



**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.**



**Planning & Zoning Commission Minutes  
December 8, 2015**

**III. ITEMS OF CONSIDERATION:**

1. Consideration of the **preliminary plat** for Morning Sun Subdivision No. 9, consisting of 8.75 +/- acres and 27 single family residential lots and 1 tract on property located at the North East corner of Hankins Road North/3200 East Road and Stadium Blvd. c/o Gerald Martens/EHM Engineers, Inc. on behalf of Morning Sun Partners, LLC

**Applicant Presentation:**

Gerald Martens, EHM Engineers, representing the applicant, stated this is the next phase in the Morning Sun Subdivision. This portion of the project has been moved ahead of the Morning Sun Subdivision No. 8, to accommodate the school district. This is in anticipation of the sewer and water mains that would be needed for the school construction to move forward and the curb cuts have been installed, irrigation has been piped and a lot of the work has been done. The request tonight is for the approval of the Morning Sun Subdivision No. 9 Preliminary Plat of 27 residential lots that are in conformance with the zoning. He has submitted a request for a park-in-lieu to spend the money to enhance facilities at the Morning Sun Park located at Stadium Boulevard & Meadow View Lane North in lieu of another park in the area.

**Staff Presentation:**

Planner I Spendlove review the request on the overhead and stated the Twin Falls School District purchased the property in 1990 and the Sacket Farm Conveyance Plat was approved by the City Council and was for the purposes of selling a 2 acre lot to the City for a regional pressurized irrigation pump station. In August 2014, the City Council granted a request for annexation of this property. In November 2014, the City Council approved a Comprehensive Plan Amendment from Agricultural to Medium Density and a Water Service Boundary change to include this area. On February 9, 2015, the City Council approved a Zoning District and Zoning Map Amendment that changed this property from R-1 VAR to the R-2 Zoning District. Also in February 2015 the City Council approved a final plat of the Sacket Farms Sub No. 2. The Pillar Falls Elementary school is under development on Lot 1, Block 1, Sackett Farms Sub No. 2.

There was a Parks in- Lieu Contribution request for \$17,064 submitted with the Morning Sun Subdivision No 9 preliminary plat application. This request has not been to the Parks and Recreation Commission for their review and recommendation nor to the City Council for their consideration. On March 9, 2015 the City Council approved the final plat of Morning Sun Subdivision No. 8 subject to a commitment by the developer to work with the Parks and Recreation Director to finalize an appropriate parks-in-lieu amount and/or to consider what, if any, park amenities may be considered to be installed at the Morning Sun Park by the developer. As of today there has been no further discussion between the P&R Director and the developer. On the Morning Sun preliminary plat application there is a statement from the developer that he wishes to combine the parks-in-lieu fees for both Morning Sun No. 9 and Morning Sun No. 8 and use the money to improve and install park amenities to Morning Sun Park. This proposal has not been submitted to the Parks & Recreation Director for consideration as of today.

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 subject to conditions. A final plat, that is in conformance with the approved preliminary plat and including any

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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.

Planner I Spendlove stated upon conclusion staff recommends the Commission approve the preliminary plat of the Morning Sun Subdivision No. 9, 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 City Council decision on the Parks-In-Lieu Contribution request of Morning Sun Subdivision No. 8 and Morning Sun Subdivision No. 9 prior to the Morning Sun Subdivision No. 9 final plat being scheduled before the City Council.

**P&Z Questions/Comments:**

Commissioner Grey asked for clarification the improvements to be made at the existing parks in this area. Planner I Spendlove explained the discussion of the parks-in-lieu is associated with the Morning Sun Subdivision No. 9 as for improvements to be made to existing parks that is a discussion that the developer has with the Parks & Recreation Commission who then forwards their recommendation to the City Council.

Commissioner Grey asked if the roads within in the plat are roads with sidewalk, curb and gutter and if the path shown on the plat leads to the school.

Planner I Spendlove confirmed that there is a path to the school as well as curb, gutter and sidewalk along the streets.

Commissioner Woods asked how the parks-in-lieu amount is determined.

Planner I Spendlove explained there is a formula that is used to determine the amount.

**Public Comment:** [Opened & Closed Without Input](#)

**Closing Statement:**

Mr. Martens stated he has read and agrees with the staff recommended conditions for approval.

**Deliberations Followed: Without Concerns**

**Motion:**

Commissioner Boyd made a motion to approve the request, as presented with staff recommendations. Commissioner Higley seconded the motion. All members present voted in favor of the motion.

Approved, As Presented, 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 City Council decision on the Parks-In-Lieu Contribution request of Morning Sun Subdivision No. 8 and Morning Sun Subdivision No. 9 prior to the Morning Sun Subdivision No. 9 final plat being scheduled before the City Council.

**IV. PUBLIC HEARINGS:**

1. Request for a **Special Use Permit** to operate an automobile restoration business and to include a commercial paint booth on property located at 2042 4<sup>th</sup> Ave East. c/o Sonny Warner on behalf of Dave Buddecke (app. 2755)

**Applicant Presentation:**

Sonny Warner, Sonny Speed and Custom, he owns an automotive restoration business. They do not do oil changes and things like that, they do body repair and panel replacements and refurbish vehicles. They are a growing company and need a larger location. The fumes from the paint booth should not be a problem, they are regulated by the state and they will secure the appropriate permits to install the booth.

**Staff Presentation:**

Planner I Spendlove review the request on the overhead and stated this property has a history dating back to 1978 with several approved special use permits for different types of businesses to operate. The property is located in the M-1 zone and the building has been vacant for some time. Automobile and truck service and/or repair businesses require a special use permit in order to operate as well as a paint booth so each item has been included in the request.

The applicant has supplied a narrative outlining the details of the proposed use of the property and building. The hours of operation will be 8:00 AM – 5:00 PM, Monday – Friday. There are three (3) employees. The applicant believes that the impacts to neighboring land uses will be minimal.

Required improvements to the property are required to be in conformance with city code at the time of building permit. All required improvements including landscaping, screening, parking areas, drainage and storm water retention will be reviewed with the building permit submitted to the city and will be required to meet the minimum requirements. Currently the landscape area complies with minimum required city code however; the trees and bushes will have to be replaced and maintained per city code.

This particular business has been in operation at his current location, 323 Wycoff Circle, for some time. The City has not received any recent zoning complaints regarding this business or location. It is believed that the proposed automobile restoration business, including a commercial paint booth, being proposed will not greatly impact beyond what is reasonably acceptable at this location. However, any automobile restoration business has the potential to become an unsightly visual impact to neighbors and the community. In order to mitigate this visual impact to neighbors and the

community as a whole, it would be acceptable to require all inoperable vehicles and parts to be stored inside, or within a sight obscuring fence area. Also, a time limit for vehicles to be parked outside that are either waiting to be worked on or work is completed would be appropriate.

Planner I Spendlove stated upon conclusion should the Commission grant this request as presented; staff recommends approval be subject to the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to the trees and bushes being replaced and maintained per city code no later than March 31, 2016.
3. Subject to all inoperable, un-licensed, or junk vehicles, and all parts being stored inside, or behind a sight obscuring fence that has been approved by staff.
4. No vehicle parked outside for longer than 2 business days prior or after work is completed.
5. Subject to a Certificate of Occupancy issued by the City prior to operation of the paint booth, as described.

**P&Z Questions/Comments:**

- Commissioner Boyd asked how the materials are disposed of from the paint booth.
- Mr. Warner explained that rent a recycler from a local paint company that processes the material so that they can be disposed of correctly.
- Commissioner Frank asked if there is room for storing vehicle or will they have to store them in a fenced area.
- Mr. Warner explained that there is room in the building however if there is a need for a car to be taken to salvage that may need to sit a day or two at this location it will be placed in a fenced area along the back.
- Commissioner Grey asked about the condition that landscaping be replaced.
- Planner I Spendlove explained because the building has been vacant the landscaping is dead.

**Public Comment: [Opened](#)**

- Commissioner Frank read into the record a letter from a citizen that has been filed with the applicant packet.
- Jeff Devey, 2054 4<sup>th</sup> Avenue East, asked about the screening on the north and south property and adjacent to 4<sup>th</sup> Avenue East; because there may be times that vehicle projects get junked and then set aside. He doesn't want this to become an eyesore for the area.

**Public Comment: [Closed](#)**

**Closing Statement:**

Mr. Warner explained that his plan is to fence along the west side of the property and have it connect to the west side of the building. The stuff that would be outback could not be seen by the road. The neighbor to the south is one of his customers and does not have any concerns with what would be in the back area.

**Deliberations Followed:**

Commissioner Woods stated that it seems all of the concerns have been addressed and he understands how people feel about paint booths however the environmental laws have become very stringent in the construction and operation of paint booth that it should not be a concern.

**Motion:**

Commissioner Woods made a motion to approve the request, as presented with staff recommendations. Commissioner Grey seconded the motion. All members present voted in favor of the motion.

**Approved, As Presented, 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 trees and bushes being replaced and maintained per city code no later than March 31, 2016.
  3. Subject to all inoperable, un-licensed, or junk vehicles, and all parts being stored inside, or behind a sight obscuring fence that has been approved by staff.
  4. No vehicle parked outside for longer than 2 business days prior or after work is completed.
  5. Subject to a Certificate of Occupancy issued by the City prior to operation of the paint booth, as described.
2. Request for a **Special Use Permit** to construct and operate an indoor storage container rental warehouse on property located on the west side of the 100 block of Madrona Street. c/o U-Haul Company of Idaho (app. 2756)

**Applicant Presentation:**

John Bideganeta, Bideganeta Construction, Inc. representing the applicant state this will be a low impact business. They would have pods that they are deliver to a customer's location and then the pod is delivered back to the site and stored in the warehouse. The site would be paved, landscaped and sidewalks installed improving this locations appearance tremendously.

**Staff Presentation:**

Planner I Spendlove reviewed the request on the overhead and stated this location has been zoned C-1 at least as far back as the 1970's. The property is undeveloped and is being used as an illegal overflow storage yard for U-Haul on Kimberly Rd. There is no further zoning history for this location.

The property is zoned C-1 and is located on an undeveloped portion of Lot 1; Block 3, Severson Subdivision. The site fronts Madrona St and is 90' x 250' +/- . U-Haul Real Estate Company owns the site. It is currently being used as an illegal vehicle storage/junk yard. The request is to rent metal containers/pods and store them in a warehouse. The applicant has provided a narrative outlining the business as they plan to operate. The narrative does not state how many storage containers/pods they anticipate inside the warehouse at any one time. Within the C-1 zone there is no allowance for outside storage. The Commission may wish to place a condition there be no outside storage on this site. The applicant does not anticipate the increase in traffic to be significant due to the nature of the business. The receiving and delivering of containers/pods will be via U-Haul trucks and trailers only.

Per City Code 10-4-8(B)14 –Wholesale Category: a. Wholesale distribution and warehousing, but excluding H-1 facilities. Warehousing within the C-1 zone requires a special use permit prior to legally establishing and operating this business. The proposed operation of this business is to allow for the rental/storage of individual pods within a warehouse.

These types of businesses, as described by the applicant, typically cause minimal impacts. Those impacts commonly involve increase in traffic, and occasionally noise. The noise impacts do not typically affect neighboring businesses as the operations primarily take place indoors. Occasionally these businesses create some noise due to forklifts and truck traffic. However, the location of this business is near Kimberly Road, and consequently surrounded by Commercial Businesses.

The traffic impact of this business will also be minimal. It is safe to assume the majority of traffic will enter and exit the area via Kimberly Road / Madrona St. However, we do anticipate some traffic to utilize Madrona Street and Elizabeth Blvd to the North. It is not anticipated the traffic increases will significantly affect the surrounding businesses or homes.

Planner I Spendlove stated upon conclusion should the Commission grant this request as presented; staff recommends approval be subject to the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to no outside storage of containers or materials associated with this business.
3. Subject to no outside storage of U-Haul rental trucks or rental equipment on this site.
4. Subject to the receiving and delivering of containers/pods via U-Haul trucks and trailers only.

**P&Z Questions/Comments:**

- Commissioner Grey asked about the size of the building to be constructed.
- Planner I Spendlove stated it is anticipated the building will be approximately 2500 sq. ft.
- Phil Dan, U-Haul representative stated the boxes are 5'W x8'L x7' tall and currently they have 19 on site and a year ago they had 18. There may be a bigger need in the future but currently this building should serve them well for now.

**Public Comment:** [Opened & Closed Without Input](#)

**Deliberations Followed:** [Without Concerns](#)

**Motion:**

Commissioner Tatum made a motion to approve the request, as presented with staff recommendations. Commissioner Grey seconded the motion. All members present voted in favor of the motion.

**[Approved, As Presented, 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 no outside storage of containers or materials associated with this business.

3. Subject to no outside storage of U-Haul rental trucks or rental equipment on this site.
  4. Subject to the receiving and delivering of containers/pods via U-Haul trucks and trailers only.
3. Request for a **Special Use Permit** to operate an indoor recreation facility in conjunction with a retail business on property located at 218 Main Avenue North. c/o The Typewrite Exchange, LLC/William R Snyder (app. 2758)

**Applicant Presentation:**

Gillian Funk, stated she is hoping to operate a fitness studio at this location. The business will be very personalized training along with some yoga and pilates exercise classes in the back. She hopes to have some retail selling workout clothes and accessories. This is excited about operating downtown, she feels like there is a really good vibe in that area and it will be a good fit for the future plans for downtown.

**Staff Presentation:**

The location has been zoned CB at least as far back as the 1970's. There is no further zoning history for this location. Current records list the Typewriter Exchange as the latest business occupying this building. The building is currently empty. The Applicant has provided a detailed narrative outlining the business as it will operate. As this is a change of use a building permit may be required.

Per City Code 10-4-7: Indoor Recreation Facilities are required to obtain a Special Use Permit prior to legally establishing and operating the business. City Code does not currently differentiate between large and small indoor facilities. Nor does City Code currently differentiate between types of Indoor Recreation Facilities. Similar types of business have received Special Use Permits to operate within the CB Zone in the past.

These types of businesses, as described by the applicant, typically cause minimal impacts. Those impacts commonly involve increase in traffic, and occasionally noise.

The noise impacts do not typically impact neighboring businesses as the operations take place indoors. Occasionally these businesses have music associated with their workout classes. Based on the construction of the building and the surrounding areas being commercial in nature, it is safe to assume the noise impact will be minimal.

The traffic impact can cause issues for existing owners in the area. The offering of yoga or other aerobic classes usually brings a number of people to one location at certain times of the day due to the class setting. However, staff believes there is an adequate amount of public parking within the area to support the need for current and future businesses. Limited parking is a result of a lively downtown, with patrons visiting shops and conducting business. Although this can produce unique challenges staff believes it is a good challenge to have in the downtown area.

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Planner I Spendlove stated upon conclusion should the Commission approve this request, as presented; staff recommends approval be subject to the following conditions:

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

**P&Z Questions/Comments:**

- Commissioner Frank asked about a parking location near the building and if it was privately managed.
- Planner I Spendlove confirmed the parking area identified is privately managed, it is not a City parking lot.
- Commissioner Grey asked about equipment being used in the facility and hours of operation.
- Ms. Funk explained it will be medicine balls, mats, rowing machines and bikes but no heavy equipment will be used. She explained her busiest hours of operation will be between 6am-9am not typically during the busiest hours of the surrounding businesses and then also later in the evening after business hours. Throughout the day there will be individuals coming in for personal training but not large groups. As for the noise impacts she did make friends with her adjacent neighbors and did a sound test to see if they would be impacted by the noise from the music that is used during the classes and neither neighbor could hear it on their side of the shared walls. She wants to be a good neighbor.

**Public Comment:** [Opened & Closed Without Input](#)

**Deliberations Followed:** [Without Concerns](#)

**Motion:**

Commissioner Grey made a motion to approve the request, as presented with staff recommendations. Commissioner Woods seconded the motion. All members present voted in favor of the motion.

[Approved, As Presented, 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.
4. Request for a [Zoning Title Amendment](#) to amend Title 10; Chapter 7; Section 14: by redefining the area prohibited for the outside storage or display of merchandise and defining the term "primary business building". [c/o City of Twin Falls](#) (app. 2757)

**Staff Presentation:**

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

Ordinance 3005 was approved in June 2011 which made changes to references in Twin Falls City Code - Title 10; [Chapter 4: Zoning Designations](#), as well as various definitions in Title 10; [Chapter 2: Definitions](#).

This is a request made by the City of Twin Falls. The purpose of this request is to clarify the identified Code Section. Specifically, the manner in which the code is applied to areas where commercial businesses may place outside merchandise.

The amendment removes a slight ambiguity within the code in regards to the "adjacent sidewalk of a primary business". The amendment further defines what the definition of "primary business" includes.

Planner I Spendlove stated upon conclusion staff feels this amendment to the City Code would clarify and more accurately define the intent of Section 10-7-14: Outside Storage and Display. The Commission may recommend to the City Council that the amendment be granted as requested, or it may recommend a modification of the amendment requested (which will require another public hearing before the Commission), or it may recommend that the amendment be denied.

**P&Z Questions/Comments:**

- City Attorney Wonderlich explained that there was actually a jury trial on this code, the person was found guilty they appealed the decision and convince the District Court Judge that the word sidewalk was ambiguous. In order to address this problem some modifications were made to the verbiage.
- Commissioner Higley asked for clarification.
- City Attorney Wonderlich explained the word sidewalk has been removed from the code and replaced with the words pedestrian area. If there is a pedestrian area adjoining the building the businesses can display items in that location.
- Commissioner Higley gave an example that a business has a sidewalk parallel to the street and the building sits back from the sidewalk could the business display things on the sidewalk.
- City Attorney Wonderlich explained no that would not be allowed and never has been. The idea is if you have merchandise keep it close to the building along the pedestrian area. The idea is to prevent businesses from using the up their parking lot area.

**Public Comment:** [Opened & Closed Without Input](#)

**Deliberations Followed:** [Without Concerns](#)

**Motion:**

Commissioner Boyd made a motion to recommend approval of the request, as presented. Commissioner Tatum seconded the motion. All members present voted in favor of the motion.

[Recommended Approval To The City Council, As Presented](#)  
[Scheduled for City Council January 4, 2016](#)

**V. GENERAL PUBLIC INPUT:** [None](#)

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

- Commissioner Frank thanked Commissioner Boyd for her service on the Planning & Zoning Commission and wished her the best in her new position as a City Council member.
- Commissioner Boyd was very thankful for the time she served on this Commission and for the knowledge that she has gained.

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

1. Work Session- [January 6, 2016](#)
2. Public Hearing-[January 12, 2016](#)

**VIII. ADJOURN MEETING:**

Chairman Frank adjourned the meeting at 7:04 PM

Lisa A Strickland  
Administrative Assistant  
Planning & Zoning Department

DRAFT



# BEFORE THE PLANNING & ZONING COMMISSION OF THE CITY OF TWIN FALLS

In Re:	)	
	)	
<u>Preliminary Plat Application,</u>	)	FINDINGS OF FACT,
	)	
<u>Morning Sun Subdivision No. 9</u>	)	CONCLUSIONS OF LAW,
<u>c/o Gerald Martins on behalf of</u>	)	
<u>Morning Sun Partners, LLC</u>	)	AND DECISION
Applicant(s)	)	

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho at the December 8, 2015 hearing for consideration of the preliminary plat of Morning Sun Subdivision No. 9, consisting of 8.75 (+/-) acres, to develop 27 single family residential lots and 1 tract located at the North East Corner of Hankins Road North/3200 East Road and Stadium Boulevard, and the Planning and Zoning Commission having heard testimony from interested parties being fully advised in the matter, now makes the following

### FINDINGS OF FACT

1. Applicant has requested approval of the preliminary plat of Morning Sun Subdivision No. 9, consisting of 8.75 (+/-) acres, to develop 27 single family residential lots and 1 tract located at the North East Corner of Hankins Road North/3200 East Road and Stadium Boulevard
  
2. The property in question is zoned R-2 pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Medium Density in the duly adopted Comprehensive Plan of the City of Twin Falls.
  
4. The existing neighboring land uses in the immediate area of this property are: to the north, Residential; to the south, Stadium Boulevard-partially developed/residential/agricultural; to the east, Pillar Falls Elementary School-under construction; to the west, Hankins Road North/Residential

5. The City Engineering Office has reviewed the preliminary plat and has approved the proposed street accesses and public utility extensions, subject to availability of such services at the time of development. The developer will pay all costs of public improvements, including but not limited to streets, curb, gutter and sidewalks, sewer, water and pressurized irrigation systems. The proposed development includes dedication of additional right-of-way in compliance with the Master Street Plan.

6. Any detrimental effects on the neighborhood would be ameliorated by observance of the conditions, which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

Based on the foregoing Findings of Fact and the regulations and standards set forth below, the Planning and Zoning Commission hereby makes the following

CONCLUSIONS OF LAW

1. The preliminary plat of the Morning Sun Subdivision No. 9, consisting of 8.75 (+/-) acres, to develop 27 single family residential lots and 1 tract located at the North East Corner of Hankins Road North/3200 East Road and Stadium Boulevard is in conformance with the objectives of the zoning ordinance and the policy for developments in Twin Falls City Code §10-1-4. Specifically, the land can be used safely for building purposes without danger to health or peril from fire, flood or other menace, proper provision has been made for drainage, water, sewerage and capital improvements including schools, parks, recreation facilities, transportation facilities and improvements, all existing and proposed public improvements conform to the Comprehensive Plan.

2. The preliminary plat is in conformance with the Comprehensive Plan as required by Twin Falls City Code §10-12-2.3(H) (2) (a).

3. Public services are currently available to accommodate the proposed development, as required by Twin Falls City Code §10-12-2.3(H) (2) (b). Public services may not be available at the time of

development, depending upon the speed of development of this and other subdivisions and the ability of the City to obtain additional water and/or sewer capacity.

4. The development of streets, sewer, water, irrigation, dedication of park land and other public improvements at the cost of the developer will not adversely affect any capital improvement plan and will integrate with existing public facilities, as required by Twin Falls City Code §10-12-2.3(H)(2)(c).

5. There is sufficient public financial capability of supporting services for the proposed development, as required by Twin Falls City Code §10-12-2.3(H) (2) (d).

6. There are no other health, safety or environmental problems associated with the proposed development that were brought to the Commission's attention, per Twin Falls City Code §10-12-2.3(H)(2)(e).

Based on the foregoing Conclusions of Law, the Twin Falls City Planning and Zoning Commission hereby enters the following

DECISION

The request for approval of the preliminary plat of Morning Sun Subdivision No. 9, consisting of 8.75 (+/-) acres, to develop 27 single family residential lots and 1 tract located at the North East Corner of Hankins Road North/3200 East Road and Stadium Boulevard is hereby granted, as presented, subject to final technical review by the City Engineer's Office and subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls.

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CHAIRMAN-TWIN FALLS CITY PLANNING & ZONING COMMISSION

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DATE

"EXHIBIT NO. A"

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 City Council decision on the Parks-In-Lieu Contribution request of Morning Sun Subdivision No. 8 and Morning Sun Subdivision No. 9 prior to the Morning Sun Subdivision No. 9 final plat being scheduled before the City Council.

DRAFT



# BEFORE THE PLANNING & ZONING COMMISSION OF THE CITY OF TWIN FALLS

In Re: )  
 )  
Special Use Permit, Application, ) FINDINGS OF FACT,  
 )  
 ) CONCLUSIONS OF LAW,  
The Typewriter Exchange, LLC )  
c/o William R. Snyder ) AND DECISION  
 Applicant(s) )

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho on December 8, 2015 for public hearing pursuant to public notice as required by law for a Special Use Permit for the purpose of operating an indoor recreation facility on property located at 218 Main Avenue North, and the Planning and Zoning Commission having heard testimony from interested parties being fully advised in the matter, now makes the following

### FINDINGS OF FACT

1. Applicant has applied for a Special Use Permit for the purpose of operating an indoor recreation facility on property located at 218 Main Avenue North
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: November 19, 2015
3. The property in question is zoned CB P-1 pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Townsite in the duly adopted Comprehensive Plan of the City of Twin Falls.
4. The existing neighboring land uses in the immediate area of this property are: to the north, Alley/Commercial Business; to the south, Main Avenue North/Commercial Business; to the east; Commercial Business; and to the west, Commercial Business.

Based on the foregoing Findings of Fact, the Planning and Zoning Commission hereby makes the following:

CONCLUSIONS OF LAW

1. The application for a Special Use Permit for the purpose of operating an indoor recreation facility on property located at 218 Main Avenue North is consistent with the purpose of the CB P-1 Zone, and is not detrimental to any of the outright permitted uses or existing special uses in the area.
2. The proposed use does constitute a special use as established by zoning requirements for the zone involved as required by Twin Falls City Code 10-13-2.2(D)1.
3. The proposed use will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations as required by Twin Falls City Code 10-13-2.2(D)2
4. The proposed use will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area as required by Twin Falls City Code 10-13-2.2(D)3.
5. The proposed use will not be hazardous or disturbing to existing or future neighboring uses as required by Twin Falls City Code 10-13-2.2(D)4.
6. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community as required by Twin Falls City Code 10-13-2.2(D)6.
7. The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors as required by Twin Falls City Code 10-13-2.2(D)7.

8. The proposed use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares as required by Twin Falls City Code 10-13-2.2(D)8.

9. The proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance as required by Twin Falls City Code 10-13-2.2(D)9.

10. The proposed use is a proper use in the CB P-1 Zone, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

11. The application for a Special Use Permit for the purpose of operating an indoor recreation facility on property located at 218 Main Avenue North should be granted, subject to all applicable requirements of the Zoning Ordinance, Adopted Standard Drawings and City code of the City of Twin Falls, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

Based on the foregoing Conclusions of Law, the Twin Falls City Planning and Zoning Commission hereby enters the following

DECISION

1. The application for a Special Use Permit for the purpose of operating an indoor recreation facility on property located at 218 Main Avenue North is hereby granted, as presented, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

2. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

3. The Special Use Permit shall be issued, as presented.

---

CHAIRMAN- TWIN FALLS CITY PLANNING & ZONING COMMISSION

---

DATE

"EXHIBIT NO. A"

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.

APPLICATION #2758  
SUP# 1381

DRAFT



**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.1381**

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on December 8, 2015 to The Typewriter Exchange, LLC c/o William R. Snyder whose address is P.O. Box 2338 Boise, ID 83701 for the purpose of operating an indoor recreation facility on property located at 218 Main Avenue North and legally described as Twin Falls Townsite Lot 28 Block 85 (16-10-17) RPT00010850280

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.2758**

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.

\_\_\_\_\_  
CHAIRMAN - TWIN FALLS CITY PLANNING & ZONING COMMISSION

\_\_\_\_\_  
DATE

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



# BEFORE THE PLANNING & ZONING COMMISSION OF THE CITY OF TWIN FALLS

In Re:	)	
	)	
<u>Special Use Permit, Application,</u>	)	FINDINGS OF FACT,
	)	
<u>U-Haul Co. of Idaho</u>	)	CONCLUSIONS OF LAW,
<u>c/o Bideganeta Construction, Inc.</u>	)	
Applicant(s)	)	AND DECISION

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho on December 8, 2015 for public hearing pursuant to public notice as required by law for a Special Use Permit for the purpose of operating an indoor storage container rental warehouse on property located on the west side of the 100 block of Madrona Street, and the Planning and Zoning Commission having heard testimony from interested parties being fully advised in the matter, now makes the following

## FINDINGS OF FACT

1. Applicant has applied for a Special Use Permit for the purpose of operating an indoor storage container rental warehouse on property located on the west side of the 100 block of Madrona Street
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: November 19, 2015
3. The property in question is zoned C-1 pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Commercial/Retail in the duly adopted Comprehensive Plan of the City of Twin Falls.
4. The existing neighboring land uses in the immediate area of this property are: to the north, Commercial Business; to the south, U-Haul/Stinker Station/Kimberly Road; to the east; Madrona Street/Power Plant, LLC; and to the west, Parking Area/The Pressbox Sports Bar.

Based on the foregoing Findings of Fact, the Planning and Zoning Commission hereby makes the following:

CONCLUSIONS OF LAW

1. The application for a Special Use Permit for the purpose of operating an indoor storage container rental warehouse on property located on the west side of the 100 block of Madrona Street is consistent with the purpose of the C-1 Zone, and is not detrimental to any of the outright permitted uses or existing special uses in the area.

2. The proposed use does constitute a special use as established by zoning requirements for the zone involved as required by Twin Falls City Code 10-13-2.2(D)1.

3. The proposed use will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations as required by Twin Falls City Code 10-13-2.2(D)2

4. The proposed use will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area as required by Twin Falls City Code 10-13-2.2(D)3.

5. The proposed use will not be hazardous or disturbing to existing or future neighboring uses as required by Twin Falls City Code 10-13-2.2(D)4.

6. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community as required by Twin Falls City Code 10-13-2.2(D)6.

7. The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of

excessive production of traffic, noise, smoke, fumes, glare or odors as required by Twin Falls City Code 10-13-2.2(D)7.

8. The proposed use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares as required by Twin Falls City Code 10-13-2.2(D)8.

9. The proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance as required by Twin Falls City Code 10-13-2.2(D)9.

10 The proposed use is a proper use in the C-1 Zone, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

11. The application for a Special Use Permit for the purpose of operating an indoor storage container rental warehouse on property located on the west side of the 100 block of Madrona Street should be granted, subject to all applicable requirements of the Zoning Ordinance, Adopted Standard Drawings and City code of the City of Twin Falls, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

Based on the foregoing Conclusions of Law, the Twin Falls City Planning and Zoning Commission hereby enters the following

#### DECISION

1. The application for a Special Use Permit for the purpose of operating an indoor storage container rental warehouse on property located on the west side of the 100 block of Madrona Street is hereby granted, as presented subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

2. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

3. The Special Use Permit shall be issued, as presented.

---

CHAIRMAN- TWIN FALLS CITY PLANNING & ZONING COMMISSION

---

DATE

"EXHIBIT NO. A"

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 no outside storage of containers or materials associated with this business.
3. Subject to no outside storage of U-Haul rental trucks or rental equipment on this site.
4. Subject to the receiving and delivering of containers/pods via U-Haul trucks and trailers only.

APPLICATION #2756  
SUP# 1380

DRAFT



**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. 1380**

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on December 8, 2015 to U-Haul Co. of Idaho whose address is 8155 Chinden Boulevard Garden City, ID 83714 for the purpose of operating an indoor storage container rental warehouse on property located on the west side of the 100 block of Madrona Street and legally described as Twin Falls Severson Subd S 90' of E 250' of Block 3 (15-10-17 SW) RPT48010030000B

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. 2756**

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 no outside storage of containers or materials associated with this business.
3. Subject to no outside storage of U-Haul rental trucks or rental equipment on this site.
4. Subject to the receiving and delivering of containers/pods via U-Haul trucks and trailers only.

\_\_\_\_\_  
CHAIRMAN - TWIN FALLS CITY PLANNING & ZONING COMMISSION

\_\_\_\_\_  
DATE

**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



# BEFORE THE PLANNING & ZONING COMMISSION OF THE CITY OF TWIN FALLS

In Re:	)	
	)	
<u>Special Use Permit, Application,</u>	)	FINDINGS OF FACT,
	)	
	)	CONCLUSIONS OF LAW,
<u>Dave Buddecke</u>	)	
<u>c/o Sonny Warner</u>	)	AND DECISION
Applicant(s)	)	

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho on December 8, 2015 for public hearing pursuant to public notice as required by law for a Special Use Permit for the purpose of operating an automobile restoration business and to include a commercial paint booth on property located at 2042 4<sup>th</sup> Ave East, and the Planning and Zoning Commission having heard testimony from interested parties being fully advised in the matter, now makes the following

### FINDINGS OF FACT

1. Applicant has applied for a Special Use Permit for the purpose of operating an automobile restoration business and to include a commercial paint booth on property located at 2042 4<sup>th</sup> Ave East
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: November 19, 2015
3. The property in question is zoned M-1 pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Commercial/Retail in the duly adopted Comprehensive Plan of the City of Twin Falls.
4. The existing neighboring land uses in the immediate area of this property are: to the north, 4<sup>th</sup> Avenue East; to the south, Trucking Facility; to the east; Commercial; and to the west, Commercial.

Based on the foregoing Findings of Fact, the Planning and Zoning Commission hereby makes the following:

CONCLUSIONS OF LAW

1. The application for a Special Use Permit for the purpose of operating an automobile restoration business and to include a commercial paint booth on property located at 2042 4<sup>th</sup> Ave East is consistent with the purpose of the M-1 Zone, and is not detrimental to any of the outright permitted uses or existing special uses in the area.

2. The proposed use does constitute a special use as established by zoning requirements for the zone involved as required by Twin Falls City Code 10-13-2.2(D)1.

3. The proposed use will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations as required by Twin Falls City Code 10-13-2.2(D)2

4. The proposed use will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area as required by Twin Falls City Code 10-13-2.2(D)3.

5. The proposed use will not be hazardous or disturbing to existing or future neighboring uses as required by Twin Falls City Code 10-13-2.2(D)4.

6. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community as required by Twin Falls City Code 10-13-2.2(D)6.

7. The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason

of excessive production of traffic, noise, smoke, fumes, glare or odors as required by Twin Falls City Code 10-13-2.2(D)7.

8. The proposed use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares as required by Twin Falls City Code 10-13-2.2(D)8.

9. The proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance as required by Twin Falls City Code 10-13-2.2(D)9.

10 The proposed use is a proper use in the M-1 Zone, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

11. The application for a Special Use Permit for the purpose of operating an automobile restoration business and to include a commercial paint booth on property located at 2042 4<sup>th</sup> Ave East should be granted, subject to all applicable requirements of the Zoning Ordinance, Adopted Standard Drawings and City code of the City of Twin Falls, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

Based on the foregoing Conclusions of Law, the Twin Falls City Planning and Zoning Commission hereby enters the following

DECISION

1. The application for a Special Use Permit for the purpose of operating an automobile restoration business and to include a commercial paint booth on property located at 2042 4<sup>th</sup> Ave East is hereby granted, as presented, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

2. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

3. The Special Use Permit shall be issued, as presented.

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CHAIRMAN- TWIN FALLS CITY PLANNING & ZONING COMMISSION

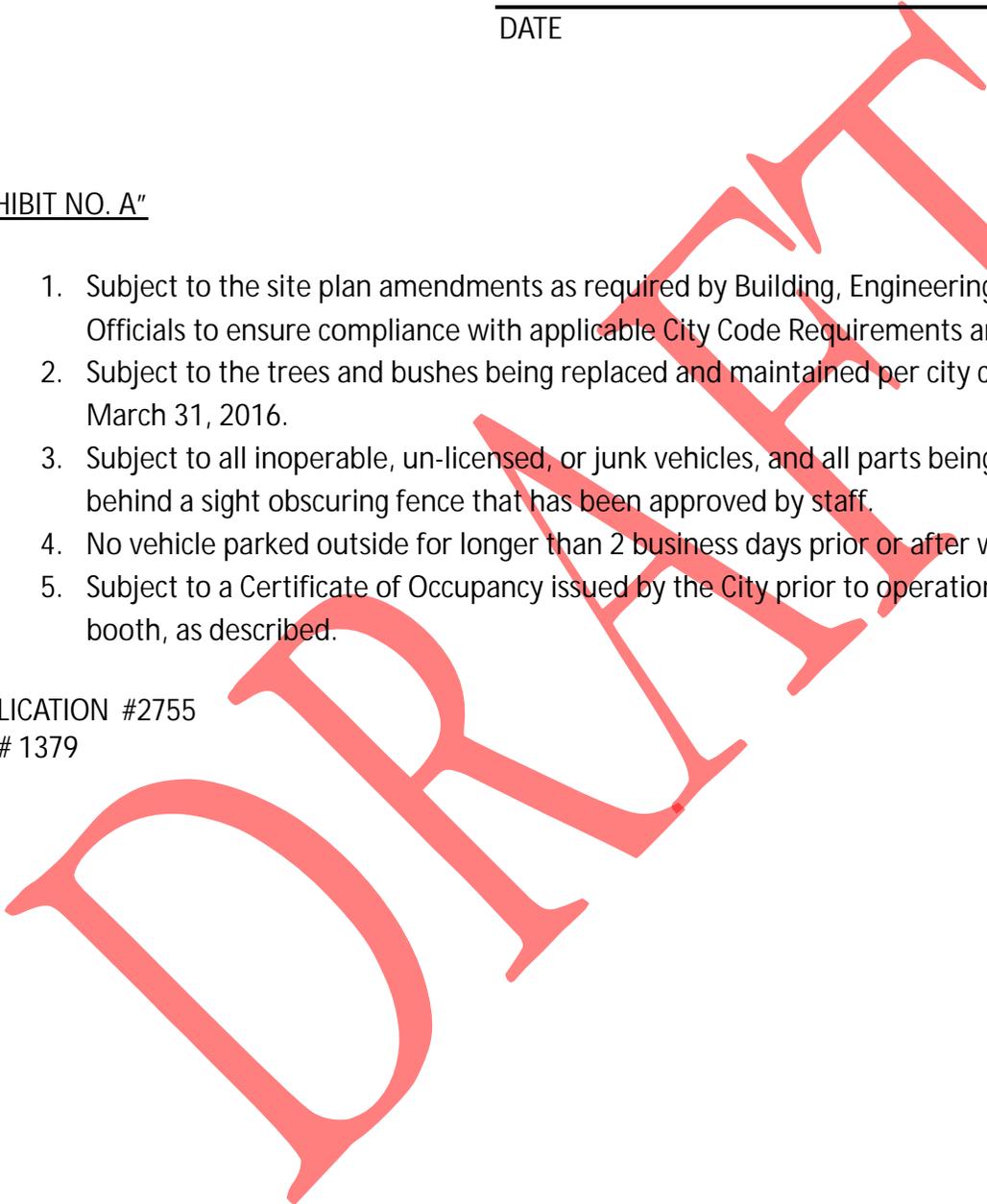
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DATE

"EXHIBIT NO. A"

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 trees and bushes being replaced and maintained per city code no later than March 31, 2016.
3. Subject to all inoperable, un-licensed, or junk vehicles, and all parts being stored inside, or behind a sight obscuring fence that has been approved by staff.
4. No vehicle parked outside for longer than 2 business days prior or after work is completed.
5. Subject to a Certificate of Occupancy issued by the City prior to operation of the paint booth, as described.

APPLICATION #2755  
SUP# 1379





**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. 1379**

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on December 8, 2015 to Dave Buddecke c/o Sonny Warner whose address is 323 Wycoff Circle Twin Falls, ID 83301 for the purpose of operating an automobile restoration business and to include a commercial paint booth on property located at 2042 4<sup>th</sup> Ave East and legally described as Twin Falls Wycoff Industrial Subdivision Lot 6 Blk 1 (15-10-17 SE)

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.2755**

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 trees and bushes being replaced and maintained per city code no later than March 31, 2016.
3. Subject to all inoperable, un-licensed, or junk vehicles, and all parts being stored inside, or behind a sight obscuring fence that has been approved by staff.
4. No vehicle parked outside for longer than 2 business days prior or after work is completed.
5. Subject to a Certificate of Occupancy issued by the City prior to operation of the paint booth, as described.

\_\_\_\_\_  
CHAIRMAN - TWIN FALLS CITY PLANNING & ZONING COMMISSION

\_\_\_\_\_  
DATE

**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



Public Hearing: **TUESDAY, January 12, 2016**

To: Planning and Zoning Commission

From: Jonathan Spendlove, Planner I

## AGENDA ITEM III-2

**Request:** Consideration of a **Preliminary Plat** for the Eastpark Professional Subdivision No. 2, A PUD, 3.34 +/- acres consisting of 6 lots on property located on the south side of Bridgeview Boulevard and east side of Locust Street 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> 3.4 +/-Acres
Nathan Welch 1345 Mountain View Drive Twin Falls, ID 83301	<b>Current Zoning:</b> R-2 PRO PUD	<b>Requested Zoning:</b> Approval of the preliminary plat for Eastpark Professional Sub #2
	<b>Comprehensive Plan:</b> Urban Village/ Urban Infill	<b>Lot Count:</b> 6 Lots
	<b>Existing Land Use:</b> Undeveloped	<b>Proposed Land Use:</b> 6 Lots for development in compliance with the Eastpark PUD.
<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 208-734-4888 <a href="mailto:gmartens@ehminc.com">gmartens@ehminc.com</a>	<b>North:</b> C-1 PUD; Commercial Retail Business	<b>East:</b> R-2 & R-1 VAR PRO PUD; Platted - Undeveloped
	<b>South:</b> R-1 VAR PUD; Residential Single Family	<b>West:</b> R-4 and C-1; Locust St N, Undeveloped
	<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 property is part of the Eastpark PUD #213, which went through the Public Hearing process in 1998. This PUD assigned the Zoning Districts and placed limitations on the uses allowed on the property. In 2007 the Interstate Amusement Subdivision-A Conveyance Plat, was recorded with 2 lots. The intent of a conveyance plat is to allow for property to be sold – it does not allow for development. The code further states whichever lots desires to be developed first all street and utilities are required to be developed for both lots.

In October 2015, the applicant went before the City Council to request waiving the required improvements for portions of the Interstate Amusement Conveyance Plat. This waiver was granted for the portions of the Conveyance Plat not being developed by Mr. Welch and his Associates. The result is this land may move forward through the Platting and development process without triggering the development of the remaining portions of land contained in the original Conveyance Plat.

## Analysis:

This Preliminary Plat is designated as Eastpark Professional Subdivision #2, needs to include “-A PUD” in name; consists of 3.4 +/- acres divided into six (6) lots. The six (6) lots will be designed, built and used to meet the Eastpark PUD #213 standards. The entire site is currently zoned R-2 PRO PUD. To establish a professional use requires a special use permit.

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.

This request is in conformance with the Comprehensive Plan and the requirements found in Twin Falls City Code.

## Conclusion:

Staff recommends the Commission approve the preliminary plat of the Eastpark Professional Subdivision #2; 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.

## Attachments:

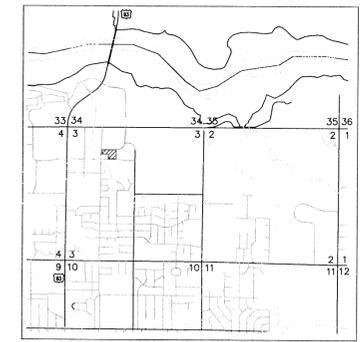
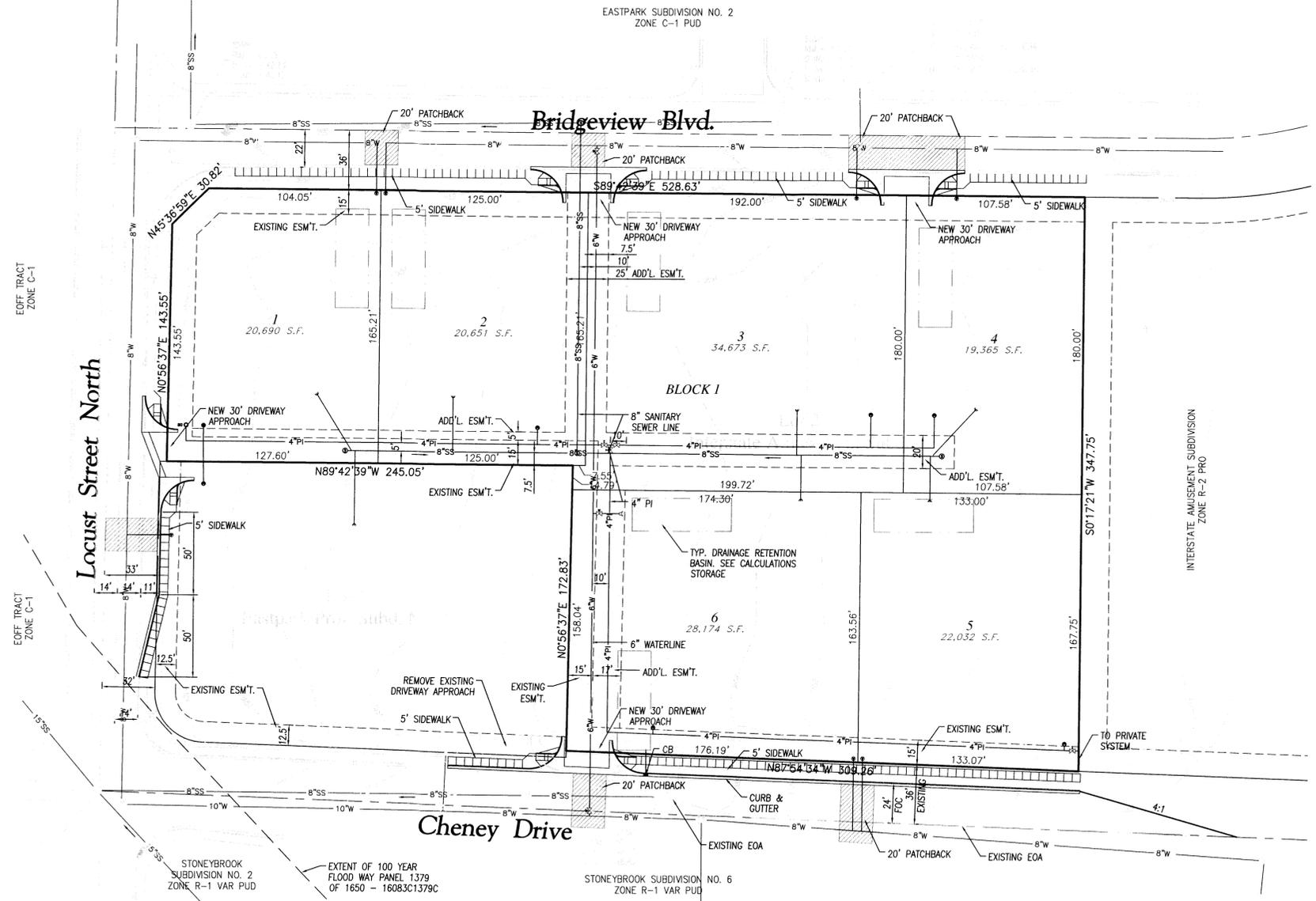
1. Eastpark Professional Subdivision #2-A PUD Preliminary Plat
2. Zoning Vicinity Map
3. Eastpark PUD Agreement

Preliminary Plat  
**EASTPARK PROFESSIONAL  
 SUBDIVISION NO. 2**  
 A Planned Unit Development  
 A Re-subdivision and Re-Numbering of Lot 2,  
 INTERSTATE AMUSEMENT SUBDIVISION  
 Located In  
 Gov't. Lot 3, Section 3  
 Township 10 South, Range 17 East, Boise Meridian  
 Twin Falls County, Idaho  
 2015



**EHM Engineers, Inc.**  
 BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE  
 Engineers / Surveyors / Planners  
 621 North College Road, Suite 100, Twin Falls, Idaho 83301  
 P: (208)-734-4888 Fax: (208)-734-6049 web: ehmic.com

PRELIMINARY PLAT  
 for  
**EASTPARK PROFESSIONAL SUBDIVISION NO. 2**



Vicinity Map  
 NOT TO SCALE

**Design Data:**

PARCEL NUMBER:	RPT2816000020	SEWER:	CITY SEWER
OWNER/DEVELOPER:	NATHAN WELCH 1345 MOUNTAIN VIEW DR. TWIN FALLS, IDAHO 83301 PH:	WATER:	CITY WATER
ENGINEER:	EHM ENGINEERS, INC. 621 N. COLLEGE RD., SUITE 100 TWIN FALLS, ID. 83301 (208)734-4888	STREETS:	NO NEW PROPOSED PUBLIC STREETS
EXISTING ZONE:	R-2 PRO	SETBACKS:	BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE STANDARDS FOR THE R-2 ZONING DISTRICT IN EFFECT AT THE TIME OF ISSUANCE OF BUILDING PERMITS.
PROPOSED ZONE:	R-2 PRO	EASEMENTS:	AS SHOWN
EXISTING USE:	BARE GROUND	IRRIGATION:	PRIVATE NON-POTABLE
PROPOSED USE:	OFFICES	UTILITIES:	UNDERGROUND POWER, TELEPHONE, GAS, & CABLE TELEVISION
DEVELOPMENT AREA:	3.34 ACRES	BENCHMARK:	#4080-3034 BRIDGEVIEW BLVD. 430' E OF LOCUST ST. N. EL.=3658.905
VARIANCE:	NONE REQUESTED		

**Drainage Calculations:**

NOTE:  
 DRAINAGE RUNOFF FACTORS:  $V=1.6/12(A)(ROF)$   
 IMPERVIOUS AREAS = 0.95  
 LANDSCAPE AREAS = 0.25  
 PRE-DEVELOPMENT = COMMERCIAL NO ALLOWANCE  
 DRY WELL NET AREA = VOIDS 40%

<b>LOT 1</b>	IMPERVIOUS AREA = 18,621SF	$1.6/12*18,621*.95 =$	2,359CF
	LANDSCAPE AREA = 2,069SF	$1.6/12*2,069*.25 =$	69CF
			2,428CF
<b>LOT 2</b>	IMPERVIOUS AREA = 18,585SF	$1.6/12*18,585*.95 =$	2,354CF
	LANDSCAPE AREA = 2,065SF	$1.6/12*2,065*.25 =$	69CF
			2,423CF
<b>LOT 3</b>	IMPERVIOUS AREA = 31,206SF	$1.6/12*31,206*.95 =$	3,953CF
	LANDSCAPE AREA = 3,467SF	$1.6/12*3,467*.25 =$	116CF
			4,069CF
<b>LOT 4</b>	IMPERVIOUS AREA = 17,429SF	$1.6/12*17,429*.95 =$	2,207CF
	LANDSCAPE AREA = 1,936SF	$1.6/12*1,936*.25 =$	52CF
			2,272CF
<b>LOT 5</b>	IMPERVIOUS AREA = 19,829SF	$1.6/12*19,829*.95 =$	2,512CF
	LANDSCAPE AREA = 2,203SF	$1.6/12*2,203*.25 =$	73CF
			2,585CF
<b>LOT 6</b>	IMPERVIOUS AREA = 25,357SF	$1.6/12*25,357*.95 =$	3,212CF
	LANDSCAPE AREA = 2,817SF	$1.6/12*2,817*.25 =$	94CF
			3,306CF
<b>TOTAL CHENEY</b>	IMPERVIOUS AREA = 6,264SF	$1.6/12*6,264*.95 =$	793CF
			17,080CF

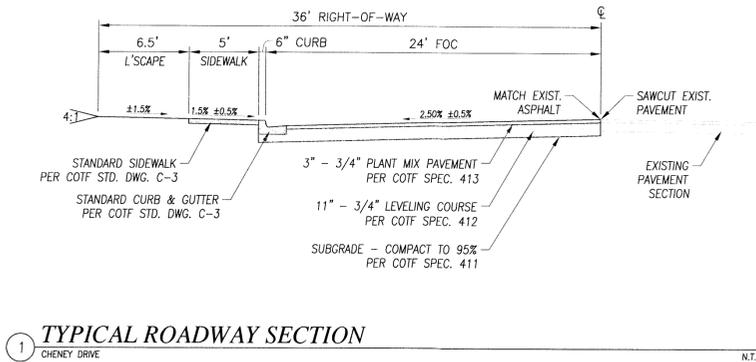
INDIVIDUAL SITE DEVELOPMENT PLANS WILL ADDRESS ACTUAL CALCULATIONS AND CAPACITIES UPON FURTHER DEVELOPMENT.

**Notes:**

- EASEMENTS FOR UTILITIES AND ACCESS ROADS SHALL BE DETERMINED BASED ON FINAL LOCATIONS AND BE INCLUDED ON THE FINAL PLAT OR GRANTED BY SEPARATE DOCUMENT.
- ALL LOTS AND LOT OWNERS SHALL BE SUBJECT TO A PROPERTY OWNERS ASSOCIATION AND AN ARCHITECTURAL CONTROL COMMISSION.
- EACH LOT SHALL BE RESPONSIBLE FOR ON SITE RETENTION OF STORM WATER UNLESS MULTIPLE LOTS ARE DEVELOPED CONCURRENTLY WHICH WILL ALLOW FOR COMBINED STORM WATER RETENTION.
- ALL LOTS AND RIGHT OF WAY LANDSCAPING SHALL BE IRRIGATED WITH A PRIVATE NON-POTABLE PRESSURIZED IRRIGATION SYSTEM.
- DEVELOPER SHALL CONSTRUCT PRESSURE IRRIGATION STATION IMPROVEMENTS AS REQUIRED TO SUPPORT THIS DEVELOPMENT. NO BUILDING PERMITS SHALL BE ISSUED UNTIL THE PRESSURE IRRIGATION STATION IS CONSTRUCTED.
- A CROSS-USE AND MAINTENANCE RECIPROCAL AGREEMENT WILL BE RECORDED FOR ACCESS, PARKING, STORM DRAINAGE, AND UTILITIES IF NEEDED.
- EACH LOT OWNER SHALL BE RESPONSIBLE FOR THE RETENTION OF ALL STORM WATER GENERATED ON INDIVIDUAL LOTS AND RIGHT OF WAY FRONTING THOSE LOTS. FINAL LOCATION OF RETENTION FACILITIES TO BE DETERMINED UPON DEFINITION OF USERS AND LAYOUTS. RETENTION AREAS MAY BE DRY-WELLS OR OPEN SWALES PER INDIVIDUAL SITE PLANS.
- REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF EACH LOT OWNER FOR INSTALLATION AND MAINTENANCE.
- TEMPORARY RETENTION BERMS/SWALES PROTECTING ADJACENT STREETS AND LOTS FROM RUNOFF WILL BE REQUIRED BY THE CITY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

**Legend:**

	PROPOSED	EXISTING
PROPERTY BOUNDARY	---	---
ROADWAY CENTERLINE	---	---
EASEMENT LINE	---	---
WATER LINE	8"W	8"W
SANITARY SEWER LINE	8"SS	8"SS
STORM SEWER LINE	8"SD	8"SD
PRESSURE IRRIGATION LINE	8"PI	8"PI
GRAVITY IRRIGATION LINE	8"GI	8"GI
OVERHEAD POWER LINE	OHP	OHP
STANDARD CURB & GUTTER	---	---
ROLLED CURB & GUTTER	---	---
EDGE OF ASPHALT	---	---
SEWER SERVICE	---	---
CLEAN-OUT	CO	CO
FIRE HYDRANT	---	---
MANHOLE	---	---
IRRIGATION BOX	---	---
VALVE	---	---
POWER POLE	---	---



1 TYPICAL ROADWAY SECTION  
 CHENEY DRIVE N.T.S.

DO NOT SCALE DRAWINGS  
 CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ENGINEER OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

STAMP

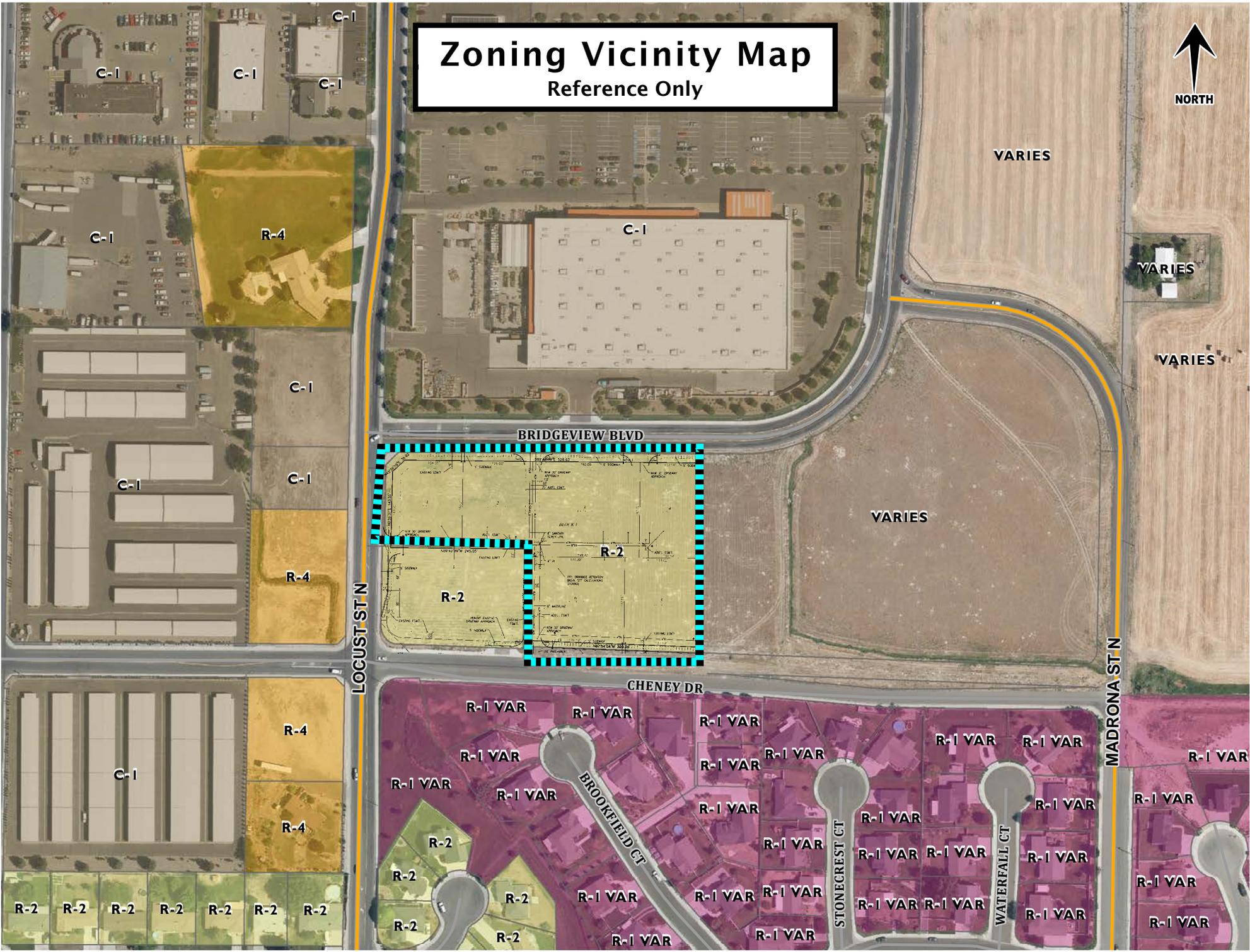
**PRELIMINARY**

APPROVED:	G. MARTENS
DESIGN:	G.MARTENS
DRAWN:	V. SMITH
DATE:	11/4/2015
SCALE:	AS SHOWN
DWG. NO.:	343-14 PP
SHEET:	PPI



# Zoning Vicinity Map

Reference Only



EASTPARK PUDC-1, R-1, R-2 (PRO) & R-4 (PRO) PLANNED UNIT DEVELOPMENT AGREEMENT

THIS AGREEMENT, made and entered into this 24th day of April, 1995, by and between the City of Twin Falls, a municipal corporation, State of Idaho (hereinafter called "City"), and Zabala Family Trust and Eastpark Partners, (hereinafter called "Developers"), whose address is P.O. Box 1492 Hailey, Idaho 83333 and P. O. Box 492, Twin Falls, Idaho 83303 respectively.

RECITALS

WHEREAS, Zabala Family Trust (hereinafter included in reference to "Owners" or "Developers"), is the equitable title holder to certain tracts of land in the City of Twin Falls, State of Idaho and Eastpark Partners (hereinafter included in reference to "Owners" or "Developers"), also is the equitable title holder to certain other tracts of land in the City of Twin Falls, State of Idaho, all parcels are more particularly described in Exhibits "A" (zoning) and "B" (ownership), and attached hereto. The subject land is bounded by Locust Street North on the West, Pole Line Road on the North, runs East approximately 2640 feet from Locust Street and is bounded by Cheney Drive alignment on the South (hereinafter "Property"); and

WHEREAS, Developers intend to develop and/or sell portions of the Property from time to time; and

WHEREAS, Developers have made request of the City of Twin Falls to develop a portion of the properties as commercial subdivisions, and the balance as one or more residential subdivisions, including portions with professional overlay (Project") and have submitted to the City a master plan thereof which has been approved for development as a "C-1, R-1, R-2 (PRO) & R-4 (PRO) PUD" by the City Council of the City; and

WHEREAS, City, by and through its City Council, has agreed to the development of said land within the City of Twin Falls, Idaho, subject to certain terms, conditions and understandings, which terms, conditions and understandings are the subject of this agreement.

Twin Falls County, Idaho  
 Recorded for:  
 CITY OF TWIN FALLS  
 02:22pm Sep. 22, 1998  
 1998-017180  
 No. of Pages: 13 Fee: \$39.00  
 ROBERT S. FORT  
 Ex-Officio Recorder  
 Deputy: SL

COVENANTS

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, Developer and City agree as follows:

1. NATURE OF THE AGREEMENT. This agreement shall become part of the "C-1, R-1, R-2 (PRO) & R-4 (PRO) PUD" zone with respect to the Property upon its full execution and recording. Developer, Owners and their assigns or successors in interest, as well as City and its assigns or successors (if any), shall be bound by the terms and conditions contained herein.

2. NATURE OF THE DEVELOPMENT. It is agreed by the parties hereto that certain language and requirements pertaining to the "C-1, R-1, R-2 (PRO) & R-4 (PRO) PUD" zone shall be interpreted as follows:

A. COMMON AREA AND PROPERTY OWNERS ASSOCIATIONS AND MAINTENANCE. There is a requirement for common area within the Project. Therefore, there is a requirement for Developer to organize a Property Owners' Association in connection with its development of the Property, which associations are established for the maintenance of common areas. Developer shall have the right to designate common areas in any phase(s) of its development. In the event common areas are so designated, Developer may create an association of those property owners benefiting from said common areas for the purpose of maintaining the same. Except for space explicitly designated as common area, the maintenance responsibility for each parcel and the improvements thereon rests solely with the parcel's owner.

B. USES. The use language of the underlying "C-1, R-1, R-2 (PRO) & R-4 (PRO)" zone shall apply with regard to permitted uses, special uses, and prohibited uses on the Property or any portion thereon, as shown on the Master Plan with the following exceptions:

(1) The area of R-2 PRO overlay between Cheney Drive and Bridgeview Boulevard, West of Madrona and East of Locust will be restricted such that all buildings will be constructed using residential style architecture and will have an architectural finish aesthetically pleasing. All professional buildings in this area will be limited to single story construction. Building design in this area will be regulated by an architectural control committee responsible for enforcement of the restrictive covenants for that area. All buildings will be limited to a maximum of 6,000 square feet, provided however that within 350' of Locust Street North the maximum building size

shall be increased to 10,000 square feet. Buildings facing Cheney Drive will be positioned such that all parking will occur north of the building. Any non-residential use will be subject to a special use permit by the City Council.

That area of C-1 zone running East and the new Bridgeview extension for approximately 1150 feet and 462 feet South of Poleline Road will be restricted to **LIMITED NEIGHBORHOOD BUSINESSES** as follows:

Of the allowed uses in a C-1 Zoning only the following will be allowed outright on this parcel:

General Merchandise  
 Food and Drugs  
 Apparel and Accessories  
 Home Furnishings  
 Eating Places (no drive thru)  
 Sporting Goods  
 Garden Supplies  
 Bakeries (retail)  
 Book Stores and Art Shops  
 Flower Shops  
 Hobbies and Toy Stores  
 Ice Cream Stores (no drive thru)  
 Music Stores  
 Libraries  
 Finance and Investment Offices  
 Insurance and Related Offices  
 Real Estate and Related Offices  
 Photography  
 Beauty and Barber  
 Professional Offices

TOTAL 20

Desired uses on this portion of the properties East of the new Bridgeview extension not specifically allowed above will require a special use permit. canopy type illumination with the light source shielded from surrounding residential areas.

In addition, in the C-1 zone lying East of the Bridgeview extension, no building may be larger than 20,000 square feet ub suze, nor taller than 28 feet above ground level. All lighting will be canopy type illumination with the light source shielded from surrounding residential areas.

No outdoor public address or music systems will be allowed. Hours of operation for businesses on this parcel shall be limited to between the hours of 7:00 A.M. to 11:00 P.M. on this parcel, except for special sales of a duration not to exceed

one week and holiday seasons. Parking lot lighting will be designed to dim at 11:00 P.M.

C. PHASING OF DEVELOPMENT. Developer shall be permitted to develop the property in phases. So long as those phases are in compliance with the Master Plan, the PUD Agreement, obtained by submission of a technically correct final plat for each phase to the City Council. The designation and location of specific uses, and buildings on the Master Plan are conceptual and changes therefrom shall not provide basis for disapproval of any final plat. There shall be no minimum and a maximum time limit of three years between completion of one phase and commencement of the next phase.

3. STREET, SEWER, WATER AND DRAINAGE IMPROVEMENTS. Developer shall be responsible for the design and construction of street, sewer, water and drainage systems on the Property (hereinafter "Improvements") as described herein in accordance with City Standards.

A. IMPROVEMENT PLANS. Developer shall, as to each phase of its development, file or cause to be filed with the city a complete set of plans for that development phase, showing all Improvements contemplated within that phase of the development (hereinafter "Improvement Plans"). The Improvement Plans and all improvements shown thereon shall meet with the approval of the City, which approval shall be given if such plans conform with published City requirements.

B. IMPROVEMENT DESIGN AND CONSTRUCTION. Developer shall cause to be designed, constructed and installed, in accordance with the approved Improvement Plans and at its expense, all improvements shown on the Improvement Plans. Notwithstanding the foregoing, nothing in this agreement shall prohibit City participation in the cost or financing of improvements on the Property if mutually agreed to by the parties hereto.

C. PHASED CONSTRUCTION. Developer may install the improvements all at one or in phases. Developer shall provide the City with written notification of when and of what portion, or portions, of said Improvements it intends to complete at the time; and agrees to make such modifications and/or construct any temporary facilities necessitated by such phased construction work as shall be required and approved by the City, which approval shall not be unreasonably withheld.

D. CONSTRUCTION SUPERVISION. Developer shall use a qualified construction engineer or supervisor to supervise the construction inspection and testing of the work as necessary,

to ensure that all such Improvements are constructed in accordance with the approved Improvement Plans.

E. **NONCOMPLIANCE.** In the event any of the requirements with regard to the installation of said Improvements are not complied with, the City shall give written notice to Developer of said non-compliance. Developer shall cure said non-compliance within thirty days of this receipt of notice (or, in the case of non-compliance that will take in excess of thirty days to cure, Developer shall commence to cure within thirty days of receipt of notice and diligently pursue the same to completion). In the event Developer fails to cure said non-compliance in the manner set forth hereinabove, the City shall have the right to withhold the issuance of any future building permits and certificates of occupancy within that phase of such "PUD" until such time as all requirements specified in Section 3 have been complied with; PROVIDED, HOWEVER, Developer shall have the right to appear before the City Council at any regular meeting after any building permits and certificates of occupancy shall have been withheld for reasons set forth in this paragraph, and shall have the right to be heard as to why such building permits and certificates of occupancy should be issued. The City Council shall then in good faith and in an objective manner decide whether said building permits and certificates of occupancy should be issued, and its decision shall be final, except that the rights of the parties are preserved at law and equity.

F. **FEES.** Developer shall pay, or cause to be paid, to City all applicable fees, if any, with regard to the installation of Improvements pursuant to the Improvement Plans. However, City water and sewer connection and service charges shall be paid for by individual developers and users at the rates set by applicable City ordinances and resolutions.

G. **DEDICATION OF IMPROVEMENTS.** City hereby agrees to accept maintenance responsibility for the public improvements upon their completion to City standards.

4. **PLATS.** Developer agrees to file with City a preliminary plat, prepared by a registered professional engineer, of the real property which is the subject of this agreement. Final plats for phases to be developed shall be submitted specifically identifying and dedication all necessary public easements and those rights-of-way the city agrees to accept herein and in the Standard Developers Agreement. It is agreed that said plats and any amendments thereto must first be approved by City.

5. **INDIVIDUAL PARCEL DEVELOPMENT CRITERIA.** The Property or any portion thereof shall be developed in accordance with criteria set forth in this Section 5.

A. APPROVAL AND CONSTRUCTION. All improvements shall be constructed in accordance with engineered drawings and specifications, describing in reasonable detail the work to be performed, which drawings and specifications shall first be approved by City and meet City standards, which approval shall not be unreasonably withheld.

B. BUILDING SETBACKS. All buildings on lots adjacent to Pole Line Road are to be constructed with a minimum setback of ninety-three feet (93') from the center line of Pole Line Road. All buildings on lots adjacent to Locust Street North, Bridgeview Boulevard, Madrona Street North and Cheney Drive are to be constructed with a minimum setback of sixty feet (60') from the center line of said streets.

C. LANDSCAPING. Perimeter landscaping shall be required to be installed on each parcel of the Property with a boundary of Cheney Drive, Locust Street, Madrona Street North, Bridgeview Boulevard or Pole Line Road and in the public rights-of-way adjacent thereto at the right time and planting season for the proposed vegetation. Such landscaped perimeter shall be installed from the back of the curb in the public rights-of-way along Pole Line Road, Bridgeview Blvd., Madrona Street North, Cheney Drive and Locust Street North and shall be extended to the dimensions set forth below. The depth of the landscaped perimeter on Pole Line Road shall be a minimum of thirty five feet (35') from the back of the curb or future curb. The depth of the landscaped perimeter on Cheney Drive, Madrona, Locust and the South and East side of Bridgeview shall be a minimum of twenty feet (20') from the back of the curb or future curb. The depth of the landscaped perimeter on the North and West side of Bridgeview running from Locust to the intersection of Bridgeview and Madrona shall be forty feet (40') for lots with commercial usage fronting Bridgeview and twenty feet (20') for lots with processional usage fronting Bridgeview. Each property owner shall maintain the landscaping on its property and in the public right-of-way adjacent thereto. Notwithstanding the foregoing, in the event developer chooses to designate certain landscaped areas and other areas as "common area," developer shall have the right to create an association which shall be responsible for the maintenance of "common area."

D. LANDSCAPING PLAN. At the time of development, each parcel fronting Pole Line, Madrona, Cheney or Bridgeview shall be landscaped to include the following: Fifty percent (50%) of the lineal footage of landscaping shall have berms of at least eighteen inches (18") in height with at least fifty percent (50%) of the berming a minimum of thirty inches (30") in height. The landscaped perimeter shall be planted in grass with a minimum of one tree per five hundred square feet of landscaped

area and a minimum of one shrub per one hundred square feet of landscaped area. At least (50%) of the shrubs and trees shall be evergreen. At least (50%) of all trees shall be from the following groups: Austrian pine, green ash and honey locust. (50%) of these are to be mature trees at planting with a height of at least 10 feet. Trees and shrubs may be grouped, but there shall be no space greater than seventy-five feet (75') between tree and shrub groupings. All trees shall have a height of at least four feet when planted. In addition to the foregoing, each individual parcel must also satisfy the landscaping requirements of the underlying "C-1, R-1, R-2 (PRO) or R-4" zone.

E. DRAINAGE.

(1) Stormwater from commercial developments shall be retained. Facilities to retain the design of: "50-year, 24-hour rain storm event" shall be designed, constructed, and maintained by the property owner of each lot in the development, unless specific written arrangements are made to share those responsibilities among several lot owners and/or the City.

(2) Stormwater from residential developments shall be detained to limit discharge to downstream drainways. Detention facilities meeting City Code requirements in effect at the time of plat approval shall be designed and constructed by the developer, and maintained by the property owners association of each development, unless specific written arrangements are made to share those responsibilities among individual lot owners and/or the City.

F. BUILDING STANDARDS. Buildings and improvements shall comply with the following standards.

(1) PROHIBITED MATERIALS. Metal sided buildings and buildings with exposed unpainted plain concrete block are prohibited. Concrete tilt-up or double-T panels are prohibited unless they have a decorative finish. This does not preclude the use of decorative masonry block or brick or the use of architectural residential metal siding.

(2) OUTSIDE STORAGE AND DISPLAY. Refuse and outside storage and display areas shall be visibly screened from streets and adjacent properties. All such areas shall be located to the rear of the buildings or to the side of a building, other than street side.

(3) UTILITIES. All on-site utility service lines, including electrical lines and telephone lines located within a parcel shall be placed underground. Any transformer or terminal equipment provided within or immediately adjacent to the

parcel shall be visibly screened from the view from streets, with appropriate screening material.

(4) PROHIBITED SIGNAGE. No billboards will be permitted. Signs employing flashing or moving parts shall also be prohibited except that message center signs or time and temperature panels any be approved by the City on a case by case basis. No signs shall encroach over public rights-of-way. Signs painted on building walls and fascias are also prohibited. No exposed raceways, ballast boxes, transformers, or attachment devices are permitted. No roof-mounted signs shall be permitted. On that portion of property East of Bridgeview signs shall be additionally limited to "low profile" and must not exceed 100 square feet maximum and not to exceed ten feet in height. Letters can only illuminate internally. No lighted signage will face South and illuminated individual letters and logo are limited to 16" in height on this portion of the property East of Bridgeview.

G. CODES. All construction on the Property shall be to the standards established by applicable codes.

H. CONTROL DURING DEVELOPMENT OF INDIVIDUAL PARCELS Developer shall maintain control during development of the Property or any part thereof, through the use of deed restrictions to be recorded setting forth the required development criteria contained herein.

7. ACCESS TO POLE LINE ROAD. Developer and subsequent property owners agree to limit the number of accesses between Locust Street North and Bridgeview Boulevard to one (1) and between Bridgeview Boulevard and the East property line to three (3). The location of said approaches shall be as shown on the approved preliminary plat.

8. ACCESS TO BRIDGEVIEW BOULEVARD. Developer and subsequent property owners agree to limit the location of accesses from the North-South portion of Bridgeview Boulevard North of its intersection with Madrona to no further South than one hundred sixty feet (160') from Pole Line Road right-of-way lines. Said one hundred sixty feet (160') shall be measured to the center of the approach.

9. VACATION OF MADRONA STREET NORTH. Developer and subsequent property owners agree to the vacation of portion of Madrona Street North.

10. WIDENING OF POLE LINE ROAD. Developer hereby agrees to convey to the city the area under the developer's control needed for the widening of the Pole Line Road shall be widened at

the developer's expense pursuant to the Standard developer's Agreement, bringing Pole Line Road to a 32' width from centerline, at the time the C-1 portion South of Pole Line Road is developed. Any future widening shall be handled outside the scope of the agreement.

11. SIGNAL AT POLE LINE AND BRIDGEVIEW. Developer hereby agrees to pay for engineering and underground construction cost of the signal at this intersection when it is developed.

12. DEDICATION OF LAND TO CITY. Developer agrees to set aside a minimum of three acres in the Southeast corner of the 40 acres that lies East of Madrona for open space and will work with the city on the exact location and configuration for public use as a park.

13. STREET DEVELOPMENT REQUIREMENT. Developer agrees that the completion of either Locust Street from Cheney Drive to Pole Line Road, or the completion of Bridgeview Blvd. and Locust Street North from Cheney Drive to Pole Line Road, will be completed with the first commercial development of the project.

14. LOCUST STREET SCREENING. Developers agrees to create a berm along the West side of Locust Street to the extent possible to screen the J.C. Williams property from automobile headlights.

15. TIME LIMITATION. "C-1, R-1, R-2 (PRO) & R-4 (PRO) PUD" zone designation on the property described in Exhibit "A" and "B" attached hereto is expressly conditioned upon submission to the City Council of a final plat of the first phase within one (1) year from the date hereon.

16. STANDARD DEVELOPER'S AGREEMENT. It is understood and agreed by the parties hereto that it shall be necessary for Developer or individual owners to execute the City's Standard Developer's Agreements.

17. GENERAL PROVISIONS.

A. COOPERATION. The parties hereto agree to cooperate each with the other. Developer shall submit to the City all plans, specification, and working drawings required by the City.

B. ENTIRE AGREEMENT. This agreement constitutes the entire agreement between the parties concerning the property and improvements described herein, and no amendment or modification to this agreement shall be valid or effective unless reduced to writing and signed by the parties.

C. APPLICABLE LAW. This agreement shall be construed in accordance with the laws of the State of Idaho.

D. NOTICE. If notices from one party to the other are desired or required hereunder, such notices shall be delivered or mailed to the party to receive such at this address last known to the sender of such notice. Notices shall be deemed received on the date of hand delivery or upon seventy-two (72) hours following deposit in the United States mail, if properly addressed, stamped and sent with "return receipt requested". On the date of this agreement, the addresses of the parties are as follows:

DEVELOPER: Zabala Family Trust  
Attention: Felipe Zabala  
P.O. Box 1492  
Hailey, Idaho 83333

DEVELOPER: Eastpark Partners  
Attention: Steve Keim  
P.O. Box 492  
Twin Falls, Idaho 83301

CITY: City of Twin Falls  
P.O. Box 1907  
321 Second Avenue East  
Twin Falls, Idaho 83303-1907

E. SUCCESSORS AND ASSIGNS. This agreement shall be binding upon the successors, assigns and legal representatives of the parties hereto.

F. SEVERABILITY. In the event any portion of this agreement is declared by a court of competent jurisdiction to be invalid, illegal or unenforceable, such portion shall be deemed severed from this agreement, and the remaining portions shall not be affected thereby.

G. SIGNATORIES. Each of the persons executing this agreement hereby represent and warrant that he or she is duly authorized and empowered to so act on behalf of the entity for which he or she is signing and that his agreement is binding on, and enforceable against, such entity.

H. EFFECTIVE DATE. This "PUD" agreement shall become valid and binding only upon its approval by City, through its City Council, and upon its execution by the Mayor and Developer.

I. ATTORNEYS FEES. In the event that either party should be required to retain an attorney because of the default or breach of the other or to pursue any other remedy provided by law, that party which prevails in any litigation shall be entitled to a reasonable attorney's fee.

J. CONSTRUCTION. Should any provision of this Agreement require judicial interpretation, the Court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against one party, by reason of the rule of construction that a document is to be construed more strictly against the person who himself or through his agents prepared the same, it being acknowledged that both parties have participated in the preparation hereof.

K. ATTACHMENTS. All attachments to this Agreement and recitals are incorporated herein and made a part hereof as if set forth in full.

L. CAPTIONS. The captions, section and paragraph numbers appearing in this agreement are inserted only as a matter of convenience and shall in no way affect interpretation of this agreement.

IN WITNESS WHEREOF, the City has affixed its seal and caused these presents to be executed by its Mayor on the date above written.

CITY OF TWIN FALLS

By: *Cecil Klenke*

EASTPARK PARTNERS

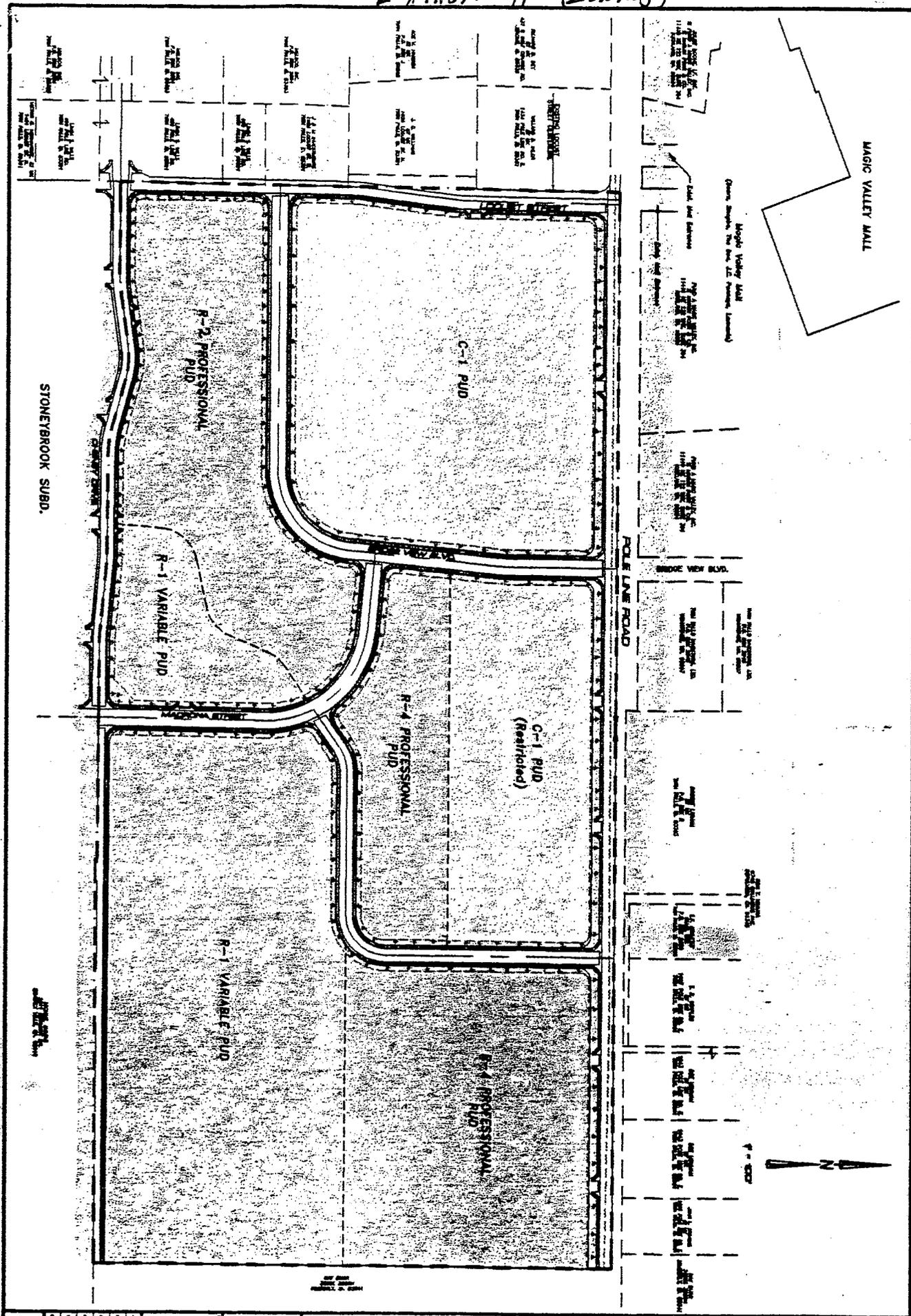
By: *Robert R. H.*

By: \_\_\_\_\_

ZABALA FAMILY TRUST

By: *Jeepa Zabala*  
Trustee

EXHIBIT "A" (ZONING)

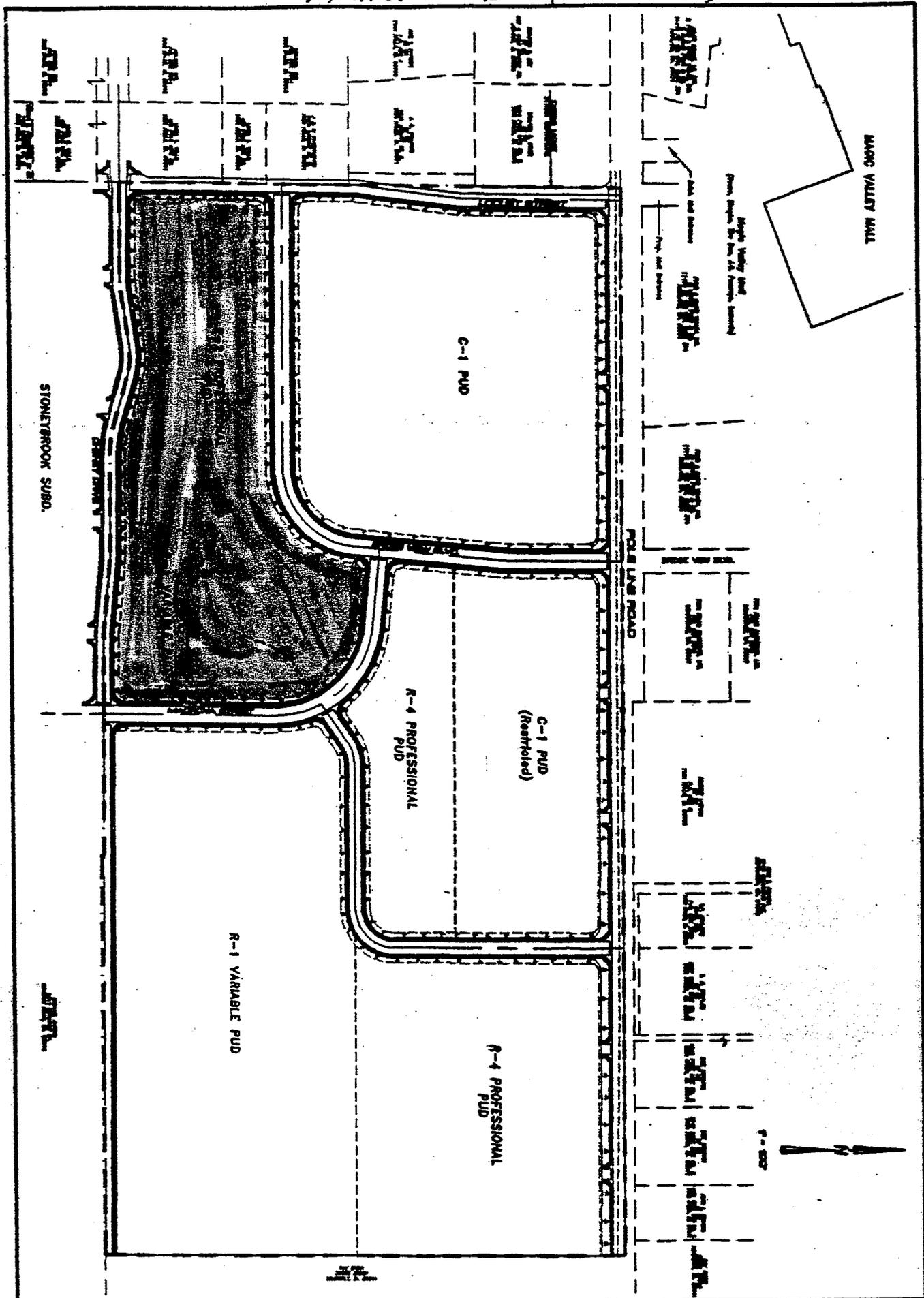


Development Plan For  
**STONEYBROOK SUBDIVISION NORTH**  
 Twin Falls, Idaho

**ENR** Engineers, Inc.  
 ENGINEERS/SURVEYORS/PLANNERS

DATE	2/20/2018
BY	T. S. [unclear]
SCALE	1" = 100'
PROJECT	STONEYBROOK SUBDIVISION NORTH
CLIENT	[unclear]
LOCATION	TWIN FALLS, IDAHO

Exhibit "B" (Ownership)



Zabala Family TRUST

EAST PARK PARTNERS



Public Hearing: **TUESDAY, January 12, 2016**  
 To: Planning & Zoning Commission  
 From: Jonathan Spendlove, Planner I

## AGENDA ITEM IV-2

**Request:** Request for a **Special Use Permit** to operate an automobile service business on property located at 127 Filer Avenue, Suite B. c/o BDG Partners, LLC on behalf of The Tint Lady (app. 2759)

**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	<b>Size:</b> +/- 0.1 Acres; 1488 sf bldg.
The Tint Lady 1887 Highland Ave E Twin Falls ID 83301 208-736-8469	<b>Current Zoning:</b> C-1; commercial/retail and RB; Residential Business	<b>Requested Zoning:</b> SUP
	<b>Comprehensive Plan:</b> Residential Business	<b>Lot Count:</b> 1 Lot
	<b>Existing Land Use:</b> Developed, Vacant Building	<b>Proposed Land Use:</b> Automobile Service Business
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
BDG Partners, LLC Gerald Martens 621 N College Rd Twin Falls, ID 8331 208-734-4888 <a href="mailto:gmartens@ehminc.com">gmartens@ehminc.com</a>	<b>North:</b> R-4, Residential	<b>East:</b> RB, Residential Business
	<b>South:</b> Filer Ave; R-4, Vacant undeveloped	<b>West:</b> C-1, Commercial Business
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-4-8, 10-4-23, 10-10, 10-11-1 thru 8, 10-13	

**Approval Process:**

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

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

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

**Budget Impact:**

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

**Regulatory Impact:**

Approval of this request will allow the applicant to operate an automobile service business on the property listed above.

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

**History:**

In 2014, a portion of this property was rezoned from R-4 to RB after progressing through the Public Hearing Process with the Planning and Zoning Commission and City Council. The western part of this property had been previously zoned C-1 for a number of years and remains C-1.

In 2014-2015, the owner constructed a new shell building that meets the development criteria for the RB Zoning Code. The western half of the building is zoned C-1 and the eastern half is zoned RB.

**Analysis:**

The property is located at 127 Filer Ave, Suite B. This property is bisected by the RB and the C-1 Zoning Districts. It is important to note the suite proposed for this business has the west half zoned C-1 and the east half zoned RB with the tinting operation taking place within the C-1 Zoning District and the office operations taking place in the RB Zoning District.

The applicant is requesting to operate an automobile service business. The applicant has supplied a narrative detailing the operation of the business. The business will perform window tinting on vehicles inside the building. The applicant states all work will take place during normal business hours and vehicles waiting overnight will be stored inside.

**Per City Code 10-4-8- C-1 Zone:**

Automobile Service businesses require a Special Use Permit prior to being legally established on property zoned C-1. An automobile service business is not allowed in the RB zone at all. Although certain automobile service businesses are less intrusive and less impactful on surrounding properties, City Code does not make a distinction between these types.

**Per City Code 10-4-23:**

Office activities are a permitted use within the RB Zoning District. The RB District does not allow Automobile Service Business activities within its boundaries. However, since the activities of the Automobile Service Business will be taking place on the portion of the property Zoned C-1 it seemed appropriate to allow the applicant to go through the process of applying for a Special Use Permit.

**Per City Codes 10-10 and 10-11-1 thru 8:**

Required improvements such as parking, screening, landscaping and others are typically enforced at the time of building permit submittal. This is an existing shell building, it is anticipated that the required improvements were provided at the time of original construction of the site. It is also not anticipated the change of "Use" will trigger additional required improvements.

The commission may wish to review the current site plan and require any additional items it deems appropriate to mitigate potential negative impacts this business may incur to the area.

**Possible Impacts:**

This type of business will have some traffic and noise impacts. These will be associated with the coming and going of customers, deliveries of supplies, and the maneuvering of vehicles on the property. The applicant has described all operations taking place indoor which will eliminate much of the possible noise associated with work on vehicles.

The noise from traffic will increase simply because there had not been any businesses located on this property previously. However, this location is designated on the future land use map as Residential Business, and this is in close proximity to Washington St North which is one of the larger arterial roadways in the city.

**Conclusion:**

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

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to the Special Use Permit being issued to "The Tint Lady" with business operations being conducted as depicted through this public hearing process. Any change in ownership or operations will require a new special use permit.
3. Subject to no outside storage of vehicles or materials associated with this business.

**Attachments:**

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

## REASON FOR REQUEST

The purpose for this request is to allow application of a window tinting business providing window tinting for vehicles, residences and businesses. Vehicle window tinting is accomplished on site with all work accomplished inside the building.

The building and the tinting space is C-1 and RB zones. The window tinting business is located in the C-1 zone.

Vehicles waiting pickup by customers will be parked in the building parking lot south of the building. Any overnight parking of customer vehicles will be inside the building.

The tinting operation consists of applying a film to existing glass. Unlike an auto repair or service facility there is not removal or replacement of part and not changing of oils or use of lubricants.

All waste products will be placed in an onsite refuse container.

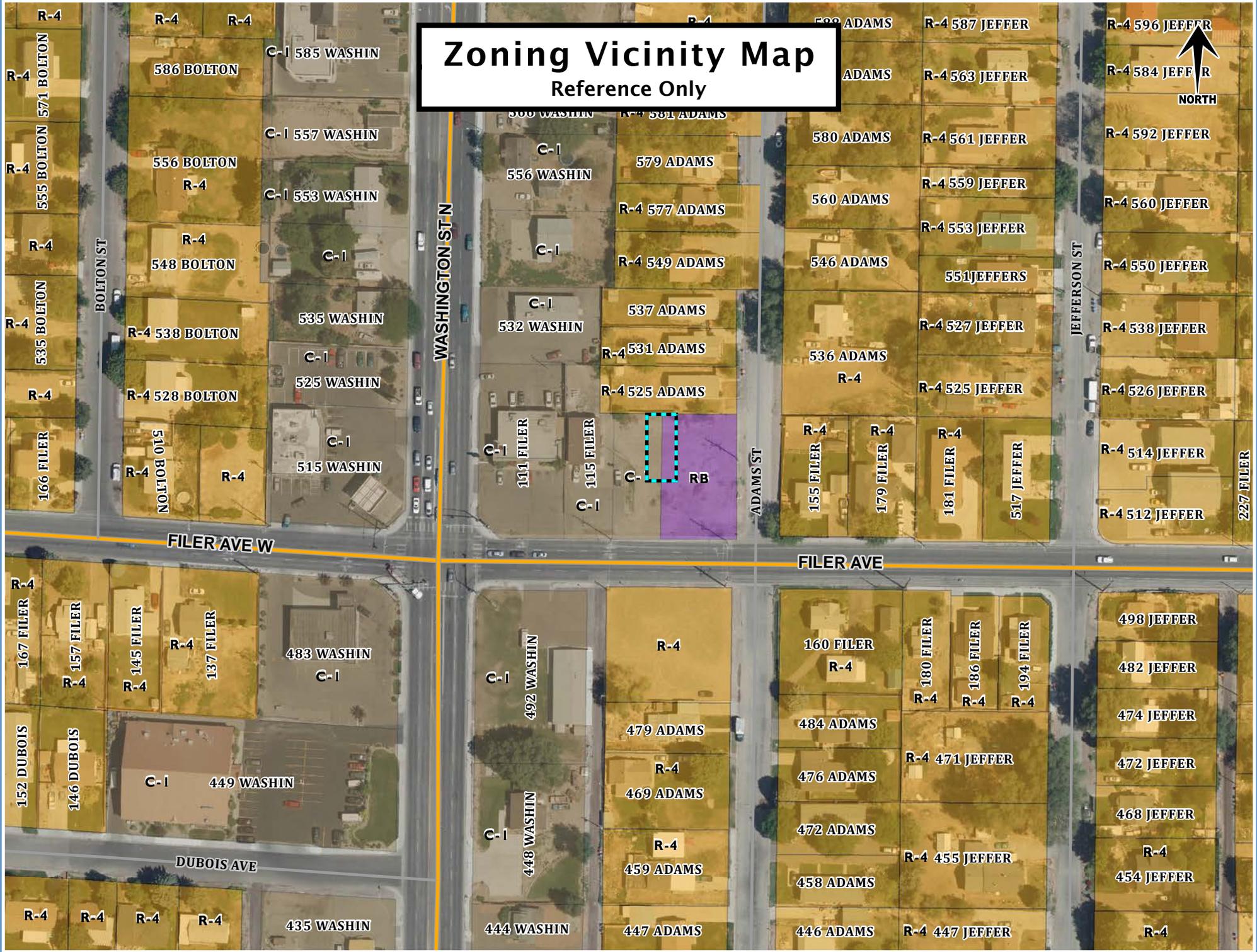
The business will operate from 7 am to 6 pm 5 days a week with occasional work on Saturdays.

There will be a maximum of three employees.

All work will be with the building eliminating any additional noise, glare, or odor.

# Zoning Vicinity Map

Reference Only



# Aerial Photo Map

Reference Only



WASHINGTON ST N

532 WASHIN

531 ADAMS

536 ADAMS

525 ADAMS

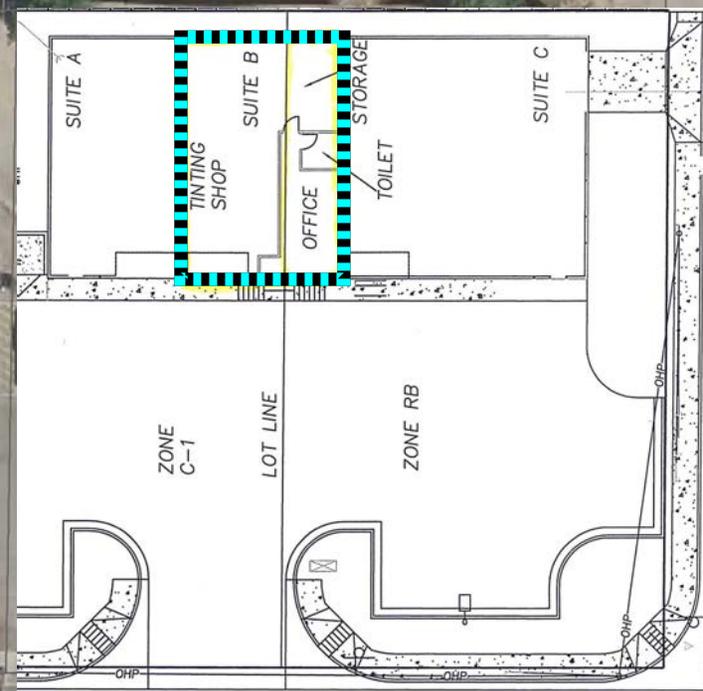
111 FILER

115 FILER

ADAMS ST

115 FILER

FILER AVE





SCALE:  
1" = 20'

EXISTING  
BUILDING  
1,360 Sq. Ft.

SS  
OHP

SUITE A

ZONE  
C-1

TINTING  
SHOP

LOT LINE

SUITE B

OFFICE

ZONE RB

TOILET

STORAGE

SUITE C



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

Engineers / Surveyors / Planners  
621 North College Road, Suite 100 Twin Falls, Idaho 83301  
p (208)-734-4888 fax (208)-734-6049 web: ehminc.com

FLOOR PLAN  
127 FILER AVENUE  
SUITE "B"  
TWIN FALLS, IDAHO



Frontage along Filer Ave.



Front of building facing Filer Ave



Corner of Filer and Adams



Separation between business and residential to the north.





Public Hearing: **TUESDAY, January 12, 2016**

To: Planning & Zoning Commission

From: Jonathan Spendlove, Planner I

## AGENDA ITEM IV-2

**Request:** Request for a **Special Use Permit** to construct a 1360 sq. ft. detached accessory building on property located at 2428 Blick Lane. c/o James Ray Construction/JVR Investments (app. 2760)

**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> 0.42 Acre Lot, 1363 Sq Ft detached accessory bldg
JVR Investments 3520 Addison Ave E Kimberly ID 83341 208-734-1025	<b>Current Zoning:</b> R-2, Residential	<b>Requested Zoning:</b> Special Use Permit for Detached Accessory Bldg >1000 sqft
	<b>Comprehensive Plan:</b> Medium Density Residential	<b>Lot Count:</b> 1 Lot
	<b>Existing Land Use:</b> Residential	<b>Proposed Land Use:</b> no change
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
James Ray 3520 Addison Ave E Kimberly ID 83341 208-734-1025 <a href="mailto:Jvray5@gmail.com">Jvray5@gmail.com</a>	<b>North:</b> SUI Aol ; Canyon Springs Road/Residential	<b>East:</b> R-2; Residential
	<b>South:</b> R-2; Blick Lane/Residential	<b>West:</b> R-2; Residential
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-4-2, 10-11-1 thru 8, 10-13	

**Approval Process:**

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

Within thirty (30) days after the public hearing, the Commission shall approve, conditionally approve, or disapprove the application as presented during the hearing. If conditions are placed on the permit, the Administrator shall issue a special use permit listing the specific conditions specified by the Commission for approval. Conditions shall be implemented within 6 months or the permit if void.

If an applicant or interested party appeals the decision of the Commission with fifteen (15) days from the date of action (when the Findings of Fact are signed), 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 may have an impact on the City budget as additional development could increase the value of the property.

**Regulatory Impact:**

Approval of this request will allow the applicant to proceed with the building permit for a detached accessory structure larger than 1000 square feet.

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:**

This lot was created with the Settler Ridge Subdivision #2 in 2006. A single family dwelling is currently under construction.

**Analysis:**

The Applicant has supplied plans showing a proposed 1360 sf detached accessory building. The applicant described the building for private RV storage and no commercial activity.

**Per City Code 10-4-2:** Detached accessory buildings within the R-2 Zone greater than 1000 sf are required to obtain a Special Use Permit prior to being legally constructed. The proposed plan is showing the shop in the North West corner of the property. Within this existing neighborhood this size is not uncommon.

**Per City Code 10-11-1 thru 8:** Required improvements include streets, water and sewer, drainage and storm water. These required improvements will be evaluated and all applicable code requirements will be enforced at the time of building permit submittal.

**Possible Impacts:** Accessory structures of similar size are common in this area. The design submitted is consistent with the existing house and the developed neighborhood. Staff feels these types of buildings being constructed within 3 feet of the property line can be imposing on neighboring property owners. However, no residence has been constructed on the property to the west as of this date.

**Conclusion:**

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

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to construction of the detached accessory building to be consistent with the submitted drawings/elevations, as presented.
3. Subject to no business use or residential occupancy use within this structure.

**Attachments:**

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

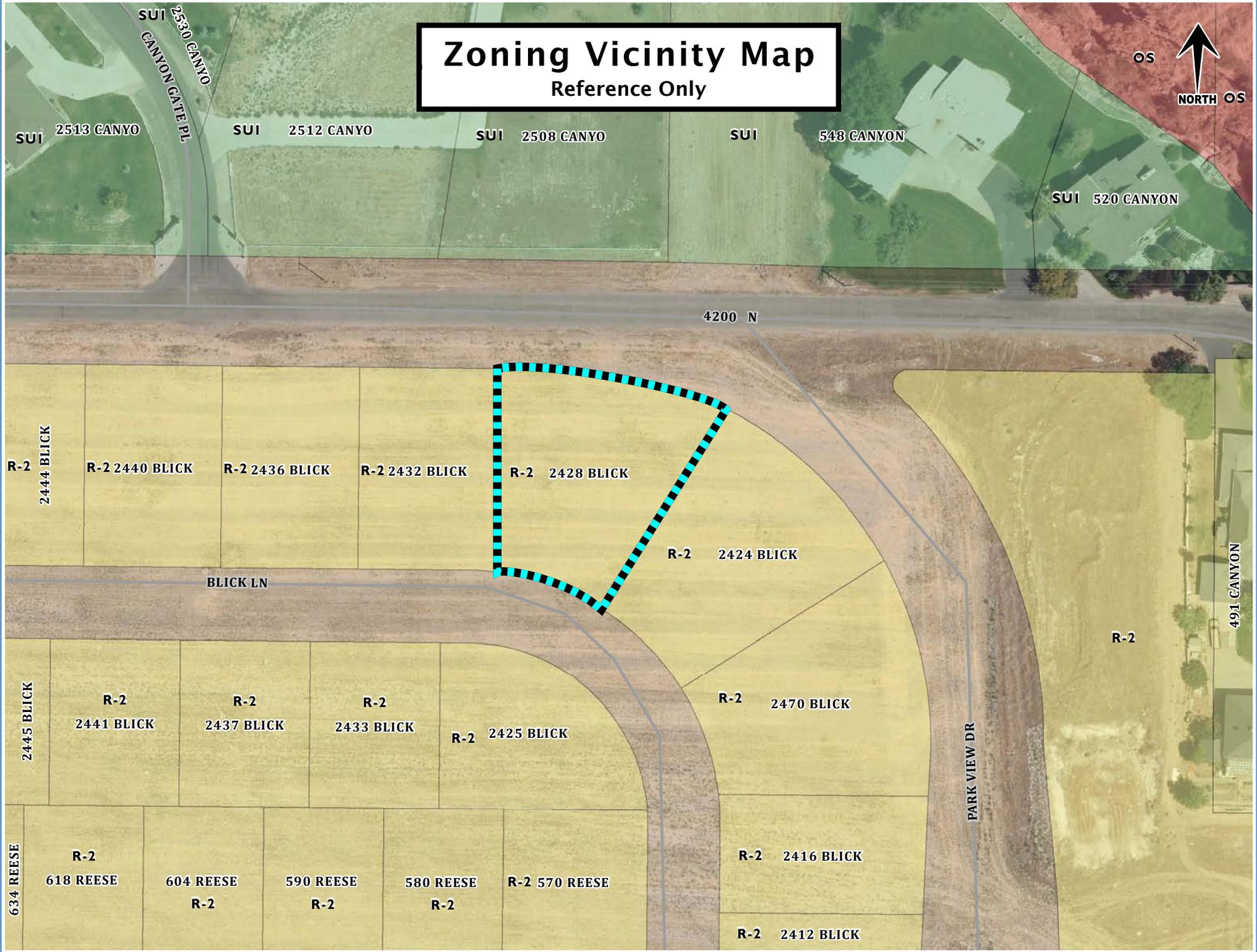
To whom it may concern

James Ray Construction is requesting a special use permit for 2428 Blick lane, for a 1360 sq ft shop with RV storage. The use of this shop is not for any commercial use of any kind. There will be no abnormal hours of operation. There will also not be any added traffic to the residence due to the addition of the shop/rv storage.

RESPECTFULLY JAMES RAY

# Zoning Vicinity Map

Reference Only





**JOB #727 CLARK**  
DETACHED RV GARAGE

LOT-11, BLK-9, SETTLERS #2, TWIN FALLS, IDAHO  
LOT SIZE: 18,308 sqft  
CODE COMPLIANCE: 2012 IRC  
NEW CONSTRUCTION  
DETACHED RV GARAGE = 1363 sqft

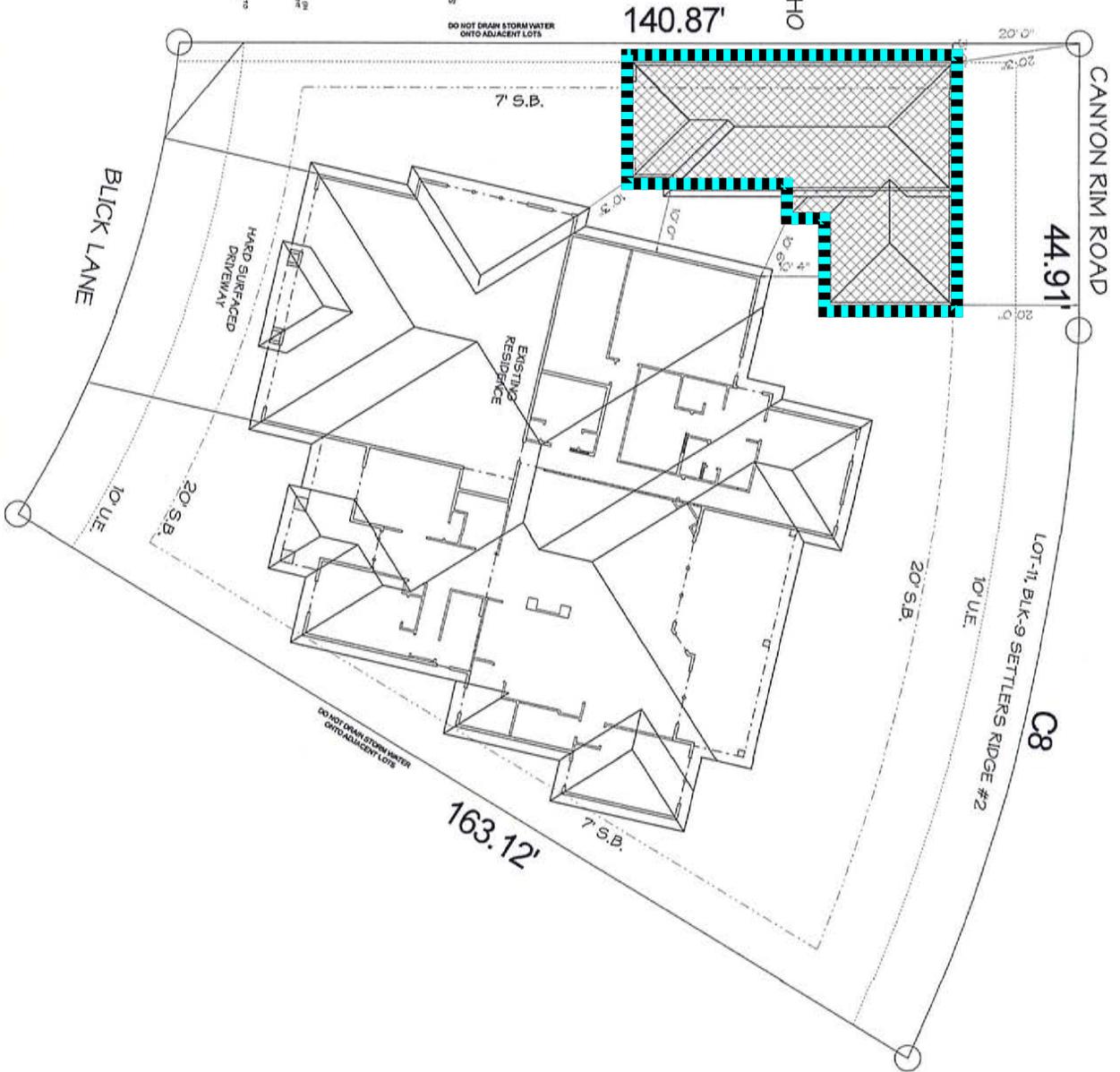
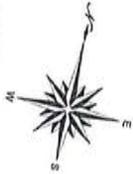
**SHEET SCHEDULE:**  
A1 - COVER SHEET SITE PLAN  
A2 - DETACHED RV GARAGE PLAN  
A3 - ELEVATIONS

**SITE PLAN**

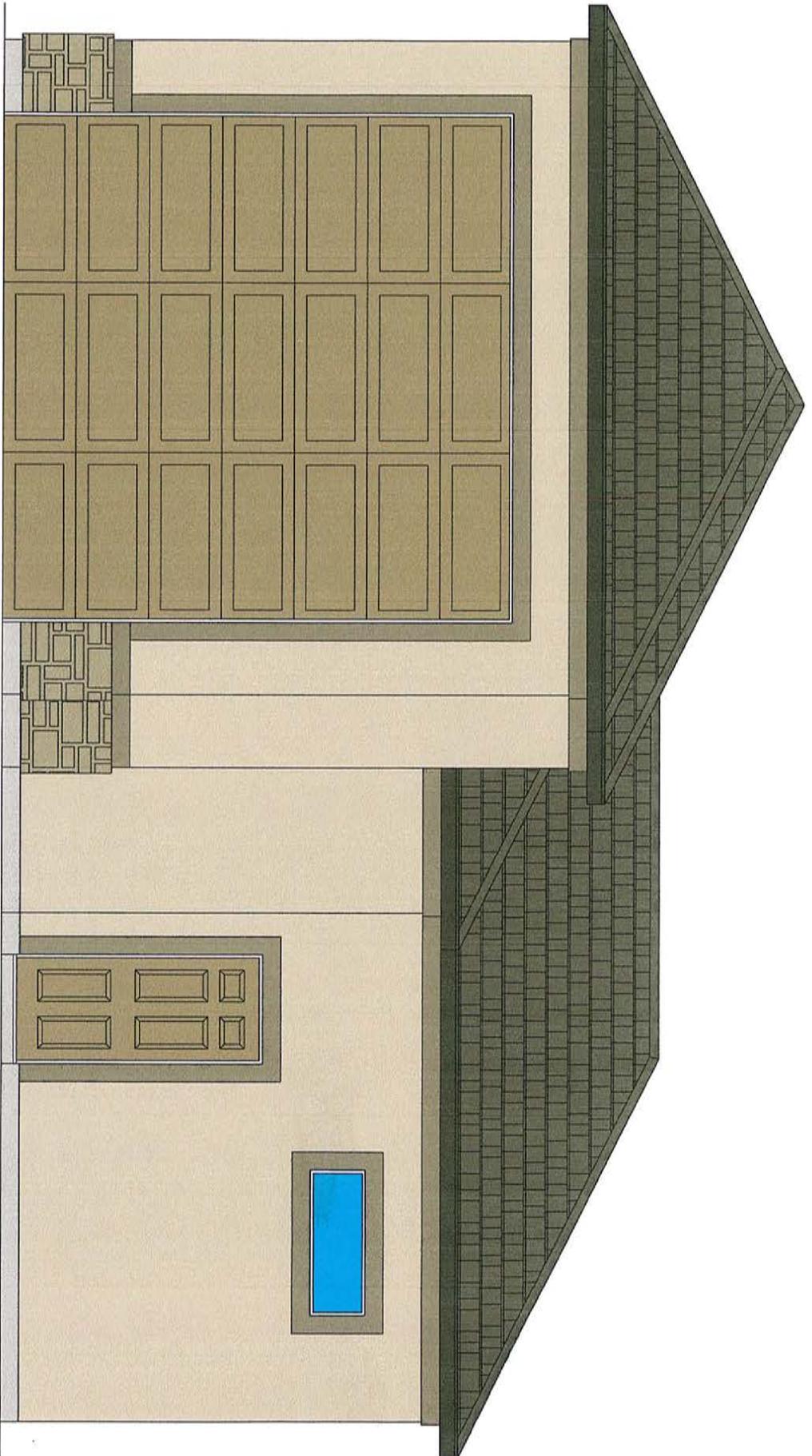
SCALE: 1/8" = 1'-0"

**GENERAL NOTES:**

- 1. ALL UTILITIES SHOWN SHALL BE THE PROPERTY OF THE CITY OF TWIN FALLS.
- 2. ALL UTILITIES SHALL BE DEEPER THAN ANY FOUNDATION.
- 3. ALL UTILITIES SHALL BE DEEPER THAN ANY FOUNDATION.
- 4. ALL UTILITIES SHALL BE DEEPER THAN ANY FOUNDATION.
- 5. ALL UTILITIES SHALL BE DEEPER THAN ANY FOUNDATION.
- 6. ALL UTILITIES SHALL BE DEEPER THAN ANY FOUNDATION.
- 7. ALL UTILITIES SHALL BE DEEPER THAN ANY FOUNDATION.
- 8. ALL UTILITIES SHALL BE DEEPER THAN ANY FOUNDATION.
- 9. ALL UTILITIES SHALL BE DEEPER THAN ANY FOUNDATION.
- 10. ALL UTILITIES SHALL BE DEEPER THAN ANY FOUNDATION.

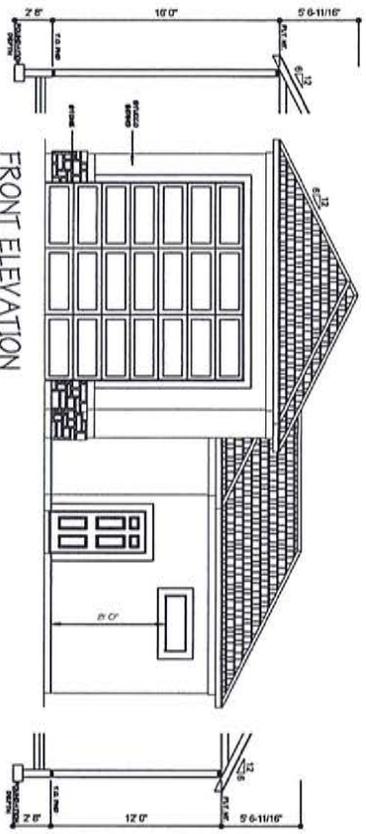


	<b>JOB #727, CLARK DETACHED RV GARAGE</b> LOT-11, BLK-9, SETTLERS #2 BLICK LANE, TWIN FALLS, IDAHO		Plans and Rendering by Owens Design. <small>DISCLAIMER NOTE: This drawing is intended for informational purposes only. It is not a contract. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals.</small>
	PROJECT NAME SHEET <b>A1</b>	SCALE 1/8" = 1'-0" DATE 02/02/15 02/02/00	PROJECT NO. 02/02/00

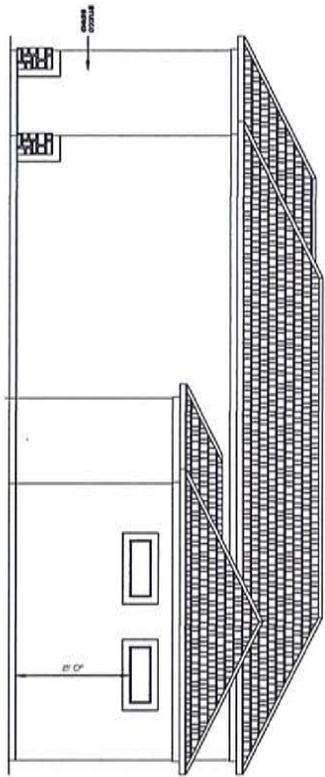


FRONT ELEVATION

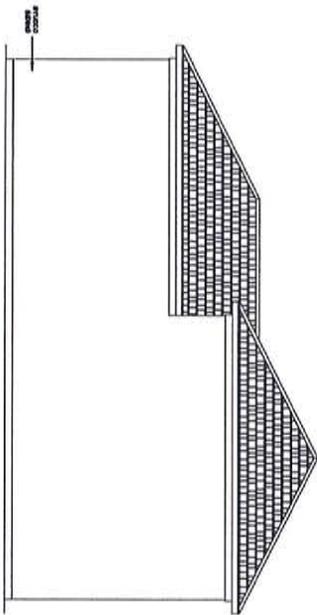
**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"  
ELEVATIONS ARE CONCEPTUAL ONLY  
AND DO NOT REFLECT FINAL PRODUCT.



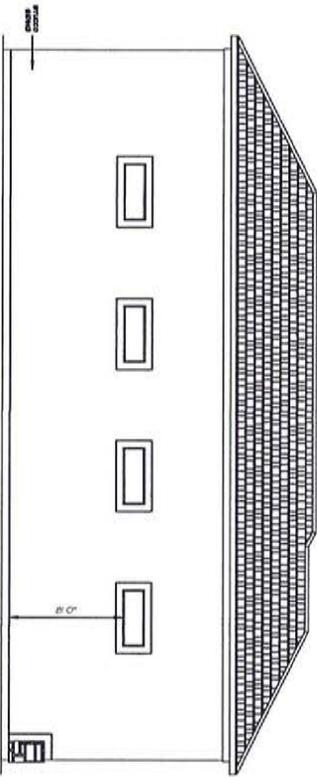
**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



**Plans and Rendering by Owens Design.**  
DISCLAIMER NOTE: While every effort has been made to prepare these plans to meet applicable building codes, the architect does not warrant that the plans conform to any particular building code or that the construction will be in accordance with any particular building code. The architect is not responsible for the construction of the project or for any errors or omissions in the plans. The architect is not responsible for the construction of the project or for any errors or omissions in the plans. The architect is not responsible for the construction of the project or for any errors or omissions in the plans.



DATE: 11/4/14  
DRAWN BY: Leigh Owens  
CHECKED BY: Leigh Owens  
DATE: 2/10/15  
PROJECT NO: 00000000



**PROJECT NAME:**  
JOB #727, CLARK DETACHED GARAGE  
LOT-11, BLK-9, SETTLERS #2  
BLICK LANE, TWIN FALLS, IDAHO

**SHEET NO:** A3  
**TOTAL SHEETS:** 12/1  
**DATE:** 12/1



Frontage along Blick Lane



Rear side area proposed for the Shop.



Rear area of Property along Canyon Rim Road



Panorama of neighboring Shop to the North (Left side of Photo) and the area of proposed shop (Right side).



Preliminary PUD Presentation: Wednesday, January 6, 2016

**Public Hearing: TUESDAY, January 12, 2016**

To: Planning & Zoning Commission

From: Jonathan Spendlove, Planner I

## AGENDA ITEM IV-3

**Request:** Request the Commission’s recommendation for a **PUD Amendment** to the Quail Ridge Estates Planned Unit Development Agreement #249 located on the west side of 3400 East Road & South of the Snake River Canyon within the City’s Area of Impact. c/o Jeff Rolig on behalf of Cornerstone Industries, LLC (app. 2761)

**Time Estimate:**

The applicant’s presentation may take up to ten (10) minutes. Staff’s presentation may take up to five (5) minutes. There will likely be additional time for questions from the Planning and Zoning Commission.

**Background:**

<b>Applicant:</b>	<b>Status:</b> Owner	<b>Size:</b> 1.0 (+/-) acres
Cornerstone Industries, LLC Mitch Soule – Manager 16434 246 <sup>th</sup> Ave. NE Woodinville, WA 98077 425-893-4300 ext 101 <a href="mailto:mitch@radgametools.com">mitch@radgametools.com</a>	<b>Current Zoning:</b> SUI CRO PUD	<b>Requested Zoning:</b> SUI CRO PUD
	<b>Comprehensive Plan:</b> Rural Residential	<b>Lot Count:</b> 41 lots
	<b>Existing Land Use:</b> Residential	<b>Proposed Land Use:</b> Residential
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
Jeff Rolig PO Box 5455 Twin Falls, ID 83303 208-733-0075 <a href="mailto:jrolig@roliglaw.com">jrolig@roliglaw.com</a>	<b>North:</b> OS Aol; Dierkes Lake	<b>East:</b> County Rural Residential Zoning District; Residential Use
	<b>South:</b> SUI Aol; Undeveloped	<b>West:</b> SUI Aol; Undeveloped
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-4-8, 10-4-19, 10-6-1 through 4, 10-7-6, 10-10-1 through 3, 10-11-1 through 9, 10-14-1 through 6, Quail Ridge PUD #249	

**Approval Process:**

As per Twin Falls City Code 10-6-1.4(E) Approval of a PUD Sub-District:

1. **Preliminary Development Plan.** The petitioner for a planned unit development sub-district may, after pre-application conferences with the planning staff, submit a preliminary development plan to the Commission for review, which development plan shall include the following: a. The proposed site plan, showing building locations and land use areas; b. Proposed traffic circulation, parking areas, pedestrian walks and landscaping; c. Proposed construction sequence for buildings, streets, spaces and landscaped areas; d. Existing zoning district boundaries; e. A survey of the property, including topography, buildings, watercourses, trees over six inches (6”) in trunk diameter, streets, utility easements, drainage patterns, right of way and land use; f. Other requirements that the Planning Department, Planning Commission, or legislative body may request.
2. After Commission review, a public hearing shall be held before the Commission and Council for a zoning district and zoning map amendment. (Ord. 2124, 10-15-1984)

**Budget Impact:**

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

### Regulatory Impact:

After a public hearing, a recommendation from the Planning and Zoning Commission for the requested change will allow the request to proceed to the City Council for a decision

### History:

From 2006 thru 2008 multiple public hearings were held for the Preliminary and Final Plats, and a Planned Unit Development Agreement. During the PUD process, conditions were placed on the approval. As a result of these conditions, a Land Swap Agreement was reached between the City and the Developer which also had conditions which required a PUD Amendment to take place. Portions of this current amendment being presented are to satisfy previously approved conditions.

### Analysis:

This is a request for an Amendment to the previously approved Quail Ridge Estates Planned Unit Development Agreement (PUD #249), on property described above. The majority of changes to the PUD are being conducted to satisfy conditions on the original PUD, and criteria agreed to in the Land Swap Agreement, approved in 2010. These changes are located in Covenant 5-B-a of the PUD, and shown in attachment #4.

The nature of PUD's allow the applicant to request variations from underlying code sections for properties listed within the boundaries of the development. For this reason, the applicant is asking for an additional amendment not tied to resolving previous criteria or conditions. The applicant is requesting to add language in the "Uses" located in Covenant 2-B, and shown in Attachment #4.

### Possible Impacts:

*The **first part of the amendment** involves changes to Covenant 5-B-a as were required as part of the land trade. The impacts of those changes have been discussed at length during previous proceedings conducted by the City. It is part of an agreement the City has previously obligated itself to abide by. For this purpose it will not be analyzed for possible impacts.*

*The **second part of the proposed amendment** is to allow "Accessory Dwelling Units" (ADU's) which may have the potential to change the nature of the residential development in the area. As the amendment is written, ADU's (a second residential structure on a single lot) of a certain size would be allowed within this subdivision. This has the potential to increase the density of the area by two-fold. The subdivision currently has 41 lots. Under the current zoning entitlements, this equates to 40 single family homes, or 41 dwelling units. Under the proposed change, this development has the potential to increase the density to 82 single family dwelling units. It could be assumed not every lot would exercise the right to have an ADU.*

*The issue of Accessory Dwelling Units (ADU's) is a topic that has come up many times over the recent years. The current zoning code allows for 1 residential dwelling per lot or parcel. This is a trend that we have witnessed in other jurisdictions, as well as some properties within Twin Falls that either were in place prior to the current zoning code, which states **each** residential dwelling shall be on a separate lot or parcel, or just buildings are modified without city approval, i.e.; detached garages converted into a dwelling unit. The City has not yet begun a discussion of or exploring the possibilities or impacts an ADU may have on our infrastructure systems or development –density patterns.*

*If this request to allow ADU's within the Quail Ridge Estates Subdivision is granted this particular case could be used as a test site to monitor how this could impact our Zoning Codes and how this change could affect existing or future developed areas.*

**Conclusion:**

Should the Commission recommend approval of the proposed Amendment to The Quail Ridge Estates PUD Agreement #264, 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 applicable City Code Requirements and Standards and the Quail Ridge PUD #249 as amended.

**Attachments:**

1. Applicants Request
2. Zoning Vicinity Map
3. Land Swap – Aerial Map
4. Future Land Use Map
5. Proposed Amendment to PUD #249

## BACKGROUND STATEMENT FOR QUAIL RIDGE ESTATES P.U.D. AMENDMENT

In 2010, the City of Twin Falls and the Quail Ridge Subdivision developer, Cornerstone Industries, LLC, entered into a Land Trade Agreement ("LTA" herein), in which a mutually beneficial trade of land parcels was agreed upon. Under the LTA, the City will receive from Cornerstone certain land located below the Snake River canyon rim which is ideal for a park and recreational property. Cornerstone will receive from the City a parcel of ground above the canyon rim, which will increase the size of three of the Subdivision Lots, and substantially improve the views from potential houses on those lots by allowing them to be located closer to the edge of the canyon.

The City has received its benefit from the LTA (other than actually receiving a deed to the property). The walking trail has been extended down into the canyon to the area the City will receive, with the use of a substantial cash payment by Cornerstone. Cornerstone is proceeding with building the agreed-upon parking area, which is located in the Highway District right of way, adjacent to the East boundary of Quail Ridge Subdivision.

The requested amendment to the existing PUD agreement is one of the required provisions in the LTA. The specific amendments to be made, as stated in the LTA, are:

“5.1 Cornerstone shall be released from any responsibility to perform the requirements stated in Section 5.B.a. a), b) and c), namely: build the canyon rim trail on City-owned property across the North face of the land located North of the land to be conveyed to Cornerstone; build a stairway down to Hidden Lakes; and build a canyon overlook on City owned property.

5.2 The public parking area provided in Section 5.B.A. d) shall be constructed by Cornerstone at its expense in the area of the 3400 Road right of way to be vacated by the Twin Falls Highway District, or an alternative plan for parking shall be approved by the City, the County and the Highway District.

5.3 Except for that portion of the public walking trail constructed at Cornerstone's expense as noted in paragraph 4.6 above, the City shall be responsible for the cost of development, and it shall be responsible for all costs of repair and maintenance, of the public walking trail(s) located upon the land described on Exhibit "A" or upon City-owned property which run either into the Snake River Canyon or along the Canyon Rim, and other improvements, if any, installed by the City. In addition, the City shall maintain at its cost the branch of the existing sidewalk that is located along the common boundary of Lots 6 and 7, Block 1, of Quail Ridge Estates which connects with the public walking trail.

The improvements located North of Quail Ridge Estates to be installed by the City may consist of a walking/bike path, safety features, landscaping, lookout point and benches; but shall not include restrooms, shelters or other structures that impede the canyon view from any Lot in Quail Ridge Estates. All improvements constructed or installed by the City shall be maintained in a clean and first class condition, at the City's expense.

5.3.1 Cornerstone and its successors in interest shall be responsible, at their cost, for maintenance of the sidewalk located parallel to 3400 Road along the East boundary of Quail Ridge Estates.

5.3.2 The newly-constructed portion of the public walking trail, including that portion installed by Cornerstone, shall be constructed initially with gravel topping. It shall be the City's responsibility to add asphalt topping to the walking trail within three (3) years after the approval of a revised final plat for the Quail Ridge Estates subdivision.

5.4 The Letter of Assurance previously posted by Mountain West Bank ("the Bank") to assure construction of the required improvements under Section 5 of the existing P.U.D. Agreement shall be released by the City. In lieu thereof, Cornerstone shall pay the costs of construction of the public walking trail as provided in paragraph 4.6 above. Upon release by the Bank in accordance with Cornerstone's instructions of the funds now on deposit pursuant to the Letter of Assurance, the City promptly shall execute and deliver to the Bank the appropriate form to document the City's release of the Letter of Assurance."

The proposed PUD Amendment, the original Quail Ridge Estates Planned Unit Development Agreement and the LTA are provided with Applicant's material.

Attached is the original, recorded Plat, and the recently recorded amended plat that renumbers the North lots in Quail Ridge and revises the North boundary of four of the Lots, per the LTA. Also attached is a diagram showing the location of the new parking lot to be constructed by Cornerstone.

The Amended Plat that changes the North boundary line of the four Quail Ridge Lots affected by the LTA has been approved by the City and has been filed with the Twin Falls Recorder. Approval and signing of the Amendment to the PUD Agreement is the last step required before signing and recording the various deeds that will finalize the land trade.

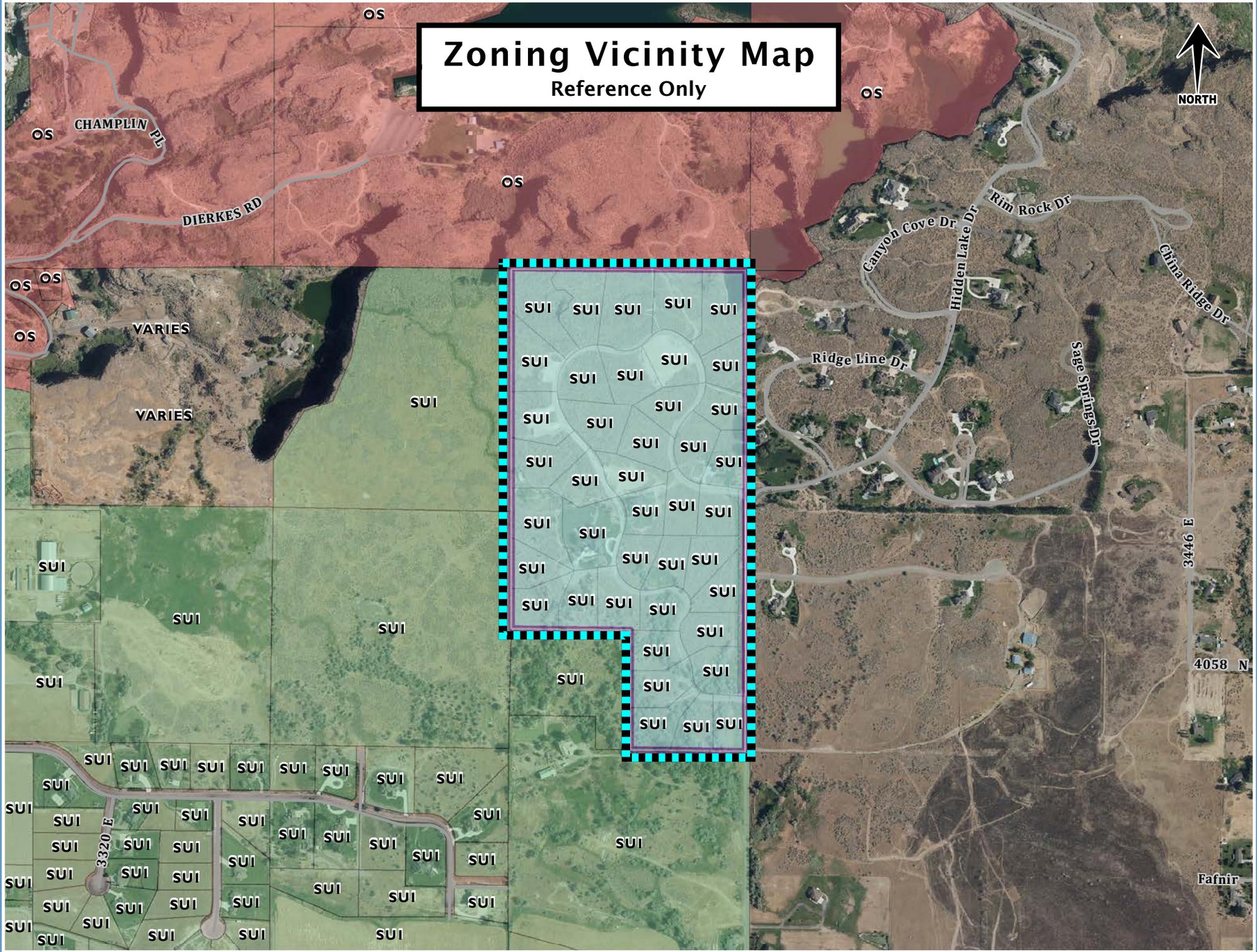
Quail Ridge Subdivision is fully developed, except that some of the Lots have not yet been built out. The proposed changes to the PUD Agreement will have

minimal impact on the North Lots, as the walking trail already exists and is being improved to provide good access to the area below the canyon rim that the City is receiving. Parking for people using the trail is being provided in the Highway District right of way (outside of the Subdivision), which has been approved by the Highway District.

The P.U.D. changes should have no impact on the neighboring subdivision. The walking trail is totally within Quail Ridge Subdivision, and the area in the canyon that will be used for a City park is accessible only by the trail through Quail Ridge Estates, not the neighboring subdivision. There is no need for traffic (either foot or vehicular) generated by the land trade to go upon the neighboring subdivision.

# Zoning Vicinity Map

Reference Only



Area Transferred to the Developer

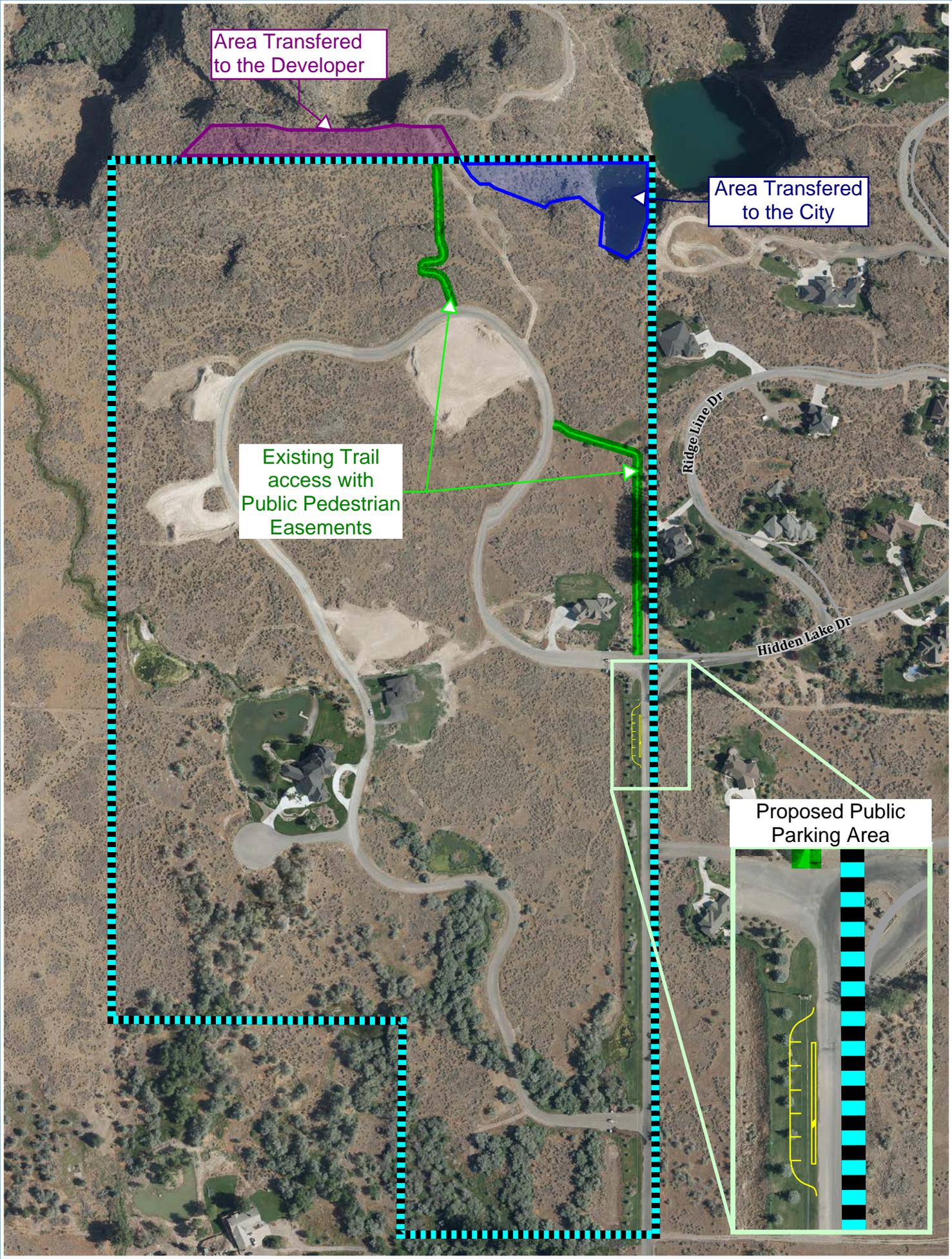
Area Transferred to the City

Existing Trail access with Public Pedestrian Easements

Proposed Public Parking Area

Ridge Line Dr

Hidden Lake Dr



# Future Land Use Map

Reference Only



DIERKES RD

Canyon Cove Dr

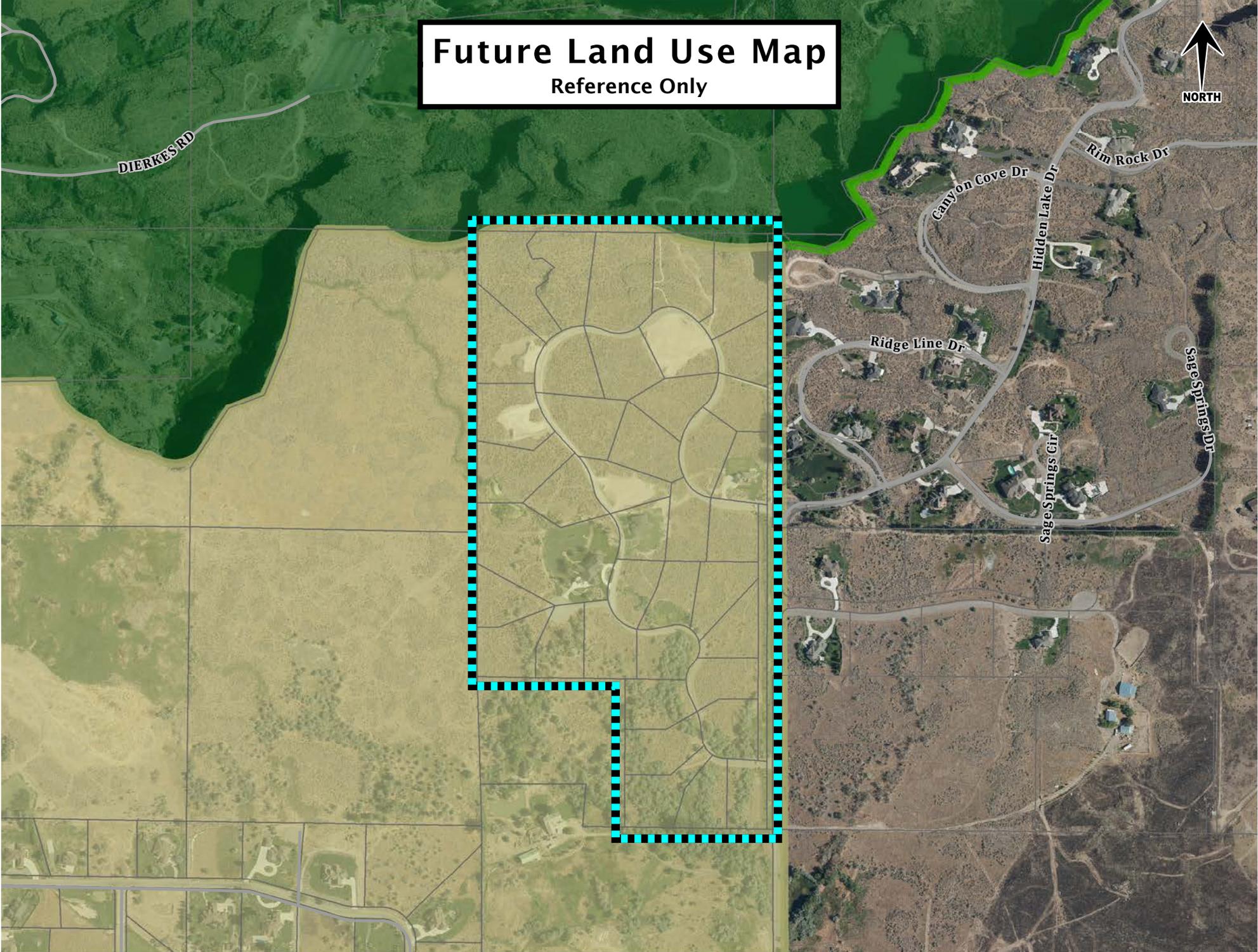
Rim Rock Dr

Hidden Lake Dr

Ridge Line Dr

Sage Springs Cir

Sage Springs Dr



AMENDMENT TO QUAIL RIDGE ESTATES  
PLANNED UNIT DEVELOPMENT AGREEMENT

THIS AMENDMENT is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2015, by and between the CITY OF TWIN FALLS, State of Idaho, a municipal corporation (the "City" herein); and CORNERSTONE INDUSTRIES, LLC, a Washington limited liability company ("Cornerstone" herein).

WHEREAS, Cornerstone is the successor in interest to Properties Acquisitions, Inc. a Utah corporation, as developer and owner of Lots in QUAIL RIDGE ESTATES SUBDIVISION, including several Lots in what is now described as QUAIL RIDGE ESTATES AMENDED, a Planned Unit Development, according to the plat thereof on file with the Twin Falls County Recorder; and

WHEREAS, the City and Cornerstone, through its representative previously entered into the Quail Ridge Estates Planned Unit Development Agreement dated March 21, 2008, which was recorded on March 26, 2008, as Instrument No. 2008-006721, records of Twin Falls County Recorder ("the PUD Agreement" herein); and

WHEREAS, the City and Cornerstone entered into a Land Trade Agreement dated April 2, 2010, which was recorded on April 14, 2010 as Instrument No. 2010-007452, records of Twin Falls County Recorder; and which required certain amendments to the PUD Agreement, which these parties now are prepared to adopt; and

WHEREAS, Cornerstone has filed for record the plat of QUAIL RIDGE ESTATES AMENDED, a Planned Unit Development which constitutes a re-subdivision and re-numbering of Lot 1 and Lots 3 through 8, Block 1, QUAIL RIDGE ESTATES.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and pursuant to provisions contained in the said Land Trade Agreement, the City and Cornerstone agree as follows:

The PUD Agreement is hereby amended in the following respects:

1. Cornerstone shall be released from any responsibility to perform the requirements stated in Section 5.B.a. a), b) and c) of the PUD Agreement, namely: build the canyon rim trail on City-owned property across the North face of the land located North of the land to be conveyed to Cornerstone; build a stairway down to Hidden Lakes; and build a canyon overlook on City owned property.

2. The public parking area provided in Section 5.B.A. d) of the PUD Agreement shall be constructed by Cornerstone at its expense in the area

of the 3400 Road right of way, as previously approved by the Twin Falls Highway District. Such parking area is outside the boundaries of Quail Ridge Estates Subdivision.

3. The City acknowledges that Cornerstone at its expense has constructed a portion of the new public walking trail, which begins at the Northerly end of an existing sidewalk that is located along the common boundary of Lots 54 and 55, Block 1, of QUAIL RIDGE ESTATES AMENDED, a Planned Unit Development, and meanders in a generally Northerly direction toward the bottom of the Snake River canyon. The City shall be responsible for all additional cost of development, and it shall be responsible for all costs of repair and maintenance, of the public walking trail(s) located upon the land described on Exhibit "A" attached hereto or upon City-owned property which run either into the Snake River Canyon or along the Canyon Rim, and other improvements, if any, installed by the City. In addition, the City shall maintain at its cost the branch of the existing sidewalk that is located along the common boundary of Lots 54 and 55, Block 1, of QUAIL RIDGE ESTATES, AMENDED, which connects with the public walking trail. The improvements located North of QUAIL RIDGE ESTATES, AMENDED, to be installed by the City may consist of a walking/bike path, safety features, landscaping, lookout point and benches; but shall not include restrooms, shelters or other structures that impede the canyon view from any Lot in QUAIL RIDGE ESTATES or QUAIL RIDGE ESTATES, AMENDED. All improvements constructed or installed by the City shall be maintained in a clean and first class condition, at the City's expense.

4. Cornerstone and its successors in interest shall be responsible, at their cost, for maintenance of the sidewalk located parallel to 3400 Road along the East boundary of QUAIL RIDGE ESTATES, AMENDED.

5. It shall be the City's responsibility to add asphalt topping to the newly-constructed portion of the public walking trail, including that portion installed by Cornerstone, within three (3) years after the approval of the revised final plat for QUAIL RIDGE ESTATES, AMENDED.

6. The Letter of Assurance previously posted by Mountain West Bank ("the Bank") to assure construction of the required improvements under Section 5 of the existing P.U.D. Agreement shall be released by the City. In lieu thereof, Cornerstone has paid the costs of construction of the public walking trail as provided above. Upon release by the Bank in accordance with Cornerstone's instructions of the funds now on deposit pursuant to the Letter of Assurance, the City promptly shall execute and deliver to the Bank the appropriate form to document the City's release of the Letter of Assurance.

7. Except as provided herein, the provisions of the original Quail Ridge Estates Planned Unit Development Agreement shall remain in full force and effect as relevant to the Subdivision.



Commission Expires: \_\_\_\_\_

ADDITIONAL PROPOSED QUAIL RIDGE P.U.D. AMENDMENT LANGUAGE:

In addition to what has been submitted previously, it is proposed to add the following language to Section 2. B. of the PUD Agreement:

Current language:

- B. Uses. The use language of the underlying “SUI, CRO PUD” Zone, including any subsequent amendments thereto, shall apply with regard to permitted uses, special uses, and prohibited uses on the Property or any portion thereof.

Proposed additional language:

“a. An Accessory Dwelling Unit (“ADU”) shall be allowed in conjunction with the primary residence on any Lot that is at least one acre or more in size. An ADU shall be no more than 1,500 square feet in size and may include one bedroom, a bathroom, kitchen, living area and storage/closet space **and one designated parking space**. An ADU may be used for purposes of housing a caretaker, temporary guests, or the Lot owner’s extended family members; and shall not be used for commercial or income producing purposes.”

Well/septic .... So Central Health Dept regulations



Public Hearing: **TUESDAY, January 12, 2016**

To: Planning & Zoning Commission

From: Jonathan Spendlove, Planner I

## AGENDA ITEM IV-4

**Request:** Request for a **Special Use Permit** to operate a 24 hour gas station in conjunction with a retail business on property located at 303 Main Avenue East. c/o Susan Petruzzelli (app. 2762)

**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> Purchase/Sale Agreement	<b>Size:</b> 0.29 Acre Lot, 1600 Sq Ft building
Susan Petruzzelli 3090 Highlawn Drive Twin falls ID 83301 208-732-0032 <a href="mailto:petz@cablone.net">petz@cablone.net</a>	<b>Current Zoning:</b> CB P1 Overlay, Central Business with a parking overlay	<b>Requested Zoning:</b> Special Use Permit for 24 hr. Gasoline Service Station
	<b>Comprehensive Plan:</b> Townsite	<b>Lot Count:</b> 1 Lot
	<b>Existing Land Use:</b> Developed, Vacant Business	<b>Proposed Land Use:</b> General Retail & Gasoline Service Station
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
	<b>North:</b> C-B P1, alley, Commercial Business	<b>East:</b> C-B P1; Commercial Business
	<b>South:</b> C-B P1; Main Ave East, Commercial Business	<b>West:</b> C-B P1; Idaho St E, Commercial Business
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-4-7, 10-10-12, 10-11-1 thru 8, 10-13	

**Approval Process:**

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

Within thirty (30) days after the public hearing, the Commission shall approve, conditionally approve, or disapprove the application as presented during the hearing. If conditions are placed on the permit, the Administrator shall issue a special use permit listing the specific conditions specified by the Commission for approval. Conditions shall be implemented within 6 months or the permit if void.

If an applicant or interested party appeals the decision of the Commission with fifteen (15) days from the date of action (when the Findings of Fact are signed), 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 negligible impact on the City budget.

**Regulatory Impact:**

Approval of this request will allow the applicant to operate a Gasoline Service Station on property listed above.

**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:**

This property is part of the original Twin Falls Townsite. We have no specific Zoning history for this location. However, it is safe to assume it has been Zoned C-B since the 1980's, when that zoning district was first enacted for the majority of Down Town.

This property operated as a gasoline service station for years. This property had been in operation prior to the Zoning Code requiring a Special Use Permit for this use, classifying the business as a "legal non-conforming" use. The operation of gasoline sales discontinued over a year ago. When this occurred, the "legal non-conforming" status of the gasoline sales operation was nullified. In order to restart this land use, a new special use permit is required.

**Analysis:**

The Applicant has supplied a detailed description of the proposed business operations. The applicant states the convenience store will be open during normal business hours. The fuel pumps will be open 24 hours for pay at the pump service. The applicant also predicts 6-8 new jobs will be created with the start of this business.

The applicant also states no vehicle service or repair will take place on the property. The service bays and service area will be used for retail and storage of extra retail items.

**Per City Code 10-4-7:** Gasoline Service Stations require a special use permit prior to being legally established.

The history of this property should be taken into account. The reason for requiring a Special Use Permit after years of operating as a Gasoline Service station, is due to the inactivity of the service station. The property has been vacant for more than one year, this makes the legal non-conforming use status void and to establish a gasoline station business requires a new special use permit be granted.

**Per City Code 10-11-1 thru 8:** Required Site Improvements

Required improvements include streets, water and sewer, drainage and storm water. These improvements are required during building permit review and approval. In this case, no building permit is required for this business to be established in this building. However, these requirements may also be evaluated with special use permits and installation or changes be conditioned upon approval by the commission.

The engineering department is making a recommendation to remove the approach on Main Ave closest to the intersection. They also recommend relocating the approach on Idaho further from the intersection.

In conjunction with the previous information, Staff deems it appropriate to discuss additional items regarding this property. The Urban Renewal Agency has designated 5 Blocks of Main Avenue for public infrastructure upgrades. The Main Ave Redesign Project will encompass rebuilding the street, curb, gutter, and sidewalk along Main Ave and partially along Idaho.

It would be wasteful to require the owner to install new vehicle approaches and associated curb, gutter, and sidewalk, to have the URA remove and reinstall the new improvements months later; or have it developed and not be consistent with the URA Main Ave Redesign plan. It is Staff's recommendation to allow the required street improvements to occur simultaneously with the URA project. For this reason, staff recommends placing two conditions on the permit requiring the improvements to be installed concurrently with the URA Main Ave Project Design and place a maximum time limit of 2 years for the improvements to be installed.

#### **Possible Impacts:**

The negative impacts associated with this particular business typically involve an increase in traffic and noise. Due to the surrounding area being primarily commercial in nature, staff does not anticipate any unreasonable negative impacts to be created by the operation of this business. A potentially positive impact on the area will be an increase in pedestrian traffic due to the availability of consumer goods in the convenience store.

#### **Conclusion:**

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

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to the Westerly approach on Main Street being removed, per City Engineering standards, prior to commencing business operations.
3. Subject to an agreement between the URA and the applicant for the design and construction schedule of the curb, gutter, and sidewalk adjacent to this property being signed by both parties and provided to staff by June 1, 2016.
4. Subject to all parking and maneuvering areas being hard-surfaced, per City Engineering standards, no later than January 12, 2017; **OR** per the timeline outlined in the agreement with the URA, whichever is first.
5. Subject to the permanent curb, gutter, and sidewalk improvements for the entire site being installed, inspected and approved as per City Engineering Standards, by January 12, 2017; **OR** per the timeline outlined in the agreement with the URA, whichever is first.

**Attachments:**

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

### **Gas Station – 303 E Main St E, Twin Falls**

We are requesting special use permit to operate gas station at 303 E Main St, Twin Falls.

We want to participate in the revitalization of downtown Twin Falls by opening the existing gas station at 303 E Main St. Our plan is to re-open the existing facility, with updated fuel dispensers. We are planning on creating a retro feel when you pull up to get gas for your car – an attendant will greet you and dispense the fuel for you, and wash your windows! We will have a small convenience store inside offering beverages and snacks. In the future we would like to use the three garage bays as either more convenience store or a display area for our GENERAC generators that we sell.

Our gas station will create 6-8 new jobs. At this time, we plan to be open Monday – Friday 7am-7pm, Saturday 8am – 6pm, closed on Sundays. Our fuel dispensers will offer 24/7 accessibility for customer's convenience.

Effects on adjoining properties:

The opened gas station may cause an increase to traffic at the corner of Idaho St and Main St.

Main St is the property's main point to enter and exit if you are purchasing gas. The Idaho St side of the property allows another entry and exit point to the property, which will help reduce any potential traffic congestion on Main St.

We will add lighting to the site, which will increase safety for the area.

With modern fuel dispensers, the fumes from dispensing gasoline should be minimized.

There may be increased foot traffic onto the property, which has established sidewalks to handle it.

We plan to work with the Main Ave Redesign Project to enhance the sidewalks and green space available to people visiting the downtown area.

This gas station will be an asset to people working and visiting the downtown area, providing another service to the growing downtown businesses.

**Susan & Paul Petruzzelli**

**Petruzzelli Electric, LLC**

**3090 Highlawn Dr**

**Twin Falls, ID**

**(208)732-0032**

**petz@cableone.net**



# Aerial Photo Map

Reference Only



259 MAIN A

Approach to be relocated.

Approx URA Project Area for this property.

IDAHO ST E

304 2ND AV

310 2ND AV

314 2ND AV

340 2ND AV

303 MAIN A

IDAHO ST S



Approach to be removed.

MAIN AVE S



319 MAIN A

323 MAIN A

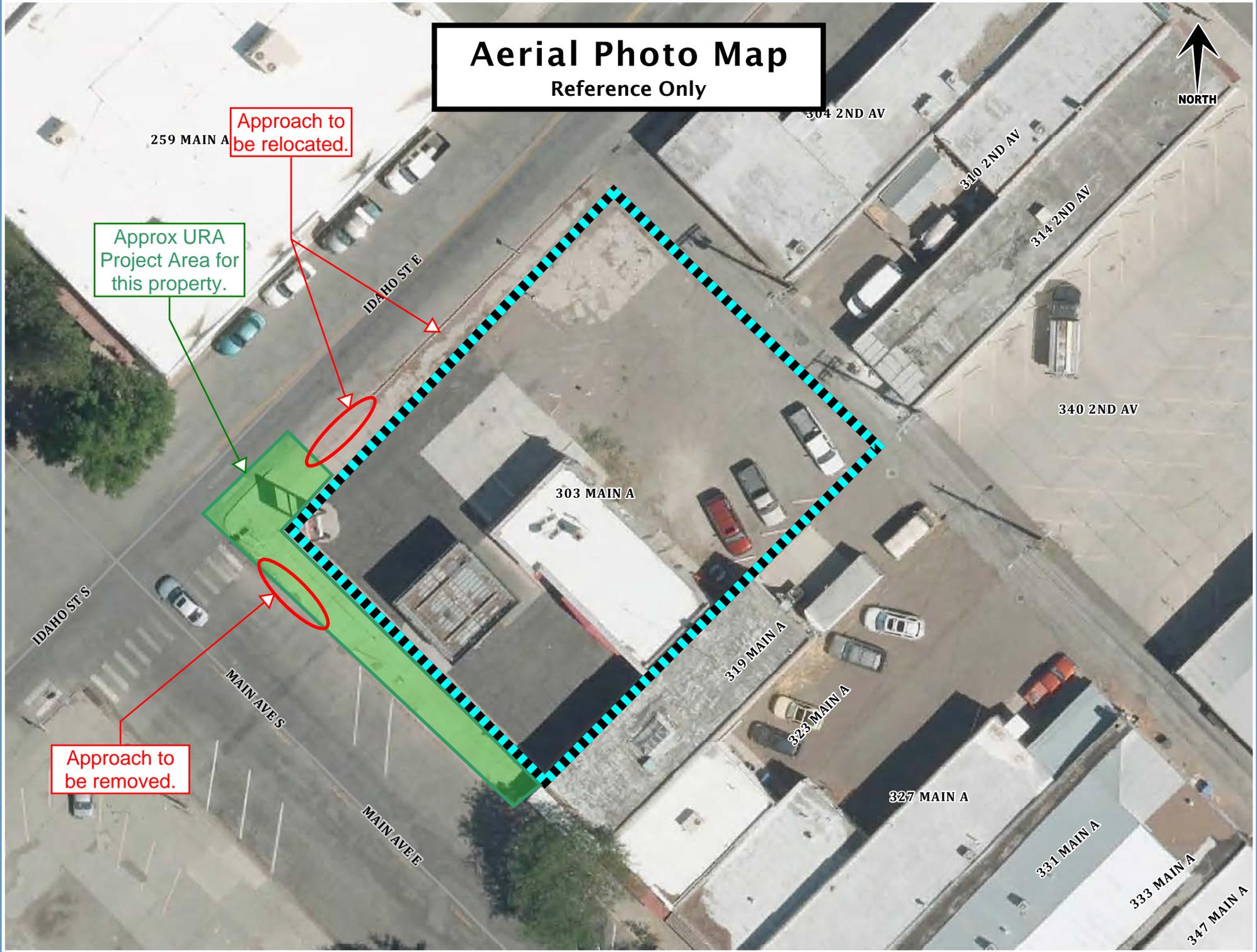
327 MAIN A

MAIN AVE E

331 MAIN A

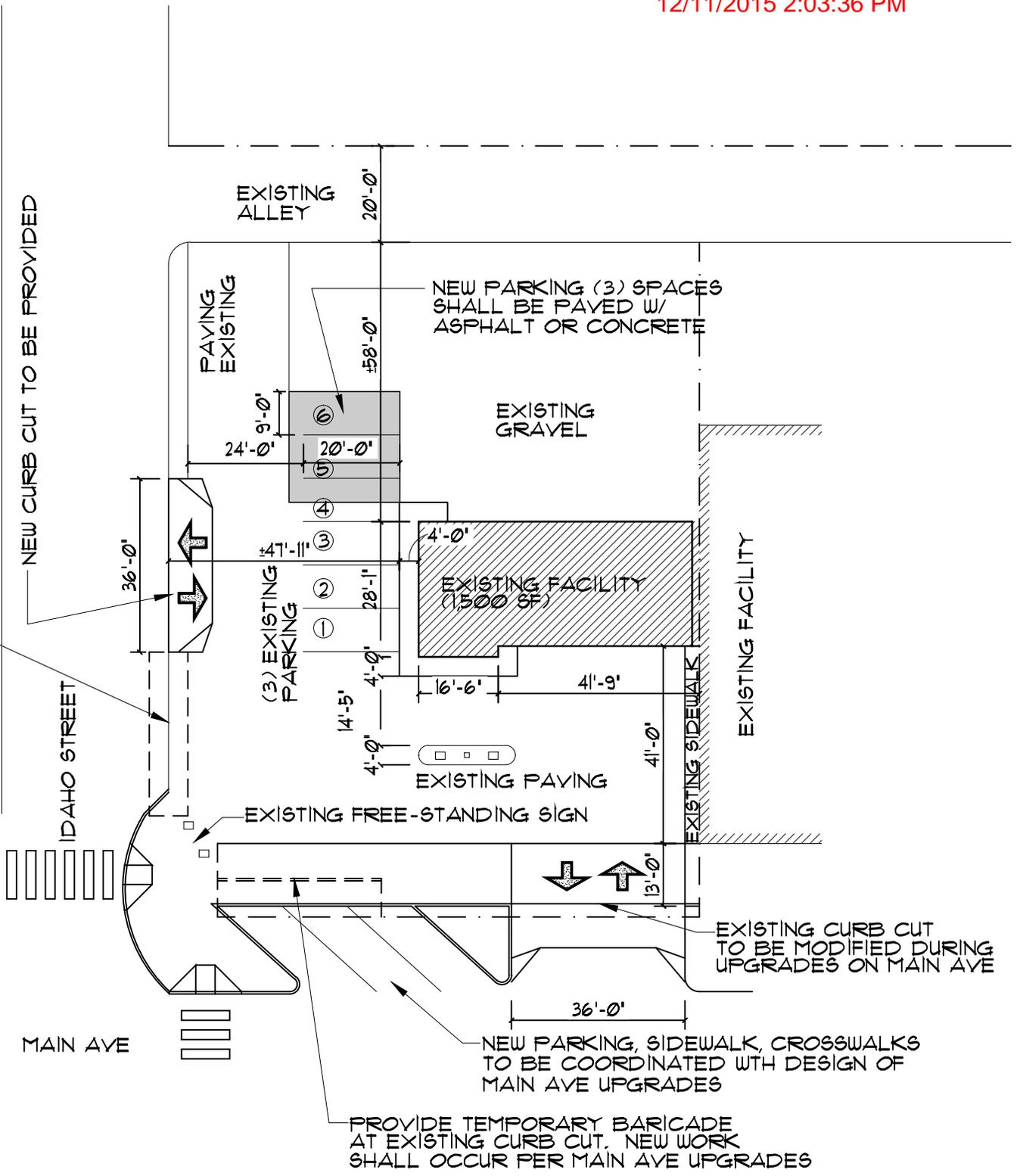
333 MAIN A

347 MAIN A



PROVIDE TEMPORARY BARICADE AT EXISTING CURB CUT. NEW WORK SHALL OCCUR PER MAIN AVE UPGRADES

NEW CURB CUT TO BE PROVIDED



# SITE PLAN

SCALE: 1:30

1500 / 250 = 6 REQD PARKING SPACES  
 6 PROVIDED, 3 EXIST'G & 3 NEW  
 EXISTING ZONE: CB  
 LEGAL DESCRIPTION:  
 Twin Falls Townsite Lots 17 thru 20 Blk 89  
 SITE ADDRESS:  
 303 East Main Avenue Twin Falls, ID 83301

SUSAN PETRUZZELLI  
 208.732.0032  
 3090 HIGHLAWN DR.  
 TWIN FALLS, ID 83301

**Laughlin Ricks Architecture**  
 architecture/planning  
 935 Shoshone Street North  
 Twin Falls, Idaho 83301  
 (208) 736-8050 Fax: (208) 733-0950



Frontage along Idaho Street

01/06/2016 05:50 PM



Curb, Gutter, Sidewalk along Idaho Street.

01/06/2016 05:52 PM



Frontage along Main Ave E

01/06/2016 05:51 PM



Curb, Gutter, Sidewalk along Main Ave E

01/06/2016 05:51 PM