014 08:48 AM





Public Hearing: **TUESDAY July 8, 2014**

To: Planning & Zoning Commission

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

## AGENDA ITEM IV-5

**Request:** Requests the Commission's recommendation for a Zoning Title Amendment amending City Code sections 10-4-8.3(C) regarding maximum building height in the C-1 District, 10-4-8.3 (D) 1 regarding side and rear yard setbacks in the C-1 District, 10-4-13.3 (C) regarding requests for additional building height in the OT District, and 10-7-3 regarding the approval process for requests for additional building height. c/o The City of Twin Falls (app. 2652)

**Time Estimate:**

Staff presentation will be approximately ten (10) minutes.

**Background:**

<b>Applicant:</b>	
City of Twin Falls 305 2 <sup>nd</sup> Ave East Twin Falls, ID 83301	<b>Requested Zoning:</b> Amendment to Twin Falls City Code – Title 10- Chapter 4- Section 8.3; Title 10 – Chapter 4 – Section 13.3; and Title 10 - Chapter 7 – Section 3.
<b>Representative:</b>	
Renee Carraway City of Twin Falls Zoning Administrator 208-735-7267 <a href="mailto:rcarrawa@tfid.org">rcarrawa@tfid.org</a>	<b>Applicable Regulations:</b> 10-4-8.3, 10-4-13.3, 10-7-3, 10-14-1 through 7,

**Approval Process:**

All procedures will follow the process as described in TF City Code 10-14: Zoning Amendments.

Zoning Title Amendments, which consist of text or map revisions, require a public hearing before the Planning Commission. Following the public hearing, the Commission may forward the amendment with its recommendation to the City Council. Any material change by the Commission from what was presented during the public hearing will require an additional hearing prior to the Commission forwarding its recommendation to the Council.

After the Council receives a recommendation from the Commission, a public hearing shall be scheduled where the Council may grant, grant with changes, or deny the Zoning Title Amendment. In any event the Council shall specify the regulations and standards used in evaluating the Zoning Amendment, and the reasons for approval or denial.

In the event the Council shall approve an amendment, such amendment shall thereafter be made a part of the Title upon the passage and publication of an ordinance.

## **Regulatory Impact:**

A recommendation from the Planning and Zoning Commission on the proposed Zoning Title Amendment will allow the request to proceed to the City Council.

## **History:**

The City Council approved Ordinance 2012 on July 6, 1981 which replaced Twin Falls City Code - Title 10; Zoning & Subdivision Regulations in its entirety.

A Zoning Title Amendment for building height was applied for and heard by the Planning and Zoning Commission during a Public Hearing on February 12<sup>th</sup>, 2012. This amendment was forwarded to the City Council and had a Public Hearing date on March 11<sup>th</sup>, 2013. The City Council requested revisions be made to the Title Amendment.

## **Analysis:**

This request was initiated by the City Council on the basis that numerous applicants had applied for an increase to the fifty (50) foot maximum building height, as allowed in City Code 10-7-3. An amendment went before the City Council in March of 2013. During that public hearing the Council requested revisions to the amendment; the following changes were made per the requests of the City Council.

The proposed amendment modifies three separate sections. The first section changes two (2) items in **10-4-8: C-1 , Commercial Highway District:** 1) the maximum building height is modified to fifty (50) feet, and 2) Side and Rear yard setbacks are required under certain circumstances.

The second section changes **10-4-13: OT, Old Town District:** This change adds the OT District onto the list of zones that can apply for an increase in maximum building height through the process found in City Code 10-7-3.

The third section changes the process by which additional building height can be approved. Current City Code requires City Council approval for greater than standard building heights. This can currently be done without a public hearing. The proposed amendment will require applicants to follow the public hearing process as outlined for a Zoning Map Amendment. This will include two (2) public hearings. The first public hearing would be in front of the Planning and Zoning Commission for a recommendation; the second public hearing in front of the City Council.

## **Conclusion:**

The Commission may recommend to the City Council that the amendment be granted as requested, or it may recommend a modification of the amendment requested (will require another public hearing before the Commission), or it may recommend that the amendment be denied.

## **Attachments:**

1. Proposed Amendment

## DRAFT ZONING TITLE AMENDMENT

Requests the Commission's recommendation for a Zoning Title Amendment amending City Code sections [10-4-8.3\(C\)](#) regarding maximum building height in the C-1 District, [10-4-8.3\(D\)1](#) regarding side and rear yard setbacks in the C-1 District, [10-4-13.3\(C\)](#) regarding requests for additional building height in the OT District, and [10-7-3](#) regarding the approval process for requests for additional building height."

As follows:

### 10-4-8: C1, COMMERCIAL HIGHWAY DISTRICT:

#### 10-4-8.3: PROPERTY DEVELOPMENT STANDARDS:

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

(C) Building Height: No building shall exceed ~~thirty five~~ fifty feet (~~35'50'~~) in height except as provided by section [10-7-3](#) of this title. (Ord. 2526, 5-20-1996)

(D) Yards: Front yards shall conform to the following standards, or section 10-7-6 of this title, whichever is greater: (Ord. 2773, 12-15-2003)

1. Commercial Uses And Residential Uses With Five Or More Units Per Building:

a. Front yards: ~~No property line setbacks are required on side yard or rear yard.~~ A setback of thirty five feet (35') shall be maintained on major arterials and fifteen feet (15') on all other streets. In developed areas which have building lines already established, this requirement may be reviewed and adjusted by the commission, subject to the following exceptions:

(1) A gasoline service station pump island, including cashier's booth, and canopy setback may be less than the required thirty five feet (35') property line setback on arterial streets, providing the property line setback is not less than thirty feet (30') for a pump island nor less than twenty feet (20') for the outer edge of a canopy. Gasoline service station pump islands, including cashier's booths, and canopies, shall not be used to adjust setbacks in developed areas which have building lines already established.

(2) Outdoor or patio seating, including associated canopies or coverings, at a food service establishment providing the outdoor seating area including any canopies or coverings does not exceed a property line setback of twenty feet (20') or the minimum required arterial landscaping is provided, whichever is greater. Any outdoor or patio seating area proposed within a required setback must be approved by the planning and zoning commission. (Ord. 2981, 12-7-2009)

b. Side and rear yards: No property line setbacks are required on side yard or rear yards when adjacent to existing commercial uses, existing residential uses with five or more units per building, vacant property that is zoned for non-residential development, or vacant property that is designated on the future land use plan for non-residential development. A property line setback of twenty five (25) feet shall be maintained on the side yard and rear yard for buildings adjacent to existing residential uses with four or fewer units per building, vacant property that is zoned for residential development or vacant property that is designated on the future land use plan for residential development.

2. Residential Uses: Residential uses less than five (5) units and not attached to a commercial use shall conform to the yard standards of the R6 district.

**10-4-13: OT, OLD TOWN DISTRICT:**

**10-4-13.3: PROPERTY DEVELOPMENT STANDARDS:**

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

- (C) Building Height: No building shall exceed fifty feet (50') in height except as provided by section 10-7-3 of this title.

**10-7-3: ADDITIONAL HEIGHT IN CB, C1, OT, M1 AND M2 ZONING DISTRICTS AND SUBDISTRICTS:**

The council may allow greater than standard building heights with or without extra setback requirements, in the CB, C1, OT, M1 and M2 zoning districts and subdistricts ~~providing all floors have a fire sprinkler system approved by the fire chief and city engineer. The requirement for a fire sprinkler system may be waived by the council, based on recommendations from the fire chief, for a building which is accessory to a farming use and not intended for human occupancy providing the property owner releases the city from all fire protection responsibility and liability.~~ A request for additional height shall follow the public hearing process for Zoning Map Amendments as described in sections 10-14-5(B) and 10-14-7 of this title. (Ord. 2045, 7-6-1982; amd. Ord. 2526, 5-20-1996)



Public Hearing: **TUESDAY July 8, 2014**

To: Planning & Zoning Commission

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

## AGENDA ITEM IV-6

**Request:** Requests the Commission's recommendation for a Zoning Title Amendment to delete Title 10; Chapter 10; Off Street Parking and Loading and replace with a new Title 10; Chapter 10; Off Street Parking and Loading c/o The City of Twin Falls (app. 2653)

**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>	
City of Twin Falls 305 2 <sup>nd</sup> Ave East Twin Falls, ID 83301	<b>Requested Zoning:</b> Amendment to Twin Falls City Code – Title 10; Chapter 10
<b>Representative:</b>	
Renee Carraway City of Twin Falls Zoning Administrator 208-735-7267 <a href="mailto:rcarrawa@tfid.org">rcarrawa@tfid.org</a>	<b>Applicable Regulations:</b> 10-10, 10-14-1 through 7,

**Approval Process:**

All procedures will follow the process as described in TF City Code 10-14: Zoning Amendments.

Zoning Title Amendments, which consist of text or map revisions, require a public hearing before the Planning Commission. Following the public hearing, the Commission may forward the amendment with its recommendation to the City Council. Any material change by the Commission from what was presented during the public hearing will require an additional hearing prior to the Commission forwarding its recommendation to the Council.

After the Council receives a recommendation from the Commission, a public hearing shall be scheduled where the Council may grant, grant with changes, or deny the Zoning Title Amendment. In any event the Council shall specify the regulations and standards used in evaluating the Zoning Amendment, and the reasons for approval or denial.

In the event the Council shall approve an amendment, such amendment shall thereafter be made a part of the Title upon the passage and publication of an ordinance.

**Regulatory Impact:**

A recommendation from the Planning and Zoning Commission on the proposed Zoning Title Amendment will allow the request to proceed to the City Council.

**History:**

The City Council approved Ordinance 2012 on July 6, 1981 which replaced Twin Falls City Code - Title 10; Zoning & Subdivision Regulations in its entirety.

In 2001, the City Council Approved Ordinance #2010. This ordinance change multiple items in Title 10, a specific change occurred in Title 10 Chapter 10, dealing with some wording on "Compact Car Spaces".

In 2008, the City Council Approved Ordinance #2948, which modified Title 10-10 Parking Regulations dealing specifically with Multi-Family Parking Requirements.

**Analysis:**

This request was initiated by the Twin Falls City Council. Title 10 Chapter 10 is being proposed to be replaced in its entirety. There are multiple sections of the existing code that will be present in the new code. However, the chapter designation and location of those sections will be changed. There are also many new uses identified in the parking charts that currently do not have a definition in the code.

The most notable change that occurred is the expansion of identified uses. The previous code enumerated a total of thirty three (33) distinct uses; this code amendment proposes to enumerate forty five (45) distinct uses.

The purpose behind these changes stems from the complexity of attempting to "slot" uses that have evolved from the time the initial code was adopted. Staff felt that some uses were not acting or operating as they had been in the past and therefore needed more or less parking spaces than the current code required.

For example, one use that repeatedly came up for change was "Restaurants" or "Eating Places". These uses will see a potential increase in required parking spaces. The proposed changes make a distinction between restaurants with a drive-thru and those without. Restaurants without a drive-thru act and operate inherently different from those with one.

The other notable change deals parking lot landscaping. The current code does not have a provision to require landscaping in the parking lot. The proposed changes will require parking lots with twenty (20) or more spaces to have interior landscaping. The interior landscaping will be in the form of terminus and interior spaces to break up the "Sea of Asphalt" that occurs with large parking lots.

**Conclusion:**

The Commission may recommend to the City Council that the amendment be granted as requested, or it may recommend a modification of the amendment requested (will require another public hearing before the Commission), or it may recommend that the amendment be denied.

**Attachments:**

1. Current Title 10; Chapter 10; Parking
2. Proposed Title 10; Chapter 10; Parking Amendment
3. Parking Comparison for Restaurants
4. Exhibit for Parking Lot Landscaping

# TITLE 10; ZONING & SUBDIVISION REGULATIONS

## Chapter 10 -- OFF STREET PARKING AND LOADING

### 10-10-1: OFF STREET PARKING AND LOADING SPACES REQUIRED:

### 10-10-2: PARKING LAYOUT:

### 10-10-3: REQUIRED NUMBER OF SPACES:

### 10-10-4: REGULATIONS FOR PARKING OVERLAY DISTRICTS:

## **10-10-1: OFF STREET PARKING AND LOADING SPACES REQUIRED:**

- (A) Parking And Loading Spaces Required: Off street parking and loading spaces conforming to the provisions of this title shall be provided in all zoning districts and subdistricts, when a building or structure is constructed, erected or enlarged, when the capacity of a building or structure is increased or when the use of a building or structure is changed.
- (B) Distance For Private Off Street Parking: The required off street parking location shall be located not more than the following distances measured along the sidewalk or a walkway available for public use from the primary entrance of the premises to the nearest entrance of the parking lot:
1. For retail or commercial customer parking, medical-dental clinics, churches, restaurants, bars, entertainment facilities and residential uses: three hundred fifty feet (350').
  2. Employee parking for uses stated in subsection (B)1 of this subsection: five hundred feet (500').
- (C) Common Facilities For Joint And Mixed Uses: Joint or mixed use of off street parking facilities shall be as follows:
1. Mixed Uses: Total requirements for off street parking spaces shall be the sum of the requirements for various uses.
  2. Joint Uses: The joint use of off street parking facilities is allowed provided:
    - a. The applicant shows that there is no substantial conflict in the principal operating hours of the building, structure or use for which the joint use of parking facilities is proposed;
    - b. The parking facility for such proposed joint use is not further than three hundred fifty feet (350') for customers and five hundred feet (500') for employees from the building, structure or use required to provide off street parking; and
    - c. The parties concerned in the joint use of off street parking facilities shall submit a written agreement in a form to be recorded for such joint use, approved by the city attorney as to form and content, and such agreement, when approved as conforming to the provisions of this chapter, shall be recorded in the office of the county recorder.
- (D) C Or M Zoning Districts: In addition to any off street parking required herein, all commercial or manufacturing uses in the C or M zoning districts and subdistricts shall provide adequate off street loading and unloading areas. As a minimum, any building over ten thousand (10,000) square feet shall provide one off street loading space which shall not measure less than forty by twelve feet (40 x 12') and shall have an unobstructed height of fourteen feet six inches (14'6") and shall be made permanently available for such purposes and shall be surfaced, improved and maintained as required in subsection [10-11-4\(B\)](#) of this title. Additional spaces meeting the same standards may be required by the council upon recommendations of the administrator. Maneuvering for loading and unloading on public right of way, excluding alleys, shall be prohibited for buildings constructed after the date of adoption of this chapter.

- (E) Insufficient On Street Parking: Whenever any developer is allowed by the council to plat, map or construct a public or private trafficway without sufficient width for on street parking, the adjacent property shall provide, in addition to the off street parking requirements of this chapter, off street parking equal to the amount of on street parking so eliminated. (Ord. 2124, 10-15-1984)

## **10-10-2: PARKING LAYOUT:**

- (A) Whenever off street parking is required by this code a parking layout drawing shall be submitted to and approved by the city engineer. The layout shall show a sketch of all parking spaces, access aisles, entrances to the site and exits from the site drawn to scale and the dimensions of each item shown and shall indicate all information necessary to determine the employee and customer parking requirements. The entrances to and/or exits from the parking site shall conform to the requirements of this code for driveway approaches<sup>1</sup>. Parking spaces shall have a minimum size of nine feet by twenty feet (9' x 20'), or if parallel to the access aisle, nine feet by twenty three feet (9' x 23'). (Ord. 2710, 12-3-2001)
- (B) Backing a vehicle from an off street parking space directly into a public trafficway creates a traffic hazard. Parking layouts requiring this maneuver shall not be approved by the city engineer except for residential uses exiting onto a local trafficway of low traffic volume. (Ord. 2124, 10-15-1984)
- (C) Direct private residential driveway access to arterial streets creates a traffic hazard. No development plan or plat creating lots which require direct residential driveway access to an arterial street shall be approved. (Ord. 2347, 9-3-1991)

### 10-10-3: REQUIRED NUMBER OF SPACES:

(A) Number Of Off Street Parking Spaces: Whenever off street parking is required by this title the minimum number of off street parking spaces to be provided shall be as follows except in the parking overlay districts:

#### REQUIRED NUMBER OF SPACES

<u>Use</u>	<u>Parking Spaces</u>
Residential uses:	
Duplex	2.0 per unit
Household buildings, elderly projects	0.5 per household unit
Multi-family	2.25 per unit (rounded up to next full space)
Nursing homes	0.25 per bed
Permanent mobile homes	2.0 per mobile home
Residential hotels	0.6 per bedroom
Rooming and boarding houses, residence halls, dormitories, retirement homes	1.2 per bedroom
Single-family attached	2.0 per unit
Single-family detached	2.0 per unit
Transient lodging	1.0 per unit
Triplex and fourplex	2.0 per unit, plus 1.0 per building
Retail trade uses:	
Bulky retail, farm equipment, motorized vehicles, sporting vehicles, mobile home sales, building materials, home furnishings and equipment, farm and garden supplies, etc.	TBD (suggested: 1.0 per 600 square feet of sales, storage and outdoor display area)
Eating places, alcoholic beverages	1.0 per 4 seats or 8 feet of bench
Gasoline service station, fuel and automotive repair	1.0 per 300 square feet of total floor area
General retail, general merchandise, food, drugs, liquor, medical supplies, apparel, sporting goods, etc.	1.0 per 250 square feet of sales, storage and display area
Wholesale trade uses:	
Wholesale trade warehousing	TBD (suggested: 1.0 per 400 square feet of total floor area)
Services:	
Beauty and barber	3.0 per chair
Building care/maintenance	3 spaces

Civic, social, fraternal organizations	1.0 per 4 persons - maximum occupancy
Daycare, preschool	2.0 per teacher
Finance, insurance, real estate, photographic repair, professional and advertising, consumer credit, collection, duplication, stenographic news syndicate, employment, equipment rental, general building, contracting, construction trades. Welfare and charitable services, business association, professional organizations, labor unions/organizations	1.0 per 300 square feet of total floor area or TBD
Funeral	1.0 per 4 seats or 8 feet of bench
High schools and colleges	1.0 per 4 persons (at maximum capacity)
Kindergarten, elementary and junior high schools	2.0 per classroom
Laundering/dry cleaning	4 per pick up window plus 0.5 per self-service machine
Religious facilities	1.0 per 4 seats or 8 feet of bench in main auditorium
Manufacturing:	
All manufacturing	To be determined by administrator
Public assembly:	
Bowling alley	7.0 per alley
Indoor recreation facilities skating rinks, dance halls, game centers	1.0 per 250 square feet of total floor area
Racquetball, handball and tennis courts	3.5 per court
Single screen theaters, sports arenas and auditoriums	1.0 per 4 seats
Theaters containing 2 or more screens	1.0 per 5 seats
Others not defined	To be determined by administrator

(Ord. 2124, 10-15-1984; amd. Ord. 2948, 8-25-2008)

(B) Floor And Display Area: For the purposes of this section "floor area" shall mean the sum of the areas of each building story. The dimensions used to calculate the area of each building story shall be measured to the outside face of all exterior walls excluding architectural features. "Floor and display area" shall mean the floor area plus any area outside the building used to display merchandise.

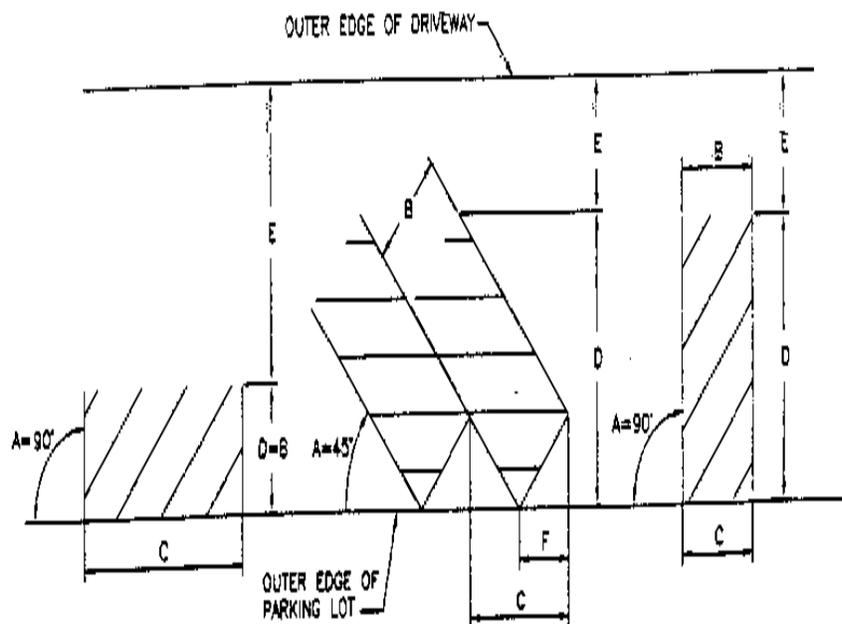
(C) Staff Determination: The planning administrator shall determine parking space requirements for a use not specifically provided by this chapter, but the space shall be the same as a use which has similar traffic generating characteristics. (Ord. 2124, 10-15-1984)

(D) Minimum Width: Except as otherwise approved by the city engineer for special conditions, parking aisles and access aisles shall have a minimum width for various parking angles as shown in the following chart:

## MINIMUM STANDARDS FOR PARKING LOT DESIGN

### STANDARD VEHICLES

A PARKING ANGLE	B STALL WIDTH	C CURB LENGTH	D STALL DEPTH	E DRIVEWAY WIDTH		F CURB LENGTH
				1-WAY	2-WAY	
0°	9'-0"	23'-0"	9'-0"	12'-0"	24'-0"	0'-0"
20°	9'-0"	26'-4"	15'-3"	11'-0"	24'-0"	3'-9"
30°	9'-0"	18'-0"	17'-8"	11'-0"	24'-0"	4'-6"
40°	9'-0"	14'-0"	19'-8"	12'-0"	24'-0"	5'-9"
45°	9'-0"	12'-9"	20'-5"	13'-0"	24'-0"	6'-4"
50°	9'-0"	11'-9"	21'-0"	14'-0"	24'-0"	6'-11"
60°	9'-0"	10'-5"	21'-10"	16'-0"	24'-0"	7'-10"
70°	9'-0"	9'-8"	21'-10"	18'-0"	24'-0"	8'-5"
80°	9'-0"	9'-2"	21'-4"	20'-0"	24'-0"	8'-10"
90°	9'-0"	9'-0"	20'-0"	24'-0"	24'-0"	9'-0"



## 10-10-4: REGULATIONS FOR PARKING OVERLAY DISTRICTS:

The purpose of the parking overlay districts is established to accommodate the need for off street parking ratio alternatives in accordance with traffic patterns, ultimate densities and coordinated use of lands within the city. It is intended that the respective districts with which the parking district is combined shall have requirements particular to the land and uses which warrant off street parking variables to be applied.

The following regulations of this chapter shall apply to all land classified as a "parking district" (P). All uses are permitted in the respective district with which the P district is combined, subject to the provisions of those districts. If any of the regulations specified in this section differ from corresponding regulations specified for a district with which the P district is combined, then the regulations of this district shall govern. (Ord. 2124, 10-15-1984)

### (A) Parking District 1:

1. The boundary of the P1 district is defined as illustrated on the current zoning district map.
2. No off street parking is required within the P1 district as designated for outright permitted uses, but may be required through the special use permit required by the commission or council. This provision does not exempt any use from the requirements for off street loading. (Ord. 2620, 8-2-1999)

### (B) Parking District 2:

1. The boundary of the P2 district is defined as illustrated on the current zoning district map.
2. The off street parking requirement in the P2 district is thirty percent (30%) less than that required outside of the P districts except that household dwellings of less than five (5) units shall provide two (2) spaces per unit. This provision does not exempt any use from the full requirements for off street loading.

### (C) Parking District 3:

1. The boundary of the P3 district is defined as illustrated on the current zoning district map.
2. Due to the desire of the city to retain the character of the P3 district special consideration may be given on a case by case basis to the parking requirements, if the standard requirements cannot be applied. Examples of special consideration may be a variance on number, leased on street parking, and remote parking. (Ord. 2124, 10-15-1984)

**DRAFT ZONING TITLE AMENDMENT**  
**TITLE 10; Chapter 10**  
**OFF - STREET PARKING AND LOADING**

**10-10-1 PURPOSE**

To secure safety from fire, panic, and other dangers; to lessen congestion on public streets; to facilitate the adequate provisions of transportation; to conserve the value of buildings; and to encourage the most appropriate use of land. Minimum off-street parking and loading shall be provided as set forth in the following schedules and provisions.

**10-10-2 RESIDENTIAL PARKING PROVISIONS**

- (A) Required parking shall be provided on the same lot as the use it is to serve.
- (B) All required parking spaces shall be concrete, asphalt, or other material approved by the City Engineer prior to construction.
- (C) No required parking space, shall be used for the storage of any vehicle of one and one half (1.5) ton capacity or more, nor a vehicle which has an overall length of more than twenty two feet (22'), nor a trailer of more than one-half (1.5) ton capacity, except while engaging in the actual loading or unloading of passengers or property.
- (D) Direct private residential driveway access to arterial streets creates a traffic hazard. No development plan or plat creating lots which require direct residential driveway access to an arterial street (as shown in current Master Transportation Plan) shall be approved.
- (E) When a property abuts a residential **and** collector/arterial, the driveway shall be located on the residential street.

**10-10-3 NON-RESIDENTIAL & MULTIFAMILY PARKING PROVISIONS**

- (A) To prevent nuisance situations, all parking area lighting shall be designed and operated so as not to reflect or shine on adjacent properties.
- (B) All required parking spaces shall be constructed from asphalt, paved concrete, or another similar surface approved by the City Engineer, or designated official, prior to construction. Parking spaces shall be permanently and clearly identified by stripes, buttons, tiles, curbs, barriers, or other approved methods. Non-permanent markings, such as paint, shall be regularly maintained to ensure continuous identification.
- (C) All parking and loading spaces and vehicle sales areas on private property shall have a curb or vehicle stopping device for spaces adjacent to required landscaped areas, public right-of-way line, public sidewalk, or other accessible path, to prevent any parked vehicle from overhanging into these areas. Parking shall not be permitted to encroach upon the public right-of-way in any case. All vehicle maneuvering shall take place on-site. No public right-of-way shall be used for backing or maneuvering into or out of a parking space, except as provided in the Downtown Parking Overlay Districts.
- (D) Required parking and loading spaces shall be used only for these respective purposes and not for the storage or permanent display of boats, trailers, campers, motor vehicles or other goods, materials, products for sale.
- (E) Refuse storage facilities placed in a parking lot shall not be located in a designated parking or loading space. Each refuse facility shall be located so as to facilitate pickup by refuse collection agencies and shall be screened according to provisions in this Title.
- (F) Handicap parking space(s) shall conform to the current ADA Standards for Accessible Design as amended.

#### **10-10-4 MIXED USE OR JOINT USE PARKING PROVISIONS**

- (A) Mixed Uses: Total requirements for off-street parking spaces shall be the sum of the requirements for various uses.
- (B) Joint Uses: The joint use of off-street parking facilities is allowed provided:
  - 1. The applicant shows that there is no substantial conflict in the principal operating hours of the building, structure or use for which the joint use of parking facilities is proposed;
  - 2. The parking facility for such proposed joint use is not further than three hundred fifty feet (350') for customers and five hundred feet (500') for employees from the building, structure or use which is being required to provide off-street parking; and
  - 3. The parties concerned in the joint use of off street parking facilities shall submit a written agreement in a form to be recorded for such joint use, approved by the city attorney as to form and content, and such agreement, when approved as conforming to the provisions of this chapter, shall be recorded in the office of the county recorder and shall be filed with the application for a building permit or Certificate of Occupancy (CoO); whichever occurs first.
- (C) Up to fifty (50) percent of the parking spaces required for a theater or other place of evening entertainment (after 6:00 P.M.), or for a church, may be provided and used jointly by banks, offices, and similar uses not normally occupied during evening hours if specifically approved by the Zoning Administrator. Approval may be reviewed upon the determination that a change of use has occurred.

#### **10-10-5 PARKING ACCESS & LAYOUT DRAWING - ALL DISTRICTS & SUB-DISTRICTS**

- (A) In all Districts building plans shall provide for entrance/exit drive(s) appropriately designed and located to minimize traffic congestion or conflict within the site and with adjoining public streets as approved by the City Engineer or designated representative.
  - 1. Where projected volumes of traffic entering or leaving the developments is likely to interfere with the projected peak traffic flow volumes on adjoining streets, additional right-of-way and paving in the form of a deceleration lane or turn lane may be required to be furnished by the land owner in order to reduce such interference. Projections of traffic shall be based on analysis performed by the City Engineer or designated official.
  - 2. Additional right-of-way or paving requirements may be reviewed and determined during the platting and/or development process.
- (B) Backing a vehicle from an off street parking space directly into a public traffic way creates a traffic hazard. Parking layouts requiring this maneuver shall not be approved by the city engineer except for residential uses exiting onto a local traffic way of low traffic volume. (Ord. 2124, 10-15-1984)
- (C) Whenever off street parking is required by this code a parking layout drawing shall be submitted to and approved by the city engineer. The layout shall show a sketch of all parking spaces, access aisles, entrances to the site and exits from the site drawn to scale and the dimensions of each item shown and shall indicate all information necessary to determine the employee and customer parking requirements. The entrances to and/or exits from the parking site shall conform to the requirements of this code for driveway approaches. Parking spaces shall have a minimum size of nine feet by twenty feet (9' x 20'), or if parallel to the access aisle, nine feet by twenty three feet (9' x 23'). (Ord. 2710, 12-3-2001)

**10-10-6 PARKING REQUIREMENTS BASED ON USE**

In all Zoning Districts and Sub-Districts, at the time any building or structure is constructed, structurally altered, enlarged or increased capacity, or when the use of a building or structure is changed; parking spaces shall be provided in accordance with the following requirements:

<b>ASSEMBLY and EDUCATION</b>
<ul style="list-style-type: none"> <li>• <b>Assembly, Convention, Exhibition or Reception Hall without Fixed Seats:</b> One (1) parking space for each two hundred (200) square feet of floor area.</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Church, rectory, or other place of worship:</b> One (1) parking space for each three (3) fixed seats, or six (6) feet of bench, in all areas that may be simultaneously used for assembly. Where there is no fixed seating or a combination of assembly areas with and without fixed seating, one (1) parking space shall be provided for each thirty five (35) square feet of assembly space.</li> </ul>
<ul style="list-style-type: none"> <li>• <b>College or University:</b> One (1) space per four (4) students at maximum capacity.</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Community Center, Library, Museum, or Art Gallery:</b> Ten (10) parking spaces plus one (1) additional space for each three hundred (300) square feet of floor area in excess of two thousand (2,000) square feet. If an auditorium is included as a part of the building, its floor area shall be deducted from the floor area and additional parking provided on the basis of one (1) space for each four (4) seats contained therein.</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Kindergartens, day schools, and similar child training and care establishments:</b> one and one half (1.5) space per employee anticipated at full capacity <b>plus</b> one (1) paved off-street loading and unloading space.</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Recreation Center:</b> One (1) space per one hundred (100) square feet floor area.</li> </ul>
<ul style="list-style-type: none"> <li>• <b>School; Elementary, Secondary, or Middle:</b> Two (2) parking spaces per classroom.</li> </ul>
<ul style="list-style-type: none"> <li>• <b>School; High School:</b> One (1) space per four (4) people calculated at maximum capacity.</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Theater, Sports Arena, Stadium, Gymnasium or Auditorium (except school):</b> One (1) parking space for each three (3) seats or six (6) feet of bench seating.</li> </ul>
<b>HEALTH SERVICES</b>
<ul style="list-style-type: none"> <li>• <b>Assisted Living, Nursing Home and Retirement Facilities:</b> One (1) space per two (2) certified beds or two (2) units, whichever is greater.</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Hospital:</b> One (1) space per employee on the largest shift, plus one and one-half (1.5) spaces per each bed or examination room, whichever is applicable.</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Medical or Dental Office:</b> One (1) space per two hundred and fifty (250) square feet of floor area. Facilities over twenty thousand (20,000) square feet shall use the parking standards set forth for hospitals.</li> </ul>
<b>RESIDENTIAL</b>
<ul style="list-style-type: none"> <li>• <b>Dwellings, Single Family and Duplex:</b> Two (2) spaces for each dwelling unit.</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Dwellings, Multifamily:</b> Two (2) spaces for units containing one (1) and two (2) bedrooms, each additional bedroom requires one half (0.5) additional space.</li> </ul>

## RETAIL, COMMERCIAL, INDUSTRIAL

<ul style="list-style-type: none"><li>• <b>Bank, Savings and Loan, or similar institution:</b> One (1) space per three hundred fifty (350) square feet of gross floor area.</li></ul>
<ul style="list-style-type: none"><li>• <b>Bar or Club:</b> One (1) parking space for each seventy five (75) square feet of gross floor area.</li></ul>
<ul style="list-style-type: none"><li>• <b>Beauty Salon: See Personal Service Establishment</b></li></ul>
<ul style="list-style-type: none"><li>• <b>Bed and Breakfast facility:</b> One (1) space per guest room in addition to the requirements for a normal residential use.</li></ul>
<ul style="list-style-type: none"><li>• <b>Bowling alley:</b> Three (3) parking spaces for each alley or lane.</li></ul>
<ul style="list-style-type: none"><li>• <b>Business or Professional Office (general):</b> One (1) space per two hundred and fifty (250) square feet of gross floor area except as otherwise specified herein.</li></ul>
<ul style="list-style-type: none"><li>• <b>Commercial Amusement:</b> One (1) space per three (3) guests at maximum designed capacity.</li></ul>
<ul style="list-style-type: none"><li>• <b>Country Club or Private Golf Club:</b> One (1) parking space for each one hundred fifty (150) square feet of floor area or for every five (5) members, whichever is greater.</li></ul>
<ul style="list-style-type: none"><li>• <b>Flea Market:</b> One (1) space for each five hundred (500) square feet of site area.</li></ul>
<ul style="list-style-type: none"><li>• <b>Fraternity, Sorority, or Dormitory:</b> One (1) parking space for each two (2) beds on campus; one and one-half (1.5) spaces for each two (2) beds in off campus projects.</li></ul>
<ul style="list-style-type: none"><li>• <b>Furniture or Appliance Store, Hardware Store, Wholesale Establishments, Machinery or Equipment Sales and Service, Clothing or Shoe Repair or Service:</b> Two (2) parking spaces, plus one (1) additional parking space for each three hundred (300) square feet of floor area over one thousand (1,000).</li></ul>
<ul style="list-style-type: none"><li>• <b>Gas Station:</b> See Re-Fueling Station</li></ul>
<ul style="list-style-type: none"><li>• <b>Golf Course:</b> Five (5) parking spaces per hole.</li></ul>
<ul style="list-style-type: none"><li>• <b>Health Club or Exercise Gym:</b> One (1) parking space per two hundred fifty (250) square feet of exercise area.</li></ul>
<ul style="list-style-type: none"><li>• <b>Hotel:</b> One (1) parking space for each sleeping room or suite plus one (1) space for each two hundred (200) square feet of commercial floor area contained therein.</li></ul>
<ul style="list-style-type: none"><li>• <b>Lodge or Fraternal Organization:</b> One (1) space per two hundred (200) square feet floor area.</li></ul>
<ul style="list-style-type: none"><li>• <b>Manufacturing or Industrial Establishment, Research or Testing Laboratory, Creamery, Bottling Plant, Warehouse, Printing or Plumbing Shop, or Similar Establishment:</b> One (1) parking space for each employee on the maximum working shift plus space to accommodate all trucks and other vehicles used in connection therewith, but not less than one (1) parking space for each one thousand two hundred fifty (1,250) square feet of floor area.</li></ul>
<ul style="list-style-type: none"><li>• <b>Mini-Warehouse:</b> Four (4) spaces per complex plus (1) one additional space per three hundred (300) square feet of rental office.</li></ul>
<ul style="list-style-type: none"><li>• <b>Mobile Home Park:</b> Two (2) spaces for each mobile home plus additional spaces as required herein for accessory uses.</li></ul>

<ul style="list-style-type: none"> <li>• <b>Mortuary or Funeral Home:</b> One (1) parking space for each fifty (50) square feet of floor space in parlors or individual funeral service rooms.</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Motel:</b> One (1) parking space for each sleeping room or suite plus one (1) additional space for each two hundred (200) square feet of commercial floor area contained therein.</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Motor Vehicle Service and Repair:</b> Three (3) parking spaces <b>PLUS</b> one and one half (1.5) parking spaces per service bay. <i>Adequate storage space for over-night stay of vehicles also required where applicable. Adequate stacking lanes also required where applicable.</i></li> </ul>
<ul style="list-style-type: none"> <li>• <b>Motor-Vehicle Salesroom and Used Car Lots:</b> One (1) parking space for each five hundred (500) square feet of the structure. These required spaces may not be used to store or display automobiles for sale.</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Motor Vehicle Wash Station (Car Wash Self-Serve):</b> One (1) parking space per five hundred (500) square feet of gross floor area.</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Office: See Business and Professional Office.</b></li> </ul>
<ul style="list-style-type: none"> <li>• <b>Personal Service Establishment, Except as Otherwise Specified Herein:</b> One (1) space per two hundred fifty (250) square feet of gross floor area.</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Re-Fueling Station:</b> One (1) space per two hundred fifty (250) square feet of gross floor area. Adequate space shall be provided for waiting, stacking, and maneuvering automobiles for refueling.</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Retail Store:</b> One (1) space per two hundred fifty (250) square feet of gross floor area.</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Restaurant, Cafe or Similar Dining Establishment:</b> One (1) parking space for each seventy five (75) square feet of gross floor area for standalone buildings without a drive-through, and One (1) parking space for each one hundred (100) square feet of gross floor area for restaurants located within a multi-tenant building and for standalone buildings with a drive-through. <i>Outdoor seating/dining areas will be included in gross floor area calculations.</i></li> </ul>
<ul style="list-style-type: none"> <li>• <b>Rooming or Boarding House:</b> One (1) parking space for each sleeping room.</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Truck stops:</b> One (1) truck parking space for each ten thousand (10,000) square feet of site area, plus one (1) vehicle parking space per two hundred (200) square feet of building area.</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Warehouse, Wholesale, Mini-Manufacturing and Other Industrial Type Uses:</b> One (1) space per one thousand (1,000) square feet of gross floor area, or one (1) space per maximum number of employees on a shift, whichever is less.</li> </ul>

#### 10-10-7 BICYCLE PARKING EXCHANGE

At the owner's discretion, a maximum of one (1) Required Parking Space may be exchanged for ten (10) bicycle spaces. Bicycle Spaces shall be located on a bike rack furnished by the owner.

#### 10-10-8 RULES FOR COMPUTING NUMBER OF PARKING SPACES

In computing the number of parking spaces required for each of the above uses, the following rules shall govern:

- (A) "Floor Area" shall mean the gross floor area of the specific use.
- (B) Where fractional spaces result, the parking spaces required shall be constructed to be the next whole number.
- (C) The parking space requirements for a use not specifically mentioned herein shall be the same as required for a use of similar nature, as determined by the Zoning Administrator.
- (D) When an existing residential structure is converted to a nonresidential use, the parking requirements may be modified by the Administrator if it can be shown that strict compliance to these development standards is not possible.

## 10-10-9 LOCATION OF PARKING SPACES

All required parking spaces shall be located on the same lot as the building or use requiring said spaces when at all possible. Exceptions to this requirement are as follows:

- (A) The required off-street parking location shall not be located more than the following distances, measured along the sidewalk or a walkway available for public use, from the primary entrance of the premises to the nearest entrance of the parking lot:
1. Customer Parking for retail or commercial businesses, as well as medical-dental clinics, churches, restaurants, bars, entertainment facilities and residential uses - three hundred fifty feet (350').
  2. Employee parking - five hundred feet (500').

## 10-10-10 LOADING SPACE & STACKING REQUIREMENTS

(A) All non-residential uses having ten thousand (10,000) square feet or more of gross floor area shall provide and maintain an area for the loading and unloading of merchandise and goods, in accordance with this code and the following requirements:

1. Retail, commercial and Industrial uses with building sizes of ten thousand (10,000) to fifty thousand (50,000) square feet of floor area will provide one (1) loading space minimum. Uses with building sizes fifty thousand (50,000) to one hundred-thousand (100,000) square feet of floor area will provide two (2) loading spaces minimum. Buildings over one hundred-thousand (100,000) square feet of floor area will provide two (2) loading spaces minimum, plus one additional space for each one hundred-thousand (100,000) square feet of floor area.
2. All hotels, office buildings, restaurants and similar establishments shall have at least one (1) space per one hundred fifty thousand (150,000) square feet of gross floor area up to three hundred thousand (300,000) square feet of gross floor area or fraction thereof.
3. A loading space shall consist of an unobstructed minimum area of twelve (12) feet wide, forty (40) feet long and fourteen (14) feet tall.
4. All drives and approaches shall provide adequate space and clearances to allow for the maneuvering of trucks. Each site shall provide a designated maneuvering area for trucks.

(B) Stacking spaces provide the ability for vehicles to queue on site prior to receiving a service. A stacking space shall be a minimum of nine (9) feet wide and twenty (20) feet long and shall not be located within or interfere with any other circulation driveway, parking space, or maneuvering aisle. Unless otherwise specified, stacking spaces shall be provided behind the vehicle bay door, middle of the service window, or middle of the service island, whichever is applicable. In all Zoning Districts, at the time any building or structure is erected or altered, stacking spaces shall be provided in the number and manner set forth in the following list of property uses:

- **Automated Teller Machine (ATM):** Three (3) stacking spaces.
- **Automobile Oil Change and Similar Establishments:** Three (3) stacking spaces per bay.
- **Car Wash (Full Service):** Five (5) stacking spaces per bay.
- **Car Wash (Self Service - Automated):** Three (3) stacking spaces per bay.
- **Car Wash (Self Service - Open Bay):** Two (2) stacking spaces per bay.
- **Dry Cleaning, Pharmacy, or Other Retail Establishments with a Drive-thru:** Three (3) stacking spaces from first service window.
- **Financial Institution:** Three (3) stacking spaces per window or service lane.
- **Restaurant with Drive-thru:** Five (5) stacking spaces from first window, order board, or other stopping point.

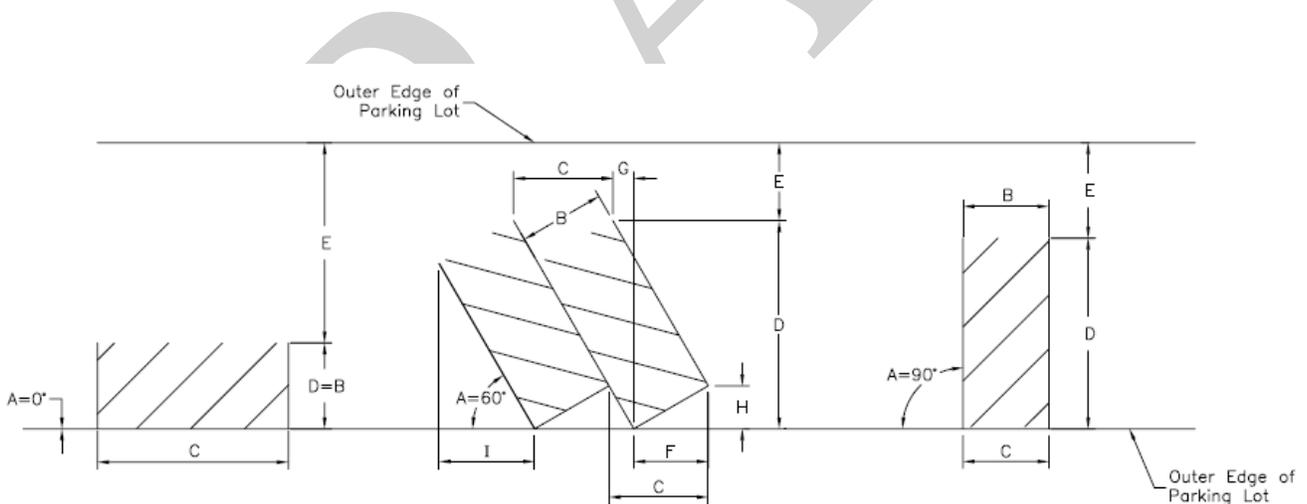
A single stacking space shall be provided after the final window, order board, or stopping points, to allow vehicles to pull clear of the transaction area prior to entering an intersecting on-site driveway or maneuvering aisle. Buildings and other structures shall be setback a minimum of ten (10) feet from the back of the curb of the intersecting driveway or maneuvering aisle to provide adequate visibility and to allow vehicles to safely exit drive-thru lanes and escape lanes prior to merging into intersecting driveways or maneuvering aisles.

An escape lane shall be provided for any use containing a drive-thru facility. An escape lane shall be nine (9) feet wide and shall provide access around the drive-thru facility. An escape lane may be part of a circulation aisle.

### 10-10-11 MINIMUM STANDARDS FOR PARKING LOT DESIGN

(A) Design Standards Table and Exhibit

A Parking Angle	B Stall Width	C Curb length	D Stall Depth	E Driveway Width		F Curb Length	G Curb Length	H Curb Length	I Curb Length
				1-Way	2-Way				
0°	9' - 0"	23' - 0"	9' - 0"	12' - 0"	24' - 0"	0' - 0"	20' - 0"	9' - 0"	20' - 0"
20°	9' - 0"	26' - 4"	15' - 3"	11' - 0"	24' - 0"	3' - 1"	15' - 8"	8' - 5"	18' - 10"
30°	9' - 0"	18' - 0"	17' - 9"	11' - 0"	24' - 0"	4' - 6"	12' - 10"	7' - 10"	17' - 4"
40°	9' - 0"	14' - 0"	19' - 9"	12' - 0"	24' - 0"	5' - 9"	9' - 6"	6' - 11"	15' - 4"
45°	9' - 0"	12' - 9"	20' - 6"	13' - 0"	24' - 0"	6' - 4"	7' - 9"	6' - 4"	14' - 2"
50°	9' - 0"	11' - 9"	21' - 1"	14' - 0"	24' - 0"	6' - 11"	6' - 0"	5' - 9"	12' - 10"
60°	9' - 0"	10' - 5"	21' - 10"	16' - 0"	24' - 0"	7' - 10"	2' - 2"	4' - 6"	10' - 0"
70°	9' - 0"	9' - 8"	21' - 10"	18' - 0"	24' - 0"	8' - 5"	1' - 7"	3' - 1"	6' - 10"
80°	9' - 0"	9' - 2"	21' - 4"	20' - 0"	24' - 0"	8' - 10"	5' - 5"	1' - 7"	3' - 6"
90°	9' - 0"	9' - 0"	20' - 0"	24' - 0"	24' - 0"	9' - 0"	9' - 0"	0' - 0"	0' - 0"



(B) Interior Landscaping Requirements: Any non-residential parking area that contains twenty (20) or more parking spaces shall provide interior parking lot landscaping, in addition to other required landscaping, as follows:

1. Where an existing parking lot area is altered or expanded to increase the number of spaces to twenty (20) or more, interior landscaping shall be provided on the new portion of the lot in accordance with this Section.
2. Landscaped islands shall be located at the terminus of all parking rows. Also, no more than fifteen (15) parking spaces are permitted in a continuous row without being interrupted by a landscaped island.
3. Required landscaped islands shall be a minimum eight (8) feet wide and fifteen (15) feet long and shall contain at least one (1) tree. Trees shall have a height of at least four (4) feet when planted.

4. Required landscape islands may be grouped, subject to approval by the Planning & Zoning Commission.
5. All landscaped areas shall be protected by a raised six (6) inch concrete curb. Pavement shall not be placed closer than four (4) feet from the trunk of a tree unless a root barrier is provided.

#### **10-10-12: REGULATIONS FOR PARKING OVERLAY DISTRICTS:**

The purpose of the parking overlay districts is established to accommodate the need for off-street parking ratio alternatives in accordance with traffic patterns, ultimate densities and coordinated use of lands within the City. It is intended that the respective districts with which the parking district is combined shall have requirements particular to the land and uses which warrant off-street parking variables to be applied.

The following regulations of this Chapter shall apply to all land classified as a "Parking District" (P). All uses are permitted in the respective district with which the P District is combined, subject to the provisions of those districts. If any of the regulations specified in this Section differ from corresponding regulations specified for a district with which the P District is combined, then the regulations of this District shall govern. (Ord. 2124, 10-15-1984)

(A) Parking District 1:

1. The boundary of the P1 District is defined as illustrated on the current Zoning District Map.
2. No off-street parking is required within the P1 District as designated for outright permitted uses, but may be required through the special use permit required by the Commission or Council. This provision does not exempt any use from the requirements for off-street loading. (Ord. 2620, 8-2-1999)

(B) Parking District 2:

1. The boundary of the P2 District is defined as illustrated on the current Zoning District Map.
2. The off-street parking requirement in the P2 District is thirty percent (30%) less than that required outside of the P Districts except that household dwellings of less than five (5) units shall provide two (2) spaces per unit. This provision does not exempt any use from the full requirements for off-street loading.

(C) Parking District 3:

1. The boundary of the P3 District is defined as illustrated on the current Zoning District Map.
2. Due to the desire of the City to retain the character of the P3 District special consideration may be given on a case-by-case basis to the parking requirements, if the standard requirements cannot be applied. Examples of special consideration may be a variance, leased parking, and remote parking.

# Zoning & PUD Map

Reference Only



1061 BLUE

1070 BLUE

**Big 5 Store**

1043 BLUE



BLUE LAKES BLVD N



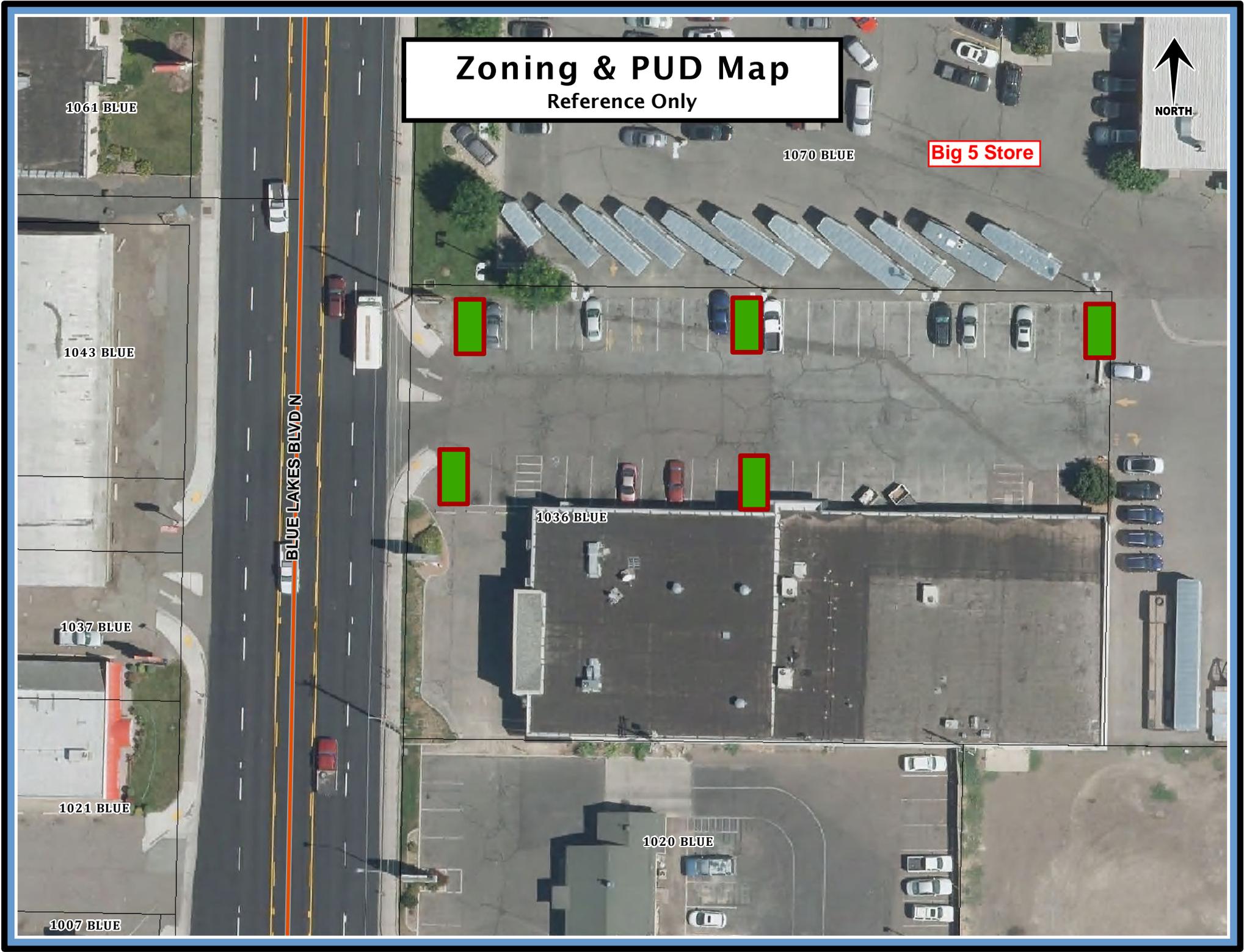
1036 BLUE

1037 BLUE

1021 BLUE

1020 BLUE

1007 BLUE



# Zoning & PUD Map

Reference Only

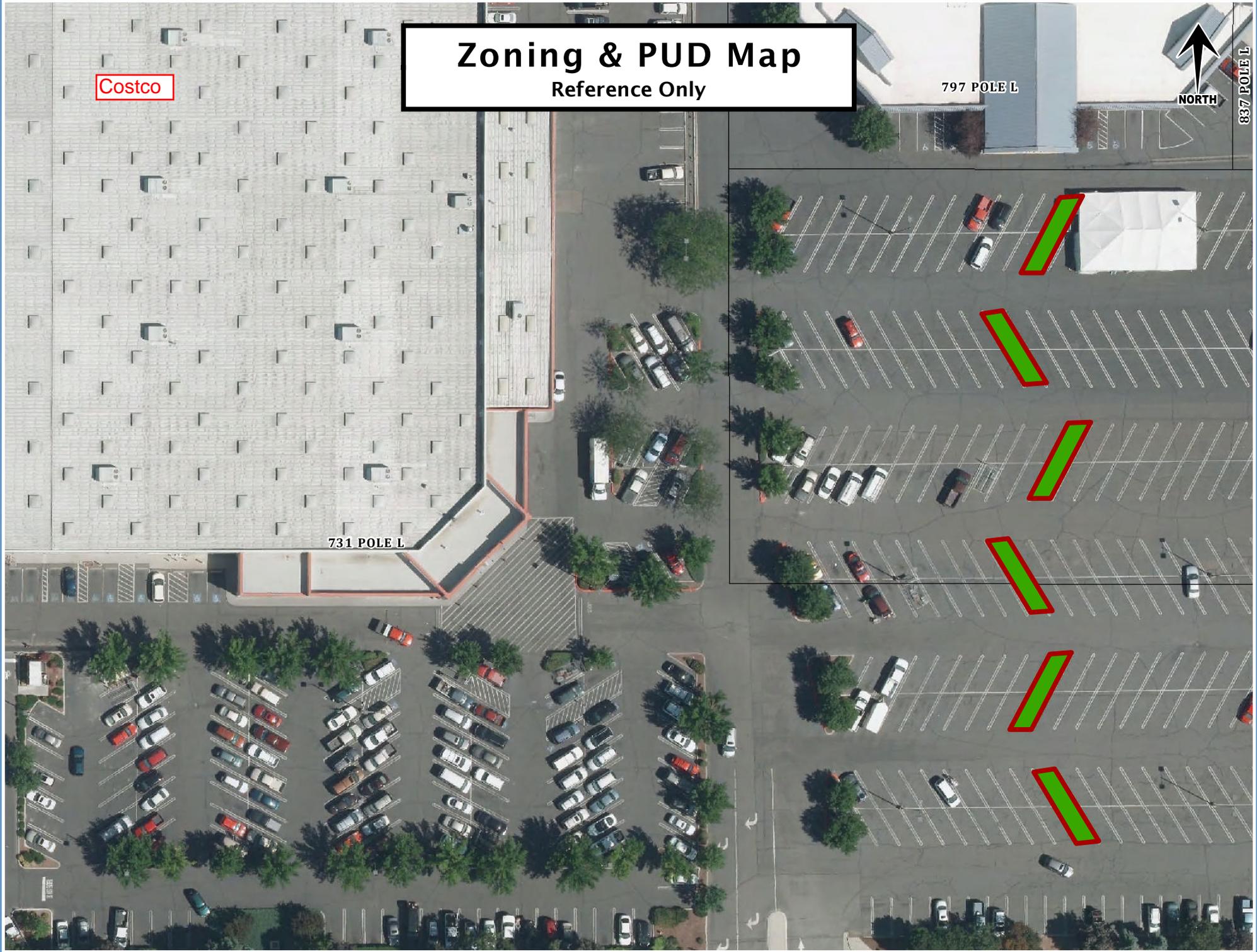
Costco

797 POLE L



837 POLE L

731 POLE L



# Zoning & PUD Map

Reference Only

AVE

DL Evans Bank



949 BLUE L

947 BLUE L

911 BLUE L

BLUE LAKES BLVD N

906 BLUE L

1140 FLORE



# Zoning & PUD Map

Reference Only



1520 FILLM

Golds Gym

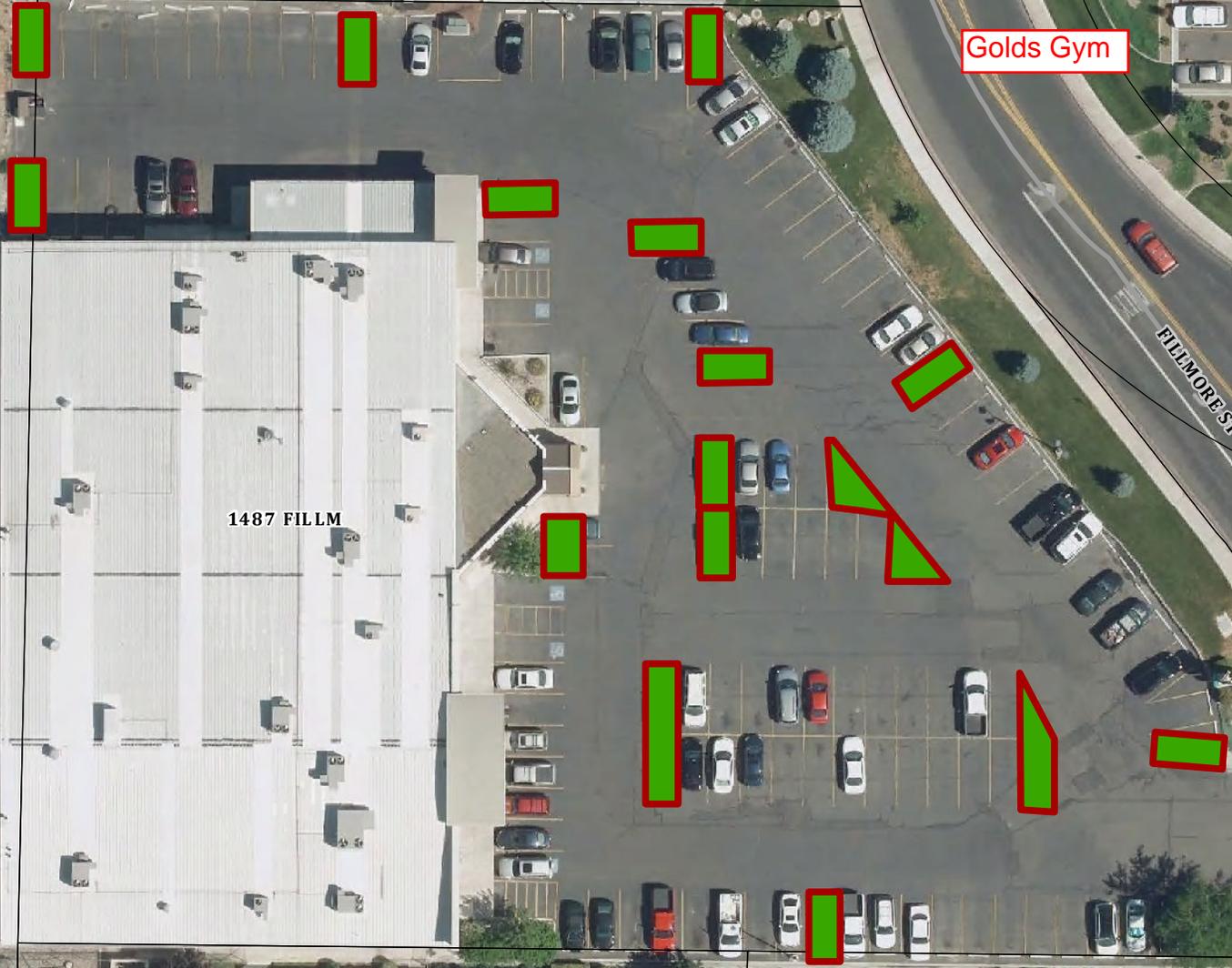
FILMORE ST

CHENEY DR

1487 FILLM

1441 FILLM

1445 FILLM



# Zoning & PUD Map

Reference Only



Hansen Bldg  
Parking Lot

260 SHOSHO

230 SHOSHO

134  
132 3RD AV

149 3RD AV

309 HANSEN

222 SHOSHO

3RD AVE E

140 2ND AV

137 2ND AV

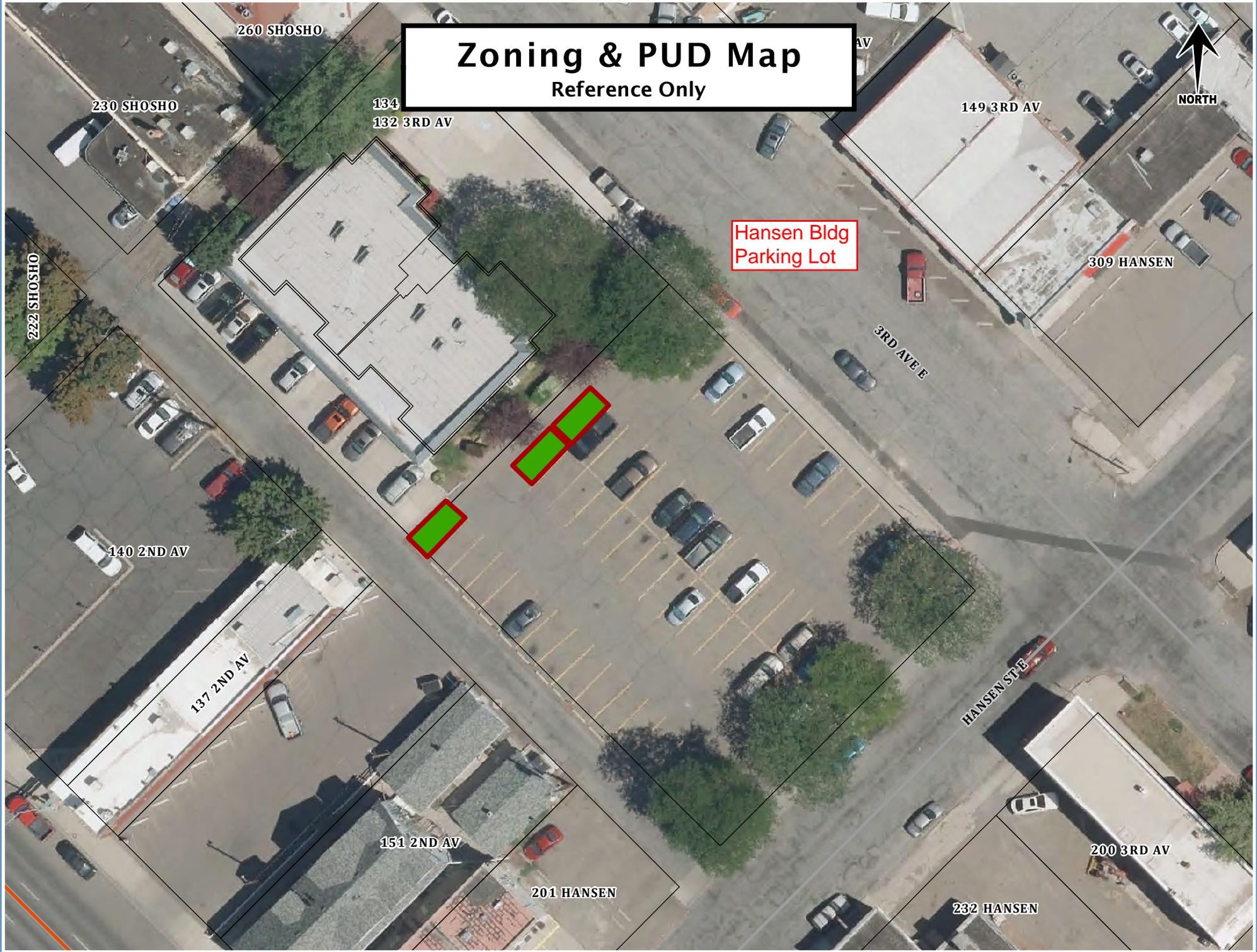
HANSEN ST E

151 2ND AV

201 HANSEN

200 3RD AV

232 HANSEN



# Zoning & PUD Map

Reference Only



1671 WASHI NORTH

1643 WASHI

1617 WASHI

1519 WASHI

330 NORTH

Walmart

252 CHENEY

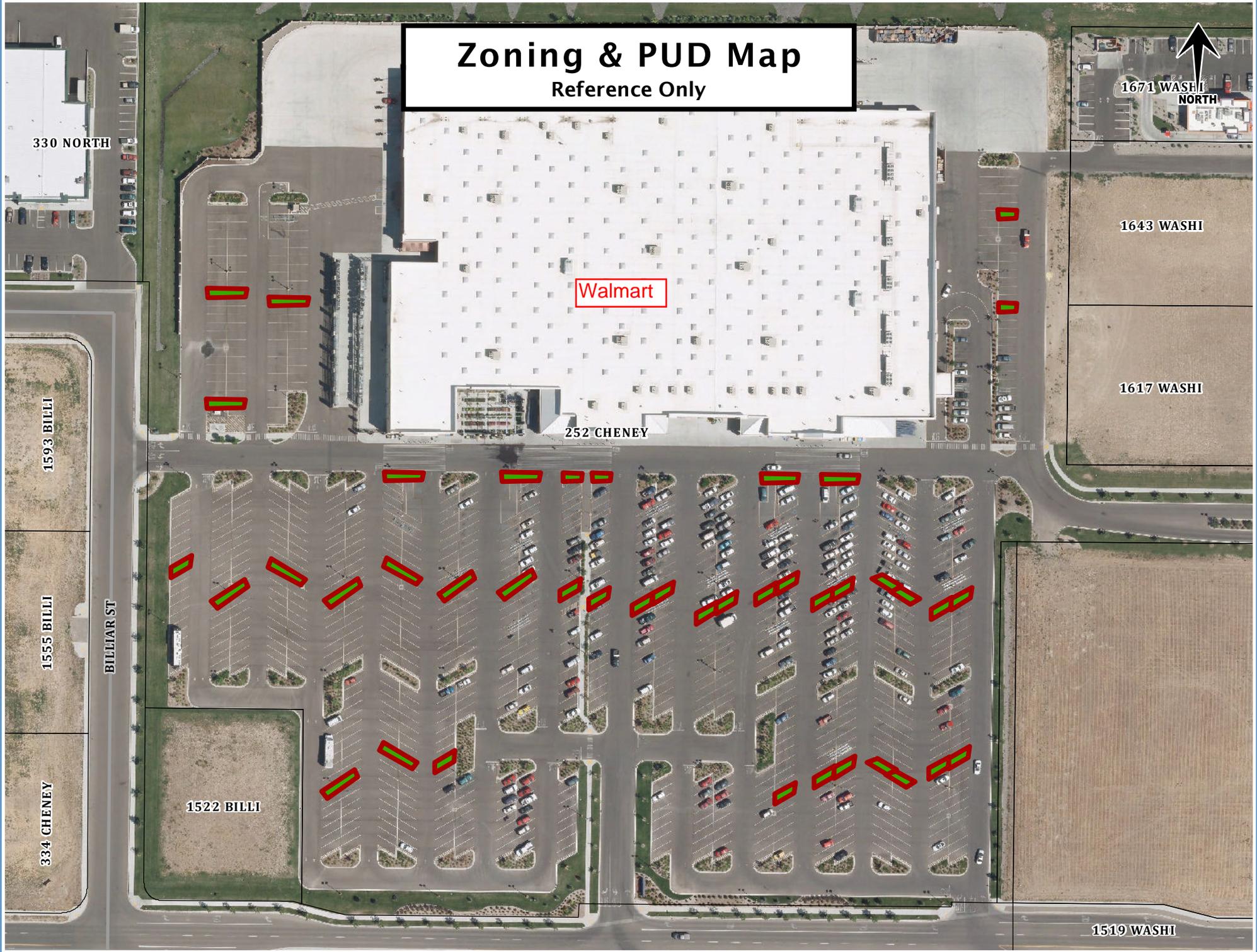
1593 BILLI

1555 BILLI

334 CHENEY

BILLIAR ST

1522 BILLI



GRANDVIEW DR N

1605 GRAND

GRANDVIEW DR N

St Lukes Magic Valley

# Twin Falls P&Z Map

Reference Only



801 POLE L

CHENEY DR W

863 GRACE

867 GRACE

871 GRACE

875 GRACE

GRACE DRE

817 CHENEY

1523 BRADL

BRADLEY ST

1522 BRADL

