



NOTICE OF AGENDA
TWIN FALLS CITY PLANNING & ZONING COMMISSION
OCTOBER 13, 2015 6:00 PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Nikki Boyd Jason Derricott Tom Frank Kevin Grey Gerardo "Tato" Muñoz 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): **September 29, 2015 PH**
2. Approval of Findings of Fact and Conclusions of Law:
 - Cash & Carry (SUP 09-29-15)

III. ITEMS OF CONSIDERATION: **None**

IV. PUBLIC HEARINGS:

1. Request for a **Special Use Permit** to remove a designated storage yard and replace with 5 new RV Camping Sites on property located at 2733 Kimberly Road c/o Mark Lopshire on behalf of Oregon Trail Campground (app. 2750).

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-**October 27, 2015**
2. Work Session- **November 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, October 13, 2015**

To: Twin Falls City Planning & Zoning Commission

From: Rene'e V. Carraway-Johnson, Zoning & Development Manager

AGENDA ITEM IV-1

Request: Request for a **Special Use Permit** to remove designated storage yard and add 5 RV Camping Sites on property located at 2733 Kimberly Road c/o Mark Lopshire on behalf of Oregon Trail Campground (app. 2750)

Time Estimate:

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

Background:

Applicant:	Status: Owner	Size: 7.88 acres with several existing Bldg(s)
Oregon Trail Campground c/o Mark Lopshire 2733 Kimberly Road Twin Falls, ID 83301 208-948-9956 oregontrailcampground@gmail.com	Current Zoning: M-1 and CB P-2 Parking Overlay	Requested Zoning: SUP
	Comprehensive Plan: Commercial/Retail	Lot Count: 1 Lot with various bldgs.
	Existing Land Use: Recreational Vehicle and Overnight Camping Park	Proposed Land Use: Expansion of existing use.
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: R-2; Residential	East: C-1; Undeveloped
	South: C-1; Kimberly Road; Commercial	West: C-1; Undeveloped Commercial and Professional Office
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-7, 10-4-10,-10-7-6, 10-9, 10-10, 10-11-1 thru 9, 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.

History:

March 1995, a Special Use Permit (#401) was granted to operate a recreational facility in conjunction with an RV Park. The operation included 33 R.V. Spaces, some camp sites and a go-cart facility.

In **August 2006**, an expansion of the SUP was approved (#996). This expansion included an increase of RV sites from 33 to 53, or a 38% increase over the originally approved special use permit.

In **August 2008**, another expansion was approved, increasing the total RV spaces from 53 to 76. The conditions of this SUP were appealed to the City Council. The following are the Conditions the Commission placed on the SUP (#1113) and showing the amendments made by the City Council.

1. Subject to Site plan amendments as required by building engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.
2. Completion of all required improvements by June 1, 2009.
3. Full compliance with storm water retention requirements.
4. The secure parking storage area ~~be moved to the interior of the property and screened,~~ to include a solid 6' screening fence that will be installed at the time of curb and gutter with the appropriate landscaping.
5. Storage on the site shall be for facility guests only.
6. ~~No guest may stay longer than six (6) months in any given twelve (12) month period.~~
7. Subject to the Special Use Permit expiring in one year. (October 20, 2009)

In **October 2009**, SUP #1165 was issued. The current business has been operating under this most recent SUP and the conditions placed upon it.

Please see Attachment 5 for the SUP's cited above.

Analysis:

This property is located within the C-1, Commercial Highway Zoning District. A Special Use Permit is required for RV and Camping Parks. The code definition of RV and Camping Parks is as follows: *" Any tract of land that is divided into rental spaces under common ownership or management for the purpose of locating recreational vehicles, travel trailers or tents for dwelling purposes for a period not to exceed six (6) months. (Ord. 2550, 6-2-1997) "*

The applicant is requesting to expand the available RV spaces into the previously approved "Storage Area". This constitutes a change and triggers a new Special Use Permit requirement.

The applicant states the expansion will not increase the number of employees, nor increase the noise, glare, odor, fumes, or vibrations to the surrounding properties. The applicant states this expansion will remove the "eyesore storage area" and replace it with five (5) new trailer places with two-way traffic access.

The applicant states they recently acquired the property this past spring and have invested private capital into the business by providing upgrades and updates to multiple elements in the park.

Possible Impacts: The increase in spaces will occur along the Kimberly Road Side of the property.

Although this is opposite to the Residential area along the north it fronts Kimberly Road, which is the easterly gateway entrance into the City. It is reasonable to assume the expansion will have minimal impact to the area overall in terms of noise, glare, odor and fumes. There will be a slight increase in traffic due to the addition of five (5) spaces. However, the only access to these spaces is through the primary entrance off Kimberly Road, which is a major roadway. The increase in traffic will be minimal on Kimberly Road and will not have any direct impact to the residential area to the North.

Conclusion:

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

1. Subject to site plan amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with City Code requirements and standards.
2. Subject to maintaining the sight obscuring fence along Kimberly Road in good repair.

Attachments:

1. Applicant Submitted Letter
2. Applicant Submitted Site Plan
3. Zoning Vicinity Map
4. Aerial Map
5. Site Photos
6. Previous SUP's #401, #996, #1113, #1165

9/3/15

Memorandum for City of Twin Falls Planning and Zoning

Subject: Request Five (5) Space Expansion of the Oregon Trail Campground at 2733 Kimberly Road, Twin Falls, Idaho

Request approval to expand the Oregon Trail Campground at 2733 Kimberly Road, Twin Falls, Idaho, by five (5) spaces.

The proposed space will replace the storage area in Paragraph 3, that was previously approved on Permit 1165, Zoning Application 2344, dated October 27, 2009. (See attached)

Please see attached diagram for specifications.

One of the primary reasons for this change from storage space to adding the 5 spaces is because the area was an eye sore from Kimberly Road. There were up to 10 pull trailers, 5th wheel RVs and boats that were not in the best state of repair and they were parked haphazardly in the storage area.

This space is accessible 24 hours per day through the current driveway off Kimberly Road.

There is no increase in employees.

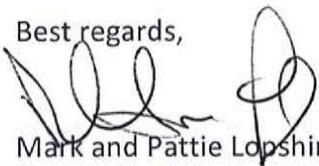
There is no increase in noise, glare, odor, fumes or vibration to the surrounding properties and this space is compatible with the surrounding community.

The goal of this new space to limit the type of RV to 25 foot pull trailers. This allows for a 25 foot access for 2-way traffic and an 80 foot space from Kimberly Road. It will also improve the looks from Kimberly Road.

Since we purchased the Campground on April 1, 2015, we have spent thousands of dollars in paint, clean-up, flowers, new gravel and general upgrades. Our goal is to ensure that this business is a benefit to Twin Falls, is not an eyesore and visitors enjoy everything Southern Idaho has to offer.

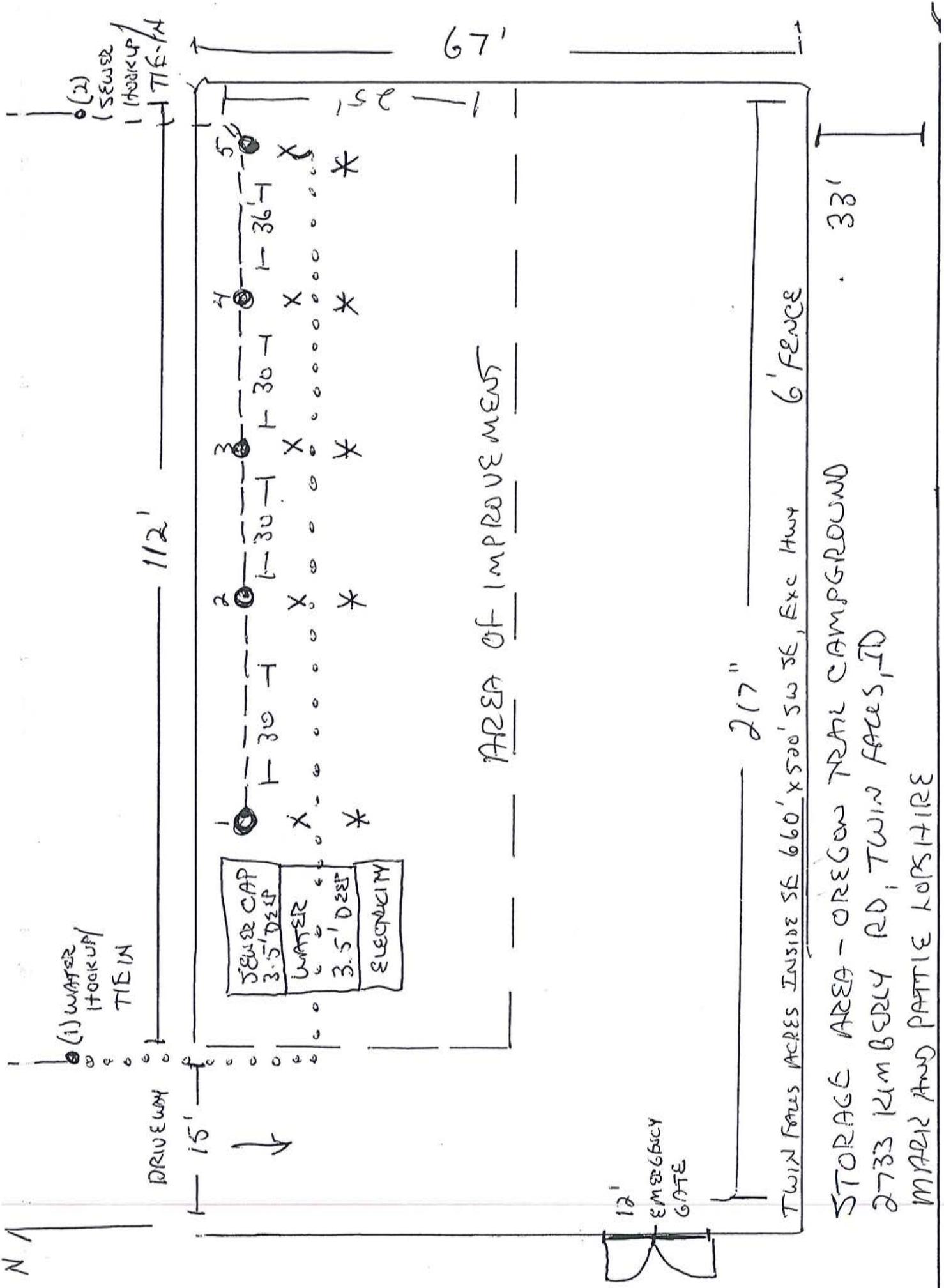
Your support is greatly appreciated.

Best regards,



Mark and Pattie Lopshire, Owner
Oregon Trail Campground
2733 Kimberly Road
Twin Falls, ID 83301
208-733-0853

N



AREA OF IMPROVEMENTS

SEWER CAP 3.5' DEEP
WATER 3.5' DEEP
ELECTRICITY

6' FENCE

217'

TWIN FACES ACRES INSIDE SE 660' x 500' SW SE, EXC HWY

33'

STORAGE AREA - OREGON TRAIL CAMPGROUND

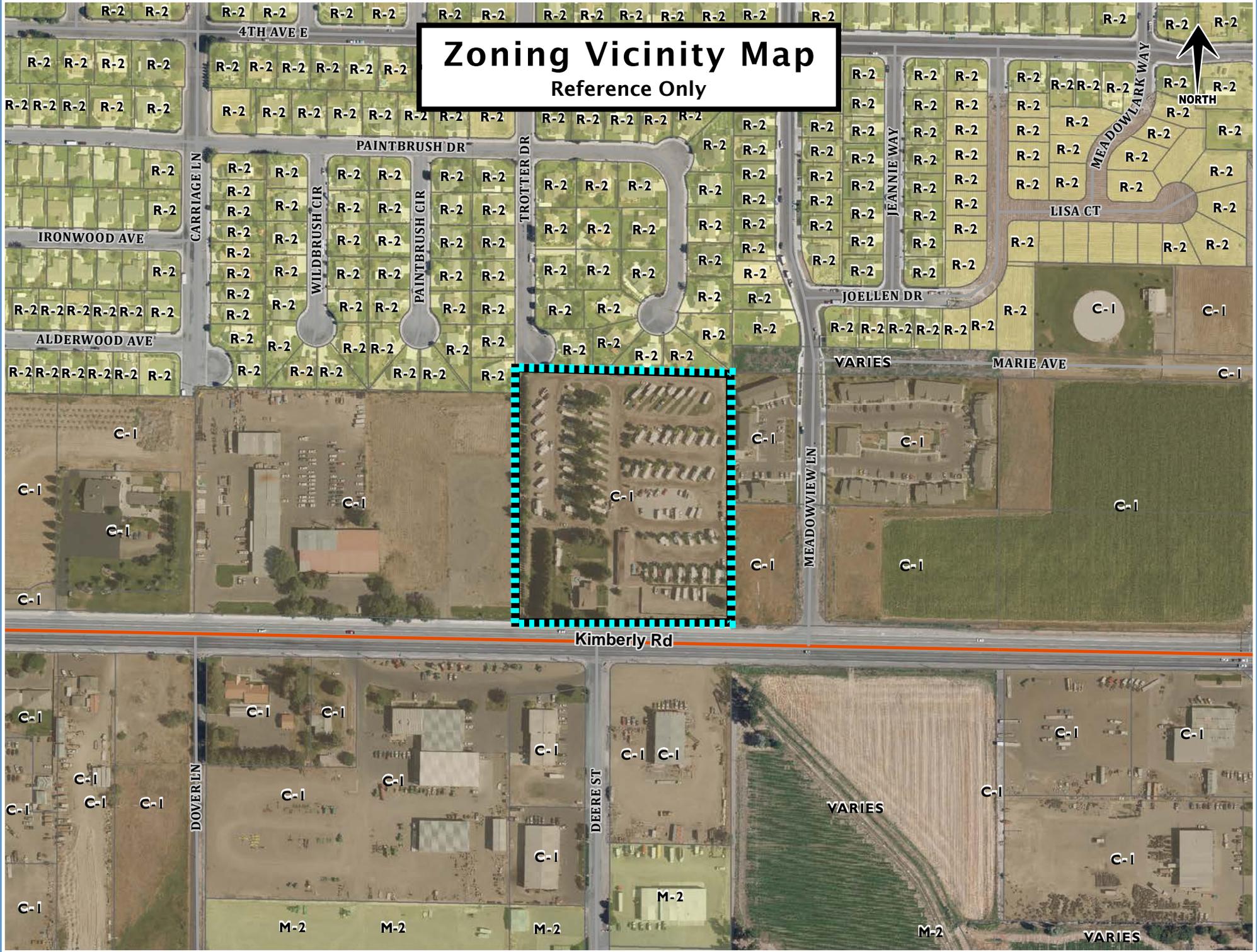
2733 KIMBERLY RD, TWIN FACES, ID

MARK AND PATTIE LOPSHIRE

HIGHWAY 30 / KIMBERLY ROAD

Zoning Vicinity Map

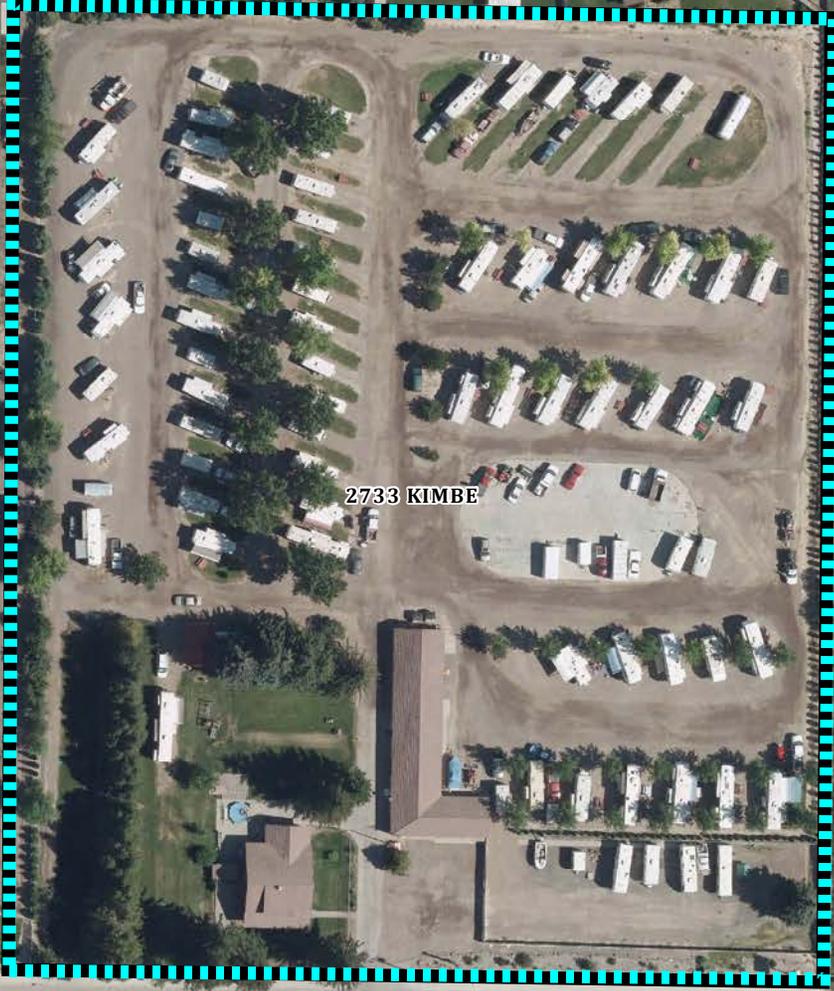
Reference Only



Aerial Photo Map

Reference Only

NORTH



239 PAINTB

240 PAINTB

245 TROTTE

3 PAINT

255 MEADOW

JOELLEN DR

260 JOELLE

266 JOELLE

223 PAINTB

PAINTBRUSH CIR

224 PAINTB

233 TROTTE

TROTTER DR

232 TROTTE

2783 PAINT

2796 PAINT

2797 PAINT

219 PAINTB

218 PAINTB

221 TROTTE

MARIE AVE

156 MEADOW

2623 KIMBE

2733 KIMBE

151 MEADOW

MEADOWVIEW LN

Kimberly Rd

2670 KIMBE

C-1

DEERE ST

2780 KIMBE

C-1

2810 KIMBE

C-1

Office of
COMMUNITY DEVELOPMENT



P.O. BOX 1907
321 SECOND AVENUE EAST
TWIN FALLS, ID 83303-1907
PHONE 736-2267 Area Code 208

SPECIAL USE PERMIT

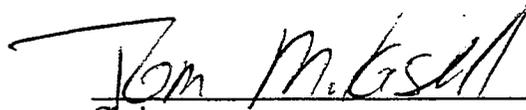
Amended

Permit No. 0401

Granted by the Twin Falls City Planning and Zoning Commission on March 14, 1995, to Denie & Lisa Mason whose address is 4476 E 3100 N, Murtaugh, ID 83344, for the purpose of operating a recreation facility in conjunction with an RV. park on real property located at 2733 Kimberly Road and legally described as T 10 S, R 17 E, B.M., Sec 14 SW 1/4 SE 1/4.

The Commission has attached the following conditions which must be fully implemented to avoid permit revocation (City Code Section 10-13-2.3):

- 1) Only one approach allowed on Kimberly Road conditioned on ITD approval.
- 2) Berm and landscaping or solid noise attenuating wall north of track area required.
- 3) Hours of operation limited to -- 10:00 A.M. to 10:00 P.M.


Chairman

This permit is for zoning purposes only. Other permits such as sign, building, electrical or plumbing permits, etc. may be required.

Please contact the Building Department at 736-2238 for further information.

This permit corresponds to Application No. 0980

cc: Building Inspection



P. O. Box 1907 • 321 Second Avenue East • Twin Falls, Idaho 83303-1907 • Fax: (208) 736-2296

SPECIAL USE PERMIT

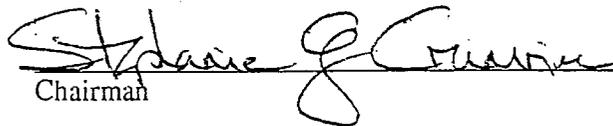
Permit No. 0401

Granted by the Twin Falls City Planning and Zoning Commission on March 14, 1995, to Denie & Lisa Mason whose address is 4476 E 3100 N, Murtaugh, ID 83344, for the purpose of operating a recreation facility in conjunction with an RV. park on real property located at 2733 Kimberly Road and legally described as T 10 S, R 17 E, B.M., Sec 14 SW 1/4 SE 1/4.

The Commission has attached the following conditions which must be fully implemented to avoid permit revocation (City Code Section 10-13-2.3):

- 1) Only one approach allowed on Kimberly Road conditioned on ITD approval.
- 2) Berm and landscaping or solid noise attenuating wall north of track area required.
- 3) Hours of operation limited to -- 10:00 A.M. to 10:00 P.M.

Amended August 13, 1996, by Commission to allow hours of operation Monday through Thursday - 11 AM to 11 PM, Friday and Saturday - 11 AM to midnight and Sunday - 11 AM to 10 PM.


Chairman

This permit is for zoning purposes only. Other permits such as sign, building, electrical or plumbing permits, etc. may be required.

Please contact the Building Department at 736-2238 for further information.

This permit corresponds to Application No. 0980/1091



City of Twin Falls
Office of the Planning and Zoning
Department
321 2nd Avenue East
Twin Falls, Idaho 83301
Phone: 208-735-7267

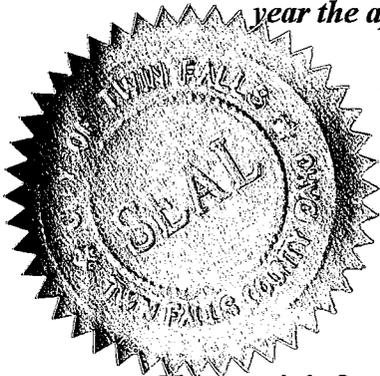
CORRECTED
SPECIAL USE PERMIT

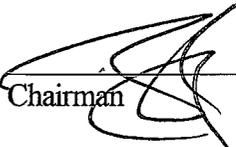
Permit No. 0996

Granted by the Twin Falls City Planning and Zoning Commission on **August 29, 2006**, to **Oregon Trail Campground c/o Lisa & Denie Mason** whose address is **2733 Kimberly Rd**, for the purpose of **expanding by more than 25% an existing Overnight RV and Camping Park** on real property located at **2733 Kimberly Rd** and legally described as **T 10 S, R17 E, B.M.. Section 14 SW 1/4 SE 1/4**.

The Commission has attached the following conditions which must be fully implemented to avoid permit revocation (City Code Section 10-13-2.3):

- 1) Subject to site plan amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable City Code requirements and Standards.
- 2) Completion of all site improvements within one-year of the date of approval *excluding the gateway arterial landscaping and curb, gutter, sidewalk and the parking lot paving until the repair of the canal has been completed. Any issues not completed within one-year the applicant shall inform the commission of that issue.*



Chairman 

This permit is for zoning purposes only. Other permits such as sign, building, electrical or plumbing permits, etc. may be required but are not included as part of this special use permit. All facilities must comply with all Building and Fire Code Regulations.

Please contact the Building Department at 735-7238 for further information.

This permit corresponds to Application No. 2032

cc: Building Inspection



**CITY OF TWIN FALLS
PLANNING AND ZONING DEPARTMENT**

324 Hansen Street East
P.O. Box 1907
Twin Falls, Idaho 83303-1907

SPECIAL USE PERMIT

Permit No. 1113

Granted by the Twin Falls City Council on October 20, 2008 to Oregon Trail Campground c/o Denie & Lisa Mason whose address is 2733 Kimberly Road Twin Falls, ID 83301 for the purpose of expanding an RV campground by more than 25% on property located at 2733 Kimberly Road and legally described as Twin Falls Acres Inside SE 660' x 520' SW SE EXC HWY (14-10—17)

The City Council has attached the following conditions which must be fully implemented to avoid permit revocation (City Code Section 10-13-2.3):

This permit corresponds to Zoning Application No. 2256

1. Subject to site plan amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.
2. Completion of all required improvements by June 1, 2009.
3. Full compliance with storm water retention requirements.
4. The secure parking storage area ~~be moved to the interior of the property and screened.~~ to include a solid 6' screening fence that will be installed at the time of curb and gutter with the appropriate landscaping.
5. Storage on the site shall be for facility guests only.
- ~~6. No guest may stay longer than six (6) months in any given twelve (12) month period.~~
7. Subject to the Special Use Permit expiring in one year. (October 20, 2009)

On October 20, 2008 the City Council granted an appeal to amend to remove #6 and amend condition #4.



Mayor

This 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.

Please contact the Building Department at 735-7238 for further information.

cc: Building Inspection



**CITY OF TWIN FALLS
PLANNING AND ZONING DEPARTMENT**

324 Hansen Street East
P.O. Box 1907
Twin Falls, Idaho 83303-1907

SPECIAL USE PERMIT

Permit No. 1165

Granted by the Twin Falls City Planning and Zoning Commission on October 27, 2009 to Oregon Trail Campground c/o Deniee & Lisa Mason whose address is 2733 Kimberly Road Twin Falls, Id 83301 for the purpose of operating an RV and camping park on property located at 2733 Kimberly Road and legally described as Twin Falls Acres Inside SE 660' x 520' SW SE, EXC HWY (14-10-17)

The Commission has attached the following conditions which must be fully implemented to avoid permit revocation (City Code Section 10-13-2.3):

This permit corresponds to Zoning Application No. 2344

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to secure parking storage area being screened at all times with 6' sight obscuring fence.
3. Subject to storage area on the site being for facility guests only
4. Subject to compliance with gateway arterial landscaping requirements within six months from special use permit approval date (April 27, 2010)



Chairman

This 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.

Please contact the Building Department at 735-7238 for further information.

cc: Building Inspection



Frontage along Kimberly Road, storage area to be converted is beyond the fence.



Area to be converted to 5 RV Parking Spots



North Side of House



Back Yard, taken from NE corner of property.