



**NOTICE OF AGENDA**  
**TWIN FALLS CITY PLANNING & ZONING COMMISSION**  
**FEBRUARY 10, 2015 6:00 PM**  
City Council Chambers  
305 3<sup>rd</sup> Avenue East Twin Falls, ID 83301

**PLANNING & ZONING COMMISSION MEMBERS**

**CITY LIMITS:**

Nikki Boyd   Jason Derricott   Tom Frank   Kevin Grey   Gerardo "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): **January 27, 2015**
2. Approval of Findings of Fact and Conclusions of Law: **None**

**III. ITEMS OF CONSIDERATION:**

1. Request for approval of a [Preliminary Plat](#) for the Morning Sun Subdivision No. 8 approximately 30.47 (+/-) acres to develop 91 residential lots and 1 tract on property located at the southwest corner of Falls Avenue East and Hankins Road North and east of Meadowview Lane c/o EHM Engineers, Inc.
2. Request for approval of a [Preliminary Plat](#) for the Canyon Village Subdivision, A PUD approximately 38.29 (+/-) acres to develop 3 commercial lots on property located at the southwest corner of Pole Line Road East and Eastland Drive North c/o EHM Engineers, Inc.

**IV. PUBLIC HEARINGS:**

1. Request for a [Special Use Permit](#) to allow an expansion of more than 25% to an existing auto service business on property located at 142 Washington Street North c/o Auto Oil Change, LLC (app. 2697)
2. Request for a [Special Use Permit](#) to construct a fuel station/convenience store that will operate with extended retail hours from 5:00am to 11:00pm on property located at 1617 Washington Street North c/o Wal-Mart Stores, Inc. (app. 2698)
3. Request for a [Special Use Permit](#) to operate an indoor recreation facility on property located at 677 Filer Avenue c/o Ken Davis, Jr. on behalf of Mardi Catz Fun (app. 2699)
4. Request for a [Special Use Permit](#) for the purpose of US Government Offices with adjacent open and enclosed ware yard for equipment, vehicles and materials with an outside PA System on property located at 2878 Addison Avenue East c/o Kent Taylor on behalf of Twin Falls BLM, LLC (app. 2700)
5. Request for a [Special Use Permit](#) to operate a financial institution/credit union with a drive through service on property located at 1061 Blue Lakes Boulevard North c/o Chris Tapia on behalf of Mountain America Credit Union (app. 2701)

**V. GENERAL PUBLIC INPUT:**

**VI. ITEMS FROM THE ZONING DEVELOPMENT MANAGER AND/OR THE PLANNING & ZONING COMMISSION:**

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

1. Public Hearing-**February 24, 2015**
2. Work Session- **March 4, 2015**

**VIII. 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, February 10, 2015**

To: Planning and Zoning Commission

From: Jonathan Spendlove, Community Development Dept.

## AGENDA ITEM III-1

**Request:** Request for approval of a **Preliminary Plat** for the Morning Sun Subdivision No. 8, approximately 30.47 (+/-) acres to develop 91 single family residential lots and 1 Tract on property located at the southwest corner of Falls Avenue East and Hankins Road North, excluding the Boy Scout property. c/o EHM Engineers, Inc.

**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> 30.47 +/- Acres
Gerald Martens EHM Engineers, Inc. 621 N College Rd, #100 Twin Falls, ID 83301 734-4888 gmartens@ehminc.com	<b>Current Zoning:</b> R-1 VAR	<b>Requested Zoning:</b> Approval of the preliminary plat of Morning Sun #8
	<b>Comprehensive Plan:</b> Medium Density	<b>Lot Count:</b> 91 single family residential lots and 1 Tract
	<b>Existing Land Use:</b> Undeveloped	<b>Proposed Land Use:</b> single family residential
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
	<b>North:</b> SUI Area of Impact; Falls Ave East - residential	<b>East:</b> Hankins Road North; R-1 Var partially within the Aol; Boy Scout Office, residential and Undeveloped
	<b>South:</b> R-1 VAR, Stadium Blvd; LDS Stakehouse/Morning Sun Sub - Residential	<b>West:</b> R-1 VAR; Meadowview Lane N; residential
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-12-1 through 4,	

**Approval Process:**

**As per Twin Falls City Code 10-12-2.3 Action on Preliminary Plat:**

The Commission may approve, conditionally approve, deny or table for additional information when acting on the preliminary plat. If tabled, approval or denial shall occur at the regular meeting following the meeting at which the plat is first considered by the Commission. The action and the reasons for such action shall be stated in writing by the Administrator and forwarded to the applicant. The administrator shall also forward a statement of the action taken and the reasons for such action together with a copy of the approved preliminary plat to the Council for its information and record.

**Budget Impact:**

As the request is for a Preliminary Plat, approval of this request will have negligible impact on the City budget.

### **Regulatory Impact:**

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

### **History:**

This site was annexed with an R-1 VAR zoning designation in March 2006. The Eagle Park Preliminary Plat, consisting of 30 acres and 76 single family lots, was originally approved in May 2006. In May 2008 the final plat was approved subject to conditions. Due to the depressed economy the subdivision did not develop. The City Council granted two (2) 1-yr extensions of approval in May 2009 & May 2010. A revised final plat was submitted in November 2010 which changed the name from Eagle Park to Morning Sun #8, a density change from 76 lots to 91 and a lot configuration change. Staff reviewed the revised plat and determined it was not a significant change, however, due to the increase in density it was brought back to the City Council for consideration of the changes. The revised final plat was approved by the City Council as presented and subject to conditions. In July 2011 the Subdivision section of Title 10 was amended to allow a 2-yr extension one time for both the preliminary plat approval and for the final plat approval time. There has been no activity since November 2011 and therefore the approval of the Morning Sun #8 final plat granted in November 2011 expired. The applicant is bringing the plat back through the process starting with the preliminary plat on the agenda this evening.

### **Analysis:**

This is a request for approval of the preliminary plat of Morning Sun Subdivision #8, consisting of 30 +/- acres and 91 single family lots and 1 Tract. The site is zoned R-1 VAR, is undeveloped and is located on the northeast corner of Stadium Blvd and Meadowview Lane North. This is the first step of the plat approval process.

The R-1 Var zone allows a minimum 8,000 square foot for internal single family lots or lots fronting on arterial streets. All other lots shall have a minimum lot area of at least 85% of the average lots size of platted **OR** developed lots within 150' of said lots. No lot in this subdivision shall be required to be larger than 18,500 sf.

The Preliminary Plat indicates that the intended use is for single family residential development. The plat appears to be in compliance with the minimum lot size requirements for single family development.

The streets within the subdivision have an alternative design. The **standard local street** is 36' of pavement (18' ½ of the street) with attached curb/sidewalk totaling 14' (7' on each side)= 50' of RoW (25' c/l to property line). The proposed street design for the Morning Sun #8 subdivision is 28' of pavement (14' @side) with a detached landscape strip and sidewalk on each side totaling 48' RoW (24' @ side). This alternative street design was approved by the City Council on February 2, 2015, see attached staff report.

A request for a Parks – in – Lieu fee was also approved by the City Council on February 2, 2015, see attached staff report. There are two collector streets bordering the subdivision, Stadium Blvd to the south and Meadowview Lane North on the west and two arterial streets bordering the subdivision; Falls Avenue East on the north and Hankins Road North on the east. Residences are not allowed to back out onto collector streets and this developed is designed to prohibit this type of driveway.

The plat is in conformance with the Comprehensive Plan land use map which designates this area as appropriate for Medium Density Residential development.

A preliminary plat is presented to the Planning and Zoning Commission as a consideration item. The Commission may approve the preliminary plat, deny it, or approve it with conditions. The Commission's review is not a public hearing, however generally the Commission has allowed for public input. The preliminary plat only goes to the City Council upon an appeal. A final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. Only after a final plat has been approved by the City Council may the plat be recorded and lots sold for development.

Approval of a preliminary plat does not constitute a commitment by the City to provide water or waste water services. The plat indicates that each lot will be connected to City of Twin Falls water and sewer systems. A guarantee of services comes when the City Engineer signs a will-serve letter after final and construction plans are reviewed and approved.

**Conclusion:**

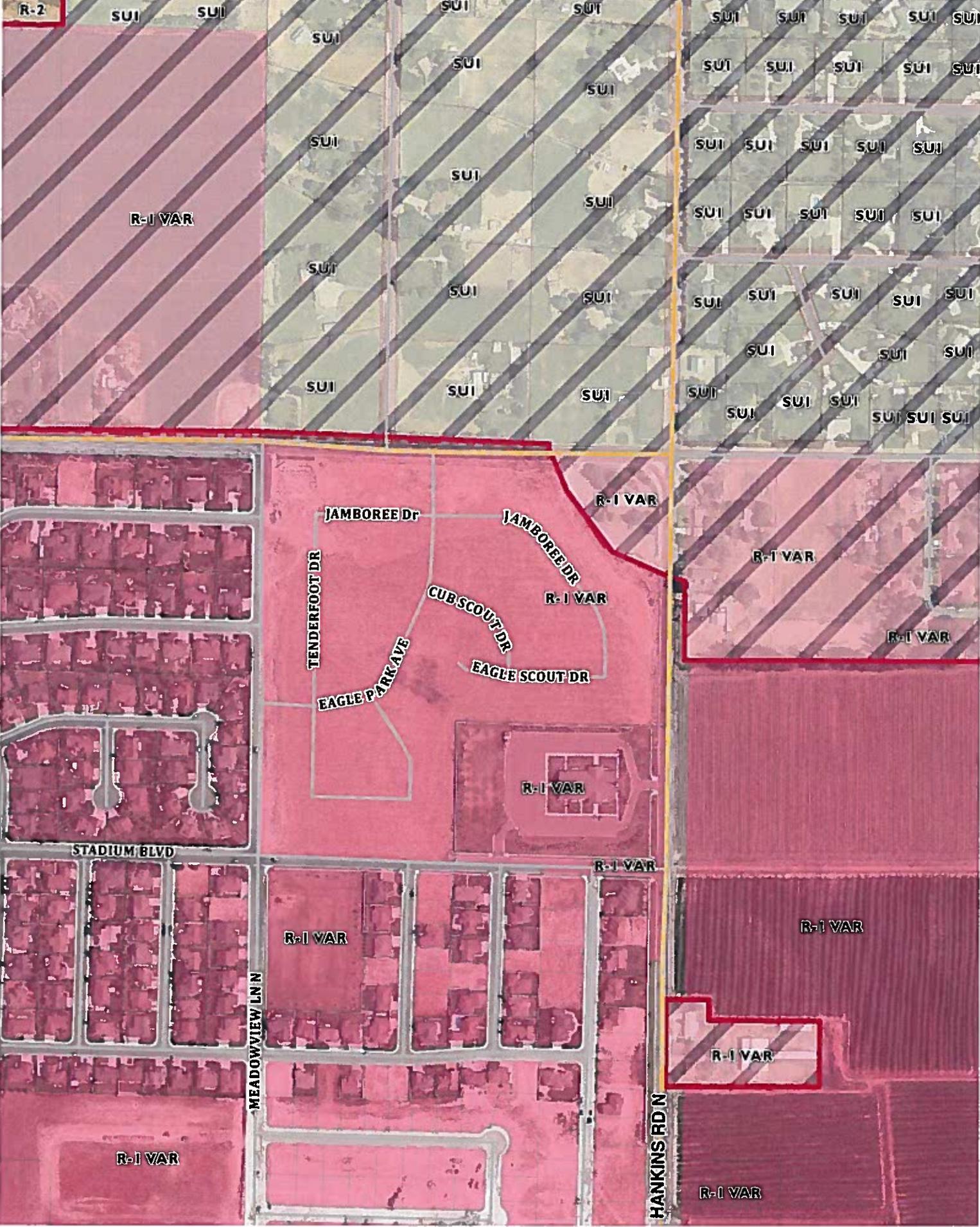
Staff recommends the Commission approve the preliminary plat of the Northern Passage Subdivision #5, as presented, and subject to the following conditions:

1. Subject to final technical review by the City Engineering Department and Zoning Officials to ensure compliance with all applicable City Code requirements and standards, including correction of plat notes.

**Attachments:**

1. Preliminary Plat
2. 02-02-15 CC Staff report for alternative street design
3. 02-02-15 CC staff report of request for Parks-in-Lieu Fee







Date: February 2, 2015  
To: Honorable Mayor and City Council  
From: Jacqueline D. Fields, P.E., City Engineer

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**Request:**

Consideration of a request to reaffirm consideration of a modified street section on the Morning Sun Subdivision No. 8 preliminary plat.

**Time Estimate:**

Gerald Martens' presentation will take approximately 10 minutes. The staff presentation will take approximately 10 minutes. Both will be available for questions.

**Background:**

During the development process, the preliminary plat is reviewed by staff for conformance to the City Code and the appropriate planning documents. Consideration for approval from the Planning and Zoning Commission is conducted in accordance with the Code and planning documents. The land that is now the Morning Sun Subdivision No. 8 plat was reviewed in several different configurations. An alternate street plan was proposed and staff worked with the developer to address concerns. Because that preliminary plat did not conform to the approved Transportation Master Plan, staff and the developer requested consideration from the City Council and we believe that we received indication that a final plat with this street configuration could be approved by the City Council. Because the economy wasn't conducive to development of the land in 2010, the land was not developed. Since that time, the plat expired and, when a plat expires, all of the associated approvals expire.

The basis for consideration was a request to consider narrow pavement section. Cost to place and maintain pavement is a consideration, not only for the developer but for the Streets Department. There are others considerations as well:

ADA accessibility to the sidewalk can be a significant concern. We know rolled curb sections allow citizens to partially utilize the sidewalk for parking which inadvertently denies access to some people and is a violation of that person's rights. High back curb on residential seen in the "presidents" streets. This was not the developer's preference but he was willing to place and perpetuate an unpaved landscaping strip between the curb and sidewalk. This could inhibit parking on the sidewalk so that pedestrian access is available on the sidewalk.

On the street Parking could marginalize access for fire vehicles. While the vehicles can pass through space between parked cars, we understand that setting up the engine to fight the fire requires additional space. The developer agreed to a parking restriction on one side of the street. This restriction will be made known through posted signs and will be communicated to buyers prior to the sale of the lots.

Vehicular Movement is addressed. Restricting parking to one side of the street will also facilitate the ease with which larger vehicles, such as moving vans, can negotiate the corners.

We also considered the possibilities of snow-plowing and delivery of kindergarten-aged children from/to school buses. Currently, the Street Department focuses on arterials and school bus routes. Residential streets could be plowed but this rarely occurs before the melt-off starts. Streets this narrow would be extremely difficult to plow without risking minor damage to adjacent vehicles (mirrors and such, "walls" of

snow against the driver's side, etc). I believe that it is unlikely to become an issue without a significant change in snow-plowing policy...one that would add personnel and equipment to allow immediate clearing of residential streets. We also understand that the school buses pick up children on collector roads and so the school bus turning radius did not need to be considered.

In the neighborhood of the "presidents" streets between Heyburn and Addison/ Blue Lakes and Harrison, the road is narrow with parking on both sides of the road. There is not a designed north-south collector and most streets are used to collect and funnel "cut-through" traffic (or people who have a destination beyond the neighborhood). This presents particular concerns from people in the neighborhood. City staff has attempted to address complaints and concerns about speeding and child safety. While speeding is primarily a perception, there is no question that reaction time to address a child or dog darting into the street is diminished. The Morning Sun No. 8 parcel is bounded by 2 collector and 2 arterial roads. The layout of the subdivision allows for a private feel to the neighborhood in that "cut-through" traffic should be minimal. Traffic in this neighborhood should be destination oriented (friends and yard sales). These possibilities should contribute to an increase in driver awareness.

At the time this proposal was discussed, I was unaware of other public streets in Twin Falls with similar geometry. The Developer had reasonably addressed all of the staff concerns. Finally, the right-of-way is sufficient to accommodate the standard section which is helpful if the neighborhood decides to widen the road, presumably in the distant future.

**Approval Process:**

A simple majority vote of the Council is required to approve this request.

**Budget Impact:**

There is no immediate impact to the City's budget. In the future, maintenance actions such as sealcoat will cost less. If the City chooses to widen the road at a future date, in lieu of requiring the neighborhood to fund the work through LID, there will be a cost to new construction.

**Regulatory Impact:**

None. Considering this request does not modify the Transportation Master Plan and does not imply that this is an appropriate roadway section for all residential streets.

**Conclusion:**

Staff requests direction on whether or not to continue the preliminary platting with this proposal.

**Attachments:**

Letter from Gerald Martens, dated 1/20/15, regarding Morning Sun No. 8

Vicinity map

Typical section of the proposed roadway



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

IN THE FIELDS OF:  
 PLANNING  
 SURVEYING  
 HIGHWAYS  
 WATER  
 WASTEWATER  
 STRUCTURAL  
 SUBDIVISIONS  
 BRIDGES  
 ENVIRONMENTAL  
 QUALITY CONTROL  
 CONSTRUCTION MGMT  
 GRANT ADMINISTRATION

Date: January 20, 2015

To: Twin Falls City Council

From: Gerald Martens *Gerald Martens*

Via: Hand Deliver

Regarding: Morning Sun No. 8

Dear Council Members:

I am hereby requesting time on your agenda to present to you a request to reconfirm the approval of Morning Sun Subdivision No. 8 with a special street section. The revised preliminary plat and modified street section was approved on (November 22, 2010).

Due to delays in completion of the previous seven phases of Morning Sun the development was delayed and the (November 22, 2010) approval has expired.

To familiarize you with the site, Morning Sun Subdivision No. 8, approximately 30 acres, was purchased from the boy Scouts and has had several development concepts over the years. The site is difficult to develop due to being surrounded by arterial and collector streets with limited access. The limited access resulted in a subdivision with only two access points that results in a subdivision with no thru traffic and very local traffic serving only residents. All of the streets are looped providing two access routes to every lot. This resulted in an opportunity to be creative in the street design by narrowing the streets, adding a tree scape adjacent to each curb, detaching the sidewalk, and creating a unique subdivision with enhanced neighborhood characteristics. The streetscape will be controlled by the developer assuring a consistent street scape and landscaping that separates pedestrians from the traffic.

I know you have seen this subdivision before but I wanted to reintroduce you to the concept, provide you with background regarding the project and I look forward to again presenting this exciting project to you.

051-02 (8)

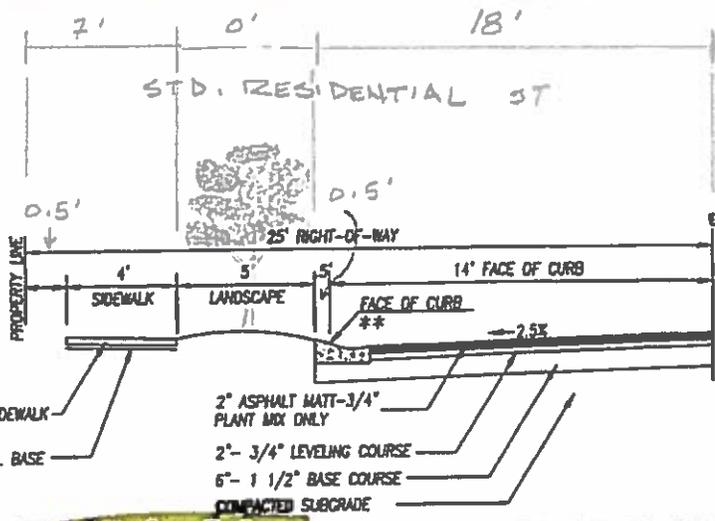
**RECEIVED**

**JAN 20 2015**

**CITY OF TWIN FALLS  
 PLANNING & ZONING**



Bench Mark  
Top of 5/8" Pin @ CL of Stadium  
and Hankins Elev.=3738.68



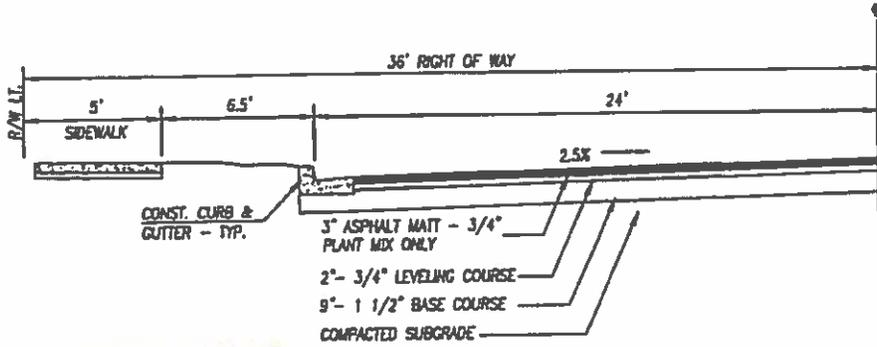
4" THICK CONCRETE SIDEWALK  
2" GRAVEL BASE

2" ASPHALT MATT-3/4"  
PLANT MIX ONLY  
2"- 3/4" LEVELING COURSE  
6"- 1 1/2" BASE COURSE  
COMPACTED SUBGRADE

**Typical Roadway Section**  
**Residential Streets**

n.l.s.

\*\* TYPE OF CURB NEEDED TO BE DETERMINED AFTER INDIVIDUAL CURB CALCULATIONS HAVE BEEN COMPLETED.



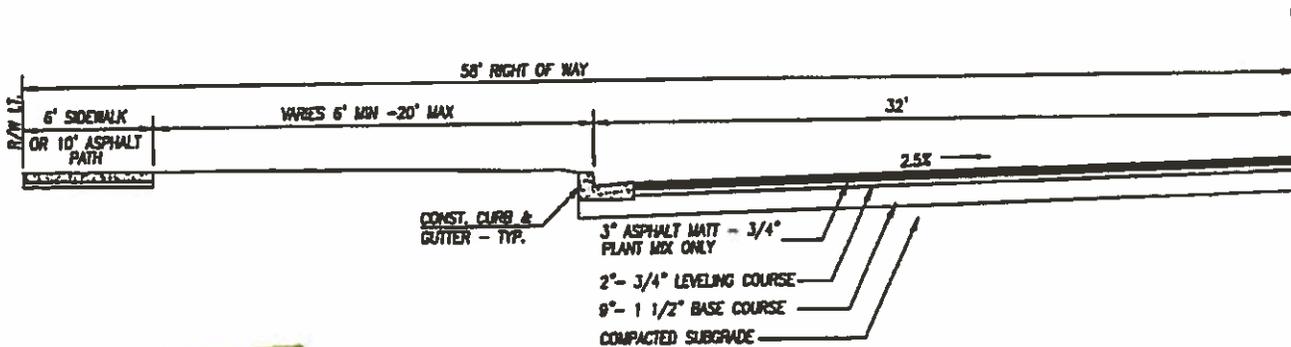
CONST. CURB &  
GUTTER - TYP.

3" ASPHALT MATT - 3/4"  
PLANT MIX ONLY  
2"- 3/4" LEVELING COURSE  
9"- 1 1/2" BASE COURSE  
COMPACTED SUBGRADE

**Typical Roadway Section**

**Stadium Blvd. and Meadow View Lane**

n.l.s.



CONST. CURB &  
GUTTER - TYP.

3" ASPHALT MATT - 3/4"  
PLANT MIX ONLY  
2"- 3/4" LEVELING COURSE  
9"- 1 1/2" BASE COURSE  
COMPACTED SUBGRADE

**Typical Roadway Section**

**Hankins Road North and Falls Ave E**

n.l.s.



**Monday February 2, 2015 City Council Meeting**

**To:** Honorable Mayor and City Council

**From:** Dennis J. Bowyer, Parks & Recreation Director

**Request:**

Consideration of a request to pay fees in lieu of park land dedication for the Morning Sun # 8 Subdivision.

**Time Estimate:**

None – Consent Calendar

**Background:**

The Morning Sun # 8 subdivision is a 91 lot subdivision on 30.47 acres. The subdivision is located at the southwest corner of Falls Avenue East and Hankins Road North, just south and west of the Boy Scouts' office.

Code Section 10-12-3-11 requires a dedication of one acre of land per 100 units developed within a subdivision for the development of a neighborhood park. Therefore, this subdivision will require a dedication of 0.91 acre of park land. However, City Code Section 10-12-3-11(F) states that:

“The City Council may, at their discretion, approve and accept cash contributions in lieu of park land with improvements, which contributions shall be used for park land acquisition and/or park improvements within the boundaries of the arterial streets in which the development is located.”

Morning Sun Park is located directly south of the proposed development. Since the park land dedication requirement from this subdivision is only .91 acres and Morning Sun Park is not fully developed neighborhood park (no restroom or shelter), staff supports the developer's request for a Parks in lieu of contribution.

Attached are the letter from the developer requesting the Parks in Lieu Contribution, the Park in Lieu of park application and a map showing the location of the proposed subdivision. A final value for the in lieu of fee has not yet been formulated, but the preliminary estimate is approximately \$43,400.

Ordinance # 3034 allows developments meeting all five (5) criteria shall qualify for a 50% reduction on their cash contribution in lieu of dedication of park land. The five criteria are:

1. The number of household units must be 8 or less per acre, as identified on the preliminary plat.
2. Development shall be located within city limits.
3. Development shall not border an arterial street.
4. Development shall not border the city limits.
5. Development must not have been converted from agricultural land.

The Morning Sun # 8 Subdivision does not qualify for the in-fill reduction due to # 3, 4 & 5.

The developer is requesting to receive a reduction in the Parks in Lieu of fee since they provided a 10' wide public trail on the north side of the subdivision. The developer would only receive a partial reduction of the cost of the trail construction since the development requires a 5' wide sidewalk. Discussions with the developer, he estimates that this deduction will be approximately \$7,100.

**Approval Process:**

City Code 10-12-3-11 provides for the Council to approve a request to pay fees in lieu of park land dedication. A public hearing is not required. The Code does not require a recommendation from the Parks & Recreation Commission. However, staff has made it a policy to bring these in-lieu requests to the Commission for a recommendation. At their January 13<sup>th</sup> meeting, the Commission unanimously recommended approval of the request.

**Budget Impact:**

At this time, the Parks in Lieu of fee has not been determined.

**Regulatory Impact:**

Approval of this request will allow the applicant to proceed with the development of this property without park land dedication.

**Conclusion:**

The Parks & Recreation Commission recommends that the City Council accept the developer's request to pay fees in lieu of park land dedication as part of the park ordinance with a reduction due to the construction of the public trail.

**Attachments:**

1. Area Map
2. Letter from Developer
3. Parks In Lieu Contribution Application
4. Preliminary Plat
5. City Parks & Recreation Facilities Map



IN THE FIELDS OF  
PLANNING  
SURVEYING  
HIGHWAYS  
WATER  
WASTEWATER  
STRUCTURAL  
SUBDIVISIONS  
BRIDGES  
ENVIRONMENTAL  
QUALITY CONTROL  
CONSTRUCTION MGMT  
GRANT ADMINISTRATION

**Date:** January 7, 2015  
**To:** City of Twin Falls  
Attn: Dennis Boyer  
**From:** Gerald Martens *Gerald Martens*  
**Via:** Hand Deliver  
**Regarding:** Morning Sun Subdivision #8  
In Lieu Park Contribution

Please accept this as Morning Sun Partners' proposal to complete a modified in lieu park contribution for the development of Morning Sun Subdivision No. 8.

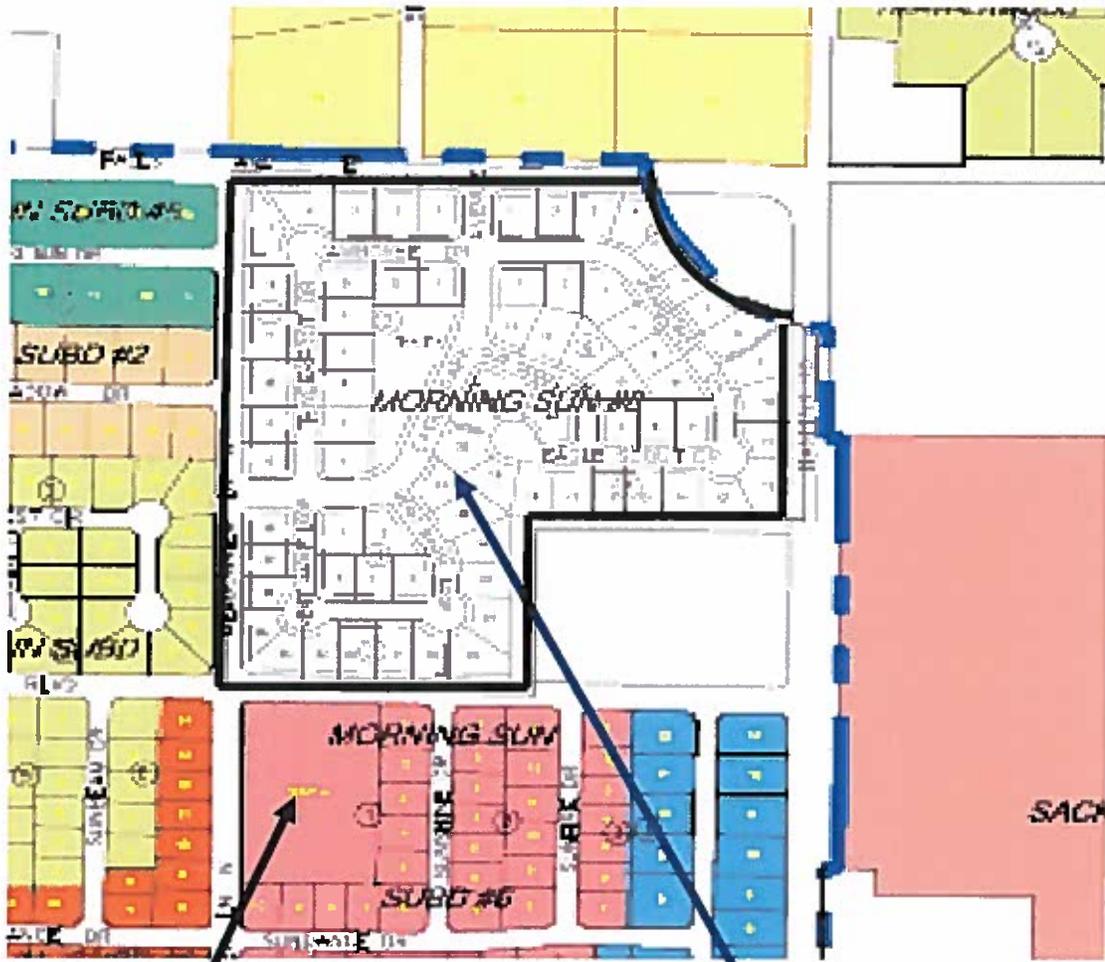
Morning Sun Subdivision No. 8 required the construction of a bicycle/walking trail adjacent to ~~Belle Lake Road~~ *Boyle Road* East. This trail has already been completed and is being utilized by the public.

Based on the recent approval for the School District property adjacent to the proposed subdivision, and 91 residential units, the in lieu contribution will be approximately \$45,000.00 which will be reduced by the cost of the public trail. I recognize it will be necessary to verify the appraised value and the actual costs of the pathway.

Furthermore, Morning Sun Partners would propose to complete improvements to the existing Morning Sun Park of a value equal to the calculated and agreed upon in lieu value. The nature of the improvement will be that specified by the City of Twin Falls. The work would be completed prior to recordation of the plat or a financial guarantee would be provided.

Thank you for your consideration of this request.

051-02



Morning Sun Park

Morning Sun # 8 Subdivision

PARKS IN LIEU CONTRIBUTION APPLICATION

Subdivision Name: MORNING SUN SUBDIVISION No 8  
Number of Dwelling Units/acres: 81 / 30.47 acres  
Developer: MORNING SUN PARTNERS  
Address/phone#: 203-734-4333

Appraiser: NONE - TBD  
Address/phone #: \_\_\_\_\_

The following items shall be included with the parks in lieu contribution submittal prior to acceptance by the City Administrator. It is the responsibility of the developer to see that all required information is submitted to the city at the time of the application. Please read the application and decide which process you are going to use. The City of Twin Falls allows three different requests. Please mark an X by the method used.

- Have you talked to the parks department about the requirements?
- Enclosed is a copy of the appraiser's value for the land.
- Enclosed copy of a bid/material costs to construct walking path/bike trail.
- I am requesting an in lieu of contribution in concept only. Will present final values at the time of the final plat application for approval.
- I am requesting an in lieu of contribution without walking/bicycle trails, using the following formula:
  - a. Determine the per acre appraised value of the land in the development. (L)  
(See 10-12-3-11(F)). Appraisal value: (L) TBD
  - b. The current park development cost is \$31,700 per acre. (P)
  - c. Total the number of household units in the development. (H) 81 91

Note: Lots large enough for multi-family units will require a certification and supporting covenants addressing the developer's intent relative to the requirement for single family dwellings.

d. Use the contribution (C) formula:  $C=(L+P)(H)(.01)$   
 $C=(L+31,700)(H)(.01)$

Contribution Amount to be approved: \_\_\_\_\_

- I am requesting an in Lieu of contribution with walking/bicycle trails, using the following formula;
  - a. Determine the per acre appraised value of the land in the development. (L)  
(See 10-12-3-11(F).)
  - b. The current park development cost is \$31,700 per acre. (P)
  - c. Total the number of household units in the development. (H) 81 91

Note: Lots large enough for multi-family units will require a certification and supporting covenants addressing the developer's intent relative to the requirement for single family dwellings.

- d. Use the following formula:  
 Land contribution portion:
- i. Appraisal value: (L) \_\_\_\_\_
  - ii. Development costs for the walking/bicycle trail.
    1. Cost of land underneath the trail per square foot:  
(A) \_\_\_\_\_
    2. Cost to develop the trail per square foot:  
(B) \_\_\_\_\_
    3. Trail cost = (A + B) (total trail square footage):  
Trail cost \_\_\_\_\_
    4. Land portion = (L)(H)(0.01) - (Trail cost):  
Land portion \_\_\_\_\_

Note: Land portion cannot be less than 50% of (L)(H)(0.01).

Park improvement portion = (31,700) (H) (.01): \_\_\_\_\_

Land portion + park improvement portion = \_\_\_\_\_

Contribution amount to be approved: \_\_\_\_\_

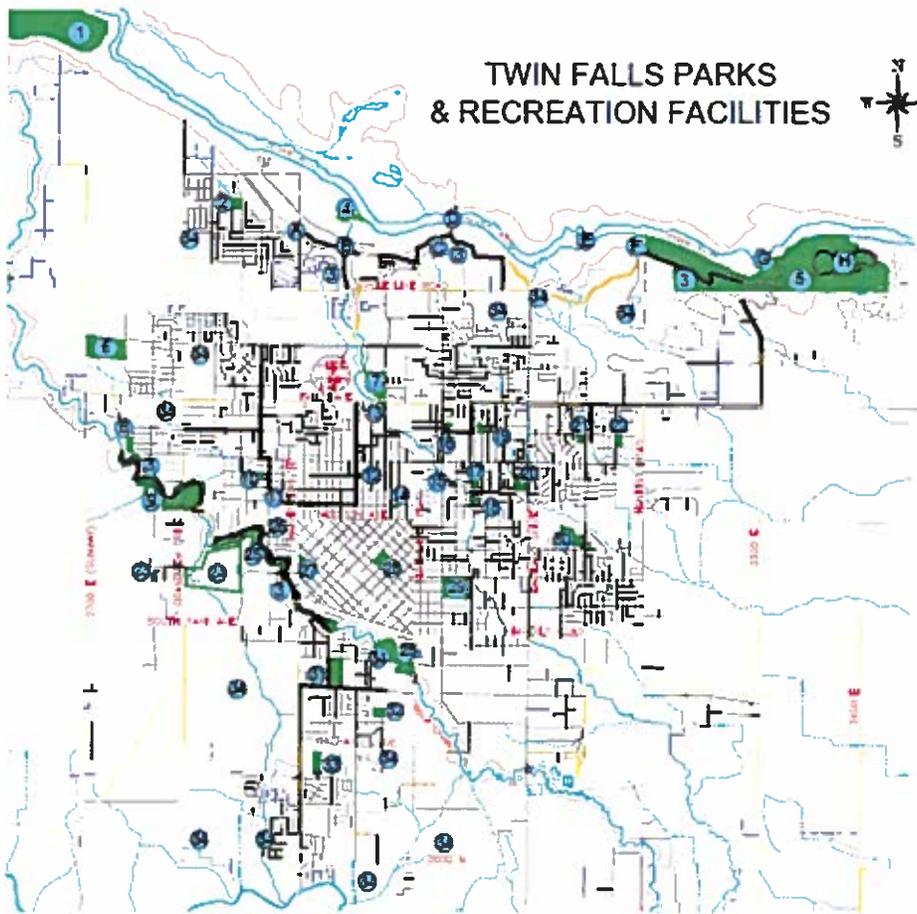
In lieu of contribution must be made prior to final plat recordation.

Date Submitted: \_\_\_\_\_  
 Application accepted by City Administrator \_\_\_\_\_

City Council Agenda Date \_\_\_\_\_  
 Engineering approval \_\_\_\_\_



# TWIN FALLS PARKS & RECREATION FACILITIES



- 1 Argus Falls
- 2 Northern Ridge Park
- 3 Canyon Trails
- 4 Centennial Park (County owned)
- 5 Shoshone Falls & Denker Lake
- 6 Sunway Soccer Complex
- 7 Frontier Field
- 8 Rock Creek Trail Estates Park
- 9 Rock Creek Park (County owned)
- 10 Harry Berry Park
- 11 Barber's Park - Dog Park
- 12 Harrison Park
- 13 Courtney Conservation Park
- 14 Pierce St. Tennis Court
- 15 Willow Lane Park
- 16 Barroness Pool & Barstow Softball Fields
- 17 Suntee Park
- 18 Teton Park
- 19 Cascade Park
- 20 Ascension Park
- 21 Jensen's Wood and rule Park
- 22 Morning Sun Park
- 23 Fairway Estates Park
- 24 Twin Falls Golf Club
- 25 Rock Creek Canyon Pathway (City owned)
- 26 Blake St. Trailhead
- 27 Drury Park
- 28 City Park
- 29 Herman Park
- 30 Clyde Thomson Park
- 31 Oregon Trail Youth Complex
- 32 Blue Lakes Rotary Park
- 33 Vista Bonita Park
- 34 Future Parks

**B/E PATH TRAIL SYSTEM**

**PROPOSED B/E PATH TRAIL SYSTEM**



Public Hearing: **TUESDAY, February 10, 2015**

To: Planning and Zoning Commission

From: Jonathan Spendlove, Community Development Dept.

## AGENDA ITEM III-2

**Request:** Request for approval of a **Preliminary Plat** for the Canyon Village Subdivision, A PUD approximately 38.29 (+/-) acres to develop 3 commercial lots on property located at the southwest corner of Pole Line Road East and Eastland Drive North c/o EHM Engineers, Inc.

**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> 38.29 Acres
Northeast Investments LLC Kent Taylor PO Box 1901 Twin Falls, ID 83303	<b>Current Zoning:</b> C-1 PUD	<b>Requested Zoning:</b> Approval of the preliminary plat of Canyon Village PUD
	<b>Comprehensive Plan:</b> Urban Village	<b>Lot Count:</b> 3 Lots
	<b>Existing Land Use:</b> Undeveloped Commercial/Residential	<b>Proposed Land Use:</b> 3 Commercial lots
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
Gerald Martens EHM Engineers, Inc. 621 N College Rd, #100 Twin Falls, ID 83301 734-4888 <a href="mailto:gmartens@ehminc.com">gmartens@ehminc.com</a>	<b>North:</b> Pole Line Road; C-1 PUD, Undeveloped	<b>East:</b> Eastland Drive North; R-2, Undeveloped
	<b>South:</b> R-1 VAR, Residential	<b>West:</b> R-4 PUD, Undeveloped
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-12-1 through 4, 10-16-1 & 2	

**Approval Process:**

**As per Twin Falls City Code 10-12-2.3 Action on Preliminary Plat:**

The Commission may approve, conditionally approve, deny or table for additional information when acting on the preliminary plat. If tabled, approval or denial shall occur at the regular meeting following the meeting at which the plat is first considered by the Commission. The action and the reasons for such action shall be stated in writing by the Administrator and forwarded to the applicant. The administrator shall also forward a statement of the action taken and the reasons for such action together with a copy of the approved preliminary plat to the Council for its information and record.

**Budget Impact:**

As the request is for a Preliminary Plat, approval of this request will have negligible impact on the City budget.

**Regulatory Impact:**

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

**History:**

On August 12, 2014 the Planning & Zoning Commission heard the preliminary PUD presentation for a request to Annex a 40 (+/-) acre parcel and to consider a Zoning District Change and Zoning Map Amendment.

Due to commission and public comments the scheduled public hearing was rescheduled until October 14, 2014.

At the October 14, 2014 Planning & Zoning Commission meeting and upon conclusion of the public hearing portion of the public hearing the applicant asked for this request to be tabled. By unanimous vote the request was tabled. On November 18, 2014 the applicant held a neighborhood meeting at EHM Engineer, Inc. offices.

On November 25, 2014 the Commission held a second public hearing asking for a recommendation on the zoning changes being proposed. All members present voted in favor of the motion subject to conditions.

On December 15, 2014 the City Council held a public hearing on this request. Upon conclusion of the public hearing and deliberations the Annexation and Zoning District Change and Zoning Map Amendment were approved as presented with the Commission's recommendations and to include that an appropriate pedestrian connection between said Property and nearby public trails should be designed, reviewed, and approved by the City Engineering Staff prior to construction of said connection by the Developer. All council members present voted in favor of the motion.

**Analysis:**

This is a request for a preliminary plat of Canyon Village PUD Subdivision, consisting of 38 acres divided into 3 lots. The site is undeveloped and is located on the corner of Pole Line Road and Eastland Drive. The purpose of the plat only containing three (3) lots is to facilitate the development of the Bishops storehouse on Lot 1, and the building of Mountain View Drive to connect Pole Line Road with Cheney Drive. A subsequent re-plat of lots 2 and 3 will be required prior to development occurring on those lots. Such re-platting will be required to conform to the approved PUD Agreement #270.

The development of the Bishop's Storehouse was presented and approved during the Public Hearing process that took place in previous months with the Planning and Zoning Commission, and the City Council. The preliminary plat being presented appears to be in conformance with the Canyon Village PUD #270 in regards to the Bishops Storehouse. Review of the building permit for this particular lot and development will also be required; at that time it shall also be reviewed for compliance with the approved Canyon Village PUD #270

This is the first step of the plat approval process. A preliminary plat is presented to the Planning and Zoning Commission. The Commission may approve the preliminary plat, deny it, or approve it with conditions. A final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. Only after a final plat has been approved by the City Council and construction plans approved, may the plat be recorded and lots sold for development.

Approval of a preliminary plat does not constitute a commitment by the City to provide water or waste water services. The plat indicates that each lot will be connected to City of Twin Falls water and sewer systems. A guarantee of services comes when the City Engineer signs a will-serve letter after final and construction plans are reviewed. It is also indicated on the Preliminary Plat that the site will be on a pressure irrigation (P.I.) system.

The plat is consistent with other subdivision development criteria and is in conformance with the Comprehensive Plan which designates this area as appropriate for medium density residential use.

**Conclusion:**

Staff recommends the Commission approve the preliminary plat of the Northern Passage Subdivision #5, as presented, and subject to the following conditions:

1. Subject to final technical review and amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to compliance with the approved Canyon Village PUD #270, and any conditions or agreements committed to during that approval process.

**Attachments:**

1. Preliminary Plat
2. Canyon Village PUD #270 Master Development Plan



# Preliminary Plat

## For:

### Canyon Village Subdivision, a PUD

Located In  
A Portion of  
Gov't Lot 1, Section 3  
Township 10 South, Range 17 East  
Boise Meridian  
Twin Falls County, Idaho  
2015

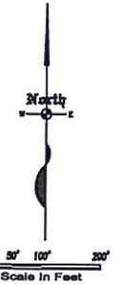
**EHM Engineers Inc.**  
Engineers / Surveyors / Planners  
621 N. College Rd., Suite 100 Twin Falls, ID 83301 - (208)734-4888

Preliminary Plat  
For:  
Canyon Village Subdivision, a PUD  
Twin Falls, Idaho

DO NOT SCALE DRAWINGS  
CONTRACTOR SHALL VERIFY ALL  
DIMENSIONS AND CONDITIONS OF  
THE JOB SITE AND NOTIFY THE  
ENGINEER OF ANY DISCREPANCIES  
OR UNUSUAL CONDITIONS OR  
OBSTRUCTIONS BEFORE BEGINNING  
OR PROCEEDING WITH WORK.

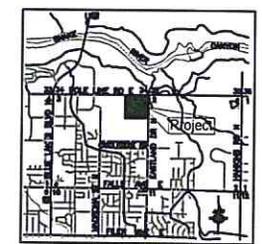
1/24/15 PER CF  
1/25/15 PER CF  
1/26/15 PER CF

DATE: 1.26.2014  
DATE: 1.26.2014  
DATE: 1.26.2014  
DATE: 1.26.2014  
DATE: 1.26.2014



### LEGEND

Property Boundary Line	---
Proposed Lot Line	---
Proposed Easement Line	---
Building Footprint Line	---
Proposed Water Main & Size	W 12"
Existing Water Main & Size	W 12"
Proposed Sewer Main & Size	C 12"
Existing Sewer Main & Size	C 12"
Proposed Pressure Irrigation Main & Size	I 12"
Existing Pressure Irrigation & Size	I 12"
Proposed Storm Drain & Size	S 12"
Existing Storm Drain & Size	S 12"
Existing Overhead Powerline	P 12"
Proposed Fire Hydrant	F 12"
Existing Fire Hydrant	F 12"
Proposed Manhole	M 12"
Existing Manhole	M 12"
Proposed Power Pole	PP 12"
Existing Power Pole	PP 12"
Proposed Valve	V 12"
Existing Valve	V 12"
Proposed Catch Basin	CB 12"
Existing Catch Basin	CB 12"



VICINITY MAP  
NOT TO SCALE

**Notes**

SECTION LOT LINES AND PROPERTY LINES TO BE SHOWN OR RECORDED AS SHOWN.

BOUNDARIES FOR PUBLIC UTILITIES WILL BE PROVIDED ON FINAL PLAT. SEWER MAIN SHALL BE RECORDED ON ONE PER CF DRAWING.

PROPOSED SURFACE BOUNDARIES SHALL BE PROVIDED TO ALL LOTS. FIVE FEET SHALL BE RECORDED AS PART OF THE DEVELOPMENT PLAN.

PROPERTY LINES SHOWN TO BE UNUSUAL AND APPROVED BY THE CITY ENGINEER'S ASSOCIATION. THESE TO BE PROVIDED WITH DEVELOPMENT PLAN DRAWINGS.

APPROVAL OF THIS PLAN DOES NOT WARRANT THE CITY TO PROVIDE ANY SERVICE.

PROPOSED LOT LINES AND PROPERTY LINES ARE SHOWN AND FOR ALIGNMENT PURPOSES ONLY AND ARE SUBJECT TO RELOCATION, REDUCTION OR CANCELLATION PROVIDED SUCH CHANGES ARE IN ACCORDANCE WITH THE CITY ENGINEER AND APPROVED BY THE CITY OF TWIN FALLS.

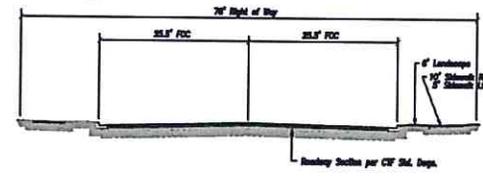
SPECIAL LANDSCAPE REQUIREMENTS SHOWN PER PLAN INCLUDE: BUSHES: 30' FROM BACK OF CURB; POLE LINE BUSH: 30' FROM BACK OF CURB; STREET TREE: 30' FROM BACK OF CURB; BOUNDARY TREE BUSH: 30' FROM BACK OF CURB.

STREET SHALL BE OWNED AND MAINTAINED BY THE BUSINESS OWNER'S ASSOCIATION.

ALL LANDSCAPING SHALL BE INSTALLED WITHIN 90 DAY SURFACE WORK. PRELIMINARY DESIGN TO BE PROVIDED BY BUSINESS OWNER. PLANTING SCHEDULE SHALL BE PROVIDED AS PART OF THE DEVELOPMENT PLAN.

ALL CONCRETE AREAS (IF ANY) SHALL BE MAINTAINED BY THE LOT OWNER'S ASSOCIATION.

**Block Mark:**  
"T" Mark on Fire Hydrant at 1/5 of Pole Line 1st and 2nd Street. Map#4102-3042 Elevation=3648.775



78' R/W, 48' Asphalt Surface Roadway per CTF 2008 Transportation Master Plan  
Month: May 12

### DRAINAGE CALCULATIONS

**DRAINAGE DENSITY FACTOR:** 174.4/100(20%)  
**DRAINAGE AREA:** 48.82  
**LANDSCAPED AREA:** 48.82  
**IMPERVIOUS AREA:** 48.82  
**PERCENT IMPERVIOUS:** 100% (IMPERVIOUS AREA)

**DRAINAGE LOSS (%):**  
**DRAINAGE LOSS:** 10%  
**DRAINAGE LOSS:** 10%  
**DRAINAGE LOSS:** 10%  
**DRAINAGE LOSS:** 10%

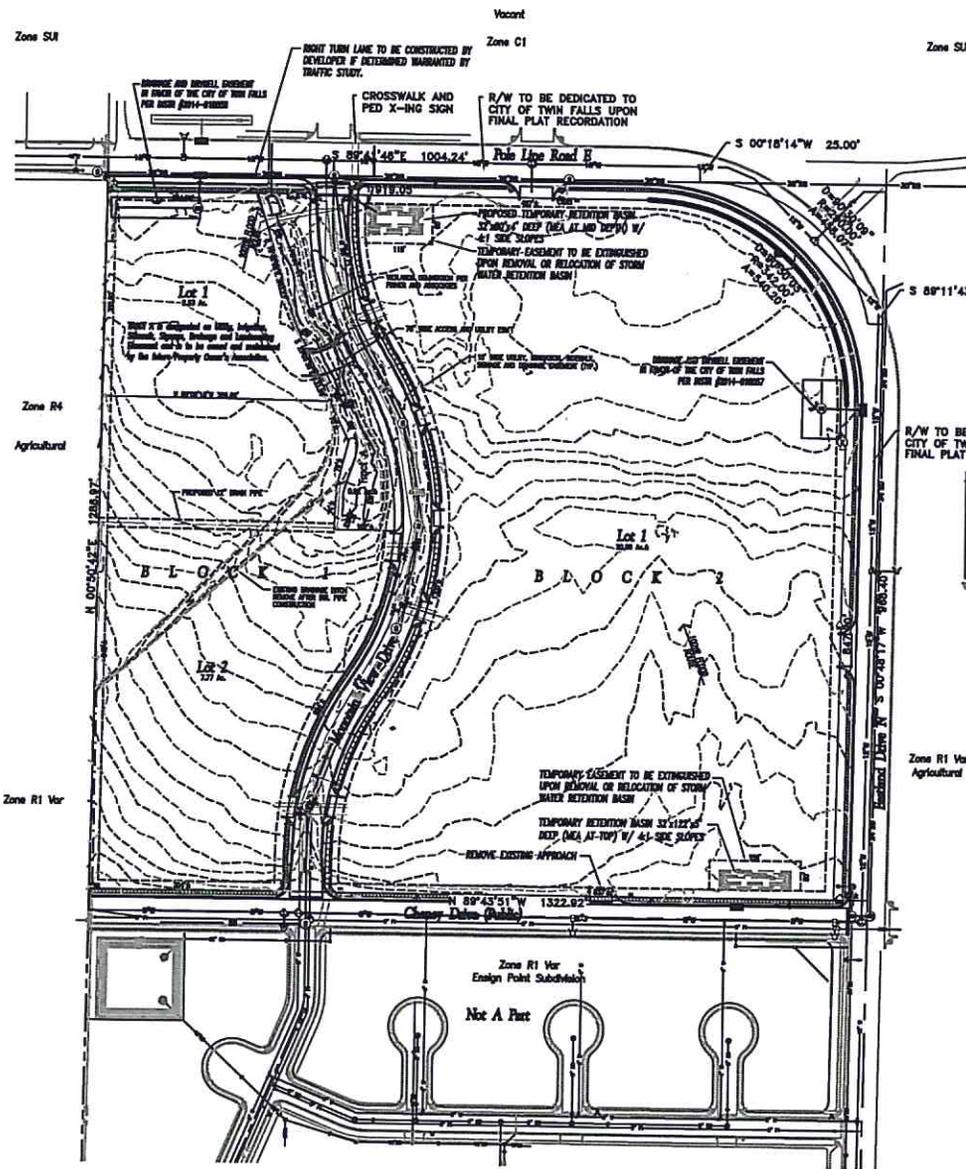
**DRAINAGE LOSS TO BE REDUCED BY AN OVER BANK LOCATED AT THE CORNER OF THE INTERSECTION OF SECTION 36 AND FULL LINE CORNER OF SECTION 36.**

**Stormwater Calculations (in SIDE CHENEY)**

TOTAL LANDSCAPED: 8,364.71/174.4=47.96  
 312 C.F.  
 TOTAL IMPERVIOUS: 48,820.71/174.4=279.93  
 48,820.71/174.4=279.93  
 TOTAL RETENTION REQUIRED FOR DRAINAGE AREA: 48,820.71/174.4=279.93  
 48,820.71/174.4=279.93  
 TOTAL RETENTION PROVIDED: 48,820.71/174.4=279.93  
 48,820.71/174.4=279.93

### Design Data

DEVELOPER/OWNER:	KOCHMAY ENGINEERING, L.L.C.	UTILITIES:	CITY OF TWIN FALLS, ID. WATER, SEWER, GAS & CABLE CO.
DESIGNED BY:	EHM ENGINEERS INC.	EXISTING ZONING:	R-1 USE, PERL, R-1 FIB
DESIGNED FOR:	RED & COLLIER, INC. 100 TWIN FALLS DRIVE 2001 TWIN FALLS, ID 83301	PROPOSED ZONING:	RESIDENTIAL SINGLE-FAMILY, 2014
DATE:	1/26/15	EXISTING USE:	WASH
PROJECT:	CANYON VILLAGE SUBDIVISION	PROPOSED USE:	RESIDENTIAL AND COMMERCIAL DEVELOPMENT 6-1 PER RETROACTION
PROJECT LOCATION:	PER CITY OF TWIN FALLS ZONING ORDINANCE AND PER ZONING ORDINANCE	DESIGNED BY:	WASH
PROJECT LOCATION:	PER CITY OF TWIN FALLS ZONING ORDINANCE AND PER ZONING ORDINANCE	DESIGNED FOR:	RED & COLLIER, INC. 100 TWIN FALLS DRIVE 2001 TWIN FALLS, ID 83301
PROJECT LOCATION:	PER CITY OF TWIN FALLS ZONING ORDINANCE AND PER ZONING ORDINANCE	DATE:	1/26/15



Not A Part





Public Hearing: **Tuesday February 10, 2014**  
 To: Planning & Zoning Commission  
 From: Jonathan Spendlove, Community Development Department

## AGENDA ITEM IV-1

**Request:** Request for a [Special Use Permit](#) to allow an expansion of more than 25% to an existing auto service business on property located at 142 Washington Street North [c/o Auto Oil Change, LLC](#) (app. 2697).

**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> +/- 1520 sf Building; +/- 1 Acre Land
Auto Oil Change LLC 12055 S 700 E Draper, UT 84020 801-619-9985 <a href="mailto:jiffylubefast@gmail.com">jiffylubefast@gmail.com</a>	<b>Current Zoning:</b> C-1	<b>Requested Zoning:</b> Special Use Permit to expand Automobile Service
	<b>Comprehensive Plan:</b> Neighborhood Center	<b>Lot Count:</b> 1 Lot
	<b>Existing Land Use:</b> Retail	<b>Proposed Land Use:</b> Automobile Service
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
Ross Burton Jiffy Lube Manager 142 Washington St N	<b>North:</b> C-1; Residence	<b>East:</b> C-1; Swenson’s Market across alley and parking lot.
	<b>South:</b> C-1; Swenson’s Market Parking lot.	<b>West:</b> Washington Street North; C-1, McDonalds and Twin Stop
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-4-8.2(B), 10-10, 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 minimal impact on the City budget.

**Regulatory Impact:**

Approval of this request will allow the applicant to pursue a building permit to increase their automobile service business as presented during the Public Hearing.

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

**History:**

Ordinance 2012 was passed in 1981, it created the zoning districts we currently use, and zoned various properties within City Limits. The new zoning designations were assigned at that time, or when areas were annexed. This building and surrounding area are currently zoned C-1. No further Zoning history is known at this time. According to the Polk directories, the building was originally constructed in 1985-86 under the name Super Lube. The owners of the Jiffy Lube applied for a building permit to expand the operation in August 2014.

**Analysis:**

The applicant has supplied a narrative outlining the detail of the proposed operation and use of the property. The general operation of the facility will continue much as it has in the past. The new areas will consist of an expanded customer service and waiting area, and the new 4<sup>th</sup> bay will be for tire rotation, windshield repair and other light services. This 4<sup>th</sup> bay will be a slab on grade with no pit, which means it will not be used for oil changes. Number of employees, customer numbers, and hours of operation will not change from what is currently occurring on the property.

Per City Code 10-4-8.2: Auto Service establishments require a special use permit in order to be legally established. The code does not make a distinction between oil change places, tire shops, engine repair, or other automotive services. This location was established in 1985-86. There is no current special use permit for this property. This expansion will increase the size of the building by more than 25%, this increase triggered the requirement to acquire a new special use permit for the auto service use.

Per City Code 10-10: Off Street Parking is required for this business at a rate of three (3) spaces minimum, plus one and one half (1.5) spaces per service bay. The result is (9) parking spaces required. The site plan provided shows the minimum number of spaces being met.

The parking layout as shown on the site plan depicts parking spaces that require backing onto an alleyway. This is prohibited by current city code. A site plan amendment will be needed in order for the site plan to be approved during the building permit approval process. A separate condition could be placed on this special use permit in order to directly address this issue. Staff will devote the necessary time to collaborate with the applicant in finding a solution to this issue that will comply with City Code.

Per City Code 10-11-1 thru 8: All the required improvements will be reviewed for compliance with current city code at the time of building permit submittal. Some of these improvements include screening, access, parking surface, streets, storm water retention, utilities, and others.

Possible Impacts: The property to the north is zoned C-1 Commercial. However, it is still being utilized as a residence. This property will be the most impacted by the expansion of this business. A screening fence will be required between the properties that should help mitigate some of the impacts. In general, the operation of the business will not be changed dramatically from what it has been in the past. Staff has not received any complaints regarding this business in the past and we do not foresee an increase of unmanageable impacts with this Special Use Permit.

**Conclusion:**

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

1. Subject to site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to the parking and access layout conforming to applicable City Code requirements.
3. Subject to the screening fence material being approved by staff prior to installation.

**Attachments:**

1. Letter of Request/Applicant Narrative
2. Zoning Vicinity Map
3. Aerial Map
4. Applicant Submitted Site Plan
5. Proposed Building Elevation
6. Site Photos

Auto Oil Change, L.C.  
Special Use Permit Additional Information  
Building Addition onto existing Jiffy Lube  
142 Washington St. No.  
Twin Falls, Idaho 83301

Requirement 4a- Per request from the City of Twin Falls, a special use permit is required for this project, which is adding on a waiting room and extra bay onto the existing Jiffy Lube. Services performed will be the same services we are performing now, which is automotive oil changes and light vehicle maintenance.

Requirement 4b-

Hours of operation- Mon to Fri- 8am to 6pm and Saturdays from 8am to 5pm

Traffic anticipated- currently we service approximately 25 vehicles per day, and expect that number to increase to approximately 30 per day.

Number of employees are currently 5 employees, and will probably be 6 when volume increases.

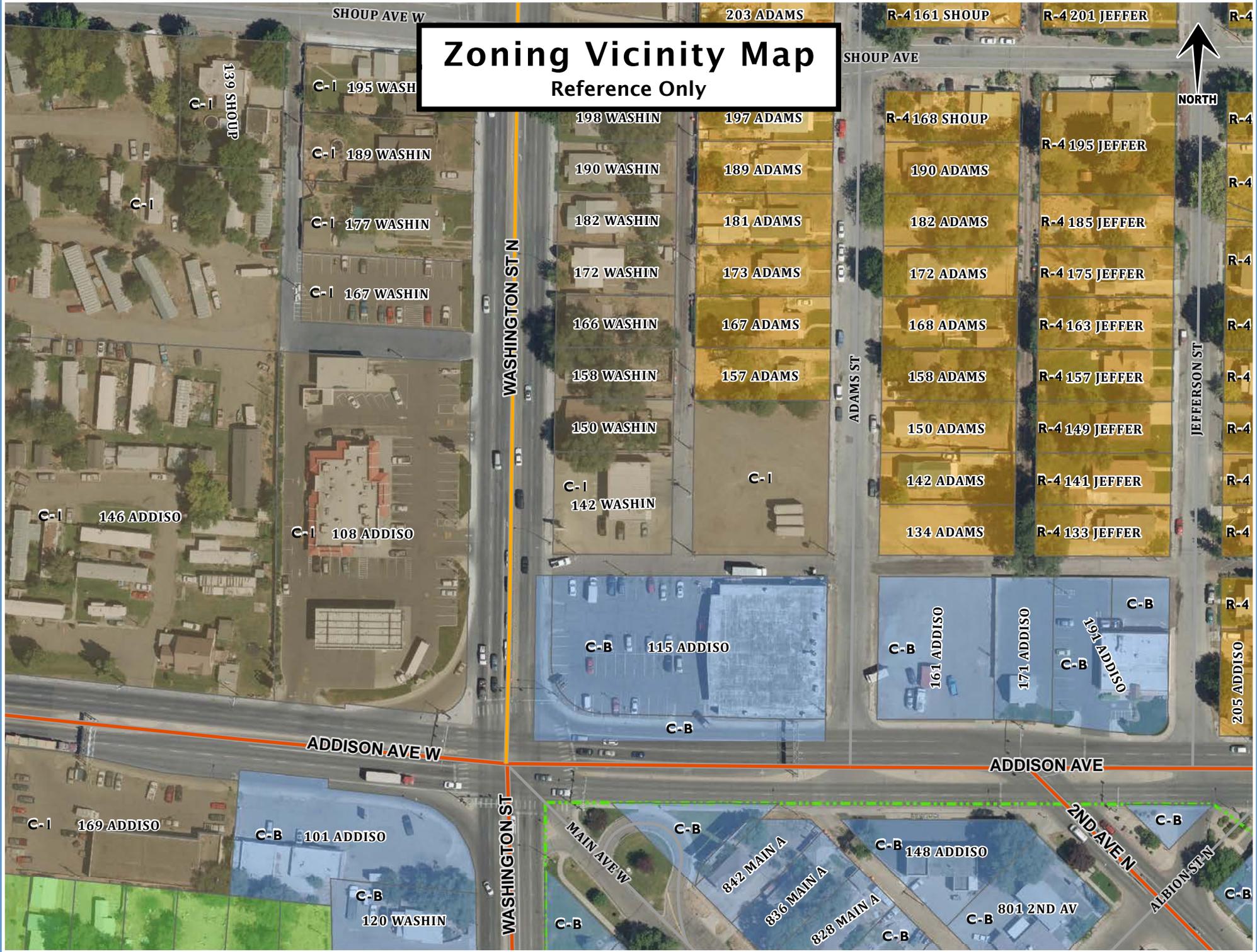
Requirement 4c-

- i- There will be no increase in the noise levels more than is currently at this location.
- ii- There will not be any issues with light glare more than are currently there.
- iii- The only odor at this location is the smell of motor oil, and that will not increase with the new bay, since we will still do the oil changes in the old bays.
- iv- There will not be any products used which will cause any release of fumes, and no equipment is used that cause vibration or shaking that would affect any neighboring properties.
- v- This property is zoned commercial and the houses next door are in a commercial area. Eventually, all the adjoining property on Washington will be commercial. There is a Chevron C-store across the street along with a car wash and a McDonalds. The building will be attractive and will improve the curb appeal of the area.

Regarding the 4<sup>th</sup> bay that will be constructed on the north side of the building, we will not have any stack lines in the front (west) side of the building. All vehicles entering the 4<sup>th</sup> bay will enter from the rear of the building. The cars will actually be stacked in front of the existing 3 bays in front (on the west side), and then any vehicles needing additional services (tire rotation, windshield repair, etc.) will be pulled out of the existing 3 bays and pulled into the new bay from the back (east) side. The new bay 4 is a slab-on-grade bay (no pit) and will not have oil changes performed in this bay.

# Zoning Vicinity Map

Reference Only



# Aerial Photo Map

Reference Only



167 WASHIN

167 ADAMS

168 ADAMS

158 WASHIN

157 ADAMS

158 ADAMS

150 ADAMS

142 ADAMS

134 ADAMS

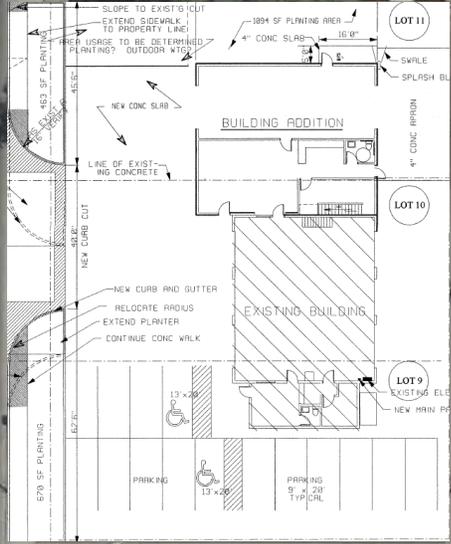
108 ADDISO

WASHINGTON ST N

ADAMS ST

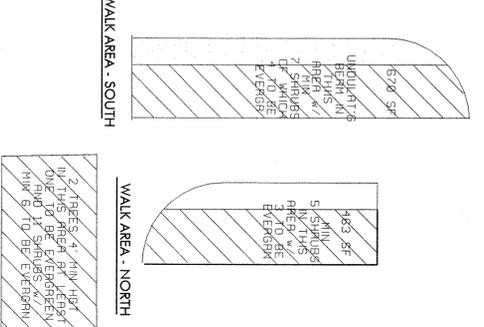
115 ADDISO

161 ADDISO



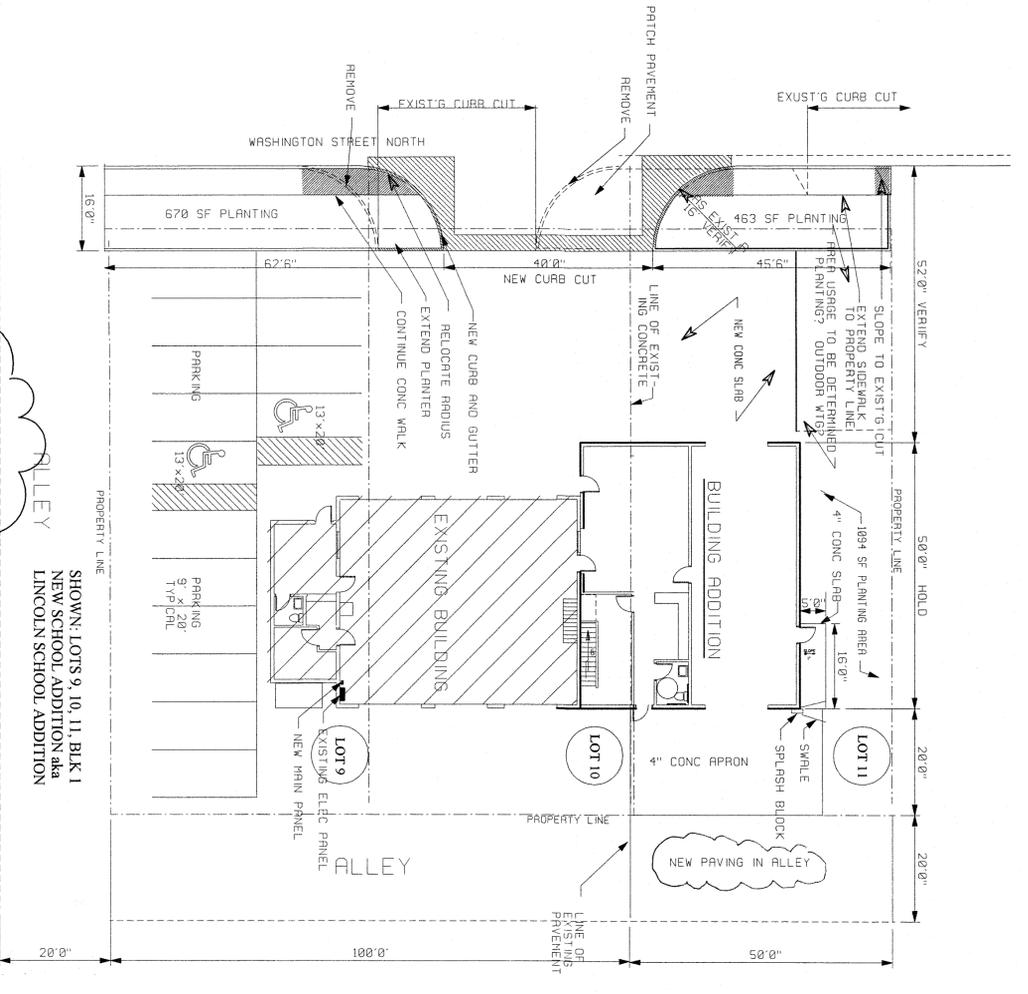
CODE ANALYSIS	
Based on 2012 IBC	
JOB ADDRESS	142 WASHINGTON STREET NORTH
WIND LOAD	90 MPH GUSTS, 3SEC (20PSF)
SNOW LOAD	25 PSF
SEISMIC ZONE	GROUP 1 CATEGORY A
FOUNDATION BRG PRESSURE	1500 psf
TOTAL ALLOWABLE AREA	SQUARE FEET 19200 SF
BRISIS FOR INC. TESTS	NO
OCCUPANCY CLASSIFICATION	S-1
OCCUPANT LOAD	SEE CODE
ELECTRICAL PLANS INCLUDED	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
COMMENTS OR ASSUMPTIONS	GARAGE REPAIR (972 SF) @ 380/SF = 3 PERSONS WAITING AREA (676 SF) @ 100 SF/PERSON = 6 PERSONS NOTE: GARAGE VENTING NOT REQ. BECAUSE TEMP IS KEPT UNDER 50 F EXCEPT WHEN OCCURRED AND HEAT IS TURNED ON. DOORS OPENED FREQUENTLY.
TYPE OF CONST.	V-B
NUMBER OF STORES	1
FLOOR AREA	2152 SF
EXISTING ADDITION	2100 SF
AUTOMATIC SPRINKLER	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
FULL MET	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
EMERGENCY LIGHTS INC	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
EXIT SIGNS INCLUDED	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

CHANGED FROM F-2 AS DIRECTED BY CITY BLDG DEPT -- BUT THIS IS NOT A STORAGE BUILDING



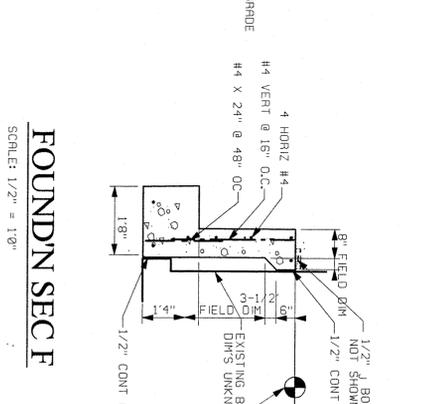
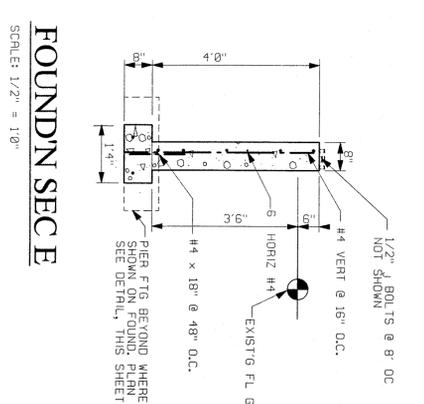
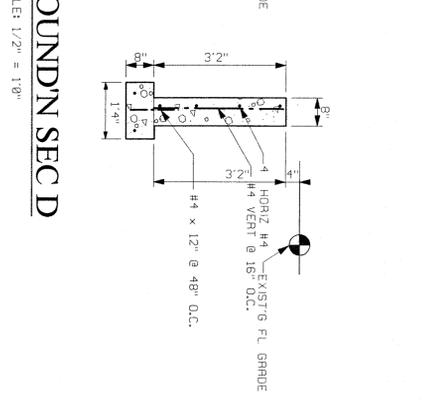
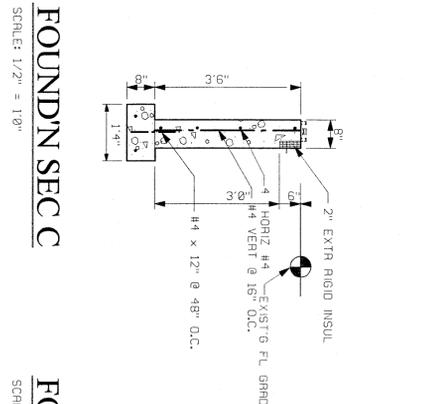
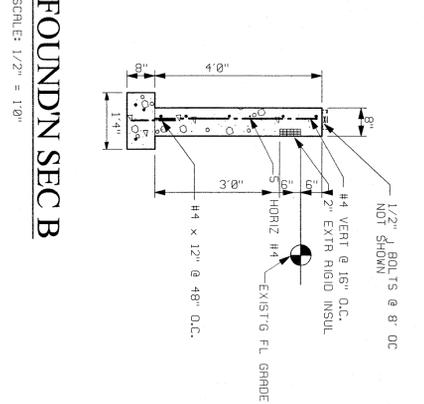
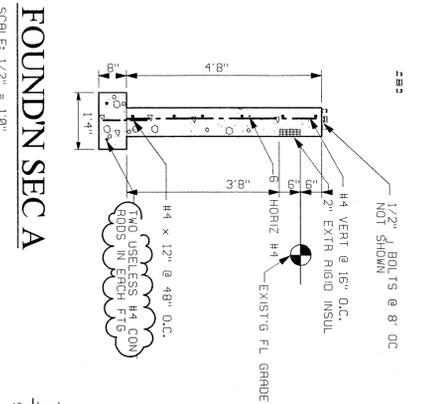
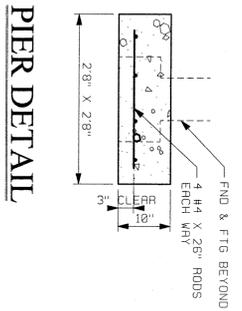
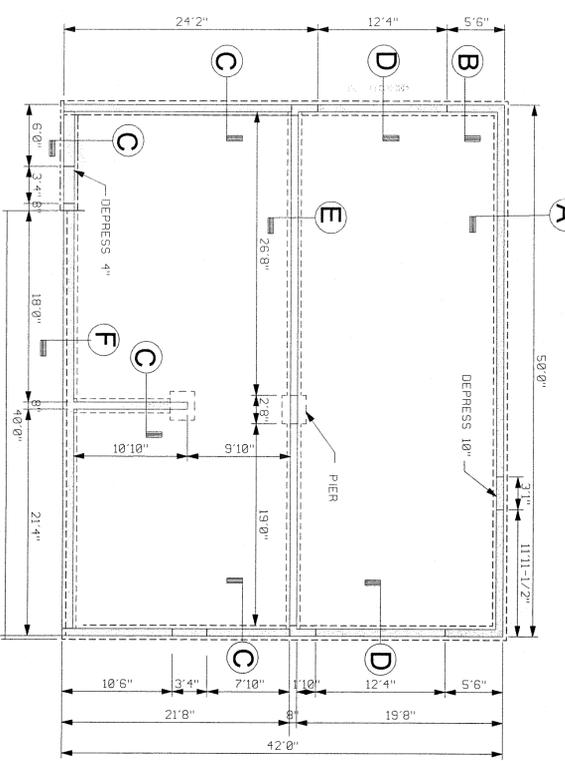
TOTAL LAND AREA: 20,250 SF  
 REQ LANDSCAPE AREA: 608 SF  
 9 REQUIRED PKG : = 1620 SF  
 REQ LANDSCAPING = 162 SF  
 LANDSCAPED AREA = 1133 SF ALONG SIDEWALK  
 PLUS 1094 @ NORTH

**LANDSCAPE DATA**  
 SCALE: 1/8" = 1'-0"



**SITE PLAN**  
 SCALE: 1/16" = 1'-0"

**FOUNDATION PLAN**  
 SCALE: 1/8" = 1'-0"



# Addition to JIFFYLUBE

FOUNDIN SEC A  
 SCALE: 1/2" = 1'-0"

FOUNDIN SEC B  
 SCALE: 1/2" = 1'-0"

FOUNDIN SEC C  
 SCALE: 1/2" = 1'-0"

FOUNDIN SEC D  
 SCALE: 1/2" = 1'-0"

FOUNDIN SEC E  
 SCALE: 1/2" = 1'-0"

FOUNDIN SEC F  
 SCALE: 1/2" = 1'-0"

**HAROLD E. GERBER, AIA ARCHITECT**  
 AR-245  
 632 MAIN AVENUE NORTH  
 TWIN FALLS, IDAHO 83301  
 DATE: 11-1-2011  
 DRAWN: JEG  
 PROJECT: 24011

**ADDITION TO JIFFYLUBE**  
 142 WASHINGTON STREET NORTH  
 TWIN FALLS, IDAHO

No	REVISION	Date



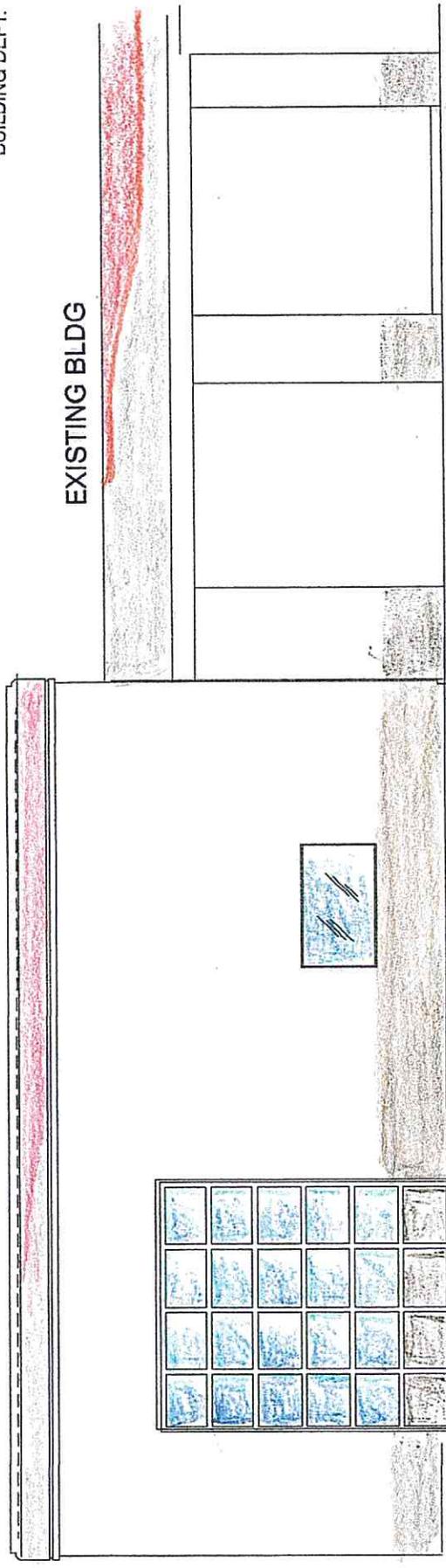
**HAROLD E. GERBER, AIA ARCHITECT**  
 632 MAIN AVENUE NORTH  
 Twin Falls, Idaho 83301

14-2001 Rev 2 Date

UNLIVED

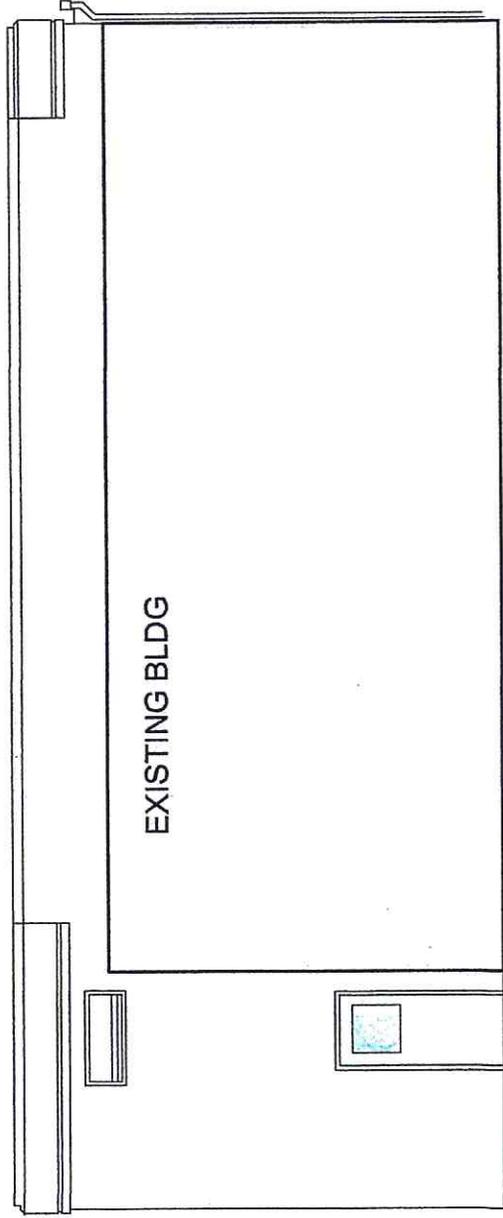
OCT 03 2014

CITY OF TWIN FALLS  
BUILDING DEPT.



# WEST ELEVATION

SCALE: 1" = 20'



# SOUTH ELEVATION

SCALE: 1" = 20'





Rear access along alley

02/03/2015 02:24 PM



Rear access along alley

02/03/2015 02:24 PM



02/03/2015 02:25 PM





Public Hearing: **Tuesday February 10, 2014**  
 To: Planning & Zoning Commission  
 From: Jonathan Spendlove, Community Development Department

## AGENDA ITEM IV-2

**Request:** Request for a **Special Use Permit** to construct a fuel station/convenience store that will operate with extended retail hours from 5:00am to 11:00pm on property located at 1617 Washington Street North c/o Wal-mart Stores, Inc. (app. 2698)

**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> 1481 sf Building; 1.57 Acre Land
Wal-Mart Stores Inc 2001 S.E. 10 <sup>th</sup> Street Bentonville, AR 72716 479-273-4066 <a href="mailto:Terry.roberts@wal-mart.com">Terry.roberts@wal-mart.com</a>	<b>Current Zoning:</b> C-1	<b>Requested Zoning:</b> Special Use Permit - extended hours of operation
	<b>Comprehensive Plan:</b> Commercial/Retail	<b>Lot Count:</b> 1 Lot
	<b>Existing Land Use:</b> Platted Undeveloped	<b>Proposed Land Use:</b> Gasoline Service Station with extended hours of operation.
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
JoAnn Butler Spink – Butler Attorneys <a href="mailto:jbutler@spinkbutler.com">jbutler@spinkbutler.com</a> 208-388-1093	<b>North:</b> C-1 PUD; Platted Undeveloped Commercial Acreage	<b>East:</b> Washington St North; C-1, Undeveloped Commercial Acreage
	<b>South:</b> C-1 PUD, Platted Undeveloped Commercial Acreage	<b>West:</b> C-1 PUD; Retail Business, Wal-Mart Super Center
David Van Leer Cochran Engineers <a href="mailto:dvanleer@cochraneng.com">dvanleer@cochraneng.com</a>	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-4-8.2(B), 10-10, 10-11-1 thru 8, 10-13-2-2, North Haven PUD #245	

**Approval Process:**

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

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

If an applicant or interested party appeals the decision of the Commission, the City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

**Budget Impact:**

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

**Regulatory Impact:**

Approval of this request will allow the applicant to operate a gasoline service station with extended hours of operation.

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

**History:**

Ordinance 2012 was passed in 1981, it created the zoning districts we currently use, and zoned various properties within City Limits. The new zoning designations were assigned at that time, or when areas were annexed. In 2004, the area around Wal-Mart was annexed and zoned C-1 PUD under the Agreement call North Haven Business Park PUD #235. In 2007, the owners of the property applied to amend the North Haven PUD #235. This amendment created a new North Haven PUD #245 that superseded the original #235. The new PUD approved in 2007 explicitly permits gasoline service stations within three hundred (300) feet of Washington Street North or Pole Line Road. The PUD allowed for 24 Hour operation, but was specific to the Walmart Store.

Recently Wal-Mart applied for a building permit to construct this Gasoline Service Station. The permit is still under review with the applicable City Departments.

**Analysis:**

The Special Use Permit is strictly for the operation of the convenience store outside the normal hours of operation (7:00 Am – 10:00 PM) as described in current Twin Falls City Code. The applicant has supplied a narrative and supporting documents outlining the details of the proposed operation and use of the property. The convenience store will be owned and operated by Wal-Mart. The convenience store hours requested are from 5:00 AM – 11:00 PM. The applicant does not anticipate an increase of traffic to the general area. The applicant anticipates a maximum of 3 employees during peak hours. The applicant does not anticipate an unmanageable increase of noise, glare, odors, fumes, or vibrations to surrounding property owners due to the proximity of this project to other established businesses which are commercial in nature.

Per City Code 10-4-8.2: Retail establishments wishing to legally operate outside the normal hours of operation are required to get a special use permit.

*The impacts of this particular project operating from 5:00 AM – 11:00 PM would generally revolve around traffic and light intrusion onto neighboring properties. The Wal-Mart store to the west currently operates 24 hours. Staff does not anticipate the traffic and light from this operation to increase from what is currently in the area.*

Per City Code 10-10: Off Street Parking is required for this business at a rate of one (1) space per two hundred fifty (250) square feet of floor area. The result is six (6) parking spaces required. The site plan provided shows the required minimum number of spaces being met.

Per City Code 10-11-1 thru 8: All the required improvements will be reviewed for compliance with current city code at the time of building permit submittal. Some of these improvements include screening, access, parking surface, streets, storm water retention, utilities, and others.

Possible Impacts: The immediate properties surrounding this project are zoned C-1 (Commercial) PUD. The property to the west is the Wal-Mart store that operates 24 hours. The properties immediately to the north and south are currently undeveloped. A restaurant is located further to the North. With arterial roadways even further to the North, and immediately to the East, this property was intended to become a commercial business. It is not anticipated that this project will increase the traffic volume to the overall site. The typical affects to adjoining property owners will be negligible due to the nature of the overall development being Commercial. The impact on the greater area should be considered. As this development progresses, it is acceptable to assume more traffic will be generated. However, this development is positioned at the intersection of two major arterial roadways which have been identified as commercial corridors in the current Comprehensive Plan and Future Land Use Map.

**Conclusion:**

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

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

**Attachments:**

1. Letter of Request/ Applicant Narrative
2. Zoning Vicinity Map
3. Aerial Map
4. Applicant Submitted Site Plan
5. Building Elevations
6. Site Photos

## DETAILED WRITTEN STATEMENT

**a.) The reason for the request;**

The proposed project consists of a fueling station / convenience store. The improvements include a convenience store kiosk of approximately 1,481 square feet and an eight pump fuel canopy. The improvements will take place on Lot 9 of the Twin Falls North Haven Subdivision which consists of 1.57 acres. Current zoning allows hours of operation from 7:00 a.m. to 10 p.m. This Special Use Permit Application has been submitted requesting the City allow hours of operation outside of the 7:00 a.m. to 10 p.m. restriction. The site is located in a Planned Unit Development which specifically lists fuel stations as a permitted use.

**b.) An explanation of the project including;**

**i.) Hours of operation**

Requested hours of operation are from 5:00 a.m. to 11:00 p.m. The request is to open two hours earlier and close one hour later than the hours of operation restriction. The existing Walmart Supercenter is open twenty-four hours per day.

**ii.) Traffic anticipated**

Minimal changes if any in traffic patterns and traffic counts are anticipated due to development of the proposed fuel station. The fuel station lies within the Walmart development area and will have minimal impact on local traffic.

**iii.) Number of employees, etc.**

Two employees per shift will be the typical staffing. At times three employees per shift could be present.

**c.) An evaluation of the effects on adjoining property including the effect of such elements as:**

**i.) Noise**

Noise levels typical of fuel stations are anticipated at the site. No negative effects are anticipated on neighboring properties. Traffic type and patterns will be unchanged. Most fuel station customers are also Walmart Supercenter patrons.

**ii.) Glare**

Lighting will be provided for site illumination. Minimal light will be cast beyond the sites property lines. Provided lighting will be typical of fuel stations. No negative effects are anticipated on neighboring properties. Lighting design will comply with current city ordinances.

**iii.) Odor**

Minimal odors are anticipated from the fuel station. Any odors produced would be typical of fuel stations. No negative effects are anticipated on neighboring property owners.

**iv.) Fumes and vibration on adjoining property**

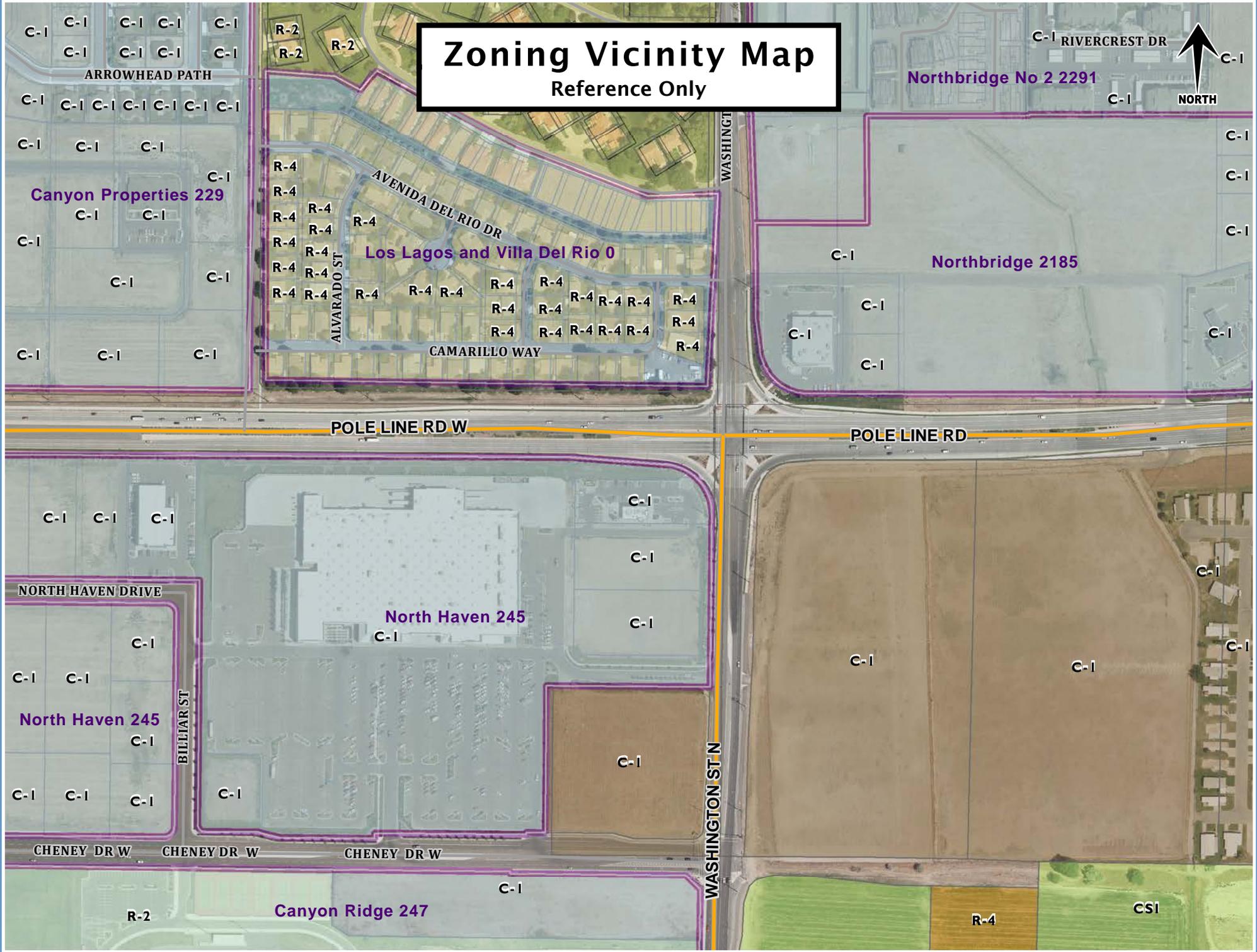
Fumes will be minimized in a manner typical of any fuel station. No vibration on adjoining properties will occur from fuel station operations.

**v.) A discussion of the general compatibility with adjacent and other properties in the district.**

The property is Zoned C-1 – Commercial Highway and is within a Planned Unit Development which specifically lists fuel stations as a permitted use. All surrounding properties including those on the east side of Washington Street are Zoned C-1. As discussed above the Walmart Supercenter is currently in operation twenty-four hours per day.

# Zoning Vicinity Map

Reference Only



# Aerial Photo Map

Reference Only



CAMARILLO WAY

1732 WASHI

POLE LINE RD W

POLE LINE RD

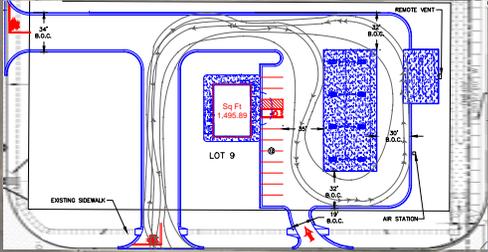
1671 WASHI

1643 WASHI

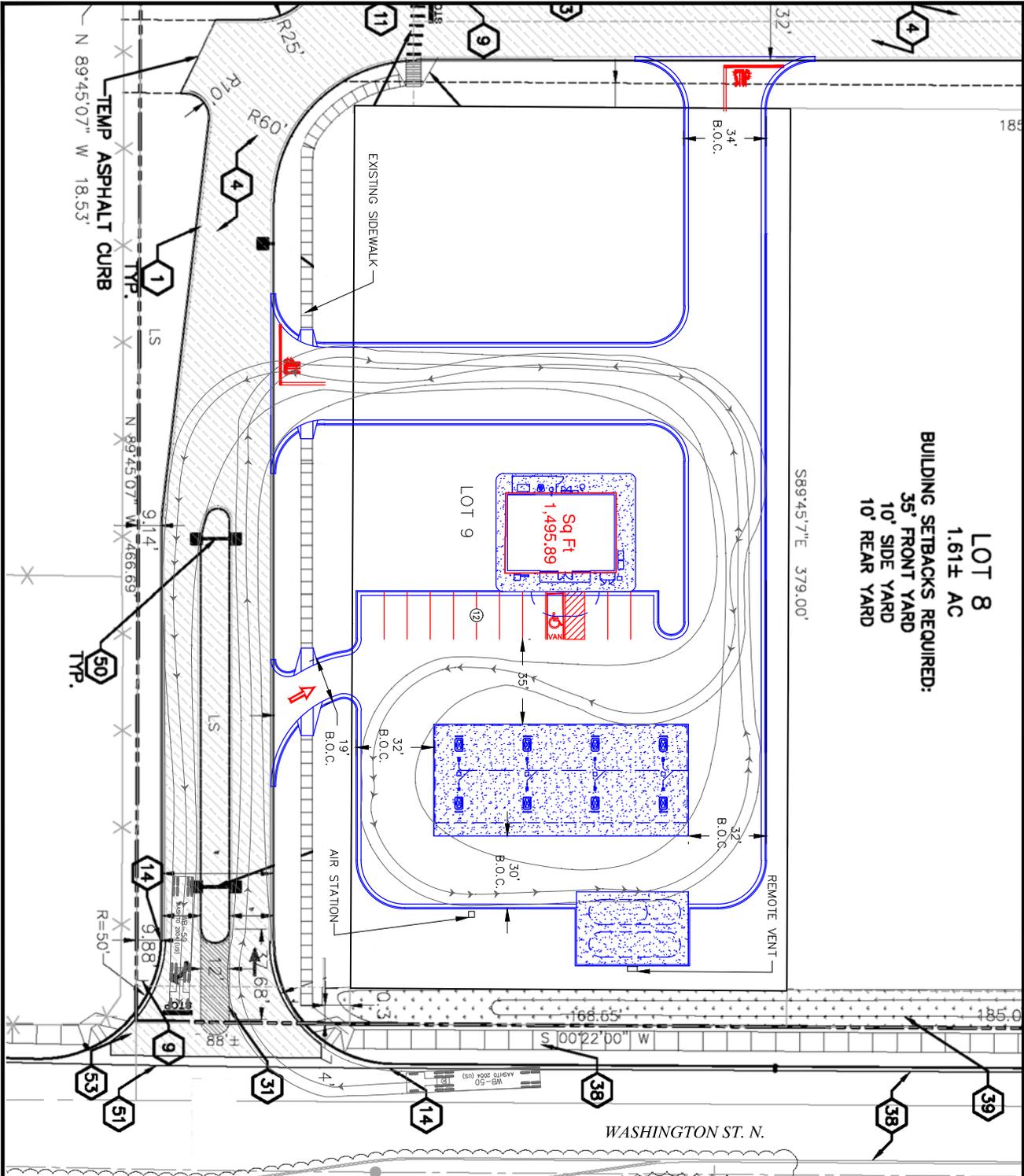
WASHIN

WASHINGTON ST N

252 CHENEY



1519 WASHI



**LOT 8**  
**1.61± AC**  
**BUILDING SETBACKS REQUIRED:**  
**35' FRONT YARD**  
**10' SIDE YARD**  
**10' REAR YARD**

589'45.7" E 379.00'

WASHINGTON ST. N.



**SITE DATA**

DECEMBER, 2014  
 STREET ADDRESS: 253 CHENEY DR. W.  
 PROTO: J-1440  
 STACKS: 8  
 ORIENTATION: FACE WASHINGTON ST.  
 KIOSK LOCATION: REMOTE

NOTE:  
 ACCESS POINTS TO GAS LOT IS DETERMINED W/O THE BENEFIT OF A TRAFFIC IMPACT STUDY. ACCESS IS DETERMINED USING ALLOWABLE TRUCK MANEUVERING SCENARIOS AND BEST USE OF PROPERTY SURROUNDING THE FACILITY. EFFECT OF ACCESS POINTS ON STACKING AT THE ENTRANCE POINTS HAS NOT BEEN DETERMINED.

**CONCEPTUAL SITE PLAN 1F**

NO.	DATE	REVISION	BY	APP'D BY
1	DEC. 8, 2014			

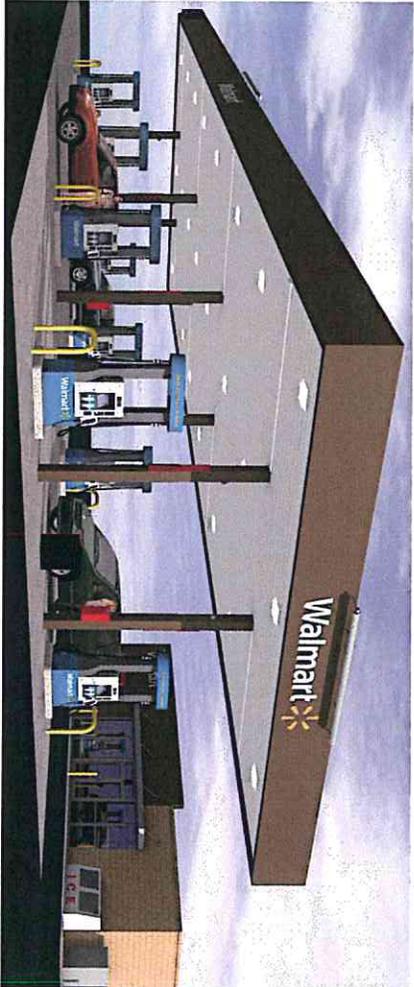
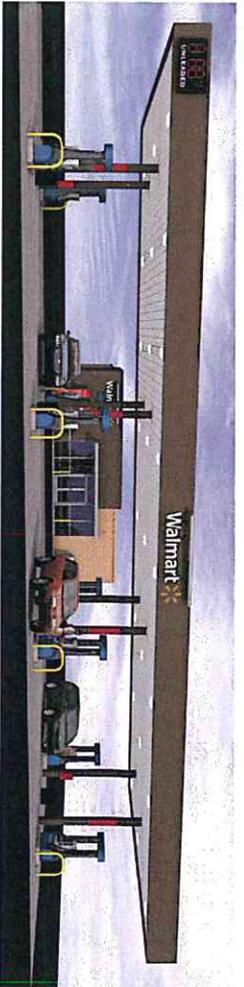
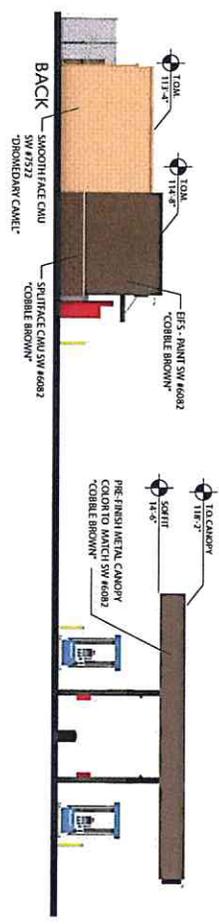
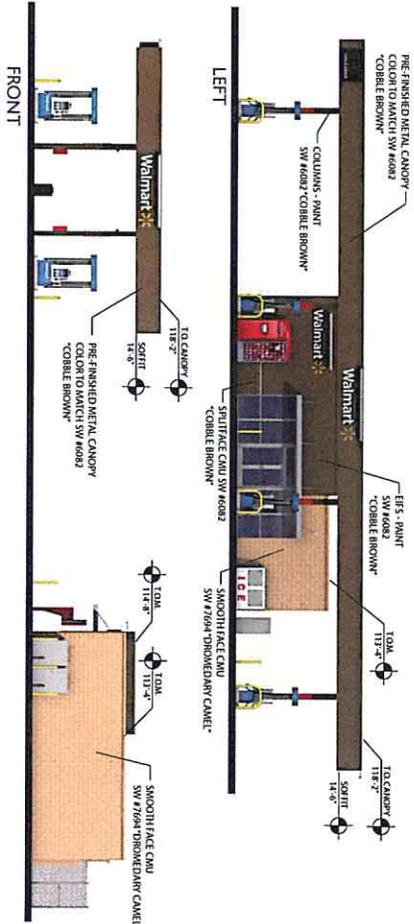
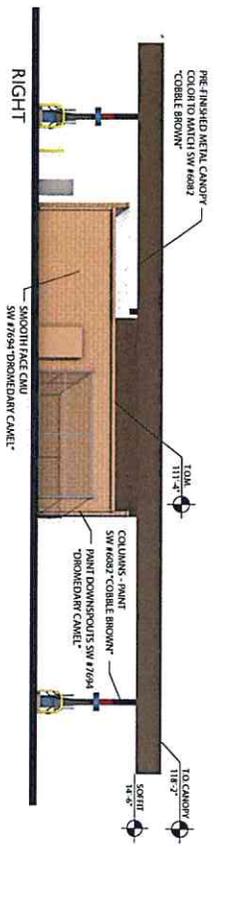
TSS  
 DPV  
 1" = 40'  
 13-5614

WALMART FUEL  
 WALMART SUPERCENTER #3897-502  
 CITY OF TWIN FALLS, ID

Two working days prior to the start of any excavation on this site, contractor shall call 1-800-342-1585 for utility location information.  
 All OSHA rules & regulations established for the type of construction required for these plans shall be strictly followed (i.e. trenching, shoring, etc.)

**COCHRAN**  
 530A E. Independence Dr.  
 Union, Missouri 63084  
 636-584-0540 (tel.)  
 636-584-0512 (fax)  
 mol@cochrane.com

- Civil Engineering
- Land Surveying
- Architecture
- Site Development
- General Consulting
- Master Planning



**RHA**  
ARCHITECTS

**Walmart**

OCTOBER 1, 2014

3897 Twin Falls, ID

WALMART FUEL STATION & STACK  
1440R WALK-IN KIOSK (REMOTE)



Looking North from corner of Walmart access just off Washington St North

02/03/2015 03:35 PM



Looking North West towards Walmart from the access Road

02/03/2015 03:35 PM



Looking North towards Panda Express  
Walmart from the access Road



02/03/2015 03:33 PM



Looking South East from the Walmart parking lot towards Washington St North.

02/03/2015 03:32 PM





Public Hearing: **Tuesday February 10, 2014**  
 To: Planning & Zoning Commission  
 From: Jonathan Spendlove Community Development Department

## AGENDA ITEM IV-3

**Request:** Request for a **Special Use Permit** to operate an indoor recreation facility on property located at 677 Filer Avenue c/o Ken Davis, Jr. on behalf of Mardi Catz Fun (app. 2699)

**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> Lease Agreement	<b>Size:</b> +/- 5000 sf Building
Ken Davis Jr. 1814 North Tiger Dr Jerome, ID 83338	<b>Current Zoning:</b> C-1	<b>Requested Zoning:</b> Special Use Permit to allow Indoor Recreation
	<b>Comprehensive Plan:</b> Neighborhood Center	<b>Lot Count:</b> 1 Lot
	<b>Existing Land Use:</b> Retail	<b>Proposed Land Use:</b> Indoor Recreation
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
	<b>North:</b> R-2; Residence	<b>East:</b> C-1; Europe Bar in adjacent space <b>West Of Campus Commons Is Fillmore Street &amp; residential neighborhood</b>
	<b>South:</b> C-1; Common Parking Lot; Filer Ave/residential neighborhood	<b>West:</b> C-1; Office, Doctors Office in adjacent space <b>East Of Campus Commons Is a Restaurant, a Drive-Thru Pharmacy &amp; retail store.</b>
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-4-8.2(B), 10-10, 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 no impact on the City budget.

**Regulatory Impact:**

Approval of this request will allow the applicant to operate an Indoor Recreation Center as presented during the Public Hearing.

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

**History:**

Ordinance 2012 was passed in 1981, it created the zoning districts we currently use, and zoned various properties within City Limits. The new zoning designations were assigned at that time, or when areas were annexed. This building and surrounding area currently reside in the C-1, Commercial Highway Zoning District.

**Analysis:**

The applicant has supplied a narrative outlining the detail of the proposed operation and use of the property. The owner has described the operation as a party and fun atmosphere that will have gaming rooms for the various video game consoles; a glow in the dark pool table and miniature golf. They will provide areas for birthday parties, private parties, and group business events. Hours of operation will be Appointment only Monday – Wednesday, and 11 am – 8 pm Thursday – Sunday.

Per City Code 10-4-8.2: Indoor recreation uses require special use permit approval prior to being legally established. Typically indoor recreation has historically alluded to dancing, music, card games, and other similar functions. With the evolution of “gaming” it was decided that virtual games would fit into the indoor recreation designation.

Per City Code 10-4-8.3: There are no rear and side yard setbacks, and landscaping requirements are equal to five percent (5%) of the total parking area. Consequently this shopping center was established and developed prior to current landscaping requirements being established.

Per City Code 10-10: Off Street Parking is required for this business at a rate of one space for each three (3) guests at maximum designed capacity. The entire shopping center has a cross use agreement for all tenants and parking has been satisfied with that agreement.

Possible Impacts: The neighboring uses to the west are commercial/retail/office in nature. There are various restaurants, specialty shops, offices and other various businesses in the immediate area. The area outside the Campus Commons Commercial Center is entirely residential. The largest impact to the area will be increased traffic. This increase may be recognizable due to the nature of businesses currently residing in the area.

The business will be operating within the normal hours as defined by City Code. Staff does not foresee the operation of the business, as described, to create any unreasonable impacts for neighboring property owners or residents.

**Conclusion:**

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

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to the noise level remaining at an acceptable level with respect to the surrounding residential neighborhoods.

**Attachments:**

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

12-20-14

To whom it may concern,

My name is Ken A. Davis JR., owner of "Mardi Katz Fun Center" in Twin Falls Id.

Experience the party and fun atmosphere Mardi Gras Style. Enjoy individual play for a quick round of mini-golf and gaming or make it a day event with the unlimited play "Mardi Pass!"

Mardi Katz is re-opening... once at the Magic Valley Mall in the "Little Red Hen" location. At the Mall for 2 year we had Mall hours and never heard a complaint from management, security or other business owners in the mall about noise level... ever!

In addition to mini golf, we will have xbox 360 themed rooms for gaming, wii bowling lane, Foosball, 1 glow pool table and a seating area for parents or wives wait for their "Kids" to finish their fun. :)

This Fun Center is great for Birthday Parties, Private and Group business events.

Our business hours will be Thurs-Sun, 11-8pm and Mon-Weds by appointment only.

To start out with, the only employee will be myself. I am anticipating traffic to be between 50-100 persons per day we are open.

We have designed Mardi Katz Fun Center to inspire, motivate, dream and take a load off your mind while having a great time on a dime.

Sincerely, Ken A. Davis JR.



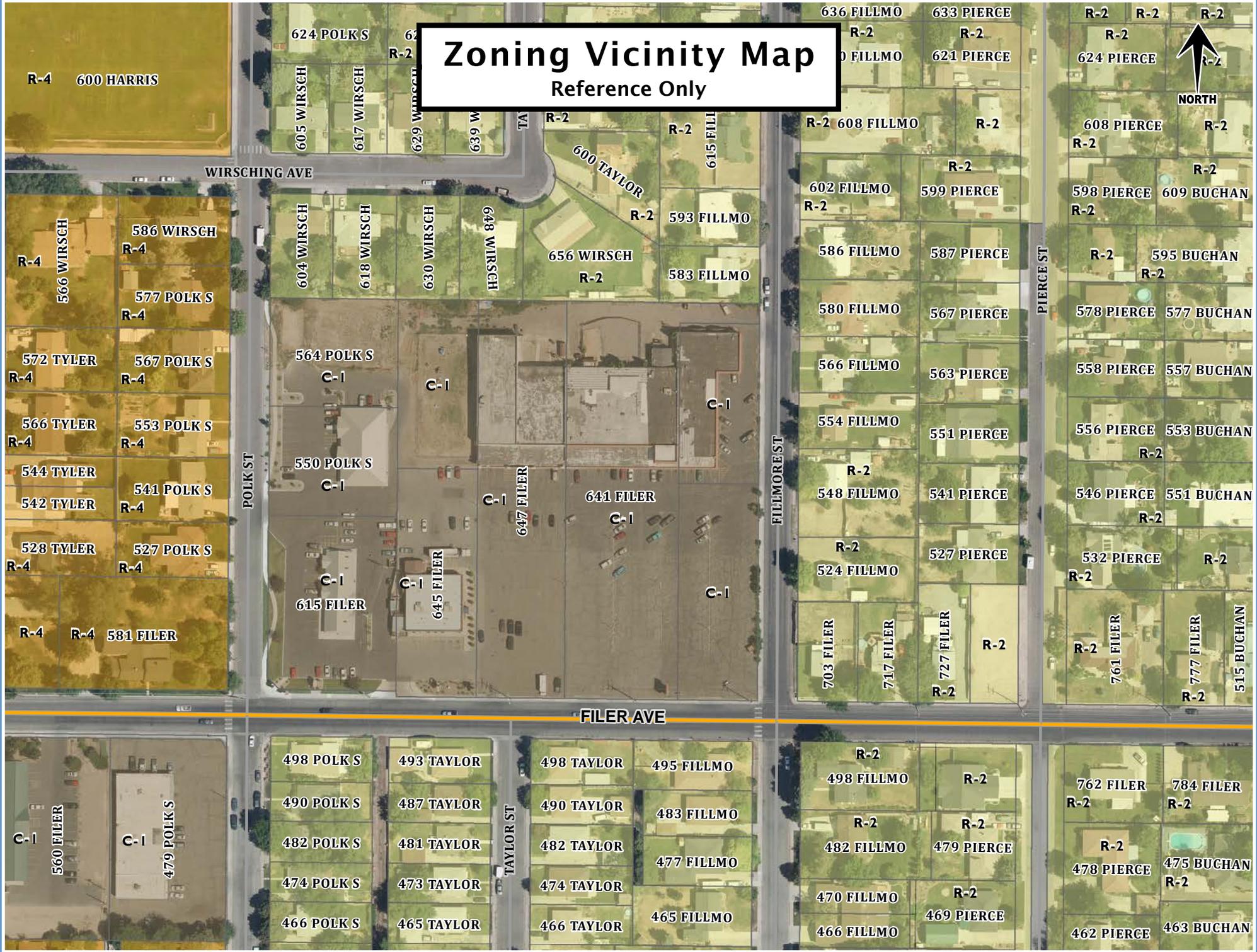
Mardi Katz Fun Center

Owner

208-539-2405

# Zoning Vicinity Map

Reference Only



# Aerial Photo Map

Reference Only

630 WIRSCH

648 WIRSCH

656 WIRSCH

583 FILLMO

602 FILLMO

599 PIERCE

NORTH

586 FILLMO

537 PIERCE

580 FILLMO

567 PIERCE

566 FILLMO

563 PIERCE

554 FILLMO

551 PIERCE

647 FILER

641 FILER



FILLMORE ST

548 FILLMO

541 PIERCE

645 FILER

524 FILLMO

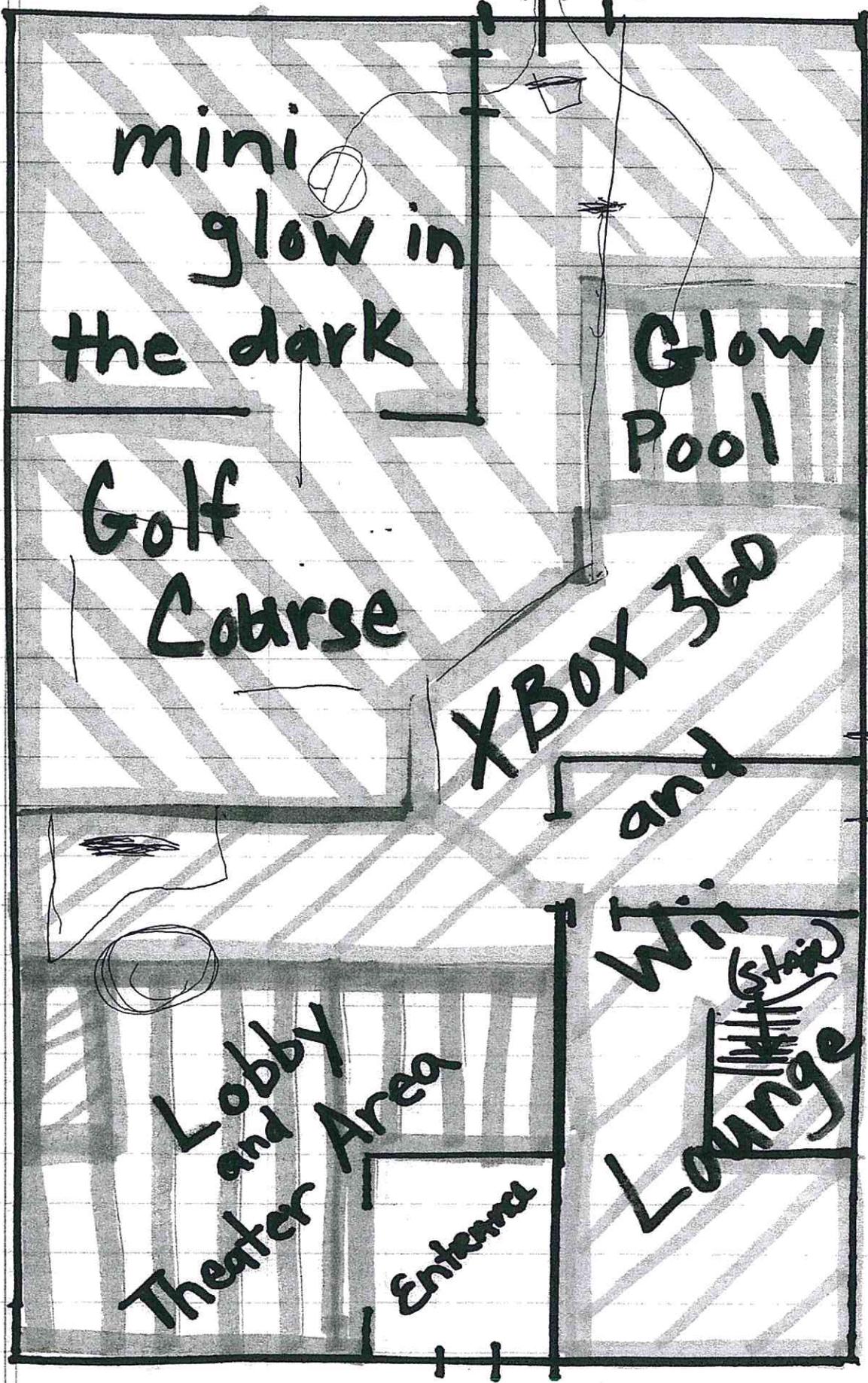
527 PIERCE

703 FILER

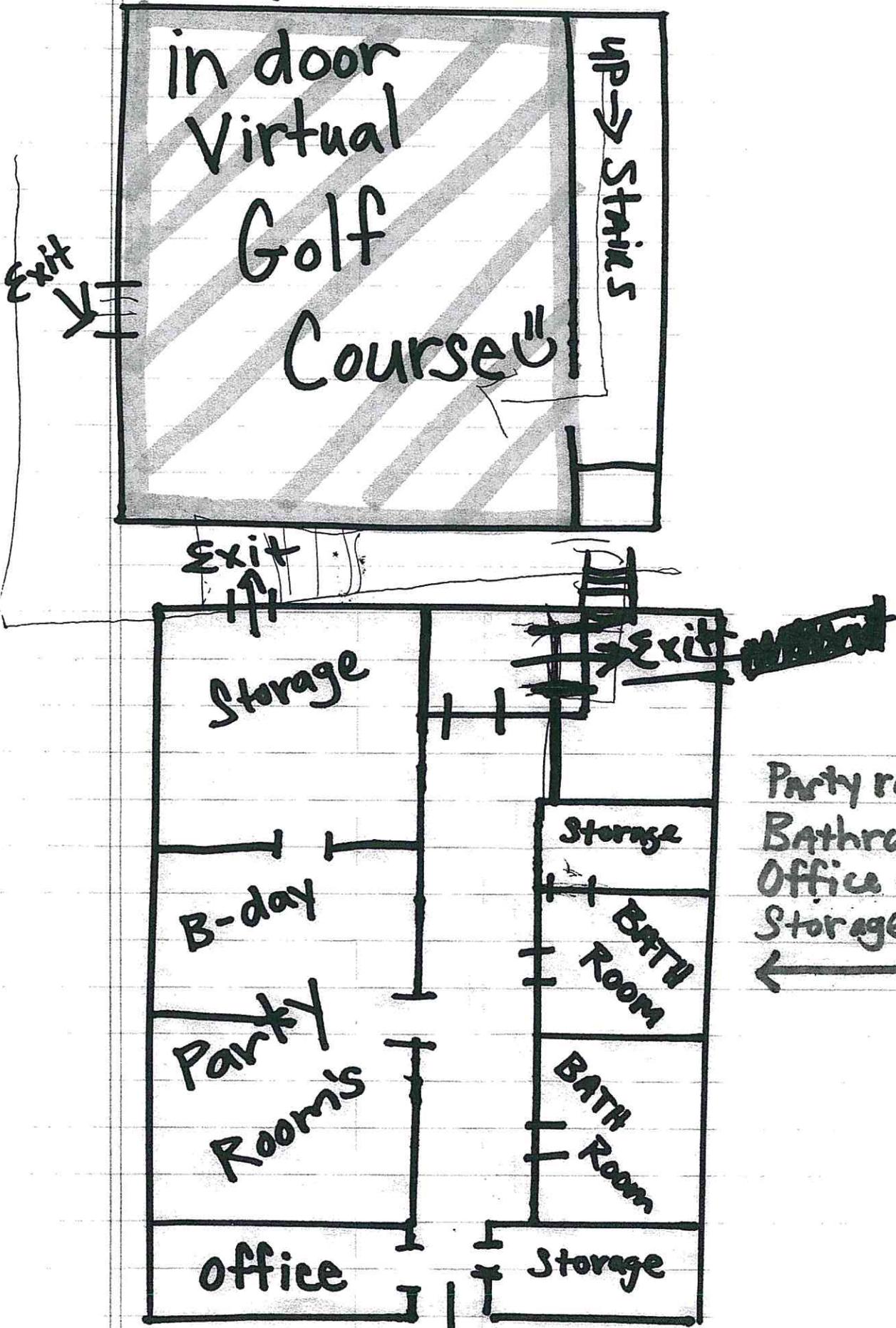
717 FILER

# Mardi Katz Fan Center llc.

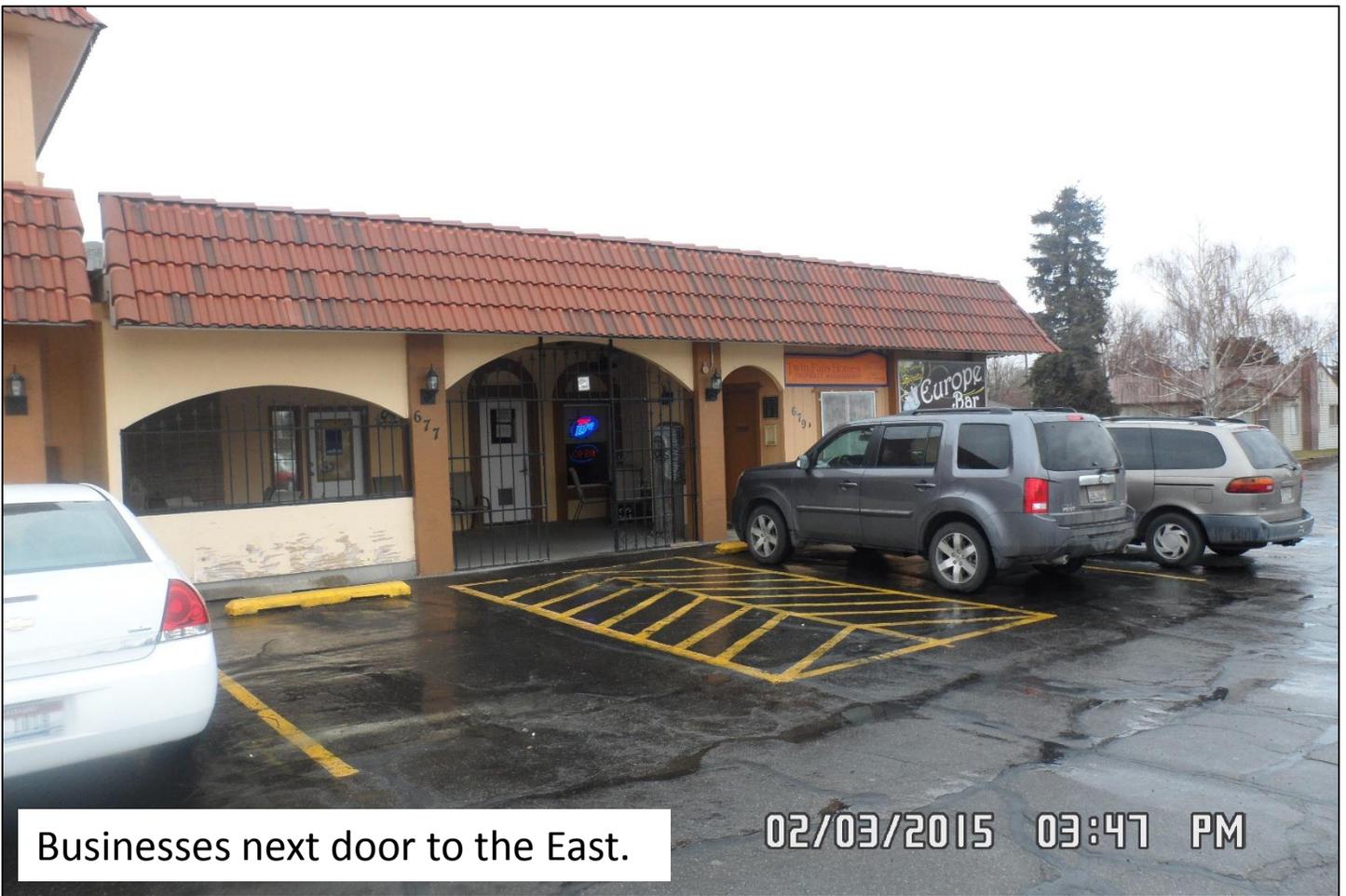
to Party rooms, Bathrooms,  
Storage and Exit!



# Upstairs







Businesses next door to the East.

02/03/2015 03:47 PM



Businesses next door to the West.

02/03/2015 03:47 PM





Public Hearing: **TUESDAY FEBRUARY 10, 2014**  
 To: Planning & Zoning Commission  
 From: Jonathan Spendlove, Community Development Department

## AGENDA ITEM IV-4

**Request:** Request for a **Special Use Permit** for the purpose of US Government Offices with adjacent open and enclosed ware yard for equipment, vehicles and materials with an outside PA system on property located at 2878 Addison Avenue East c/o Kent Taylor on behalf of Twin Falls BLM, LLC (app. 2700)

**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> 7,350 Sq Ft Bldg; 3.2 Acre
Twin Falls BLM, LLC 694 E GrandView Lane Lake Forest, IL 60045 (800) 772-4835 <a href="mailto:josh@wdschorsh.com">josh@wdschorsh.com</a>	<b>Current Zoning:</b> C-1	<b>Requested Zoning:</b> Special Use Permit – Gov. open wareyard and outside PA system.
	<b>Comprehensive Plan:</b> Commercial/Retail	<b>Lot Count:</b> 1 Lot
	<b>Existing Land Use:</b> Government Office	<b>Proposed Land Use:</b> Gov. open wareyard and outside PA system
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
Kent Taylor PO Box 1901 Twin Falls, ID 83301 208-734-5681 <a href="mailto:janave@taylorlawoffices.net">janave@taylorlawoffices.net</a>	<b>North:</b> R-2 Aol; Addison Ave E; Undeveloped, Agricultural	<b>East:</b> C-1, Business – Stukenholtz Laboratory
	<b>South:</b> R-2, Retail/Business (Kimberly Nursery)	<b>West:</b> C-1; Retail/Business, Kimberly Nursery
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-4-8.2(B), 10-10, 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 minimal impact on the City budget.

**Regulatory Impact:**

Approval of this request will allow the applicant to operate a Government Open Storage Yard with an outside Public Announcement System in conjunction with a permitted Government Office.

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

**History:**

Ordinance 2012 was passed in 1981, it created the zoning districts we currently use, and zoned various properties within City Limits. The new zoning designations were assigned at that time, or when areas were annexed. Kimberly Nurseries had operated at this location for fifty or more years. Recently part of the nursery property was sold to the applicant in order to construct a Government Office Facility including an outside open storage yard. After lengthy discussion with City Staff, it was decided this open storage yard use was not permitted in the C-1 Zoning Standards. The applicant and City Staff worked to find an amiable solution to the problem. The result of this collaboration was for the applicant to request a Zoning Title Amendment. The applicant has recently finished the public hearing process to place this "open storage yard" land-use in the C-1 Zone by Special Use Permit.

**Analysis:**

The special Use permit is for the operation of a Government Open Storage yard in conjunction with a Government Office at the same location. The applicant has supplied a very detailed narrative regarding the operation and impacts to neighboring properties. This narrative, which covers eight (8) pages, is included within this report as attachments #1 - #4. The BLM has contracted to have their new office and storage yard at this location. The operation of this office and storage yard will be for the purposes of the BLM, which includes office space for personnel, storage of heavy machinery, and storage of firefighting equipment during the off-season. The equipment is listed as part of Attachment #3. A Public Address system is also part of the operation of this facility. The details for this system are also included with Attachment #4.

Per City Code 10-4-8.2: Governmental Open Storage Yards require a Special Use Permit prior to being legally established.

The special use permit requirement allows for a public hearing to take place which promotes transparency between the government agency and the citizens residing in the area.

*The major impacts of this particular project are going to be traffic, noise, and light. These items should be explored further by the commission to gain a better personal understanding of their extent.*

Per City Code 10-10: Actual parking requirements are reviewed and determined at the time of building permit submittal.

It is anticipated that the site plan shown will meet the applicable City Code requirements. It is not anticipated that additional parking spaces will be needed for the proposed special use of the storage yard.

Per City Code 10-11-1 thru 8: All the required improvements will be reviewed for compliance with current city code at the time of building permit submittal. Some of these improvements include screening, access, parking surface, streets,

storm water retention, utilities, and others. It is not anticipated this project will require supplementary improvements to mitigate impacts of this project on the immediate area.

Possible Impacts: *The major impacts of this particular project are going to be traffic, noise, and light. These will be explored in the subsequent paragraphs.*

*With the majority of the noise taking place in the summer months during the fire season. The noise would typically come from trucks and machinery coming and going from the location. Another part of the noise equation will be the Public Address (PA) System that is required for the facility. This system is required to broadcast throughout the buildings and into the storage yard. If this part of the request is granted it would be reasonable to place a condition on the noise level.*

*Another major impact is the light that will be generated for the storage yard that could be used at night for staging and parking equipment in the yard. The applicant is going to screen the entire storage area with a chain link and slat system. This system is somewhat successful in screening light, noise, materials, and equipment. However, a condition for staff to approve the screening material has typically been placed on permits where the applicant elects to use the chain-link and slat system.*

*Another impact of this project will be the increase in traffic to and from this facility. Although the impact is not anticipated to be large, there will be an increase of truck and vehicle traffic associated with the office and the equipment that will be transported to and from the facility during the firefighting season. This property is located in the C-1, Commercial Highway Zoning District, and the only access to this property will be off Addison Avenue, which is designated as an Arterial Roadway. The traffic impact will not be on the surrounding neighborhood roadways. Also, the areas used for parking and maneuvering are required to be paved with concrete or asphalt, which will greatly reduce any potential dust problems.*

## **Conclusion:**

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

1. Subject to site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to the noise level generated by the public address system not to exceed 78 decibels, measured at the exterior property lines of the subject property.
3. Subject to equipment and vehicles being prohibited from idling unattended for extended periods of time.
4. Subject to the screening material being approved by staff prior to installation.

## **Attachments:**

1. Applicant Narrative
2. Storage Yard and Buildings Disclosure
3. Equipment List
4. Public Address System Description
5. Zoning Vicinity Map
6. Aerial Map
7. Applicant Submitted Site Plan
8. Applicant Submitted Elevations
9. Site Photos

#### ATTACHMENT C.4.a

In 2013-2014, the U.S. Government sent out a public notice requesting proposals ("RFP") for the construction and leasing of property and improvements to the Department of Interior/Bureau of Land Management subject to certain conditions, requirements and restrictions. The RFP required that a site be identified. Twin Falls BLM, LLC ("TF-BLM") proposed a part of the Kimberly Nursery site on Addison Avenue, Twin Falls. After a review of the proposals, TF-BLM was selected to do the project.

Thereafter, TF-BLM made certain submittals to the City of Twin Falls and, pursuant to several meetings, it was determined that there was some confusion regarding the permissible uses of the subject property. In order to clarify the confusion, the City and TF-BLM worked cooperatively to propose an amendment to the City's code. That Amendment was passed on January 5, 2015.

The Amendment allows a government entity or an owner of property who leases to a governmental entity to apply for a special use permit ("SUP") which, if granted, would allow for the open and/or enclosed storage of equipment, materials and vehicles. In order for TF-BLM to meet its obligations under the terms of RFP, it must be able to provide the functions set forth in the amendment, namely enclosed and/or open storage for vehicles, equipment and materials.

Historically, the subject property was used by Kimberly Nursery who operated a nursery and landscaping company for more than fifty (50) years. The nursery had extensive vehicles, equipment and materials, excluding but not limited to, backhoes, graders, front-end loaders, semi-trucks, trailers, low-boys, dump trucks, sod, boulders, soil aid, trees, shrubs, bark, landscape materials and gravel. In fact, these activities continue to this day on the property to the south and west of applicant's property. The subject property uses will be much more restricted than the nursery uses because there will not be operations on the property. It will be used solely for ingress, egress and storage, with much of the storage being enclosed.

Additionally, there are no residences within approximately 200 feet of the subject property. All adjacent neighbors are in commercial businesses and have outside storage areas with vehicles entering and exiting on a daily basis.

Finally, the U.S. Government is the tenant and as such is sensitive to the rights and interests of the public. Communication and responsiveness, if necessary, would be immediate and remedial.

**ATTACHMENT C.4.b.i**

**HOURS OF OPERATION**

(Information per terms of lease and by BLM personnel)

Typical office hours are from 7:45 - 4:30, Monday through Friday. Typical wareyard hours are from approximately 6:00 - 6:00 Monday through Friday, but this could vary during fire season, due to project work and fire activity. Occasionally, there could be personnel and vehicle activity outside normal hours of operation.

**ATTACHMENT C.4.b.ii & C.4.b.iii**

**PERSONNEL AND TRAFFIC**

(Information provided by BLM Personnel)

During winter months, the number of regular employees who will be utilizing the employee parking will be approximately 40. Of these, approximately 15 will be in and out of the wareyard. During field/fire season the number of employees who will be utilizing the employee parking will be approximately 75-80, of these approximately 60 will be in and out of the wareyard.

There is minimal public traffic.

## ATTACHMENT C.4.c.i

### NOISE

(Information provided by BLM Personnel)

The following is a list of sounds which will be generated on-site:

1. Back-up alarms on equipment and fire trucks
2. Startup of equipment
3. Public Address System

Twin Falls BLM, LLC will provide and install a public address paging system, to permit the public address of the entire facility, including the warehouse, wareyard and exterior fire briefing area. The system shall be solid state and centrally powered with office speakers recessed in the ceiling at intervals not exceeding twenty-five feet on center in all directions in open spaces, plus speakers in each room. The amplifier of this system must be equipped with 600 ohm interface for the government provided telephone system.

The public address system shall have one volume control for each group of five speakers in the open areas. Individually controlled speakers shall be provided in partitioned rooms. The master volume control for the entire system, along with the amplifiers and microphones, shall be located in a central area where operation of the system will be controlled by the government telephone system (exact location will be identified during layout). The sound system will have public address capability to clearly hear public announcements in all habitable spaces, including corridors, and restrooms. Each speaker location requires a minimum sound level of 75 decibels adjustable to a maximum noise level of 120 decibels measured 10 feet from the speaker. Separate zones shall include (but may not be limited to) the main office building, warehouse, wareyard, and exterior fire briefing area.

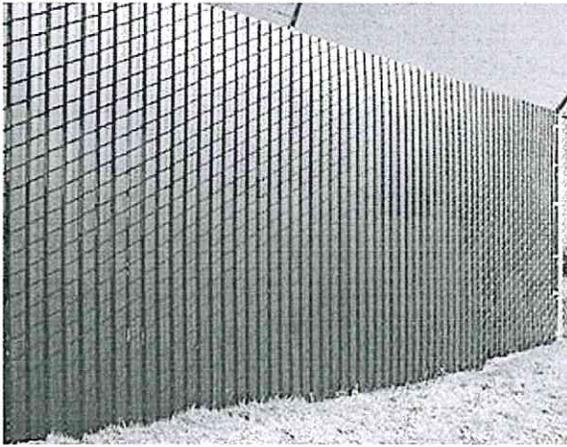
**ATTACHMENT C.4.c.ii**

**GLARE**

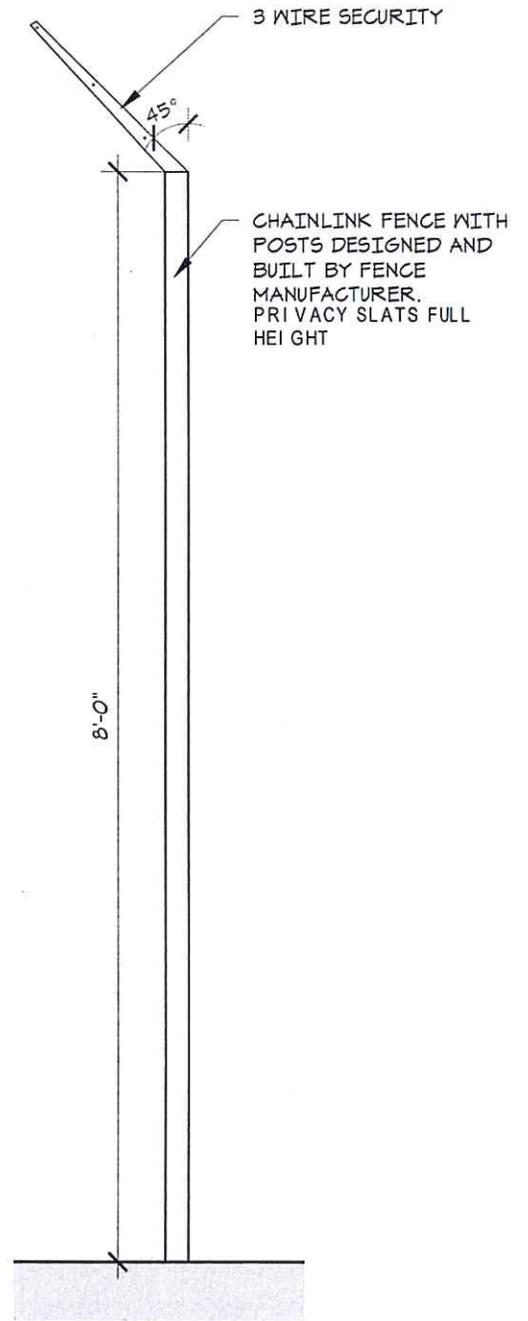
There will be minimal lighting in the storage area as evidenced by:

1. The attached photometric layout; and
2. The slat-type fencing shown on Attachment C.4.c.ii.

Vehicle lights during movements will be contained because of the buildings and fencing.



CHAINLINK PRIVACY SLAT



13 CHAINLINK FENCE SECTION  
A1.01A 3/4" = 1'-0"



United States Department of the Interior  
BUREAU OF LAND MANAGEMENT  
Twin Falls District Office  
2536 Kimberly Road  
Twin Falls, Idaho 83301



In Reply Refer To:  
2120 (T0000)

**DEC 23 2014**

Josh Hausman  
WD Schorsch LLC  
694 Grandview Lane  
Lake Forest, IL 60045

Re: Twin Falls BLM/U.S. Government – BLM Lease

Dear Mr. Hausman:

My understanding is that the City of Twin Falls, Idaho, has requested a clarification of the uses of the land area outside of the proposed federal government leased office complex on Addison Avenue which is under construction.

The area will consist of a storage structure which will be at least partially enclosed for the purpose of storing materials, equipment, vehicles, and supplies which are necessary to support BLM operations. The structure will not be used for vehicle related "shop-type" purposes such as vehicle repairs, engine overhauls, tire changing and similar vehicle-related functions. The non-enclosed area will be used for the same storage and parking functions and is subject to the same restrictions as for the enclosed area.

You are certainly authorized to share this letter with the Twin Falls City staff, and I will provide further assurances if requested.

Sincerely yours,

Michael C. Courtney  
Acting District Manager

**ATTACHMENT C.4.b.ii and C.4.c.i**

**SAMPLE EQUIPMENT LIST**

(Information provided by BLM Personnel)

Belly Dump Trailer

2 Graders

2 Backhoes

2 Tilt Bed Trailer

2 Lowboy Trailers

Dump Truck

3 Semi Trucks

2 Flat Bed Trailers

Goose Neck Trailer

Forklift

D6 Dozer

2 Tractors with Dixie Harrows

The D6 Dozer will be loaded on a trailer most of the time and will not be operated on-site.

- This equipment may vary throughout the year. There will also be several smaller (8 x 8) trailers.

The heavy fire tankers will be parked in the enclosed vehicle shed.



RECEIVED

JAN 14 2015

CITY OF TWIN FALLS  
PLANNING & ZONING

1/14/15

To whom it may concern:

Subject: Twin Falls BLM Offices – Public Address system in ware-yard

The public address system for the new Twin Falls BLM offices located at 2878 Addison Avenue will include the ware-yard portion of the site. Individual speakers with individual volume controls will be mounted at a 12 degree downward tilt which will aim the audio signal toward the middle of the ware-yard. Upon completion of the installation of the system, we will adjust all speakers to meet the city's decibel requirements as necessary.

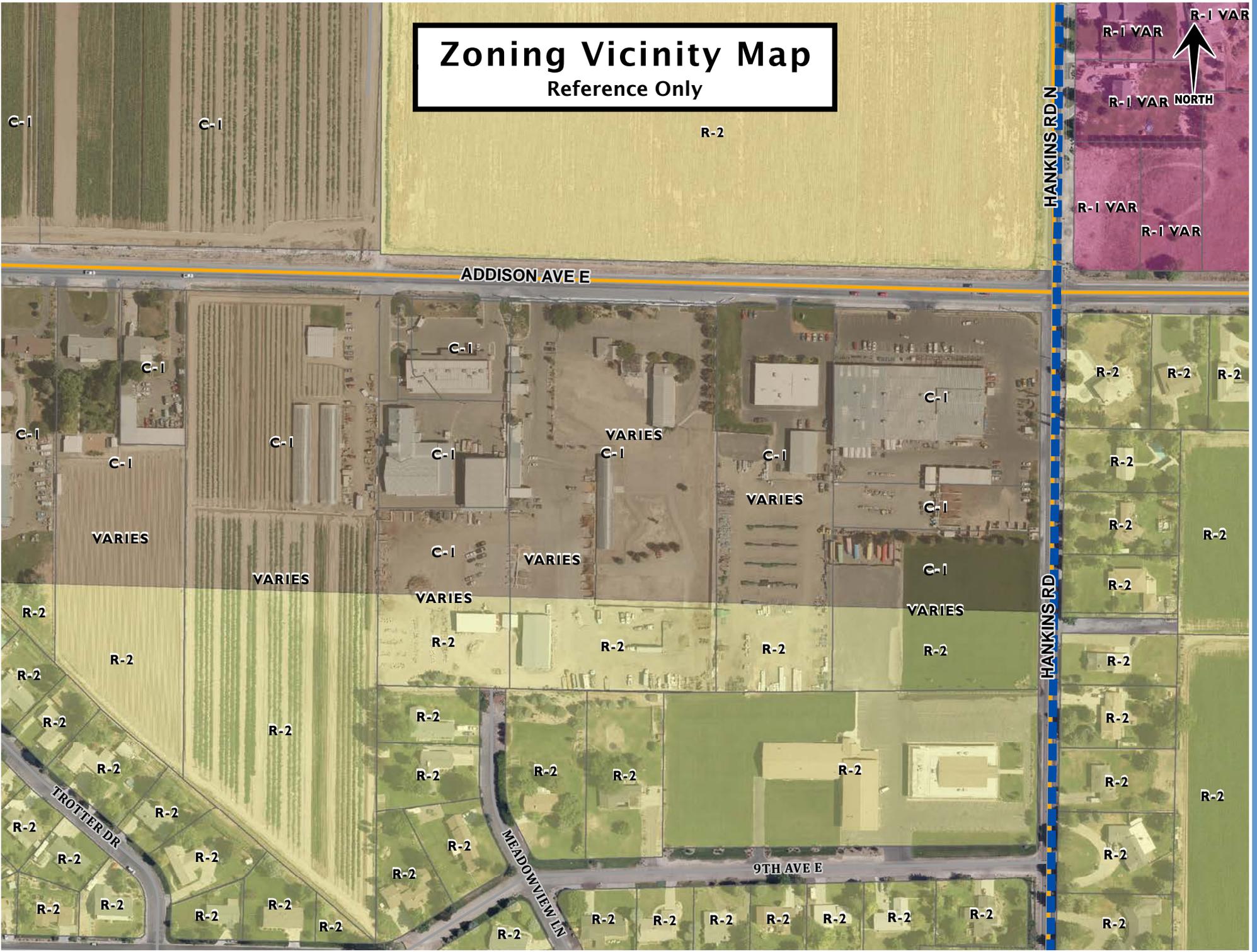
Sincerely,

A handwritten signature in blue ink that reads "Joe Ashcraft". The signature is stylized and includes a long horizontal flourish extending to the right.

Joe Ashcraft  
Design Manager

# Zoning Vicinity Map

Reference Only



C-1

C-1

R-2

R-1 VAR

R-1 VAR

R-1 VAR

NORTH

R-1 VAR

R-1 VAR

ADDISON AVE E

HANKINS RD N

C-1

C-1

VARIES  
C-1

C-1

R-2

R-2

R-2

C-1

C-1

C-1

C-1

VARIES

VARIES

C-1

R-2

R-2

VARIES

VARIES

C-1

VARIES

C-1

R-2

R-2

R-2

R-2

R-2

VARIES

R-2

9TH AVE E

HANKINS RD

TROTTER DR

MEADOWVIEW LN

# Aerial Photo Map

Reference Only



HANKINS RD N

ADDISON AVE E

2826 ADDIS

2840 ADDIS

2964 ADDIS

2924 ADDIS

HANKINS RD

951 MEADOW

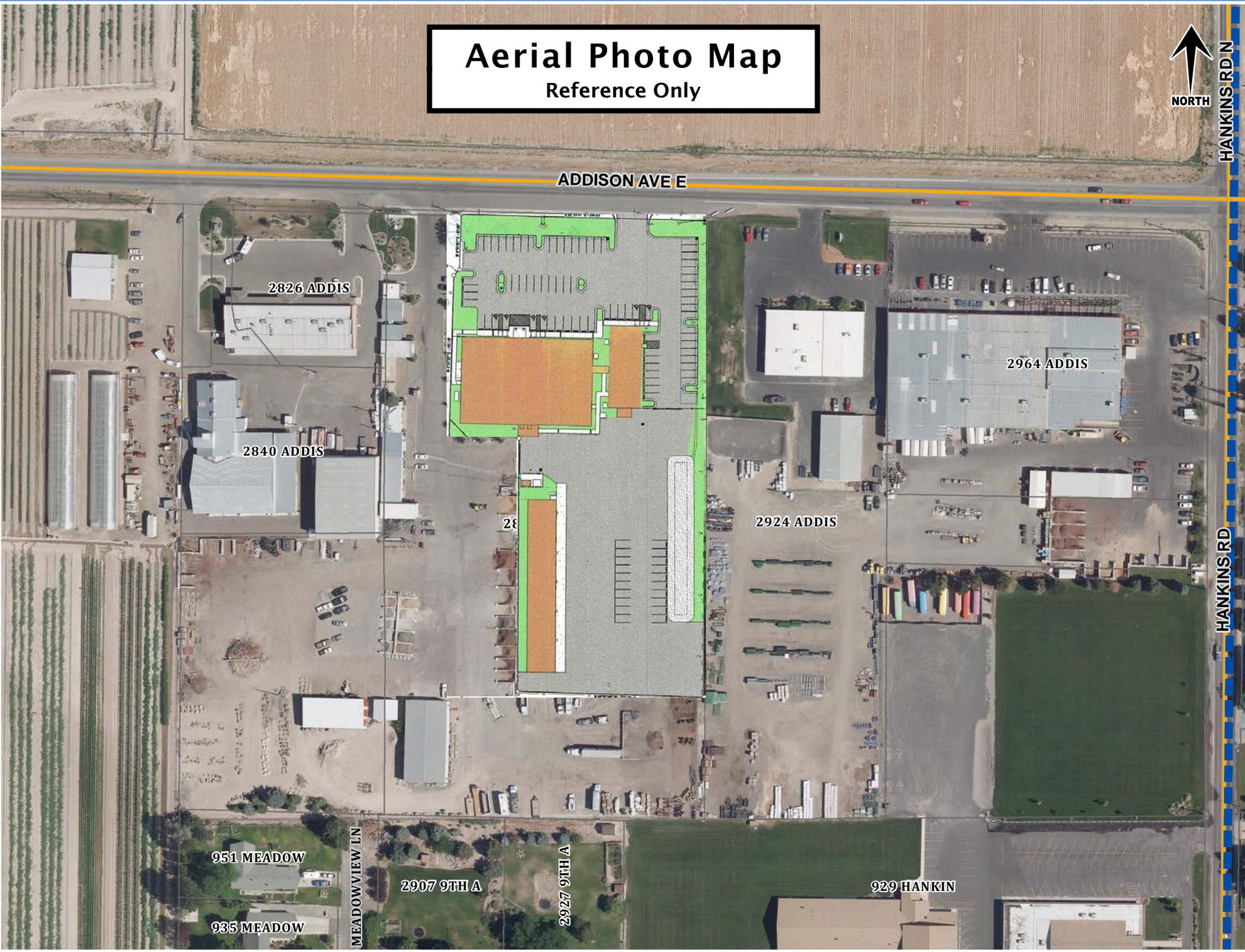
MEADOWVIEW LN

2907 9TH A

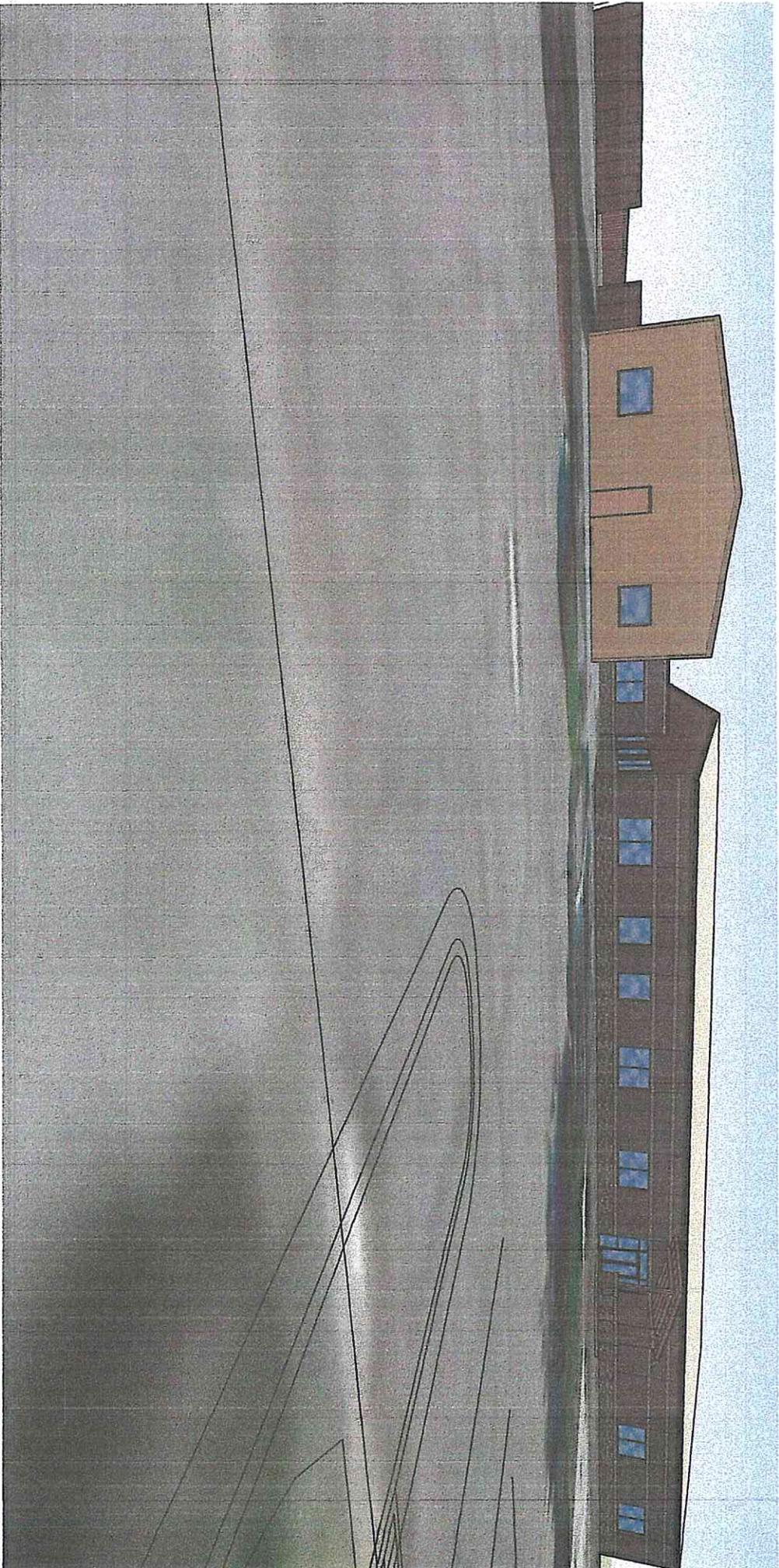
2927 9TH A

929 HANKIN

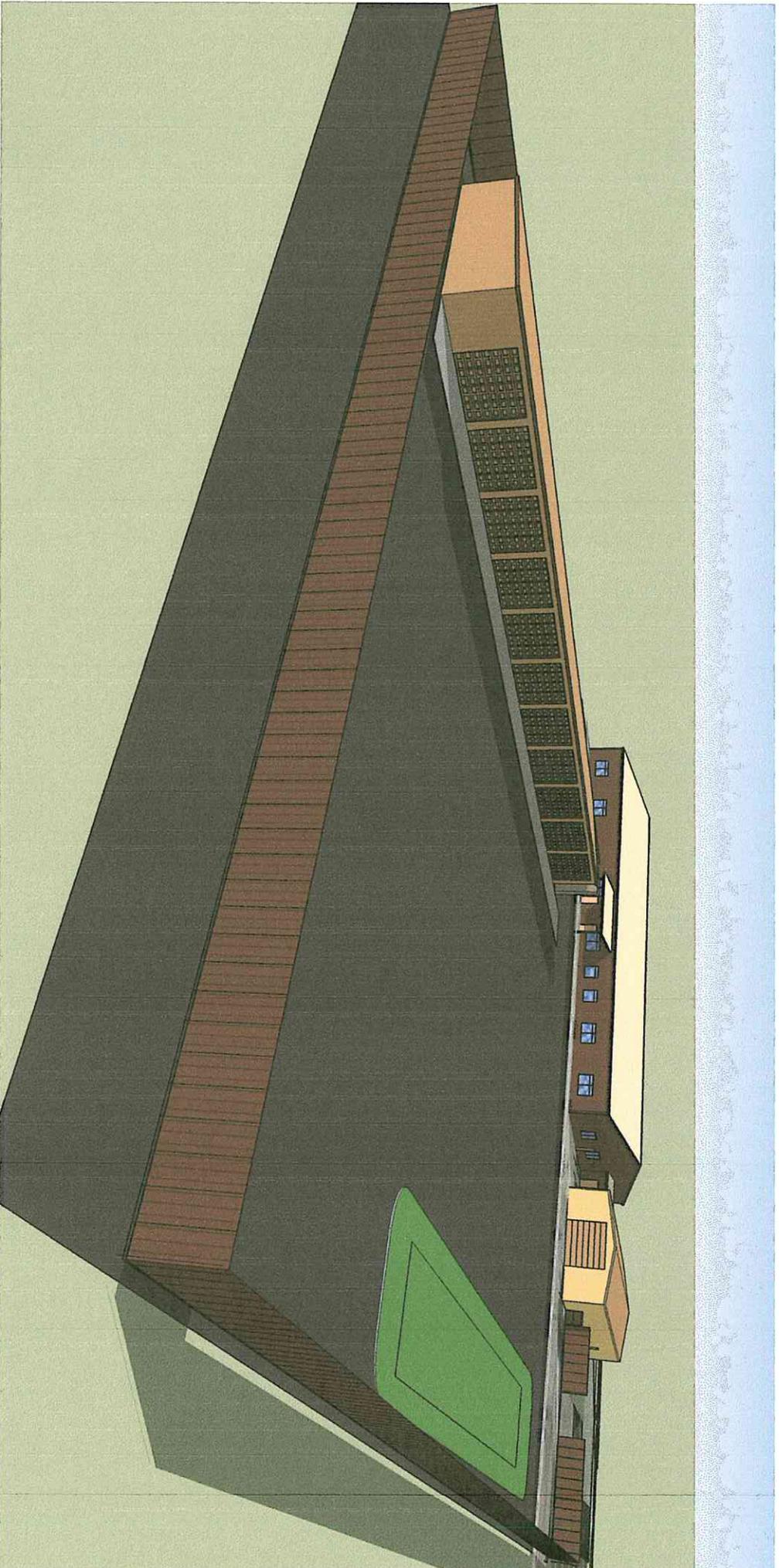
935 MEADOW





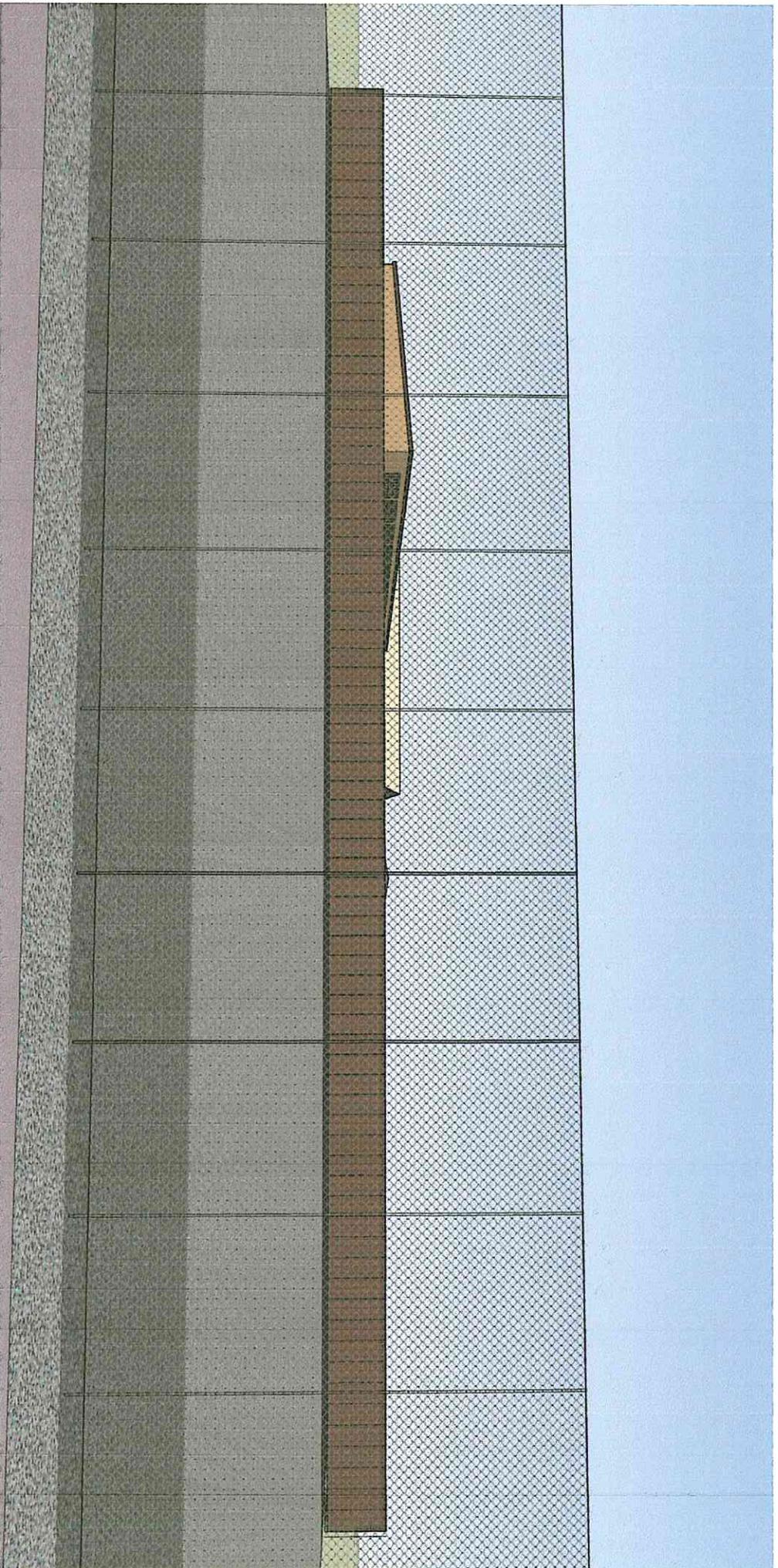






ATTACHMENT C.4.c.1f

NORTH VIEW FROM SOUTH PROPERTY LINE







Looking North from Neighborhood along 9<sup>th</sup> Ave E.  
Kimberly Nursery in foreground, BLM Yard in background. 5 04:27 PM



Kimberly Nursery equipment located between the  
BLM yard and the Neighborhood to the South. 5 04:27 PM



Kimberly Nursery and D&B Supply equipment located between BLM Yard and Neighborhood to the South.

04:27 PM



Looking North from the End of Meadowview Lane.

02/03/2015 04:30 PM



Public Hearing: **Tuesday February 10, 2014**  
 To: Planning & Zoning Commission  
 From: Jonathan Spendlove, Community Development Department

## AGENDA ITEM IV-5

**Request:** Request for a **Special Use Permit** to operate a financial institution/credit union with a drive through service on property located at 1061 Blue Lakes Boulevard North c/o Chris Tapia on behalf of Mountain America Credit Union (app. 2701)

**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> 3265 Sq Ft Bldg; 0.82 Acre
Mountain America Credit Union (MACU) 7181 S Campus View Dr West Jordan, UT 84084 801-325-6233	<b>Current Zoning:</b> C-1	<b>Requested Zoning:</b> Special Use Permit – Drive Thru Window
	<b>Comprehensive Plan:</b> Commercial/Retail	<b>Lot Count:</b> 1 Lot
	<b>Existing Land Use:</b> Undeveloped	<b>Proposed Land Use:</b> Financial Institution w/ Drive Thru
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
John Wetendorf EMA Architects 2909 Washington Blvd Ogden, UT 84401 801-618-3463 <a href="mailto:jwetendorf@bgwservices.com">jwetendorf@bgwservices.com</a>	<b>North:</b> Green Acres Drive; C-1, Commercial Business	<b>East:</b> Blue Lakes Blvd North; C-1, Business – Rob Green Auto
	<b>South:</b> C-1, Commercial Business	<b>West:</b> C-1; Commercial Business
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-4-8.2(B), 10-10, 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 minimal impact on the City budget.

**Regulatory Impact:**

Approval of this request will allow the applicant to operate a drive thru in conjunction with a Financial Institution.

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

**History:**

Ordinance 2012 was passed in 1981, it created the zoning districts we currently use, and zoned various properties within City Limits. The new zoning designations were assigned at that time, or when areas were annexed. In 2014, the building housing the Gem State Security and other offices was demolished and the vacant lot was placed for sale.

**Analysis:**

The special Use permit is for the operation of a drive thru in conjunction with a Financial Institution. The applicant has supplied a narrative that describes the drive thru facility. The proposed plan is to install four (4) lanes for drive thru service. Three (3) of those lanes will be transaction based and one lane will offer ATM and deposit services. The applicant has not provided the number of employees, hours of operation or anticipated customers generated by the business.

Per City Code 10-4-8.2: Any facility with a drive-through service requires a special use permit prior to being legally established.

*The major impacts of this particular project are going to be traffic, noise, and light. These items should be explored further to determine their extent.*

Per City Code 10-10: Actual parking requirements are reviewed and determined at the time of building permit submittal. It is anticipated that the site plan shown will meet the applicable City Code requirements. It is not anticipated that additional parking spaces will be needed for the proposed special use.

Per City Code 10-11-1 thru 8: All the required improvements will be reviewed for compliance with current city code at the time of building permit submittal. Some of these improvements include screening, access, parking surface, streets, storm water retention, utilities, and others. It is not anticipated this project will require supplementary improvements to mitigate impacts of this project on the immediate area.

Possible Impacts: *The major impacts of this particular project are going to be noise, light and increased traffic. All of these impacts are typically attributed to vehicles using the drive-thru service. Due to the proximity of Blue Lakes Blvd, it would be safe to assume that the noise and light generated by this drive-thru would not significantly increase the prevailing conditions found in the area. The hours of operation would be a large factor in determining the extent of the possible impacts to neighboring land owners and residents.*

**Conclusion:**

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

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

**Attachments:**

1. Applicant Narrative
2. Zoning Vicinity Map
3. Aerial Map
4. Applicant Submitted Site Plan
5. Applicant Submitted Elevations
6. Site Photos



January 9, 2015

To Whom It May Concern:

Mountain America Credit Union is a Federally Chartered Credit Union. We will be constructing a new branch in the Twin Falls area on the corner of Blue Lakes Blvd and Green Acres Dr. This branch is scheduled to open in the late summer of 2015.

The services that will be offered at this location will include, but not be limited to:

- Teller transactions
- Commercial loans
- Consumer loans
- Mortgage loans and services
- Business loans and services
- Tax services
- ATM

A drive-up consisting of four lanes will be included as part of this branch. The drive-up will offer three lanes for transaction based services, and one lane offering ATM and night deposit services.

The branch will operate during normal business hours.

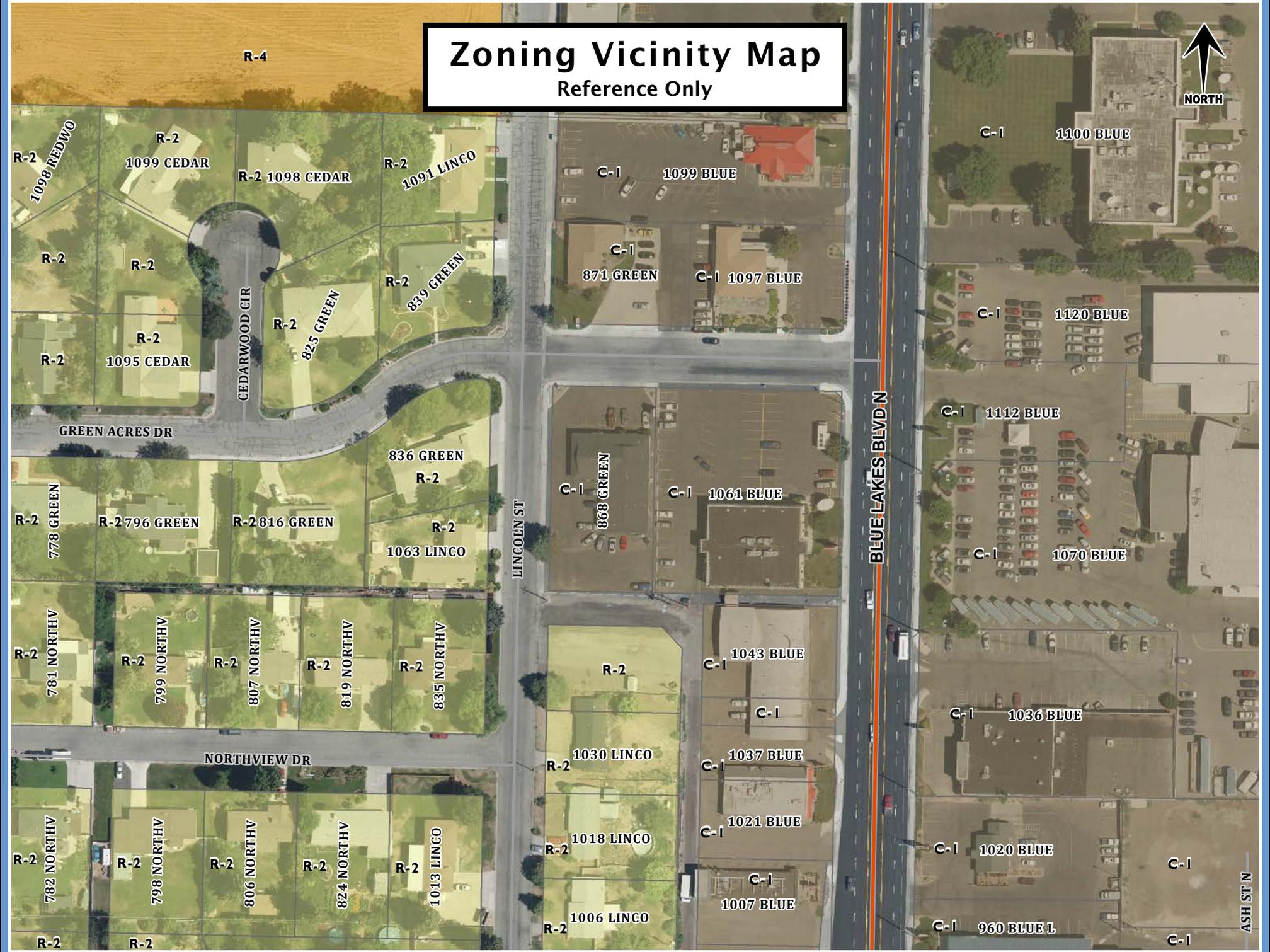
Thank you,

A handwritten signature in blue ink, appearing to read "Chris Tapia", is written over a horizontal line.

Chris Tapia  
Senior Project Manager  
MACU Branch Development

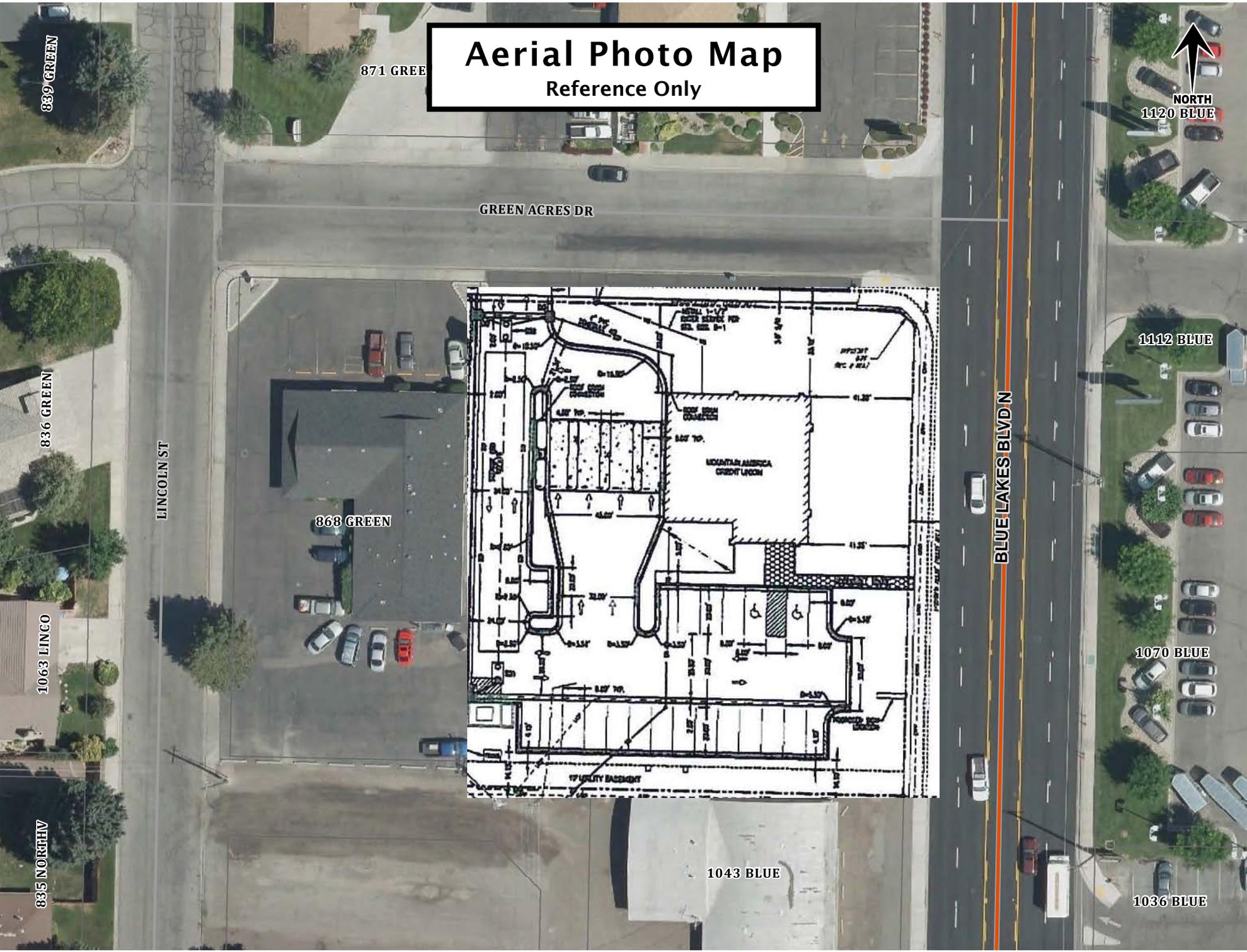
# Zoning Vicinity Map

Reference Only



# Aerial Photo Map

Reference Only







**BUILDING ELEVATIONS : 1" = 10' scale**  
**Mountain America Credit Union - Twin Falls Branch**



PLANNING • ARCHITECTURE • INTERIORS



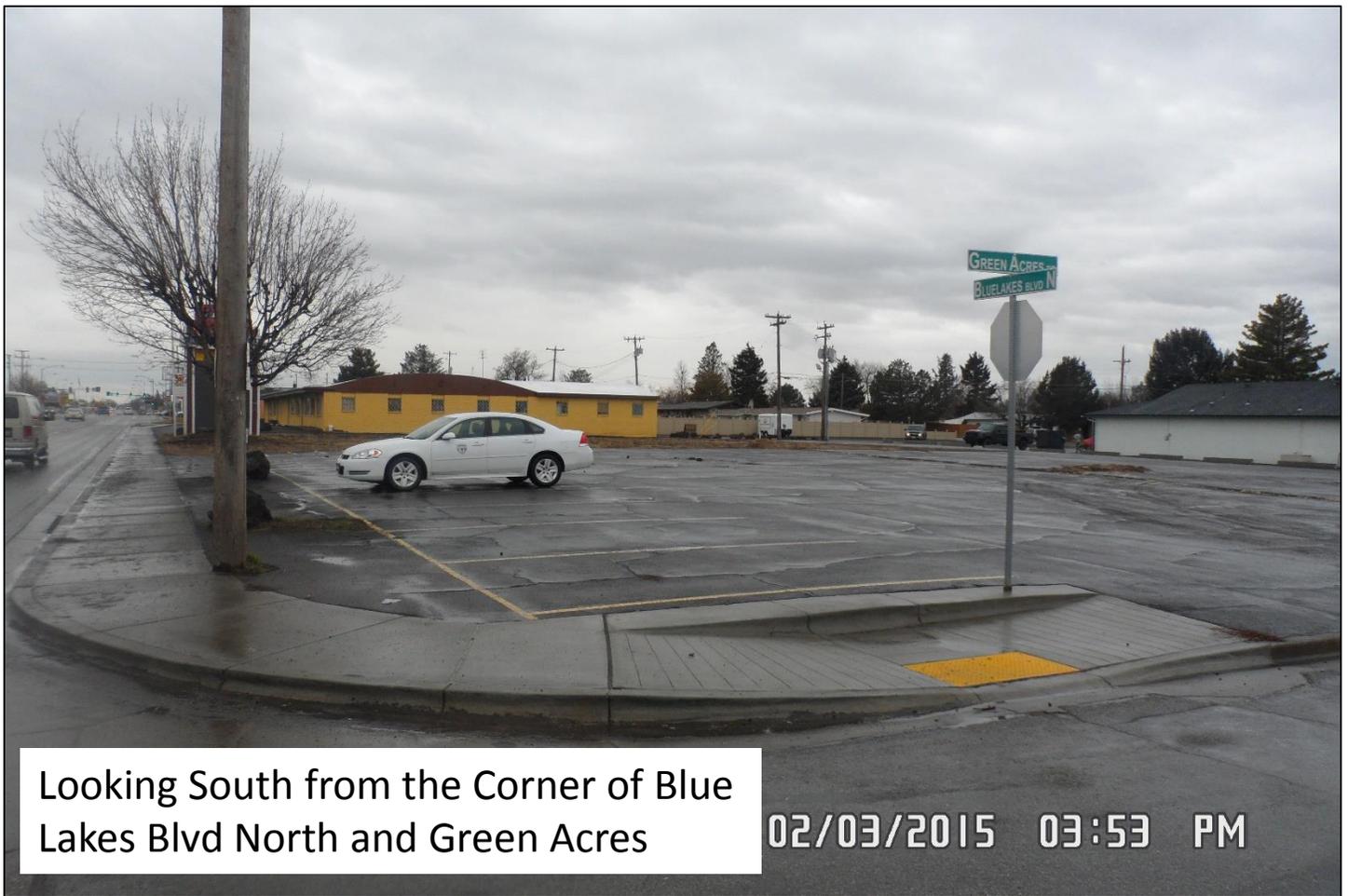
Frontage along Blue Lakes Blvd North

02/03/2015 03:52 PM



Looking West from the Sidewalk  
along Blue Lakes Blvd North

02/03/2015 03:53 PM



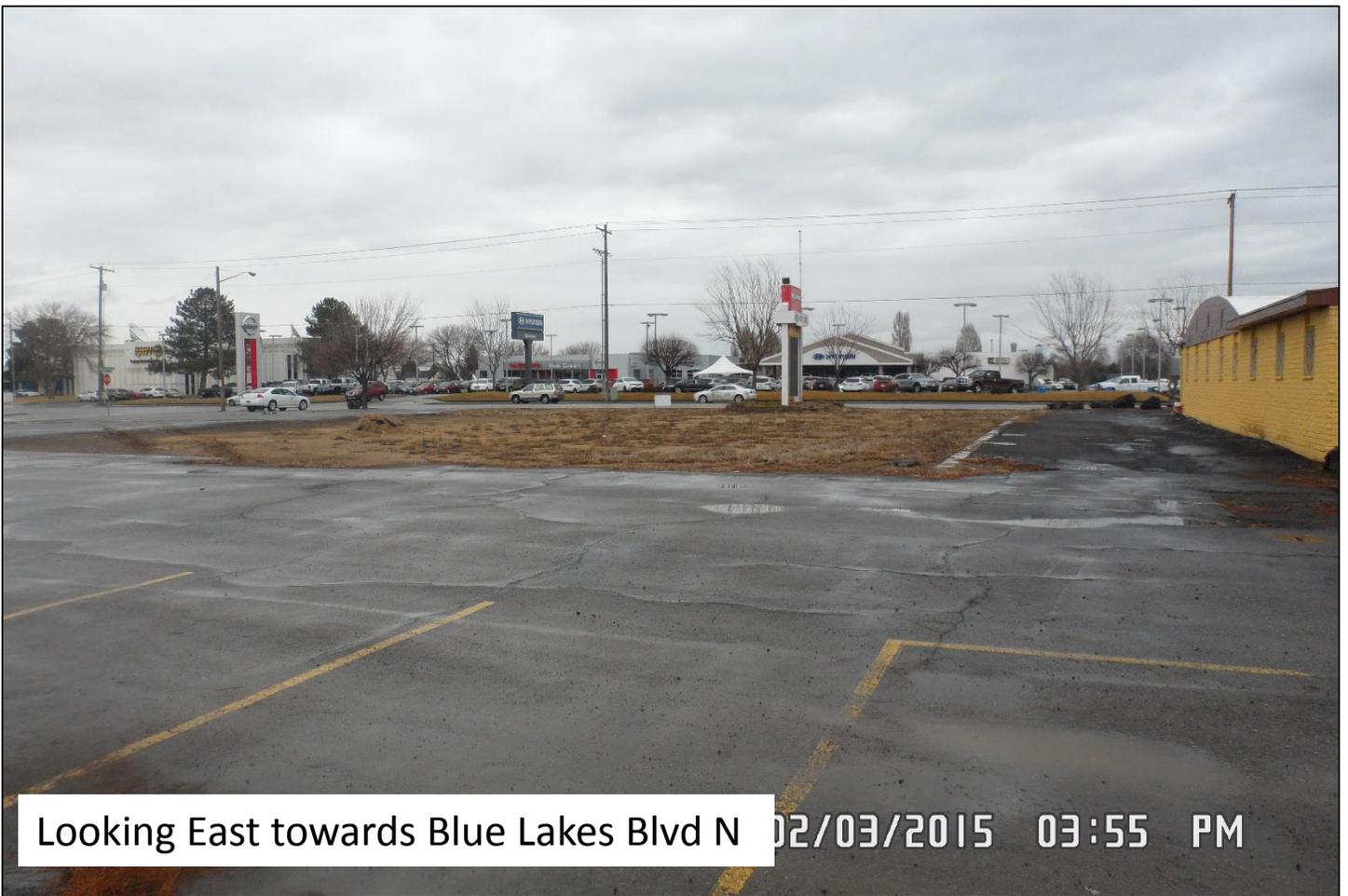
Looking South from the Corner of Blue Lakes Blvd North and Green Acres

02/03/2015 03:53 PM



Frontage Along Green Acres

02/03/2015 03:54 PM



Looking East towards Blue Lakes Blvd N 02/03/2015 03:55 PM

