



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

April 12, 2016 6:00 PM

**City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301**

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Danielle Dawson Tom Frank Kevin Grey Gerardo "Tato" Muñoz Ed Musser Christopher Reid Jolinda Tatum
Chairman Vice-Chairman

AREA OF IMPACT:

Ryan Higley Steve Woods

I. CALL MEETING TO ORDER:

1. Confirmation of quorum
2. Introduction of staff

II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s): **March 22, 2016 PH**
2. Approval of Findings of Fact and Conclusions of Law:
 - Seastrom Commercial Subd. (pre-plat 03-22-16)
 - Kent Jensen (SUP 03-22-16)
 - Gemstone Development, LLC (SUP 03-22-16)
 - Paul Benavides (SUP 03-22-16)

III. ITEMS OF CONSIDERATION:

1. **Preliminary ZDA Presentation** requesting the Commission's recommendation for a Zoning District Change and Zoning Map Amendment from R-4 to R-4 ZDA, to develop a 4-Plex Townhouse Planned Development on property located at 2916 East 3600 North. c/o Rex Harding, Riedesel Engineering, Inc. on behalf of Dennis Hourany. (app. 2777)

IV. PUBLIC HEARINGS:

1. Request for a **Special Use Permit** to construct and operate an automobile sales, service and repair business on property located on the northern ½ of Lot 1 Block 2, Phillis Commercial Sub a/k/a 2441 Kimberly Rd. c/o Sid Lezamiz, Jr. (app. 2774)
2. Request for a **Non-Conforming Building Expansion Permit** to expand a legal non-conforming building on property located at 2116 4th Avenue East c/o Trieste Walker on behalf of Walker's Flooring (app. 2775)
3. Request for a **Special Use Permit** to construct a 2436 sq. ft. detached accessory building concurrent with the construction of a new single family residence on property located at 1940 Brookstone Drive within the Area of Impact. c/o Kenny & Emily McKnight (app. 2776)

V. GENERAL PUBLIC INPUT:

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

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

1. Public Hearing- **April 26, 2016**
2. Work Session- **May 4, 2016**
3. Public Hearing- **May 10, 2016**

VIII. ADJOURN MEETING:

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

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

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

Public Hearing Procedures for Zoning Requests

1. Prior to opening the public meeting, the Chairman shall review the public hearing procedures, confirm a quorum is present and introduce staff present.
2. Individuals wishing to testify or speak before the Commission shall wait to be recognized by the Chairman, approach the microphone/podium, state their name and address, then commence with their comments. Following their statements, they shall write their name and address on the Sign-In record sheet(s) located on a separate table near the entrance of the chambers. The administrative assistant shall make an audio recording of each public meeting.
3. **The Applicant, or the spokesperson for the Applicant, shall make a presentation** on the application/request. No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing – WHICH IS A MINIMUM OF 15 DAYS PRIOR TO PUBLIC HEARING. **The applicant's presentation should include the following:**
 - **Why the request is being made**
 - **A complete explanation and description of the request.**
 - **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.



MINUTES
TWIN FALLS CITY PLANNING & ZONING COMMISSION
March 22, 2016, 6:00PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Danielle Dawson Tom Frank Kevin Grey Gerardo “Tato” Muñoz Ed Musser Christopher Reid Jolinda Tatum
 Chairman **Vice-Chairman**

AREA OF IMPACT:

Ryan Higley Steve Woods

ATTENDANCE

CITY LIMIT MEMBERS

PRESENT

Dawson
 Frank
 Grey
 Muñoz
 Reid

ABSENT

Musser
 Tatum

AREA OF IMPACT MEMBERS

PRESENT

Higley
 Woods

ABSENT

CITY STAFF: Carraway-Johnson, Spendlove, Strickland, Vitek

I. CALL MEETING TO ORDER:

Chairman Frank called the meeting to order at 6:00 P.M. He then reviewed the public meeting procedures with the audience, confirmed there was a quorum present and introduced City Staff.

II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s): **March 3, 2016 WS & March 8, 2016 PH**
2. Approval of Findings of Fact and Conclusions of Law:
 - Seastrom (Pre-Plat 03-08-16) • Buttars Family (SUP 03-08-16) • Parks & Recreation (NCBE 03-08-16)

Motion:

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

III. ITEMS OF CONSIDERATION:

1. Request for consideration of the **Preliminary Plat** for Sunway Subdivision No. 2 consisting of 2 lots and 53.38 acres (+/-) located on the south side of North College Road West and east side of Sunway Drive North c/o EHM Engineers, Inc. on behalf of the Twin Falls School District

Applicant Presentation:

Tim Vawser, EHM Engineers, Inc., representing the applicant stated they went through a conveyance plat process for this plat sometime last year. This request is to subdivide the property into 2 lots. One lot includes the Sunway Soccer Complex and the other lot will be a lot reserved for the Twin Falls School District.

Staff Presentation:

Planner I Spendlove reviewed the request on the overhead and stated the request is for approval of the Preliminary Plat for Sunway Subdivision No 2. The site is zoned R-1 VAR, includes 53.88 +/- acres and

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consists of 2 lots. The Preliminary Plat was reviewed by the city engineering department who determined the plat, as submitted, satisfies the requirements outlined in City Code 10-12: General Subdivision Provisions.

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.

Planner I Spendlove stated upon conclusion should the Commission approve the preliminary plat for Sunway Subdivision No. 2 staff recommends 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.

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

PZ Questions/Comments:

- Commissioner Grey asked about the development of the property and improvements.
- Planner I Spendlove explained that City Council granted a request to allow development of street and utility infrastructure to occur separately for each parcel at the time each parcel is developed. This approval allows each property owner, City of Twin Falls and Twin Falls School District, to develop these properties independently without triggering site improvements on the other.

Deliberations Followed: [Without Concerns](#)

Motion:

Commissioner Reid 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, With 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.

IV. PUBLIC HEARINGS:

1. Request for a [Special Use Permit](#) to construct and operate an indoor recreation facility to include rock climbing gym, dance and exercise classes & private parties on property located at 135 5th Avenue South. [c/o Hailey Barnes on behalf of Gemstone Development, LLC \(app. 2771\)](#)

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Applicant Presentation:

Hailey Barnes, the applicant, stated that this will be a fitness facility that will include an indoor climbing gym.

Staff Presentation:

Planner I Spendlove reviewed the request on the overhead and stated that 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 OT at least since the mid 1990's, when that zoning district was first enacted for parts of downtown.

In 2003-2004, the Urban Renewal Agency purchased the property and constructed the parking lot on the adjoining lots. Recently Gemstone Development met with the URA Board to facilitate the sale of the property and enter into certain agreements for the development of the site. Additionally, the Warehouse Historic Overlay district requires new buildings to go through a public process for approval of the exterior design through the Historic Preservation Commission. This approval was granted on February 22, 2016. The elevations presented to you are the approved set of drawings with one condition placed upon the design of the exterior stairwell.

The undeveloped site is zoned OT (Old Towne) WHO (Warehouse Historic Overlay) with a P3 parking overlay. The request is to construct and operate a 2-story Rock Climbing Facility to include several types of indoor activities, such as; exercise and dance classes, physical therapy, private parties and a rock climbing wall. The building is proposed to occupy the entire site. The code requires on-site improvements that may include: parking, landscaping, curb, gutter, sidewalk, storm water retention, enclosed trash container, lighting and water and sewer connection. The site does have a P3 parking overlay; which means if the use is unable to meet the minimum parking requirement "special considerations" may be given on a case by case basis. Staff has determined there are 46 parking spaces required for this building and use as proposed. The applicant is proposing to utilize the URA owned parking lot adjacent to the building and on-street angle parking along both sides of 5th Ave S. The applicants are showing a detached sidewalk along 5th Ave S and Shoshone St S similar to the nearby Glanbia and Wills Toyota recent developments. As Shoshone St is an ITD roadway the applicant will need to work with the State – again similar to what Glanbia & Wills Toyota did. Typically, the State is very supportive of detached sidewalks and often encourages them as the City does. Detached sidewalks offer an overall safer pedestrian and vehicular travelway. The hours of operation are proposed to be 7 days a week from 10am to 10 pm. The facility will be open to the general public but will allow members to utilize the facility with hours outside their normal business hours. They anticipate they will employ 10-12 full/part time employees. The applicant anticipates negative impacts of noise and traffic will increase slightly, but they state they believe at manageable levels.

Per City Code 10-4-13: Indoor Recreation Facilities require a special use permit prior to being legally established.

The applicant proposes a climbing gym, and other auxiliary exercise areas for cardio programs. These uses have historically been placed within the Indoor Recreation Facility designation within the Zoning Code.

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Per City code 10-10-12: Parking Overlay Districts

This property is located within the P-3 Parking overlay. Special Consideration may be given on a case by case basis to the parking requirements, in order to retain the character of the district. Examples could be: a variance, leased parking, or remote parking.

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

Required improvements include streets, landscaping, curb-gutter-sidewalk, water and sewer, drainage and storm water. These improvements are required during building permit review and approval. These requirements will be evaluated and enforced on the building permit.

The negative impacts associated with this particular business may involve an increase in traffic and noise. Due to the surrounding area being primarily commercial in nature, staff does not anticipate unreasonable negative impacts to be created by the operation of this business. The most prominent impact on the area will be additional vehicular and foot traffic to the area. In some cases, this can be overbearing to an area to the extent it becomes a significant impact. The applicants are asking for consideration to allow their parking to be all off-site. Some consideration needs to be given to the varying peak times of customers to the area. Facilities of this type see peak customers in the early morning and the evenings. In this case, there is a good mix of uses which may create a variety of peak customer traffic throughout the day.

The commission should evaluate the impacts of this proposed special use and evaluate if conditions should be placed on the permit to mitigate those potential impacts.

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.
2. Subject to a detached sidewalk being installed along Shoshone Street South.

PZ Questions/Comments:

- Commissioner Woods asked how many spaces there are in the URA parking lot.
- Planner I Spendlove stated there are 78 spaces in the URA parking lot.
- Commissioner Frank asked if the purpose of the URA parking lot was for businesses in the area.
- Planner I Spendlove stated the URA built the parking lot to facilitate growth in the area and to help provide parking for businesses without the businesses having to build their own parking lots.
- Commissioner Munoz asked if there are any agreements to guarantee this parking lot will remain a parking lot.
- Planner I Spendlove stated no there is no guarantee that this parking lot will remain a parking lot.
- Commissioner Reid asked if this lot is busier now that Glanbia has moved into the area.
- Planner I Spendlove stated that it does not seem to be any busier then what was shown on the 2012 photo.

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Public Hearing: [Opened](#)

Paul Smith, representative of Preservation Twin Falls, as owners of the Grain Elevators and the Park in this area and they feel this will be a good addition to the area.

Public Hearing: [Closed](#)

Deliberations Followed:

- Commissioner Higley stated that the benefits outweigh any of the negative issues.
- Commissioner Frank stated that he hopes parking becomes an issue it would be a sign of the downtown becoming busy. Parking is not an issue for downtown.
- Commissioner Munoz stated his only concern with parking is if future development occurs in the area the parking could become an issue.

Motion:

Commissioner Woods 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, With 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 a detached sidewalk being installed along Shoshone Street South.
2. Request for a **[Special Use Permit](#)** to construct a 3600 sq. ft. detached accessory building on property located at 202 Gulch Lane in the Area of Impact. c/o John Glendenning on behalf of Kent Jensen (app. 2772)

Applicant Presentation:

Kent Jensen, the applicant stated he is here to request a special use permit to store RV's, tractors and farm equipment.

Staff Presentation:

Planner I Spendlove reviewed the request on the overhead and stated the site is zoned SUI within the Area of Impact. Applicant has supplied plans showing a proposed 3600 sf detached accessory building. The applicant describes the building for storage and private use, no commercial activity.

Per City Code 10-4-2: Detached accessory buildings within the SUI Zone greater than 1500 sf are required to obtain a Special Use Permit prior to being legally constructed. The proposed plan is showing the shop North West of the primary residence. Within this area, and on this property, this size of building is common.

Per City Code 10-11-1 thru 8: Required improvements include access, 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.

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Accessory structures of similar size are common in this area. The design submitted is consistent with the other outbuildings currently on the premises, and others in the area. Staff feels this size of buildings can be imposing on neighboring property owners. However, it is a significant distance from the nearest property line.

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.
2. Subject to construction of the detached accessory building to be consistent with the submitted drawings/elevations, as presented.
3. Subject to residential use by the occupant of the home - no business use within this structure.

PZ Questions/Comments:

Commissioner Munoz asked if there were any plans to use the building for major repairs. Mr. Jensen stated no it is for personal use only.

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

Deliberations Followed: [Without Concerns](#)

Motion:

Commissioner Woods 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, With 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 residential use by the occupant of the home - no business use within this structure.
3. Request for a [Special Use Permit](#) to construct a 1200 sq. ft. detached accessory building on property located at 827 Mae Drive. [c/o Paul Benavidez](#) (app 2773)

Applicant Presentation:

Paul Benavidez, the applicant, stated that he and his wife purchased this house and are in the process of renovating the home for them to live in. The zoning for this property only allows for up to 1000 sq. ft. accessory building with a Special Use Permit. They would like their accessory building to be 1200 sq. ft. which requires approval of a Special Use Permit.

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Staff Presentation:

Planner I Spendlove reviewed the request on the overhead and stated this lot was created with the Utopia Heights Subdivision in 1966. According to city building records the single family dwelling was constructed in 1973. The request is to construct a 1200 sf detached accessory building on property located at 827 Mae Drive. The site is zoned R-2 and is developed with an existing single family residential dwelling. A detached accessory building over 1000 sf in the R-2 zone requires a special use permit. The applicant has supplied plans showing a proposed 1200 sf detached accessory building. The applicant described the use of the building for private storage and not for commercial activity.

Per City Code 10-4-4: 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 South West corner of the property.

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.

Accessory structures of similar size are not common in this area. Part of this is due to the general size of lots in the surrounding neighborhoods. However, this particular subdivision does contain larger lots which would have the space to accommodate larger detached buildings. The design submitted is consistent with the existing house and the developed neighborhood. The plan submitted by the applicant shows the shop being constructed 7 feet from the nearest property line, on the south side. This distance does help mitigate some possible negative impacts to that neighbor.

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.
2. Subject to construction of the detached accessory building to be consistent with the submitted drawings/elevations, as presented.
3. Subject to residential use by the occupant of the home - no business use within this structure.

PZ Questions/Comments:

Commissioner Grey asked about paving requirements out to the road.

Planner I Spendlove stated hard surfacing to the road will be required and the applicant has been informed of this requirement.

Public Hearing: [Opened](#)

Joss Grandeau, 2570 9th Avenue East, stated he drives by this home every day and the applicants have done nothing but improve the home. He is in support of the request.

Public Hearing: [Closed](#)

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Closing Statements:

Mr. Benavidez stated the roof line will have a 4 to 12 pitch that will match the home.

Deliberations Followed: Without Concerns

Motion:

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

Approved, As Presented, With 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 residential use by the occupant of the home - no business use within this structure.

V. GENERAL PUBLIC INPUT: None

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

- Planner I Spendlove stated that on March 28, 2016, the Planning & Zoning Department is going to present the accessory building information to the Building Advisory Board to see if their members have any feedback to offer on the proposal.
- Zoning & Development Manager Carraway-Johnson stated that any feedback the Building Advisory Board has will be reviewed with the Commission.

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

1. Work Session- April 6, 2016
2. Public Hearing- April 12, 2016

VIII. ADJOURN MEETING:

Chairman Frank adjourned the meeting at 6:45 pm.

Lisa A Strickland
Administrative Assistant
Planning & Zoning Department



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

In Re:)
)
Special Use Permit, Application,) FINDINGS OF FACT,
)
) CONCLUSIONS OF LAW,
Paul Benavidez)
 Applicant(s)) AND DECISION

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho on **March 22, 2016** for public hearing pursuant to public notice as required by law for a Special Use Permit for the purpose of **constructing a 1200 sq. ft. detached accessory building on property located at 827 Mae Drive**, 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 **constructing a 1200 sq. ft. detached accessory building on property located at 827 Mae Drive**
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: **March 3, 2016**
3. 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 Residential** 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, **Residential**; to the east; **Mae Drive/Residential**; and to the west, **Residential**.

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 **constructing a 1200 sq. ft. detached accessory building on property located at 827 Mae Drive** is consistent with the purpose of the **R-2** 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 **R-2 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 **constructing a 1200 sq. ft. detached accessory building on property located at 827 Mae Drive** 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 **constructing a 1200 sq. ft. detached accessory building on property located at 827 Mae Drive** is hereby granted, 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.

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 construction of the detached accessory building to be consistent with the submitted drawings/elevations, as presented.
3. Subject to residential use by the occupant of the home - no business use within this structure.

APPLICATION # 2773
SUP# 1390

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.1390

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on **March 22, 2016** to **Paul Benavidez** whose address is **3310 Prairie** for the purpose of **constructing a 1200 sq. ft. detached accessory building on property located at 827 Mae Drive** and legally described as **RPT54410000130A Twin Falls Utopia Heights Subd Lot 13 (14-10-17 NW)**

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.2773

- 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 residential use by the occupant of the home - no business use within this structure.**

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:)
)
Special Use Permit, Application,) FINDINGS OF FACT,
)
) CONCLUSIONS OF LAW,
Gemstone Development, LLC)
c/o Hailey Barnes) AND DECISION
 Applicant(s))

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho on March 22, 2016 for public hearing pursuant to public notice as required by law for a Special Use Permit for the purpose of constructing and operating an indoor recreation facility to include rock climbing, exercise, dancing & private parties on property located at 135 5th Avenue South, 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 constructing and operating an indoor recreation facility to include rock climbing, exercise, dancing & private parties on property located at 135 5th Avenue South
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: March 3, 2016
3. The property in question is zoned OT WHO P3 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, Commercial Business; to the east; Public Parking Lot/Commercial Business; and to the west, Shoshone Street South/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 constructing and operating an indoor recreation facility to include rock climbing, exercise, dancing & private parties on property located at 135 5th Avenue South, is consistent with the purpose of the OT WHO P3 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 OT WHO P3 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 constructing and operating an indoor recreation facility to include rock climbing, exercise, dancing & private parties on property located at 135 5th Avenue South, 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 constructing and operating an indoor recreation facility to include rock climbing, exercise, dancing & private parties on property located at 135 5th Avenue South, is hereby granted, 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 a detached sidewalk being installed along Shoshone Street South.

APPLICATION #2771
SUP# 1388



**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.1388

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on **March 22, 2016** to **Gemstone Development, LLC c/o Hailey Barnes** whose address is **815 Yakima Avenue Filer, ID 83328** for the purpose of **constructing and operating an indoor recreation facility to include rock climbing, exercise, dancing & private practices on property located at 135 5th Avenue South** and legally described as **Twin Falls Townsite Lots 6 thru 14; NW 25' Lot 15; Strip of Land (15' x 125') Between Lots 6 thru 11 Blk 145 (16-10-17 SW) 63-602A RPT0001145006BA**

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.2771

- 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 a detached sidewalk being installed along Shoshone Street South.**

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.



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

In Re:)
)
Special Use Permit, Application,) FINDINGS OF FACT,
)
) CONCLUSIONS OF LAW,
Kent Jensen)
c/o John Glendenning) AND DECISION
 Applicant(s))

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho on **March 22, 2016** for public hearing pursuant to public notice as required by law for a Special Use Permit for the purpose of **constructing a 3600 sq. ft. detached accessory building on property located at 202 Gulch Lane within the AOI**, 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 **constructing a 3600 sq. ft. detached accessory building on property located at 202 Gulch Lane within the AOI**
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: **March 3, 2016**
3. The property in question is zoned **SUI AoI** pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as **Medium Density Residential** 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, **Residential**; to the east; **Residential/Gulch Lane**; and to the west, **Agricultural**.

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 **constructing a 3600 sq. ft. detached accessory building on property located at 202 Gulch Lane within the AOI** is consistent with the purpose of the **SUI AoI** 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 **SUI AoI 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 **constructing a 3600 sq. ft. detached accessory building on property located at 202 Gulch Lane within the AOI** 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 **constructing a 3600 sq. ft. detached accessory building on property located at 202 Gulch Lane within the AOI** is hereby granted, 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.

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 construction of the detached accessory building to be consistent with the submitted drawings/elevations, as presented.**
3. **Subject to residential use by the occupant of the home - no business use within this structure.**

APPLICATION #2772
SUP# 1389

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.1389

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on **March 22, 2016** to **Kent Jensen c/o John Glendenning** whose address is **202 Gulch Lane Twin Falls, ID 83301** for the purpose of **constructing a 3600 sq. ft. detached accessory building on property located at 202 Gulch Lane within the AOI** and legally described as **SEC 19 T 10 R 17 E ½ W ½ NWNE, EXC N 3A SENWNE Exc S 260.81 of E 167.02 OF N 1187.40 I NWNE & EXC S 235.07 OF E 212.90 OF N 926.59 IN NW NE : N1/2 SWNE, Exc SE 10.44A RP10S17E190671A**

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.2772

- 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 residential use by the occupant of the home - no business use within this structure.**

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:)
)
Preliminary Plat Application,) FINDINGS OF FACT,
)
Sunway Subdivision No. 2) CONCLUSIONS OF LAW,
c/o EHM Engineers, Inc.)
 Applicant(s)) AND DECISION

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho at the **March 22, 2016** hearing for consideration of the preliminary plat of **Sunway Subdivision No. 2**, approximately **55.38 (+/-)** acres, to develop **2** lots located **on the south side of North College Road West and the east side of Sunway Drive 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 requested approval of the preliminary plat of **Sunway Subdivision No. 2**, approximately **55.38 (+/-)** acres, to develop **2** lots located **on the south side of North College Road West and the east side of Sunway Drive North**,
2. The property in question is zoned **R-1 VAR** pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as **Opens Space & Medium Density Residential** 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, **North College Road/Undeveloped Agricultural Farm**; to the south, **Bradshaw Subdivision/Undeveloped Agricultural Farm**; to the east, **Perrine Pointe Subdivision/A PUD Undeveloped Agricultural Farm**; to the west, **Sunway Conveyance Plat Lot 2/Undeveloped Agricultural Farm/Sunway Drive North/2700 East Road in Aol**.

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 **Sunway Subdivision No. 2**, approximately **55.38 (+/-)** acres, to develop **2** lots located **on the south side of North College Road West and the east side of Sunway Drive North**, 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 **Sunway Subdivision No. 2**, approximately **55.38** (+/-) acres, to develop **2** lots located **on the south side of North College Road West and the east side of Sunway Drive North**, is hereby granted, 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.

CHAIRMAN-TWIN FALLS CITY PLANNING & ZONING COMMISSION

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.**



Preliminary PUD Presentation: **TUESDAY, April 12, 2016**

Public Hearing: Tuesday, April 26, 2016

To: Planning & Zoning Commission

From: Jonathan Spendlove, Planner 1

AGENDA ITEM III-1

Request: **Preliminary ZDA Presentation** requesting the Commission's recommendation for a Zoning District Change and Zoning Map Amendment from R-4 to R-4 ZDA, to develop a 4-Plex Townhouse Development on property located at 2916 East 3600 North c/o Rex Harding, Riedesel Engineering, Inc. on behalf of Dennis Hourany (app. 2777)

Time Estimate:

The applicant's presentation may take up to fifteen (15) minutes. There is no Staff presentation this evening.

Background:

Applicant:	Status: Property Owner	Size: 9 (+/-) acres
Dennis Hourany PO Box 122 Freedom, WY 83120 925-766-2875 dennis@elitetile.usa	Current Zoning: R-4	Requested Zoning: R-4 ZDA
	Comprehensive Plan: Medium Density Residential	Lot Count: 1 lot
	Existing Land Use: Undeveloped/Agricultural	Proposed Land Use: Townhome/Rowhouse development-@ S/F home on individual lots
Representative:	Zoning Designations & Surrounding Land Use(s)	
Rex Harding Riedesel Engineering Inc. 202 Falls Ave Twin Falls, ID 83301 208-733-2446 rharding@riedeseleng.com	North: R-4, Valencia Ave/Residential	East: R-4, South Hills Middle School under construction
	South: 3600 North Road; R-4, Residential	West: R-4, Residential
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-5, 10-6-1, 10-7-6, 10-7-12, 10-10-1 through 3, 10-11-1 through 9, 10-14-1 through 9	

Approval Process:

As per Twin Falls City Code 10-6-1.7(B) establishing a ZDA:

1. The Planning and Zoning Commission shall complete a preliminary review of the proposed conceptual development plan at a meeting prior to the public hearing for a zoning district and zoning map amendment.
2. After Commission preliminary review, a public hearing shall be held before the Commission; their recommendation will be forwarded to the Council for a zoning district and zoning map amendment.

Budget Impact:

Approval of this request may have a financial impact on the City budget as commercial development could bring in additional tax revenue.

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:

This parcel has been zoned R-4 since at least the 1980's when our current Title 10; Zoning & Subdivisions chapter was put in place. This property is Lot 2 of the Golden Eagle Subdivision Number 4 Conveyance Plat. This

subdivision went through the public hearing process as part of the development for the South Hills Middle School. The subdivision was approved, and recorded in 2014.

Analysis:

This is a preliminary review for a proposed R-4 ZDA; Residential Planned Development. The applicant has supplied a Narrative outlining the project and development goals for this project. Additional supporting documents have been provided in the form of a Conceptual Master Development Plan, and associated Written Commitment Document declaring the variations from the base zone sought by the developer.

A public hearing regarding this request will be heard at the regularly scheduled Planning and Zoning Commission public meeting [Tuesday, April 26, 2016](#). Comprehensive Staff analysis will be given at that time.

Conclusion:

Staff makes no recommendation at this time.

Attachments:

1. Narrative
2. Zoning Vicinity Map
3. Aerial Photo Map
4. Future Land Use Map
5. Conceptual Development Plan
6. Building Reference Photos
7. Written Commitment Document
8. Site Photos

VALENCIA PARK ZDA TOWNHOUSE SUBDIVISION
ZONING DISTRICT CHANGE AND ZONING MAP AMENDMENT
ZONING DEVELOPMENT AGREEMENT APPLICATION
PROJECT JUSTIFICATION, CONFORMANCE AND COMPATIBILITY

a. Reason for the request:

The property for the proposed Valencia Park ZDA Townhouse Subdivision is located in the R-4 Medium Density Residential District. This application for Zoning District Change and Zoning Map Amendment is in accordance with the City of Twin Falls Code Section 10-4-5.2 B.6.c that allows the construction of attached dwellings with 4 units per building with a special use permit in the R-4 Zone. This townhome subdivision will be developed following the conceptual development plan that is included with this application. The ZDA plan shows the intended use of the land in a visual manner and by written documentation of the proposals and standards.

b. Statement:

i. Relationship to Comprehensive Plan

The Future Land Use Map included in the 2009 City of Twin Falls Comprehensive Plan designates the subject property and surrounding area as Residential Medium Density. The proposed development with attached dwellings with 4-unit buildings will have 22 buildings with 88 residential units within the 9 acre development. This provides an area compatible with the Comprehensive Plan designation that is intended to promote and preserve medium density residential development and provide a residential environment to allow the present and future residents to live and play in an area with space for personal privacy, minimum vehicular traffic that is free from the encumbrance by commercial and industrial activities.

ii. Compatibility with the Surrounding Area

The proposed development is compatible with the existing uses in the surrounding area. The adjacent properties along the west property boundary are part of the Golden Eagle Subdivision No. 1. The properties located to the north across Southwood Avenue are part of the Golden Eagle Subdivision No. 2 . The property located to the south across the 3600 North Road is part of the Skylane Mobile Home Park. The property located adjacent to the east boundary is currently being developed for the new Twin Falls School District South Hills Middle School. The current uses in the area are residential in nature with small lots and affordable construction. The proposed development provides a transition from the small lot single family homes to the new school and is compatible with the existing residential uses in the area.

iii. Intended Use/Development of the Property

The intended development of the property includes 22 buildings that include 4 attached dwelling units each with off street parking. The building density provides affordable townhomes with adequate open space with landscaping, play areas and walking/riding trails.

iv. Requested Exceptions for Specific Uses and/or Development Standards

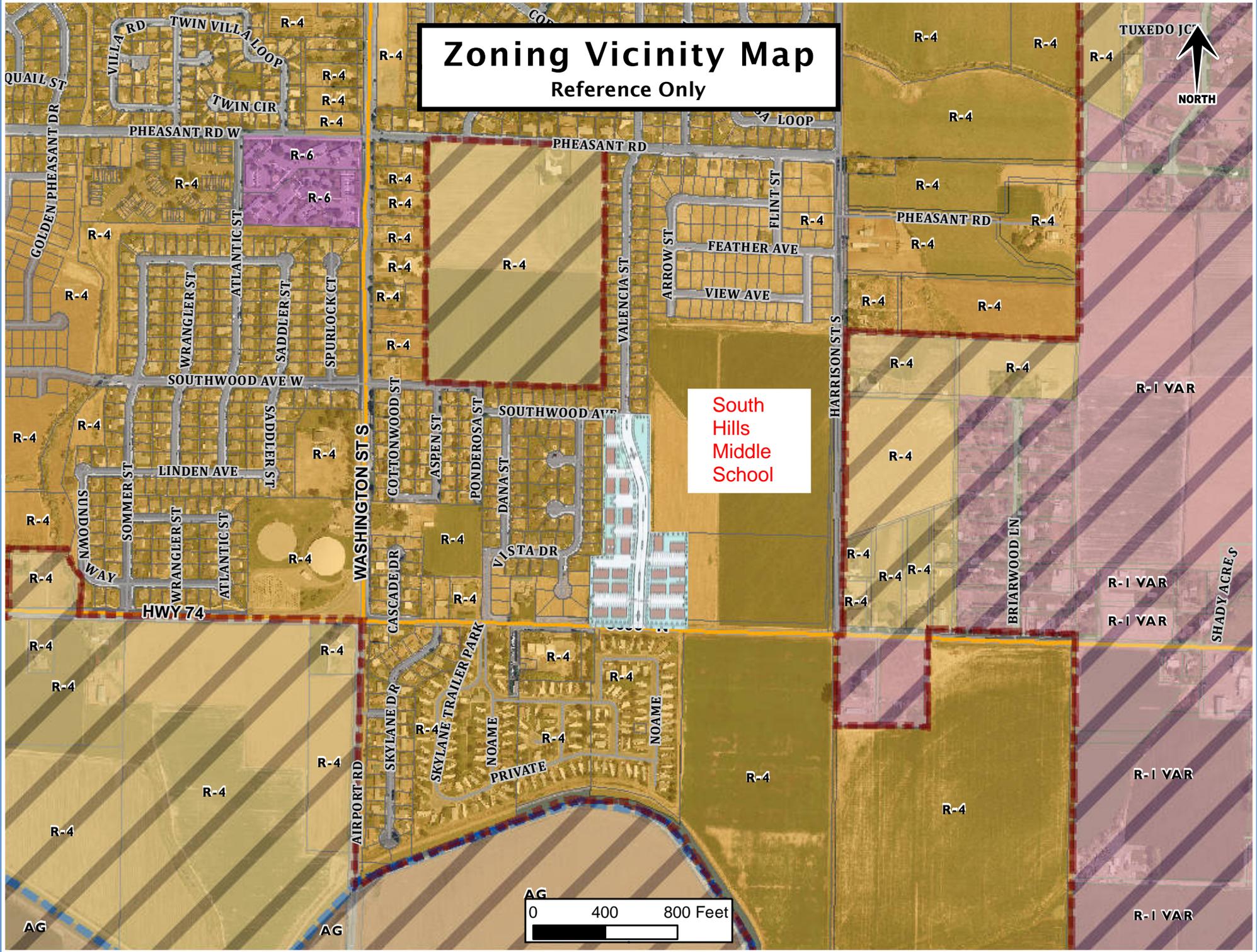
The R-4 Zoning District allows duplex dwellings. Fourplex dwellings are not permitted outright, however they are with a Special Use permit. This development will have 4 dwelling units per building with each individually owned dwelling on a separate platted lot. No other land use / development allowances are requested.

Zoning Vicinity Map

Reference Only



South
Hills
Middle
School



Aerial Photo Map

Reference Only



Future
South Hills Middle
School

SOUTHWOOD AVE

PONDEROSA ST

SOUTHWOOD AVE

DANA ST

VISTA DR

VISTA DR

VISTA DR

VISTA CT

3600 N

0 100 200 Feet

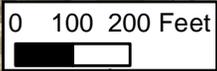
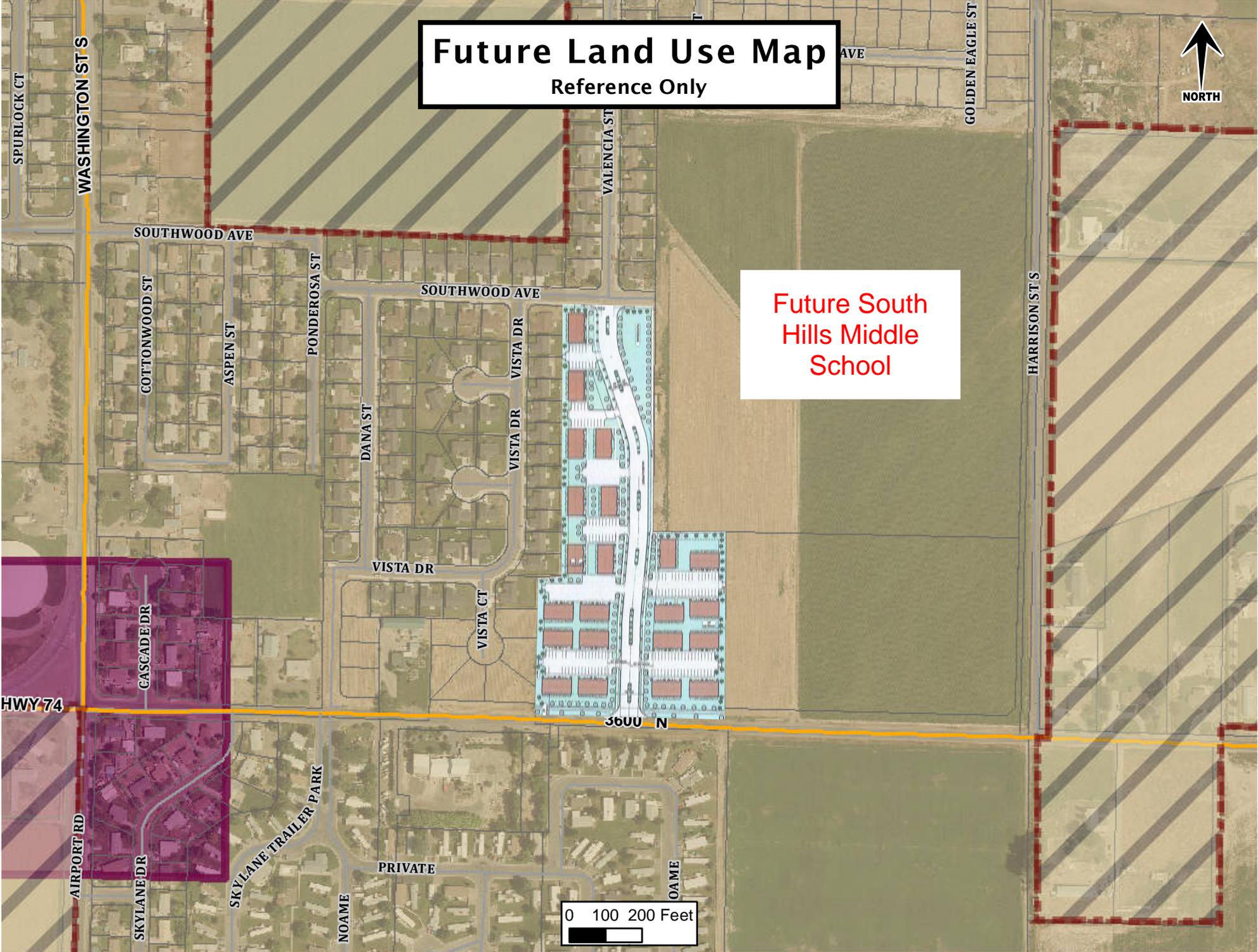


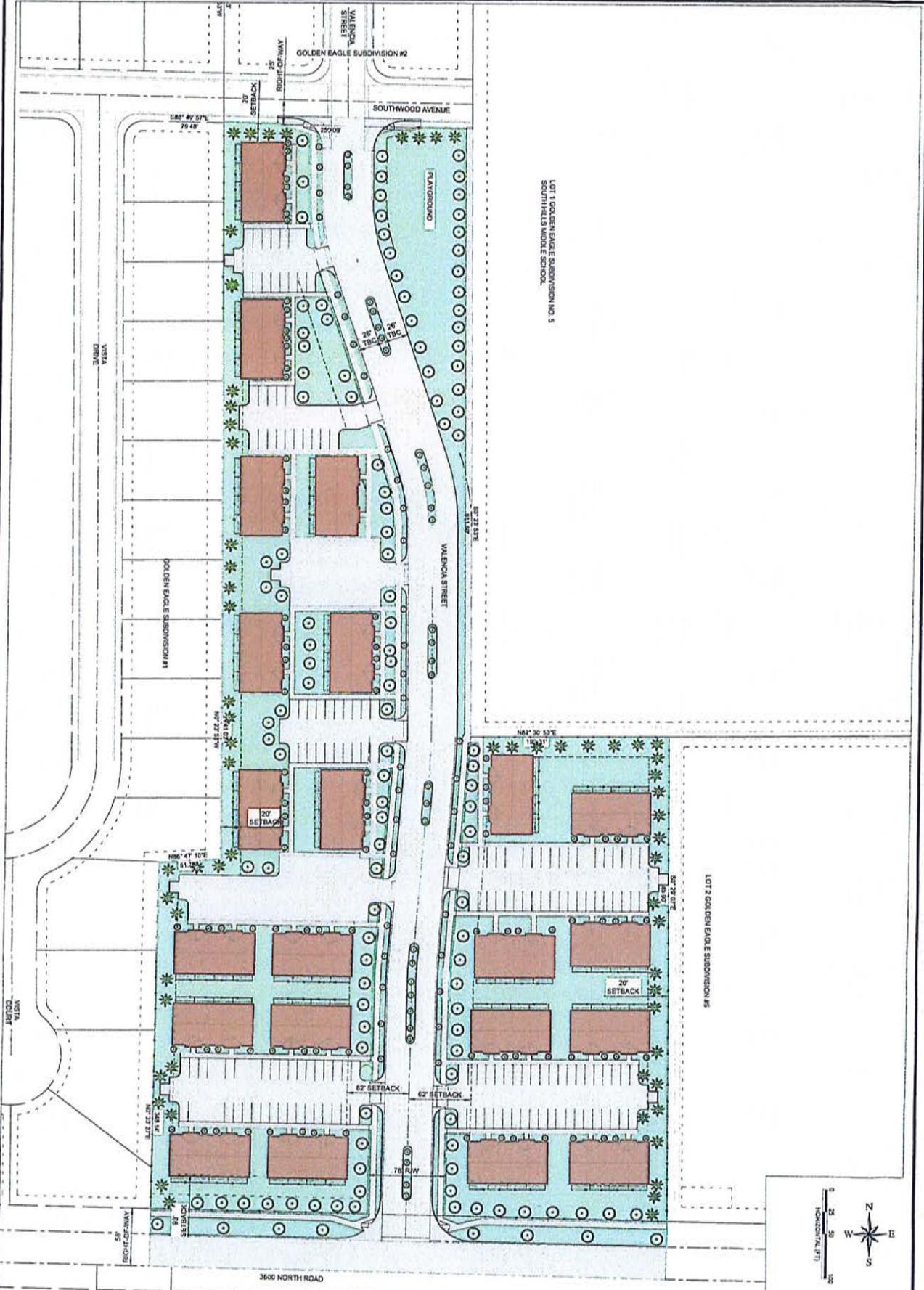
Future Land Use Map

Reference Only



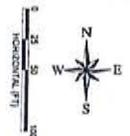
Future South Hills Middle School





LOT 1 GOLDEN EAGLE SUBDIVISION NO. 5
 SOUTHWOOD MIDDLE SCHOOL

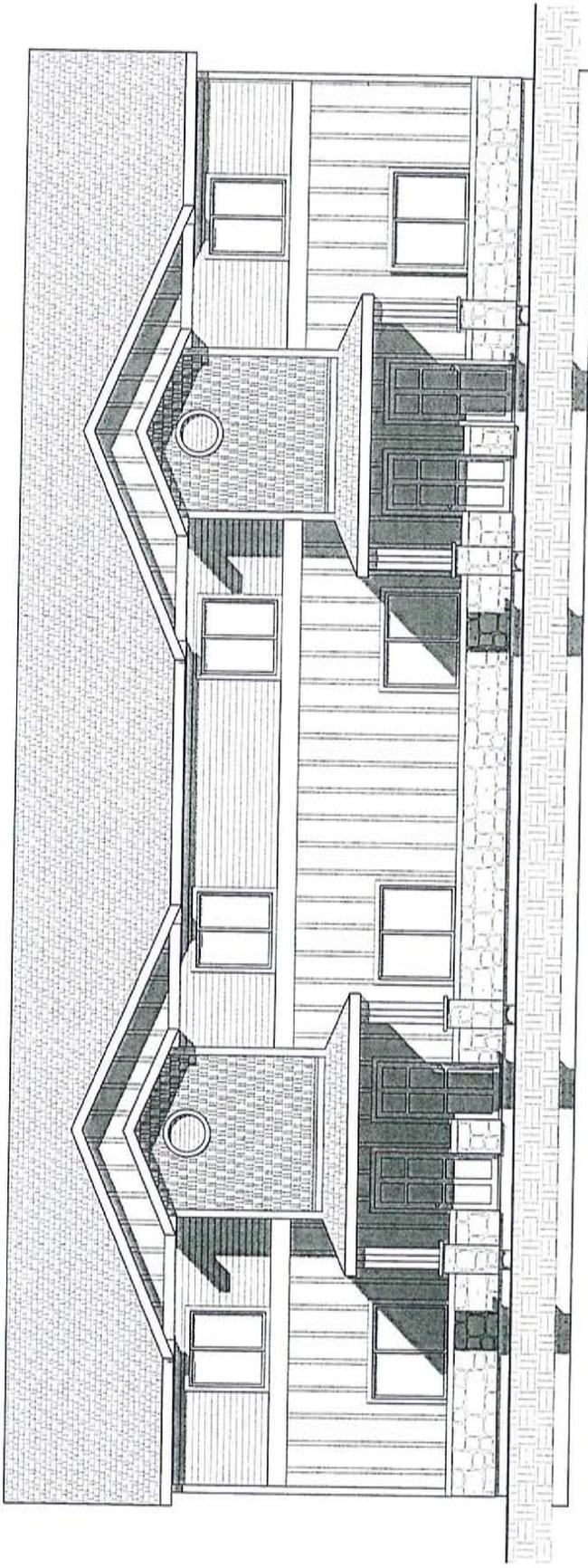
LOT 2 GOLDEN EAGLE SUBDIVISION #1



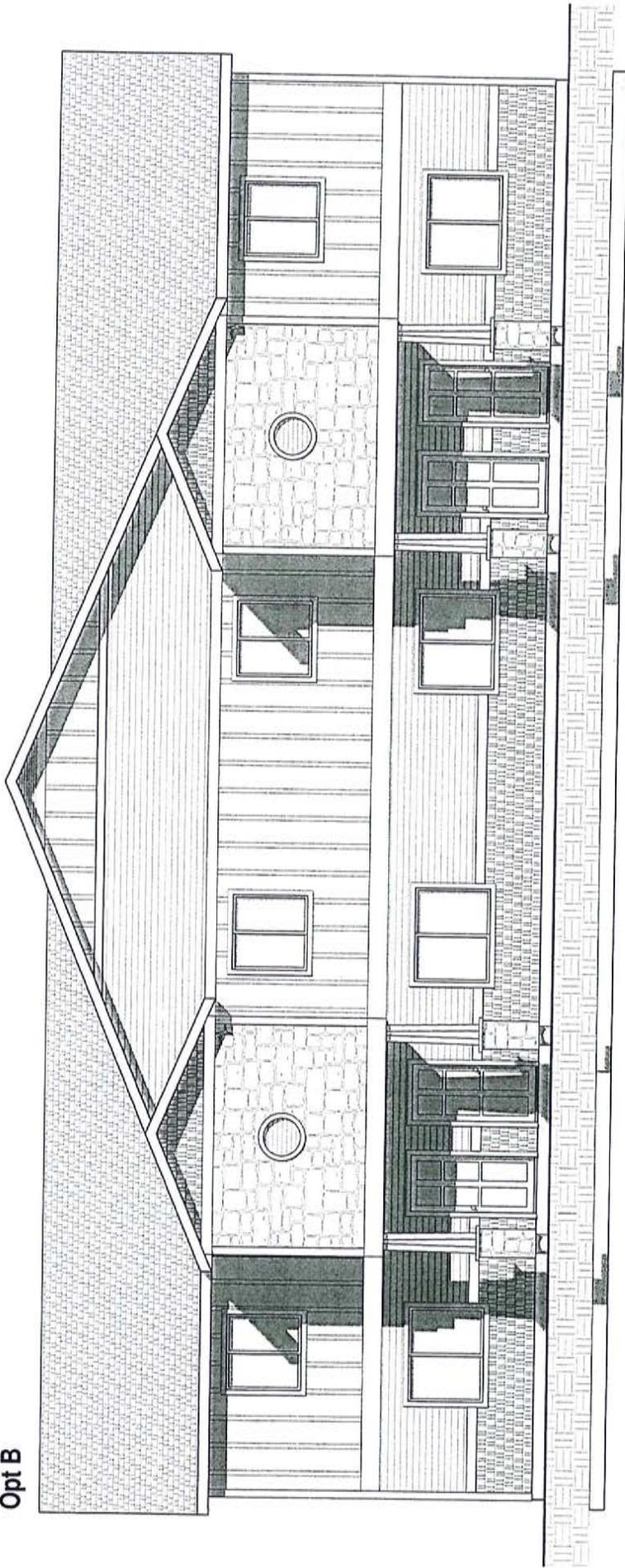
<p>PRELIMINARY NOT FOR CONSTRUCTION</p> <p>DATE: 2/18/2018 DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]</p>	<p>VALENCIA PARK SUBDIVISION ZDA DEVELOPMENT PLANS 2016</p> <p>SITE LAYOUT</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	BY	DESCRIPTION																																									<p>RIEDEL Engineering</p> <p>202 Falls Avenue Twin Falls, ID 83301 Phone: (208) 733-2446 Fax: (208) 734-2748</p> <p><small>THIS PROJECT AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF RIEDEL ENGINEERING, INC. NO PART OF THIS PROJECT OR THE INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RIEDEL ENGINEERING, INC.</small></p>
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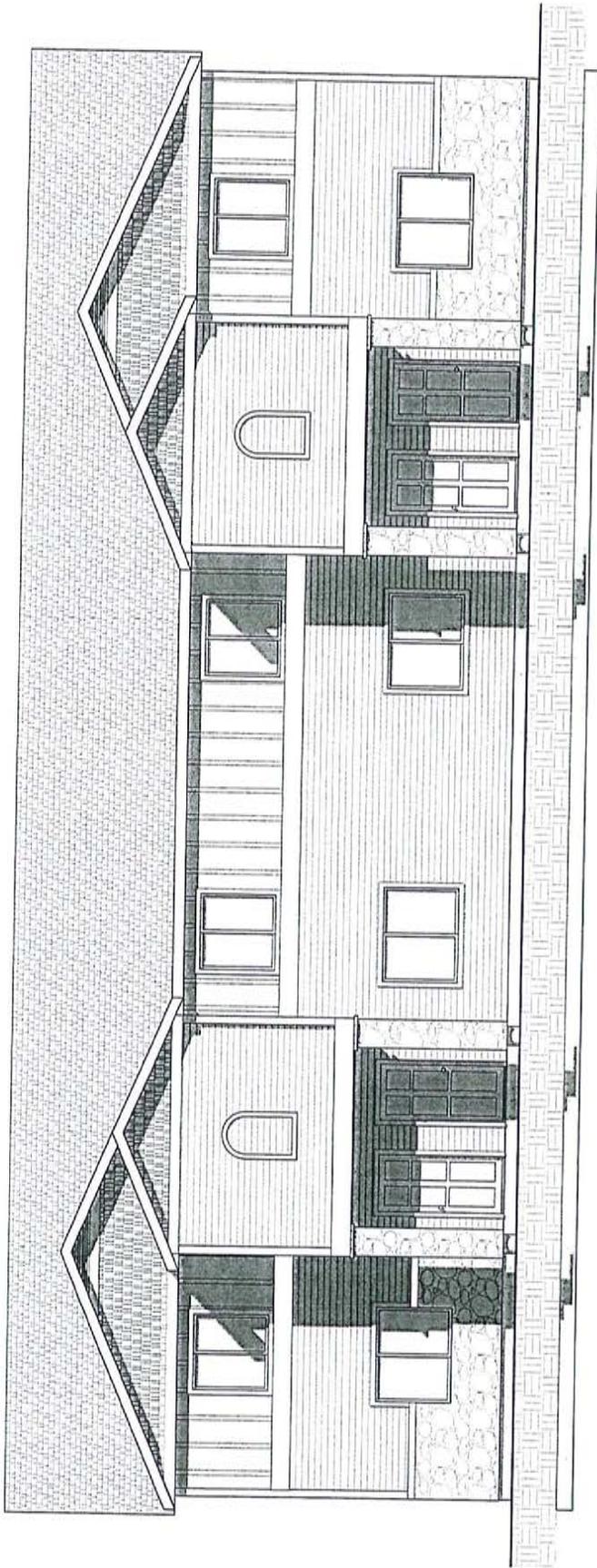
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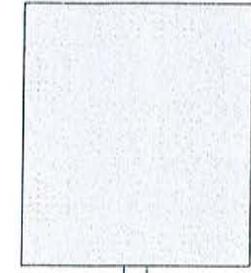


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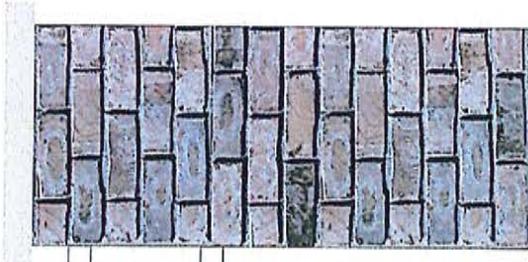
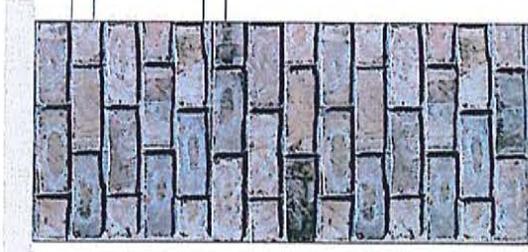


TOP VIEW

152"



52"



DOUBLE SIDED MONUMENT SIGN

Quan. 1
Cost - \$3,885.95 plus tax
Installation - \$300.00
City of I.F. Permit - \$100.00

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THIS ART IS THE PROPERTY OF SIGNATURE SIGNS AND IS NOT TO BE DUPLICATED OR COPIED. IT WAS CREATED FOR THE SOLE PURPOSE OF VIEWING BY RECIPIENT. IT IS NOT TO BE RELEASED TO OUTSIDE PARTIES. IF NO CONTRACT IS INITIATED WITH SIGNATURE SIGNS, THE ART IS TO BE RETURNED IN FULL. ANY DUPLICATION AND OR COPYING OF THIS ART, IN PART OR WHOLE IS PROHIBITED. ANY VIOLATION OF THESE TERMS WILL RESULT IN PENALTIES AND PROSECUTION UNDER COPYRIGHT LAWS.

OK as is OK with changes

I hereby authorize Signature Signs, Inc. to proceed with the scope of work as described above. I also agree to the following terms of payment: Minimum 50% down; balance due upon completion. Work will commence after receipt of the 50% down payment.

Signed: _____ Date: _____



Phone: 208-523-7446

Fax: 208-523-7456

2349 N Woodruff Ave Idaho Falls ID 83401

Valencia Park ZDA Townhouse Residential Development

ZDA Development Commitment

Pursuant to All Parts of the Planning Exhibit

This ZDA Development Commitment is made and entered into this ___ day of _____, 2016, by and between the CITY OF TWIN FALLS, State of Idaho, a municipal corporation, hereinafter called "City" and _____ hereinafter called "Developer" for the purpose of developing a residential subdivision as a Zoned Development Agreement (ZDA). The legal description of the property is Lot 2 of the Golden Eagle Subdivision No. 4 a conveyance plat located in the Southwest Quarter of Section 28 Township 10 South, Range 17 east of the Boise Meridian in Twin Falls County, Idaho.

Development and Improvements shall conform to the standards and regulations of the Twin Falls City Code Title 10 – Chapter 4 – Section 5 and Chapter 6 - Section 1, and all references to other sections therein, as amended, except for the following:

(1) Use Regulations:

(A) Permitted Uses: Modified to include: Dwellings – Attached single household (aka Townhouse)

(B) Special Uses: No Changes Requested.

(C) Prohibited Uses: None Requested.

(2) Property Development Standards:

(A) Lot Area : Modified as Follows: Residential Lots: Minimum 722 Square Feet
Open Space or Common Area Tracts: No Minimum

(B) Lot Occupancy: Modified As Follows: Residential Lots: 100% of Lot Area
Open Space or Common Area Tracts: 0% Occupancy

(C) Building Height: no change requested.

(D) Yards: Modified as Follows: Residential Lots: No property Line Setback Required
All Buildings shall be a Minimum of 20 feet from exterior boundary.
Street Setbacks: No Change Requested

(E) Access: Modified As shown

1. Valencia Street will be developed as a public street through the development from 3600 North Street to Southwood Avenue. Access to the buildings will be through private driveways and parking lots.

(F) Landscaping: Landscaping shown on Master Development Plant to be installed, owned and maintained by Homeowners Association.

(G) Off Street Parking: Two off street parking places are provided for each 2-bedroom unit.
Two and one-half off street parking places are provided for each 3-bedroom residential unit.

(H) Signs: Modified to include the following

1. Freestanding signs along Valencia Street will be erected to identify the development as the Valencia Park Subdivision. The signs will be permitted through the Twin Falls Building Department. A photo of a sign similar to the one that is proposed is attached.
- (I) Walls, Fences, Hedges, Trees, Shrubs, and Landscaping Structures: Modified to Include: A minimum of 6' tall white vinyl fence will be installed as exterior screen fencing along the exterior property boundary.
- (3) Other Site development Criteria – if applicable
 - (A) Building Elevations: Project to be Constructed in accordance with the Building Elevations Provide with This Agreement.
 - (B) Density: No Change Requested.
 - (C) Residential Lot Width: Platted townhouse lot width will be 19 feet.
 - (D) Residential Lot Depth: Platted townhouse lot length will be 38 feet.
 - (E) Open Space or Common Area: No minimum or maximum size
 - (F) Multi-Use Transportation Access: No amenities specifically designed for multi-use transportation access are planned.
 - (G) Park: No Change Requested to Park Dedication Procedure.
 - (H) Pathways: The sidewalks will be set back from the curb along Valencia Street and the 3600 North Road and be 6' wide. The sidewalk east of Valencia Street along the north 611 feet of the property will follow along the property boundary.
 - (I) Screening: Modified to include the following
 1. Trash containers, outdoor storage, and such facilities shall be visibly screened from roadways, adjacent residential areas, and adjacent properties. Screening may consist of landscaping, masonry walls, or vision barrier fencing.
- (4) Architectural Standards: The buildings will be constructed by the developer in accordance with the building elevations included with this application.
- (5) Management Associations: A Valencia Park Homeowner's Association will be formed with documentation recorded at Twin Falls County.
- (6) Project Phasing: The development will be constructed in 6 phases starting at the north end and working to the south. The schedule for the construction is to complete one or more phases each year starting in 2016 and to be completed by 2022.

If no development has occurred on the ZDA subject parcel within the time identified, the planning and zoning commission and city council may review the original ZDA development requirements and conceptual development plan to ensure their continued validity. If the city determines the concept is no longer valid, then:

- (A) The city may initiate a process to change the zoning classification, or
- (B) New ZDA development requirements and/or a new conceptual development plan may be required to be approved prior to the city issuing a building permit for any portion of the ZDA subject parcel

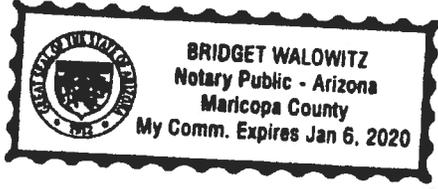
Developer [Signature]
Dennis Hourany

STATE OF ~~IDAHO~~ Arizona)
)ss.
County of Maricopa

On this 1st day of April, 2016, before me, the undersigned, a Notary Public for Idaho, personally appeared Dennis Hourany, known to me to be the persons whose names are subscribed to the within instrument on behalf of said Owner and acknowledged to me that said Owner executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

[Signature]
Notary Public for ~~Idaho~~ Arizona
Residing at Scottsdale, ~~Idaho~~ Arizona





SW corner of Property, frontage along 3600 North



NE Corner of property, approx. location of "Proposed Park" in the foreground.



NW Corner of Property. New Middle School under construction on left side of picture.



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

To: Planning & Zoning Commission

From: Jonathan Spendlove – Planner I

AGENDA ITEM IV-1

Request: Request for a **Special Use Permit** to construct and operate an automobile sales, service and repair business on property located on the northern ½ of Lot 1 Block 2, Phillis Commercial Sub a/k/a 2441 Kimberly Rd. c/o Sid Lezamiz, Jr. (app. 2774)

Time Estimate:

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

Background:

Applicant:	Status: Owner	Size: 34,500 +/- sf of the undeveloped northern ½ of a platted lot. New 6500 SF Building
Sid Lezamiz Jr. 705 Fillmore Twin Falls, Idaho 208-734-7007 sid@lezamizrealestate.com	Current Zoning: C-1, Commercial Highway	Requested Zoning: Special Use Permit
	Comprehensive Plan: Commercial/Retail	Lot Count: undeveloped Northern ½ of Lot 1 Block 2 Phillips Commercial Sub.
	Existing Land Use: Undeveloped portion of a platted Commercial lot	Proposed Land Use: Retail auto sales, service and repair
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: R-2, Residential	East: C-1, Commercial Business
	South: C-1, frontage Rd/Kimberly Rd/commercial development	West: C-1; Aspenwood Drive, commercial
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-8, 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. 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 have no impact on the City budget as the property is not within City Limits.

Regulatory Impact:

Approval of this request will allow the applicant to proceed with the process to establish a Retail Vehicle Sales Lot with a Detail and Repair Shop operating accessory to the Sales Lot.

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

History:

The property was platted as the Phillips Commercial Subdivision in 1994. The current building was built on the southern ½ of Lot 1 Block 2, Phillips Commercial Subdivision in 1995 and operated as a retail store. In 2000, Special Use Permits 645 and 691 were issued to Mueller Auto to allow a retail automobile sales lot with display pads. The SUP's were only granted to use the southern ½ of the lot – the northern ½ remained undeveloped. There were conditions placed on the permits. In 2003, Special Use Permit 823 was issued to Mueller Auto to add sales of large equipment on the northern ½ of the lot subject to compliance with required site improvements. There were no improvements completed. The northern portion, which is the property under consideration with this permit, has remained undeveloped/ unpaved.

Analysis:

The Applicant has supplied a narrative detailing the operation of the proposed auto sales, service & repair business on the northern ½ of Lot 1, Block 2, Phillips Commercial Sub, aka 2441 Kimberly Rd. The site is zoned C-1. To operate auto sales, service or repair requires a special use permit. This portion of the lot is operated by Goode Motor Auto Sales. The request is to expand the operation of this business to include a 6500 sf auto shop/building to conduct minor repair, tire replacement and front end work on vehicles prior to being resold.

Per City Code 10-4-8: The C-1 Commercial Highway Zoning District requires a Special Use Permit to operate an automobile and truck sales and/or rental businesses; automotive Service/Repair also requires a Special Use Permit prior to being established.

During the Special Use permit process, the Commission should look at all impacts the proposed land use will incur on the surrounding area.

Per City Code 10-10: The retail use of an automobile sales site has a parking requirement of one (1) parking space per five hundred (500) square feet of the associated structure. Automotive Repair requires three (3) parking spaces PLUS 1.5 spaces per service bay. Adequate storage space is also required. The official review for the building permit shall review these items for full compliance with current code. However, the commission may wish to evaluate the land use described by the applicant for any parking issues that could cause impacts to the area and address those appropriately.

Per City Code 10-11-1 thru 8: Required improvements include streets, water and sewer, drainage and storm water. These required improvements would be evaluated and all applicable code requirements will be enforced at the time of building permit submittal. As a result, the commission may wish to evaluate this project for any improvements it feels are necessary to mitigate any impacts that could occur.

Possible Impacts: Retail Vehicle Sales & Auto Repair businesses can have impacts on neighboring properties.

A developed residential subdivision is adjacent on the northern boundary of this property. Typical impacts from this type of business may include increase in traffic, noise, and fumes from the increase in vehicles being delivered, repaired and moved around on site. An existing screening fence is installed between the Residential and the Commercial Properties. A condition requiring the fence to be maintained in good order would be appropriate in order to ensure the impacts to the residential properties are fairly mitigated. Discussion with consideration to include vegetation along the fence would help mitigate noise and sound to the adjacent residential homes. Lighting can have significant impacts to adjacent neighbors if the sales yard or shop have lights that bleed into the neighborhood. All outside lighting shall be downward facing and in compliance with code should be a condition if approved.

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 screening fence on the North side of the property being maintained in good repair.
3. Subject to no audio or announcement system being utilized on this property.
4. Subject to all vehicles; inoperable, junk or waiting to be repaired and any miscellaneous parts associated with the business being stored inside a building or behind a sight obscuring screened area.
5. Subject to all work being conducted to take place inside the building with overhead doors closed.
6. Subject to all outside lighting to be downward facing and meet the minimum code standards.

Attachments:

1. Letter of request
2. Zoning Vicinity Map
3. Aerial Photo Map
4. Phillips Commercial Sub
5. Applicant Submitted Site Plan
6. Building Elevations
7. Site Photos

Special Use Permit Application

Paragraph Four:

A) Reason for the request: Presently the occupant, Goode Motor is using the building located at 2441 Kimberly Road or (the south portion of the property) for sales, detail, and minor repair of their vehicles. The vehicles are typically cars and pickups which are trade in vehicles which may require detailing and minor repair before they are to be resold. The occupant is out growing the existing building and is requesting a second building in which to do minor repairs. The intent is to build an approximately 6500 sq ft building in which to do minor repairs, tire replacement, front end work on trade in vehicles prior to be resold. A small portion of the building would have finished office space for the sales team. The existing building (2441 Kimberly Road to the south) would be used for the detail portion of their business.

B) An explanation of the project:

The proposed building would be an attractive white metal skin building with an earth tone color Brick on the lower portion of the west facing side of the building. There would be three overhead doors facing west allowing vehicle access to the building with two walk in man doors on each end of the building for pedestrian access. The overhead doors would be white in color as well. The roof for the building would be metal and white in color.

- i) Hours of operation: Hours of operation would be; Monday thru Friday 7:30 A.M to 7:00 P.M
Saturday: 8:00 A.M to 6:00 P.M.
Sunday Closed
- ii) Traffic Anticipated: Traffic would expected to be increased from what presently exists on the property as more vehicles would be serviced, and 8-12 employees would be added to the new location.
- iii) Number of employees: 8-12

c)

i) Noise: Noise is expected to be minimal as all work would be completed inside the building.

ii) Glare: Only expected glare would be from the new LED outside lighting which presently exists on the property for outside evening lighting for security purposes.

iii) Odor: No odor is expected outside the building.

iv) Fumes, and vibration: Fumes and vibration would be very similar to what presently exists on the property.

v)General discussion of compatibility with other properties in the district:

Presently to the east of the proposed location for the new building is Adventure Motor Sports which stores motorcycles and other ATV Vehicles in their outdoor fenced lot. Adventure Motor Sports also has a storage building which approximately 10-15 feet away from proposed building.

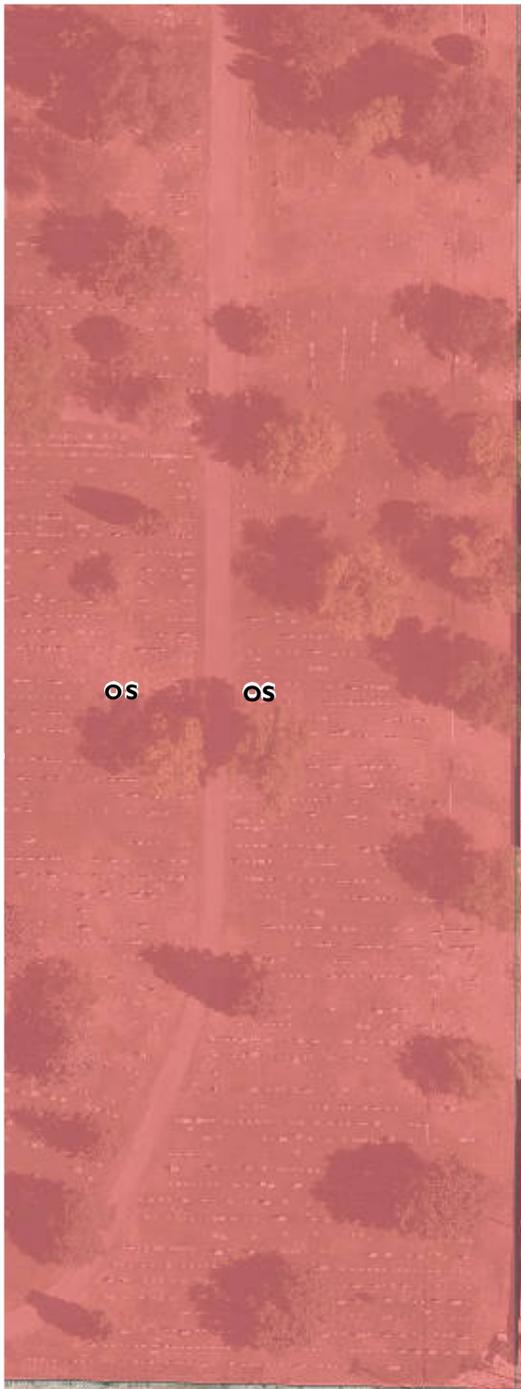
Presently to the north of the proposed location are the back sides of homes which front Alder wood drive. The proposed building would be sited on the south portion of the lot to provide as much buffer as allowable between the building and the homes.

Presently to the west of the proposed location are two day care facilities. The two facilities are on the west side of Aspen wood Drive. The proposed location of the building would be on the east side of Aspen wood to the far east side of the property line which would provide a buffer between the buildings.

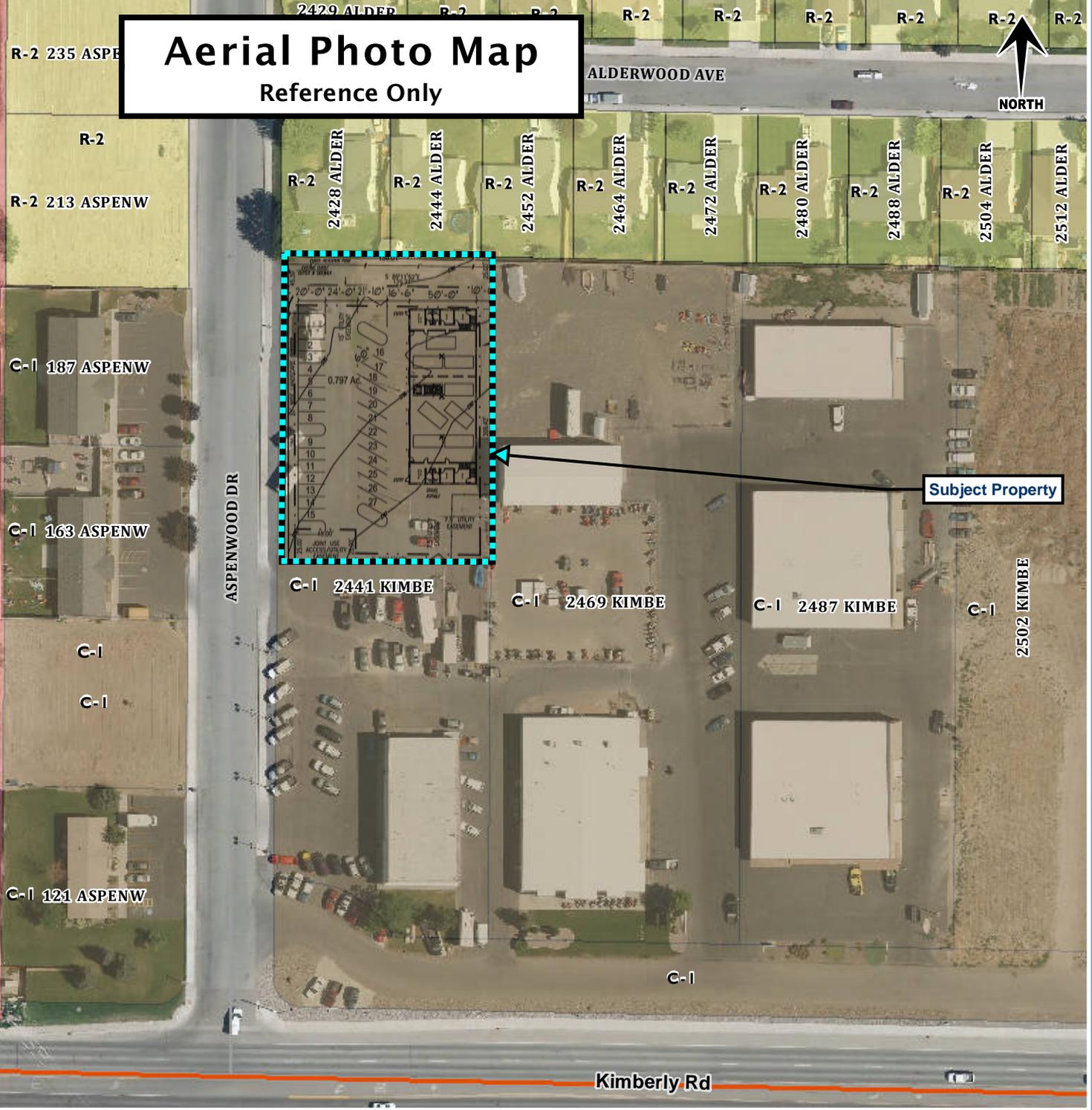
Presently to the south of the proposed location is the occupant's existing building with Kimberly Road to the south, and the Cemetery maintenance area, further to the south.

Aerial Photo Map

Reference Only



OS OS



R-2 235 ASPEN

2429 ALDER R-2 R-2 R-2 R-2 R-2 R-2 R-2 R-2

ALDERWOOD AVE

R-2

R-2 213 ASPENW

R-2 2428 ALDER R-2 2444 ALDER R-2 2452 ALDER R-2 2464 ALDER R-2 2472 ALDER R-2 2480 ALDER R-2 2488 ALDER R-2 2504 ALDER R-2 2512 ALDER

C-1 187 ASPENW



Subject Property

C-1 163 ASPENW

ASPENWOOD DR

C-1 2441 KIMBE

C-1 2469 KIMBE

C-1 2487 KIMBE

C-1 2502 KIMBE

C-1

C-1

C-1 121 ASPENW

C-1

Kimberly Rd

GREENTREE STATES SOUTH SUBDIVISION

EASTGATE SUBDIVISION



UNPLATTED

R-2 ZONING

700
200

FUTURE CARRIAGE LANE

SCALE
1" = 100'

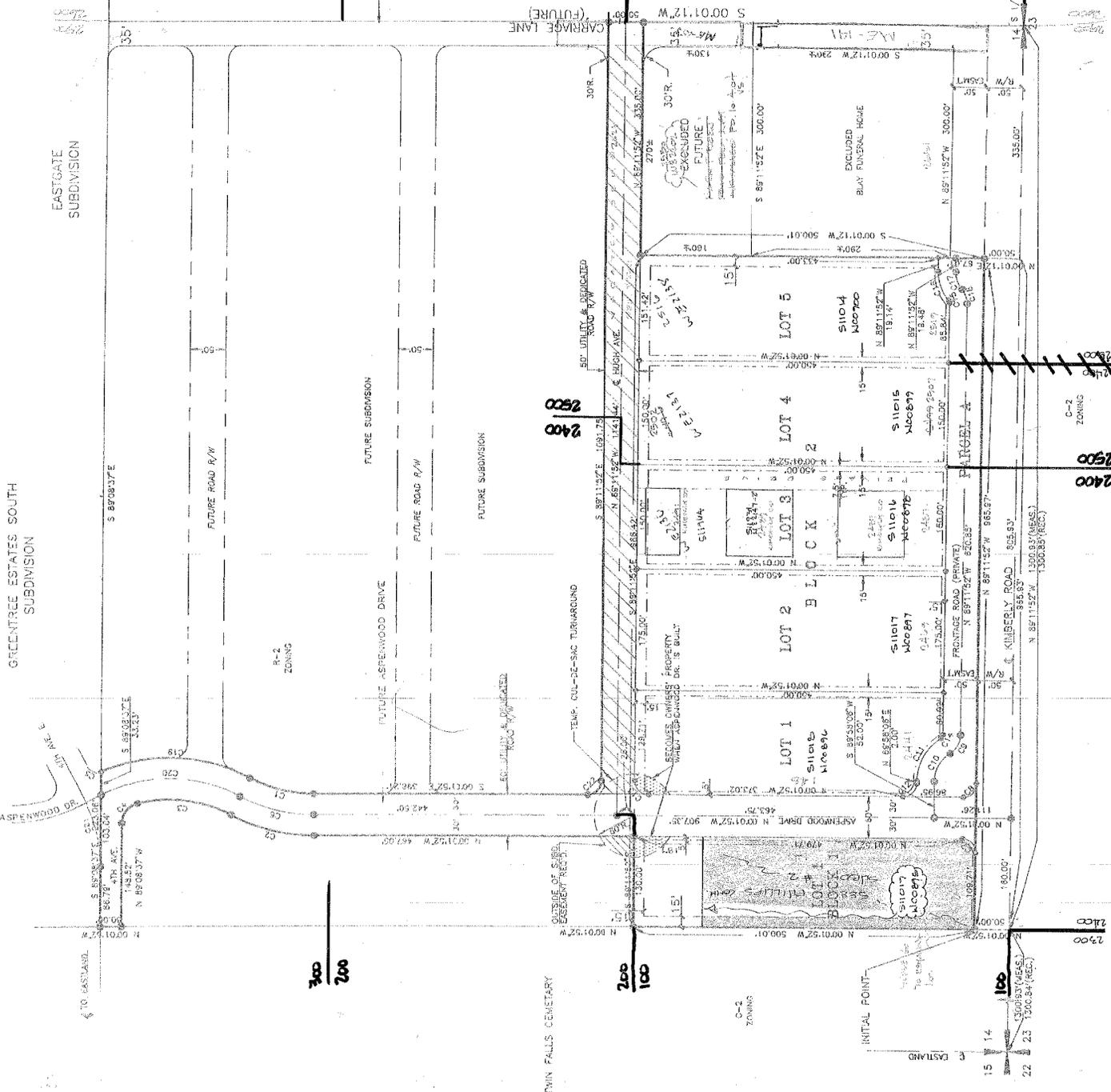
NOTES

1. THERE SHALL EXIST A 15' WIDE UTILITY EASEMENT ADJACENT TO THE WESTERLY LOT LINE OF LOT 1, BLOCK 1, AND THE EASTERLY LOT LINE OF LOT 5, BLOCK 2, AND THE INTERIOR LOT LINES OF LOTS 1-5, BLOCK 2, CENTERED ON INTERIOR LOT LINES.
2. THERE SHALL EXIST A 5' WIDE UTILITY EASEMENT ADJACENT TO ALL STREET FRONTS.
3. THERE SHALL EXIST A 15' WIDE UTILITY EASEMENT ADJACENT TO ALL REAR LOT LINES.
4. FRONTAGE ROAD (PARCEL A) & PROPERTY ADJACENT TO WESTERLY ROAD RIGHT-OF-WAY, BEING INDIVIDUAL PARCEL CONVEY OWNED AND MAINTAINED BY LOT OWNERS.

UNPLATTED

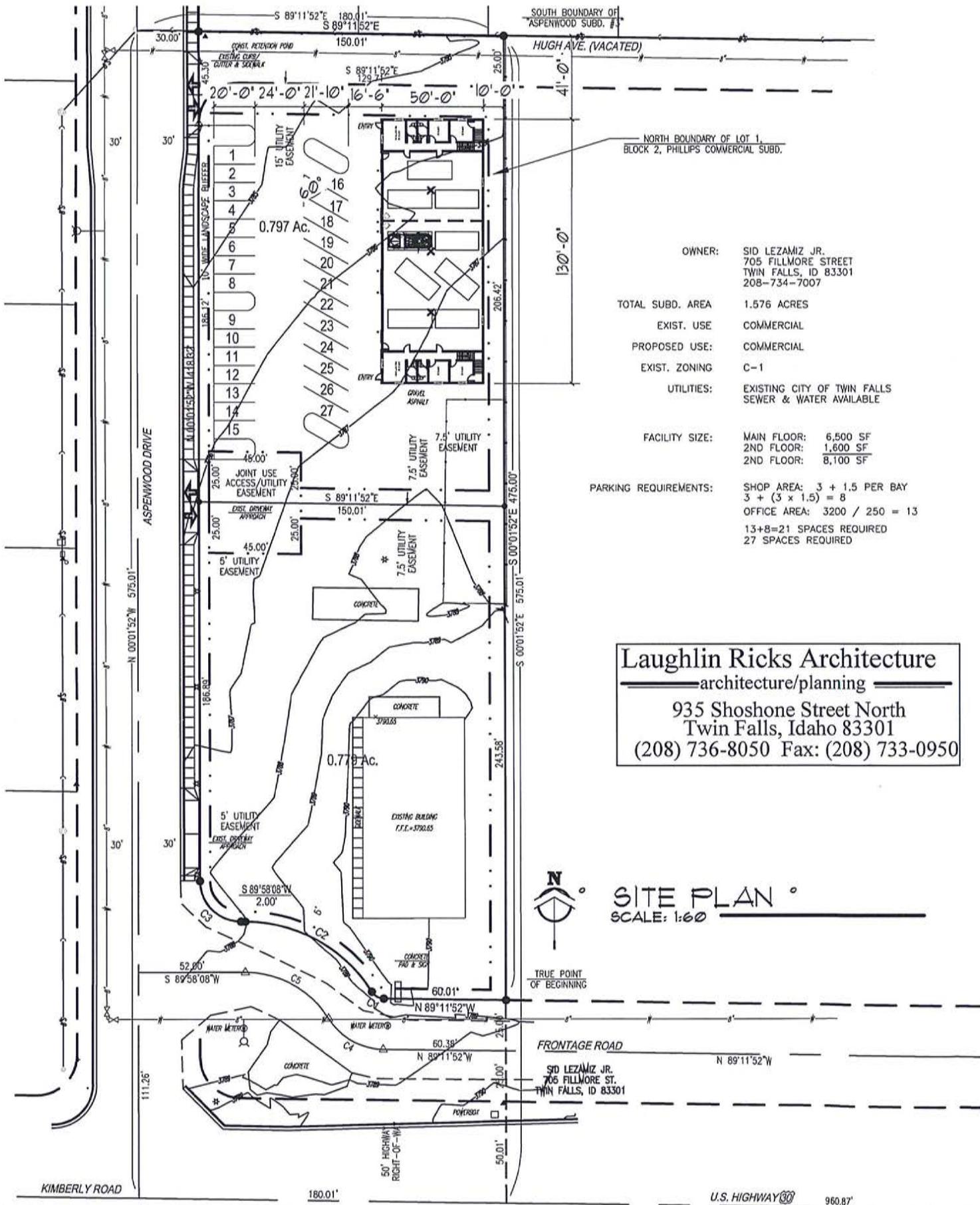
C-2 ZONING

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BISECT
1	281.057	185.00	85.52	94.85	48.85	S 44°03'35" W
2	270.057	95.00	136.68	135.89	71.09	N 07°00'00" E
3	72°14'41"	35.00	33.41	35.83	33.13	N 51°53'45" W
4	84°05'31"	25.00	23.00	26.82	15.73	S 12°42'42" W
5	85°00'00"	25.00	23.00	26.82	15.73	S 12°42'42" W
6	85°00'00"	25.00	23.00	26.82	15.73	S 12°42'42" W
7	85°00'00"	25.00	23.00	26.82	15.73	S 12°42'42" W
8	85°00'00"	25.00	23.00	26.82	15.73	S 12°42'42" W
9	85°00'00"	25.00	23.00	26.82	15.73	S 12°42'42" W
10	85°00'00"	25.00	23.00	26.82	15.73	S 12°42'42" W
11	85°00'00"	25.00	23.00	26.82	15.73	S 12°42'42" W
12	85°00'00"	25.00	23.00	26.82	15.73	S 12°42'42" W
13	85°00'00"	25.00	23.00	26.82	15.73	S 12°42'42" W
14	85°00'00"	25.00	23.00	26.82	15.73	S 12°42'42" W
15	85°00'00"	25.00	23.00	26.82	15.73	S 12°42'42" W
16	85°00'00"	25.00	23.00	26.82	15.73	S 12°42'42" W
17	85°00'00"	25.00	23.00	26.82	15.73	S 12°42'42" W
18	85°00'00"	25.00	23.00	26.82	15.73	S 12°42'42" W
19	85°00'00"	25.00	23.00	26.82	15.73	S 12°42'42" W
20	85°00'00"	25.00	23.00	26.82	15.73	S 12°42'42" W
21	85°00'00"	25.00	23.00	26.82	15.73	S 12°42'42" W
22	85°00'00"	25.00	23.00	26.82	15.73	S 12°42'42" W



2400
1900
C-2 ZONING

2300
100
C-2 ZONING



OWNER: SID LEZAMIZ JR.
705 FILLMORE STREET
TWIN FALLS, ID 83301
208-734-7007

TOTAL SUBD. AREA 1.576 ACRES

EXIST. USE COMMERCIAL

PROPOSED USE: COMMERCIAL

EXIST. ZONING C-1

UTILITIES: EXISTING CITY OF TWIN FALLS
SEWER & WATER AVAILABLE

FACILITY SIZE: MAIN FLOOR: 6,500 SF
2ND FLOOR: 1,600 SF
2ND FLOOR: 8,100 SF

PARKING REQUIREMENTS: SHOP AREA: 3 + 1.5 PER BAY
3 + (3 x 1.5) = 8
OFFICE AREA: 3200 / 250 = 13
13+8=21 SPACES REQUIRED
27 SPACES REQUIRED

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

SITE PLAN
SCALE: 1:60

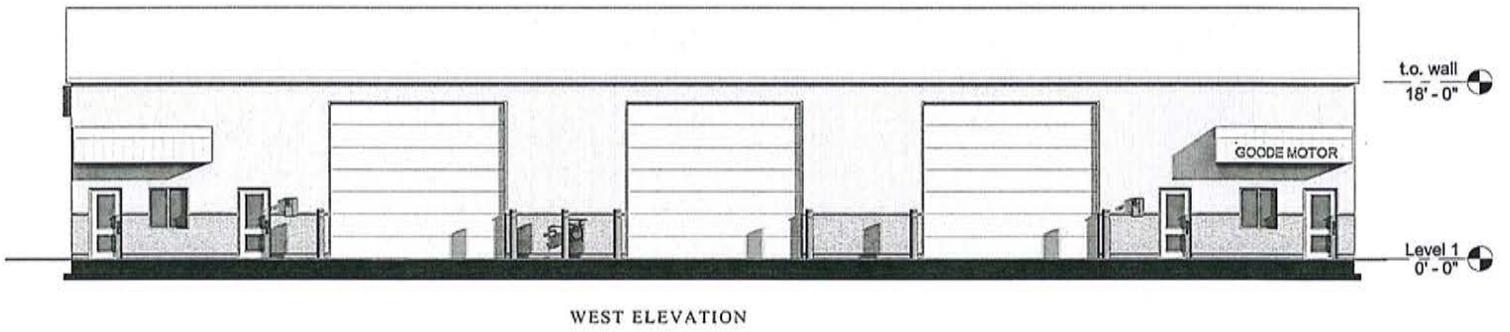
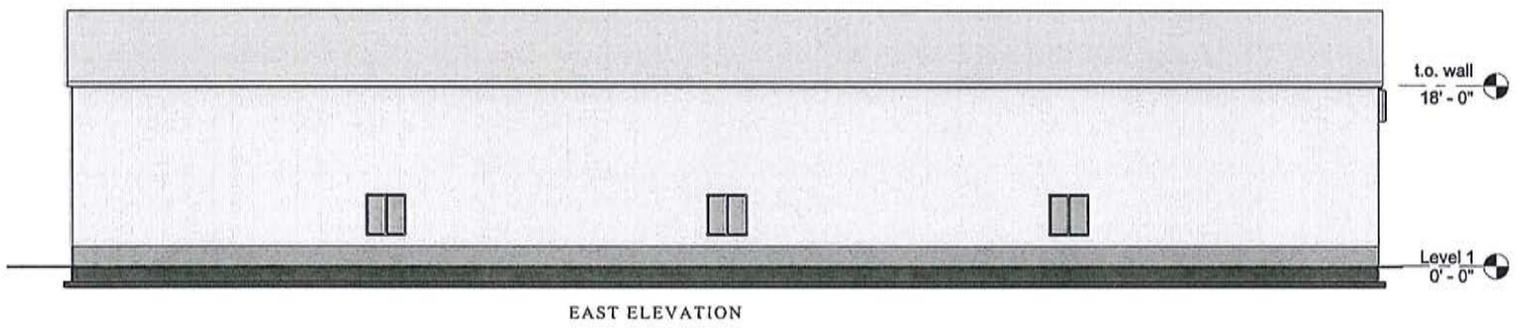
TRUE POINT OF BEGINNING

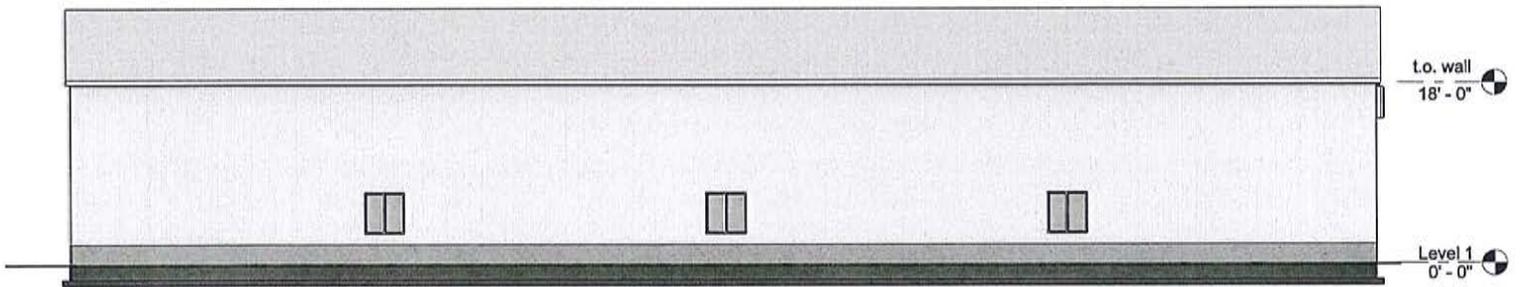
FRONTAGE ROAD
SID LEZAMIZ JR.
705 FILLMORE ST.
TWIN FALLS, ID 83301

KIMBERLY ROAD

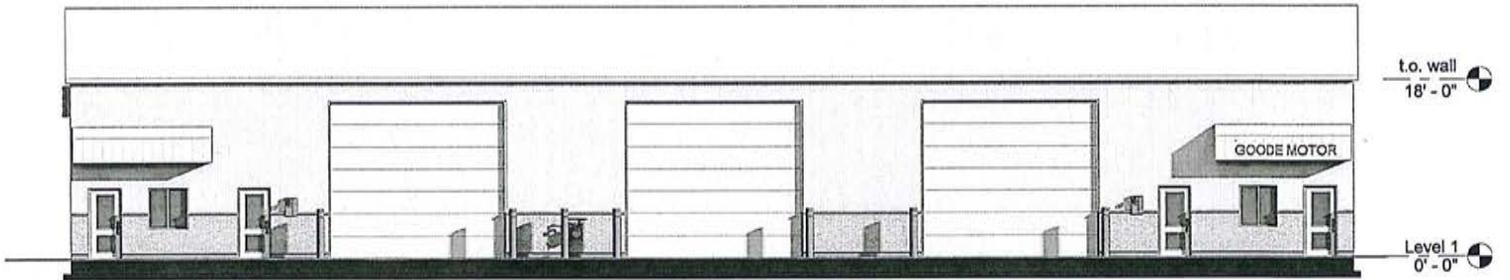
180.01'

U.S. HIGHWAY 80 960.87'

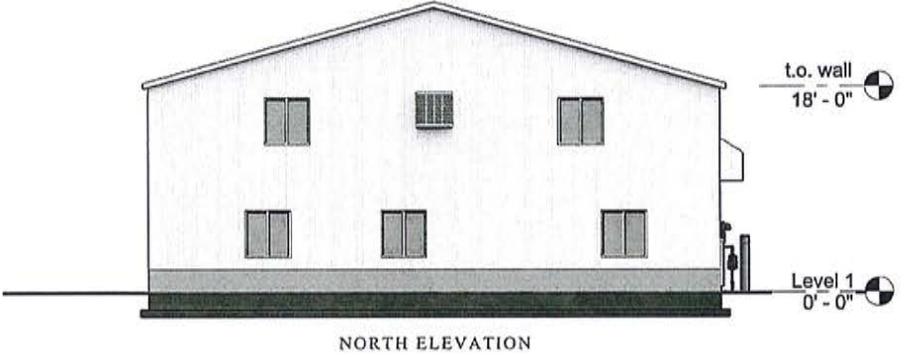
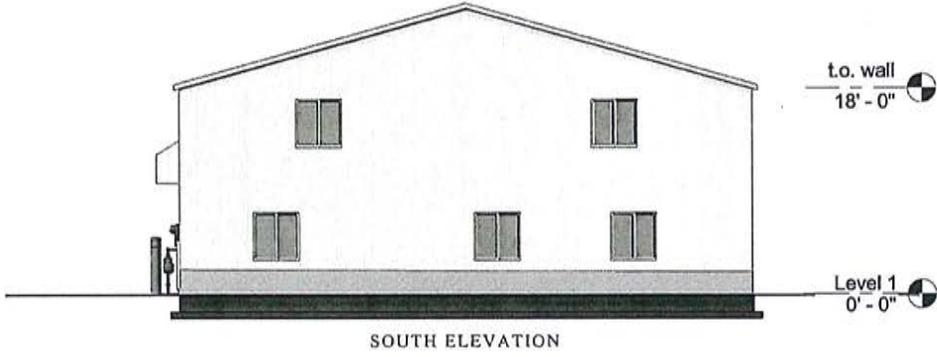


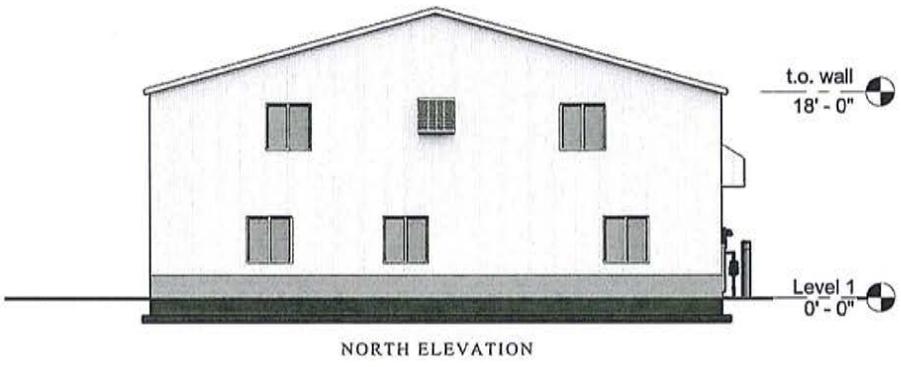
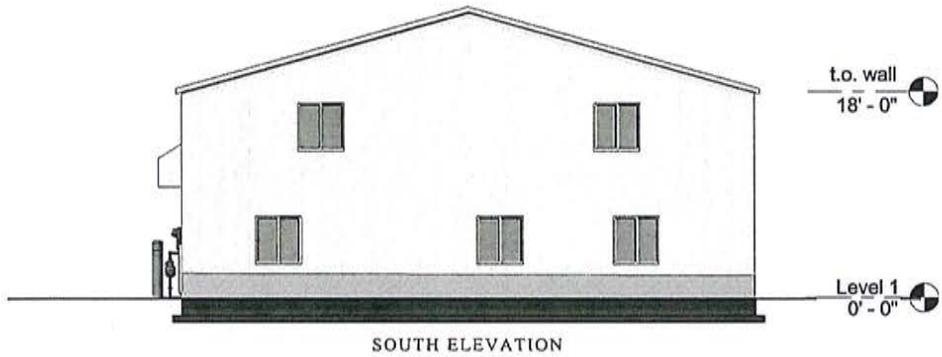


EAST ELEVATION



WEST ELEVATION







NW corner of Property, frontage along Aspenwood Dr.



NE Corner of property, Residential homes on the right side of picture.



Property along Aspenwood Dr.



Corner of Aspenwood Dr and Kimberly Road



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

To: Planning & Zoning Commission

From: Jonathan Spendlove, Planner I

AGENDA ITEM IV-2

Request: Request for a **Non-Conforming Building Expansion Permit** to expand a legal non-conforming building on property located at 2116 4th Avenue East c/o Trieste Walker on behalf of Walker's Flooring (app. 2775)

Time Estimate:

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

Background:

Applicant:	Status: Owner	Size: +/- 5000 sf Bldg (with Addition)
Triest Walker 2116 4 th Ave East Twin Falls, ID 83301 208-944-9075 triesteatwalkersflooring@gmail.com	Current Zoning: M-1	Requested Zoning: Non-Conforming Building Expansion Permit
	Comprehensive Plan: Commercial/Retail	Lot Count: 1 Lot
	Existing Land Use: Commercial Business	Proposed Land Use: No change
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: 4 th Ave East; M-1, Residential & Commercial	East: M-1, Vacant Undeveloped
	South: M-1, Industrial	West: Wycoff Circle; M-1, Commercial Business
	Applicable Regulations: 10-1-4, 10-1-5, 10-3-4, 10-4-9	

Approval Process:

The non-conforming building expansion 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 the permit listing the specific conditions specified by the Commission for approval.

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

Budget Impact:

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

Regulatory Impact:

Approval of this request will allow the applicant to proceed with the building permit application process.

A Non-conforming Building Expansion 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:

City and County Records indicate this building being constructed in 1978. In 1996, the City enacted a code amendment regarding the M-1 Zoning District, establishing the setbacks we currently have.

Analysis:

The request is to allow the expansion of a legal non-conforming building, which requires a public hearing. The building is located on the East side of Wycoff Circle. It is zoned M-1, Light Industrial. The M-1 District requires a 15' setback from property line. The West side of the building is built within the 15' setback by 2.5'. The proposed expansion will not further encroach into the frontyard setback

The applicant has supplied a brief narrative detailing some of the affects the expansion will have on the surrounding area. As the proposed expansion will not further encroach into the frontyard setback the applicant does not anticipate any negative impacts on neighboring land owners in the form of noise, glare, vibrations or fumes.

The general area and the immediate surroundings are currently zoned M-1. The materials being proposed will be similar to the existing building, and are harmonious with the existing buildings and the general use of the surrounding area.

Conclusion:

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

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

Attachments:

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

3-3-16

Walker's Flooring

2116 4th Ave E

Ti-Id 83301

DATE

Reason for request:

Existing Facility is Built over 15' Setback

New Addition is for Storage of Product

New addition meets 15' Setback Requirement

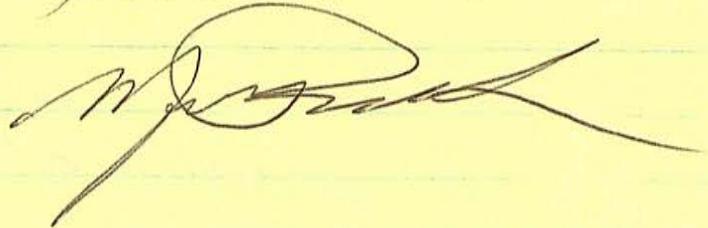
No additional Traffic Anticipated

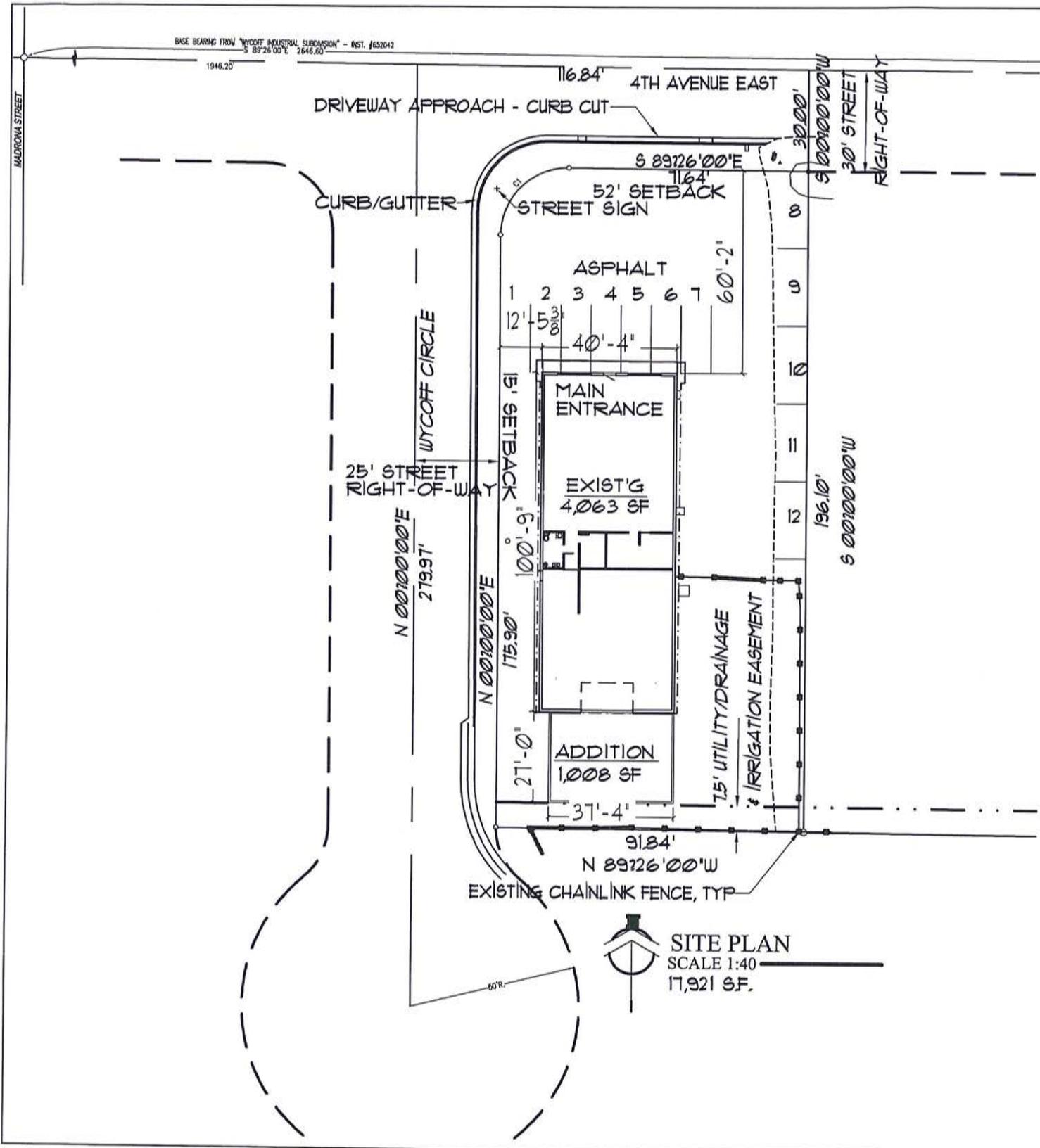
Number of Employees is 4

Use of Facility is not Changing &
There for general Compatibility is not
Changing with adjacent properties

Noise, Glare, odor, Fumes Will not
Exist & will not impact adjacent properties

Triste Walker





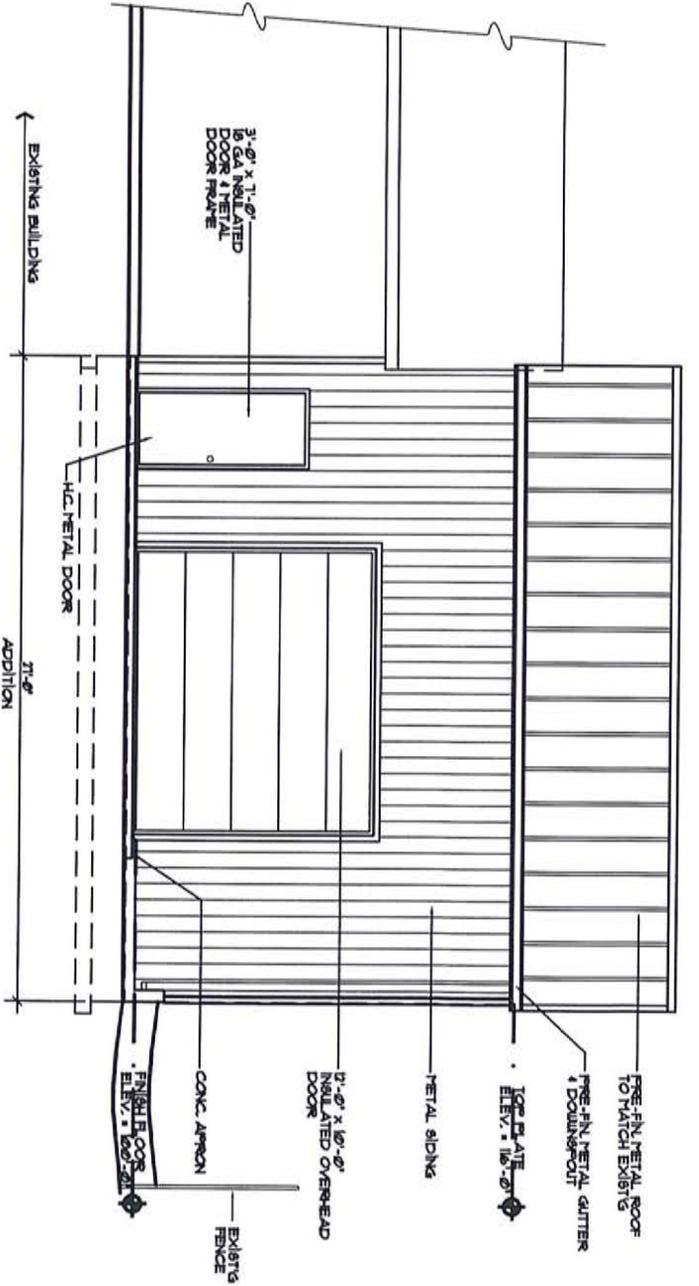

SITE PLAN
 SCALE 1:40
 17,921 SF.

LOT 2, "WYCOFF INDUSTRIAL SUBDIVISION" IN
 SE 4 SE 4 SECTION 15, TOWNSHIP 10 SOUTH,
 RANGE 17 EAST, BOISE MERIDIAN

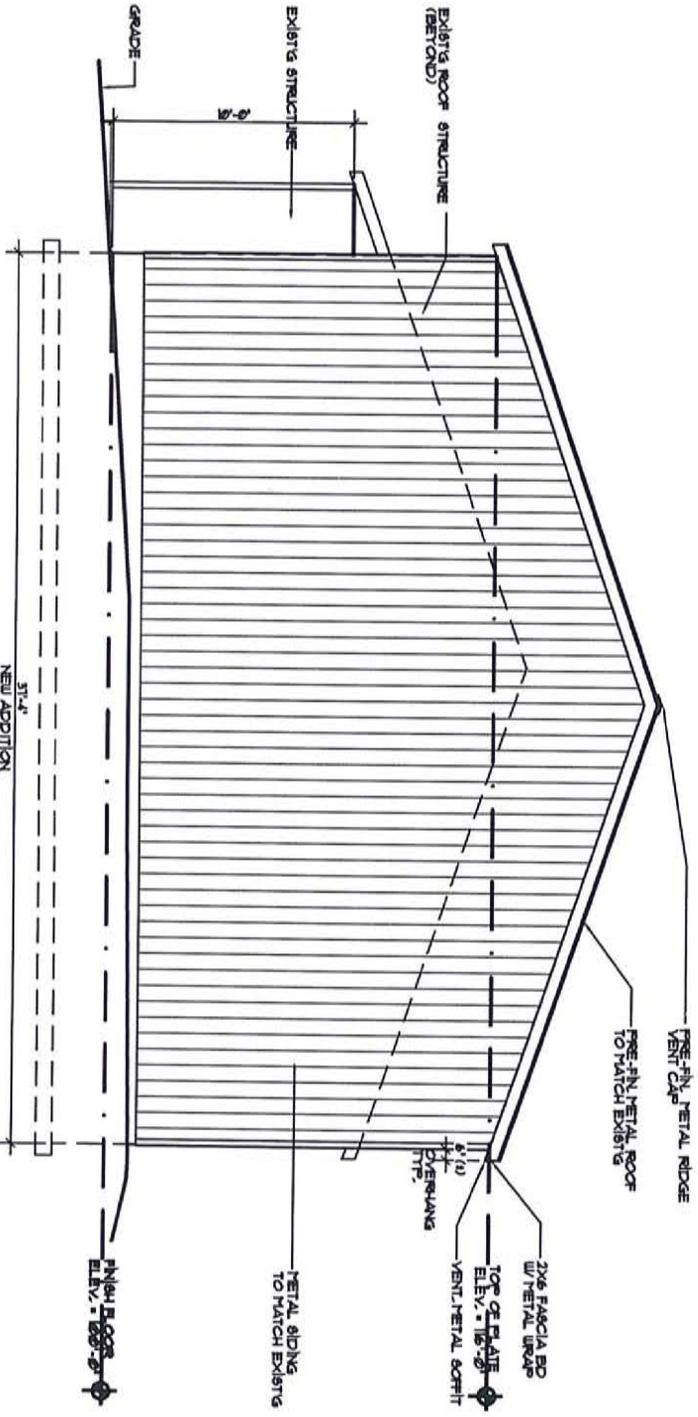
PARKING CALC
 $2731/1000=3$
 $2122/250=8$
 $218/250=1$
 12 REQUIRED
 12 PROVIDED

WALKER'S FLOORING
 TRIESTE WALKER
 2116 4TH AVENUE NORTH TWIN FALLS, ID 83301
 208.944.9075

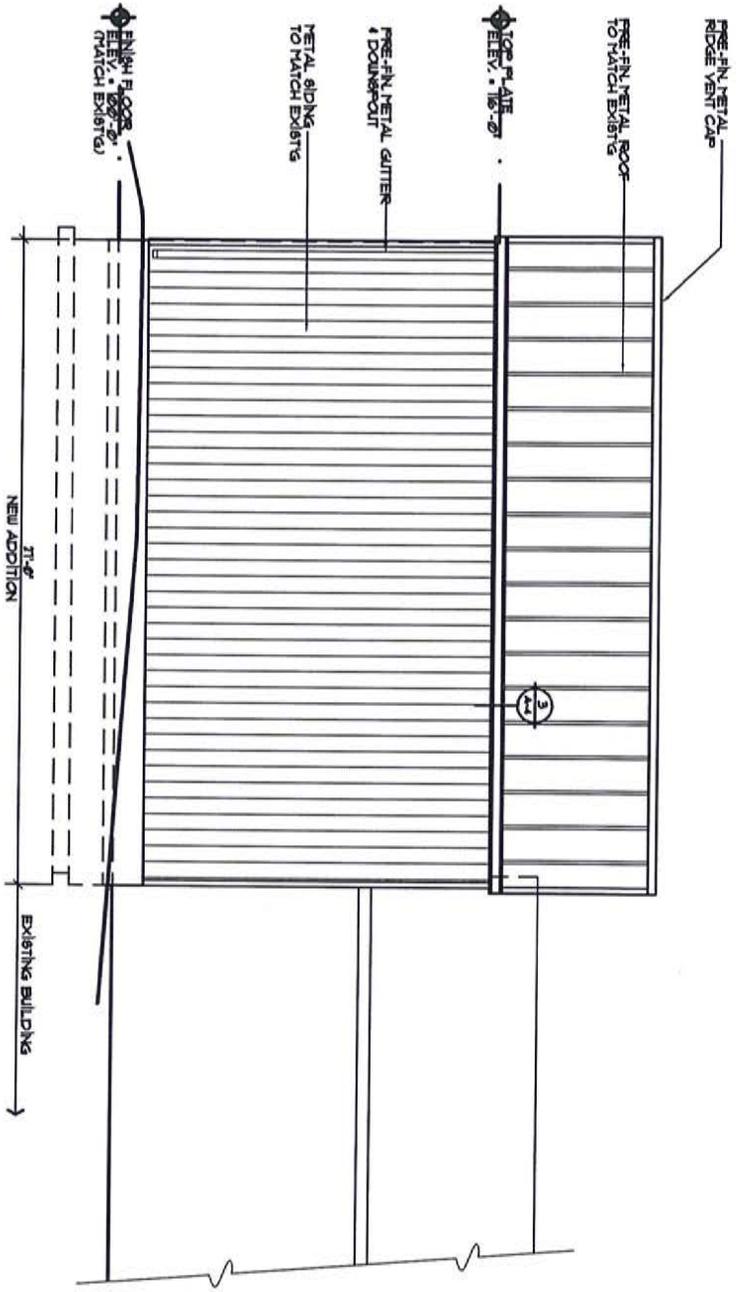
Laughlin Ricks Architecture
 —architecture/planning—
 935 Shoshone Street North
 Twin Falls, Idaho 83301
 (208) 736-8050 Fax: (208) 733-0950



• WEST ELEVATION •
SCALE: 1/8" = 1'-0"



• SOUTH ELEVATION •
SCALE: 1/8" = 1'-0"



• EAST ELEVATION •

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



Project House behind City Vehicle. Showing properties to the south and South-West.



Frontage along Wycoff, proposed addition to be on the right side of picture.



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

AGENDA ITEM IV-3

Request: Request for a **Special Use Permit** to construct a 2436 sq. ft. detached accessory building concurrent with the construction of a new single family residence on property located at 1940 Brookstone Drive within the Area of Impact c/o Kenny & Emily McKnight (app. 2776)

Time Estimate:

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

Background:

Applicant: Kenny Mcknight 1023 N. College Rd W Twin Falls, ID 83301 208-539-4758 Kennymck_6@msn.com	Status: Owner	Size: 1.1 Acres, 2436 Sq Ft Shop
	Current Zoning: SUI, Suburban Urban Interface; Area of Impact	Requested Zoning: Special Use Permit
	Comprehensive Plan: Rural Residential	Lot Count: 1 lot
	Existing Land Use: undeveloped platted residential lot	Proposed Land Use: development of a single family residence and including a Detached Accessory Bldg >1500 sqft lot
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: SUI, Area of Impact	East: SUI, Area of Impact
	South: SUI, Area of Impact	West: SUI, Area of Impact
	Applicable Regulations: 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 will not have an impact on the City budget as this property is not located within City Limits. It may 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 1500 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 is part of the Stone Ridge Subdivision, which was platted and recorded in 2007-2008.

Analysis:

The site is zoned SUI within the Area of Impact. The applicant has supplied a site plan showing a single family residence under construction including a proposed 2400 +/- sf detached accessory building. The applicant describes the building for storage and private use, no commercial activity. If the special use permit is granted the applicant will proceed with development of the detached accessory building as approved.

Per City Code 10-4-2: Detached accessory buildings within the SUI Zone greater than 1500 sf are required to obtain a Special Use Permit prior to being legally constructed. The proposed plan is showing the shop southwest of the primary residence. Within this area, and on this property, this size of building is common.

Per City Code 10-11-1 thru 8: Required improvements include access, 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 design of the new residence and other outbuildings currently within this subdivision. Staff feels this size of buildings can be imposing on neighboring property owners. However, it is a significant distance from the nearest property line.

Conclusion:

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

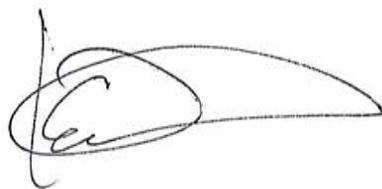
1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to construction of the detached accessory building to be consistent with the submitted drawings/elevations, as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

This structure will be used
for personal use, and personal
vehicle storage.

Owner:

A handwritten signature in black ink, consisting of a large, stylized initial 'C' followed by a horizontal line extending to the right.

Zoning Vicinity Map

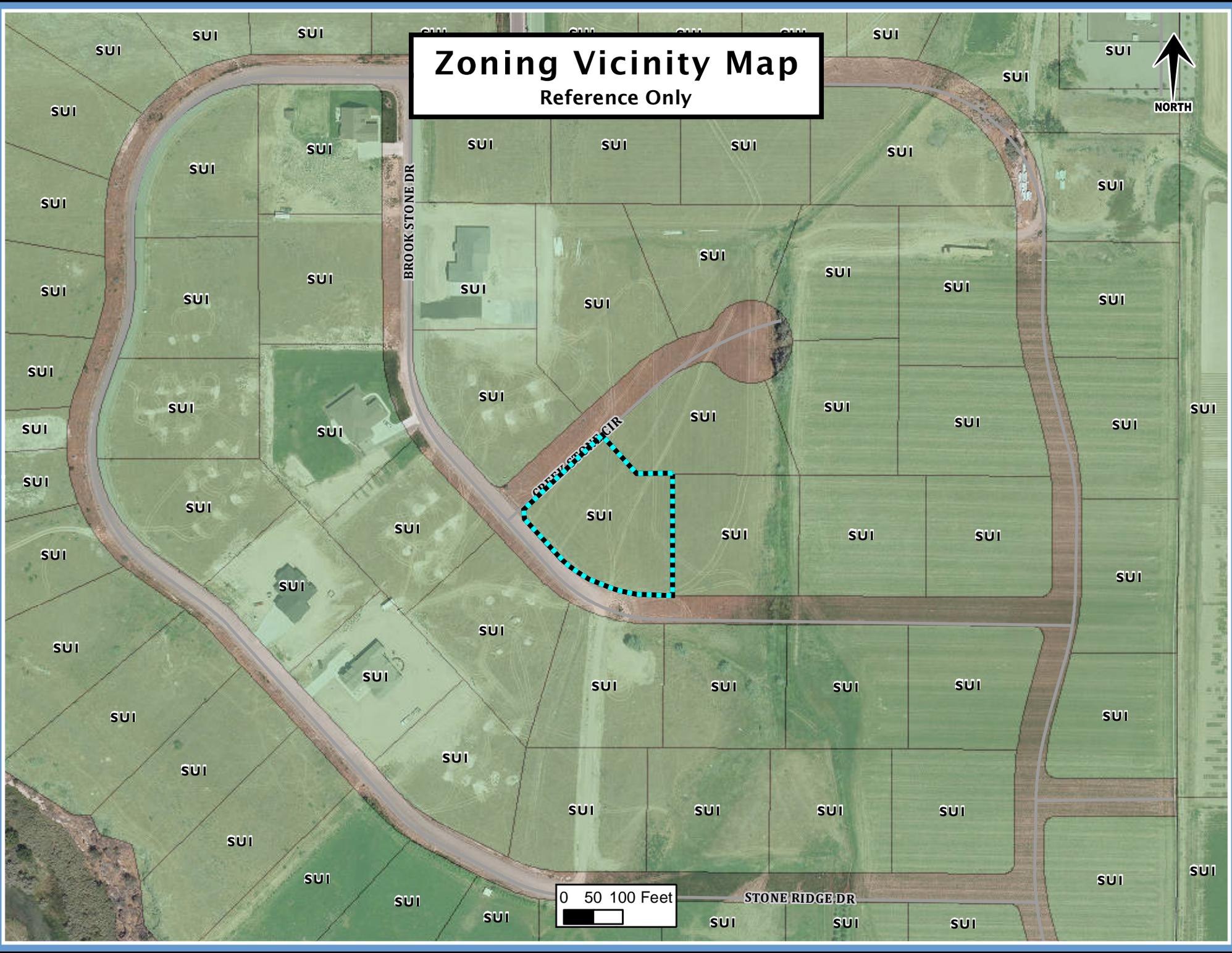
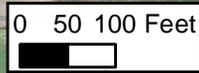
Reference Only

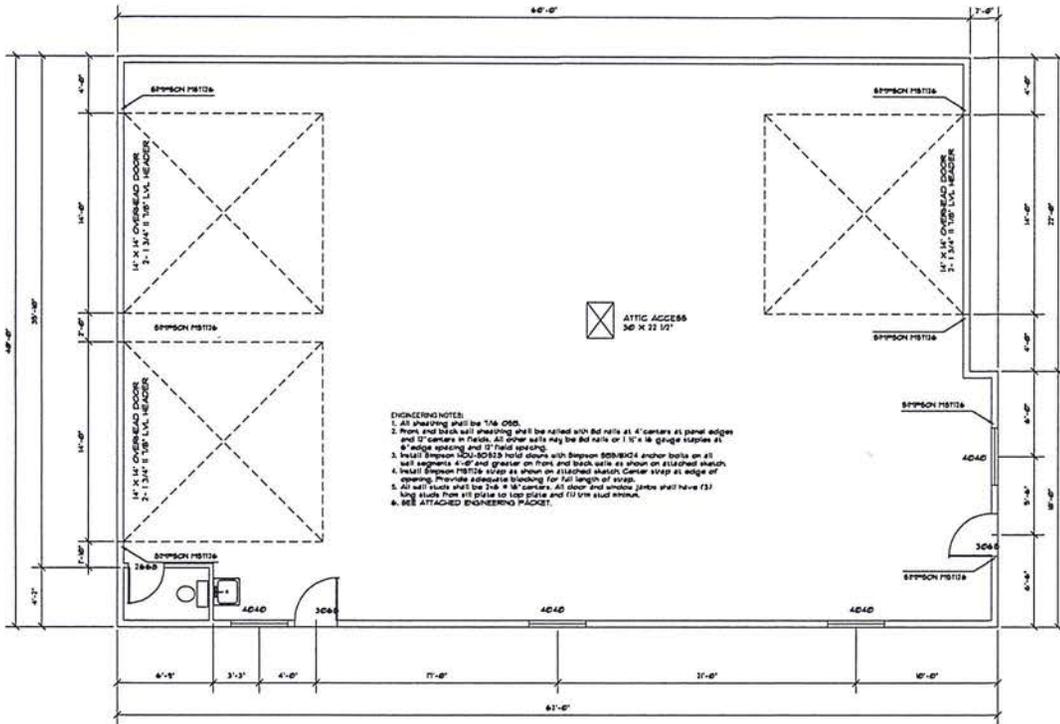


BROOKSTONE DR

COFFEE CUP CIR

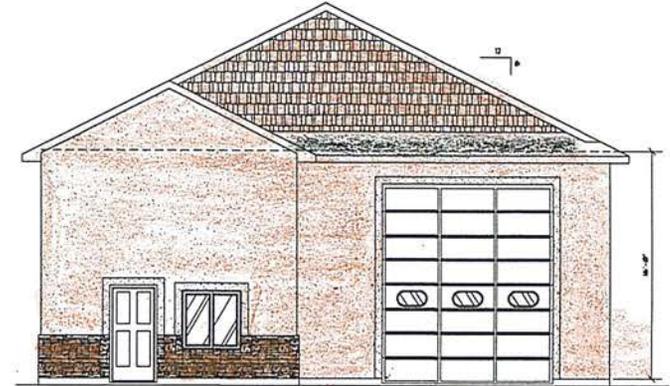
STONE RIDGE DR



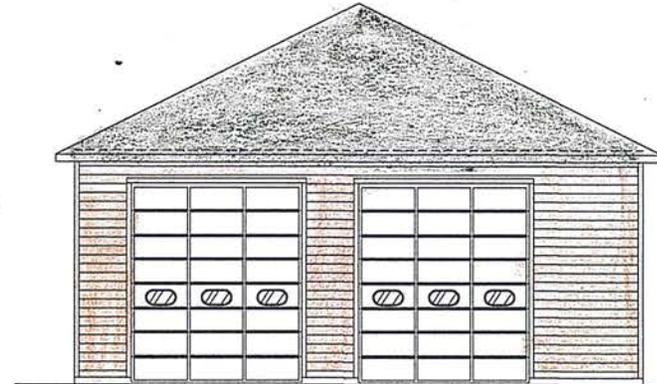


- ENGINEERING NOTES:**
1. All shading shall be 1/8" OSB.
 2. Front and back wall sheathing shall be nailed with 8d nails at 4' centers at panel edges and 12' centers in fields. All other walls may be 8d nails or 1 1/2" x 16 gauge staples at 8' edge spacing and 12' field spacing.
 3. Install Simpson 350-SD123 hold downs with Simpson DD180C4 anchor bolts on all wall segments 4'-0" and greater on front and back walls as shown on attached sketch.
 4. Install Simpson P81726 straps as shown on attached sketch. Center strap at edge of opening. Provide adequate blocking for full length of strap.
 5. All wall studs shall be 2x4 @ 16" centers. All door and window jacks shall have (3) top studs from sill plate to top plate and (1) low stud anchor.
 6. SEE ATTACHED ENGINEERING PACKET.

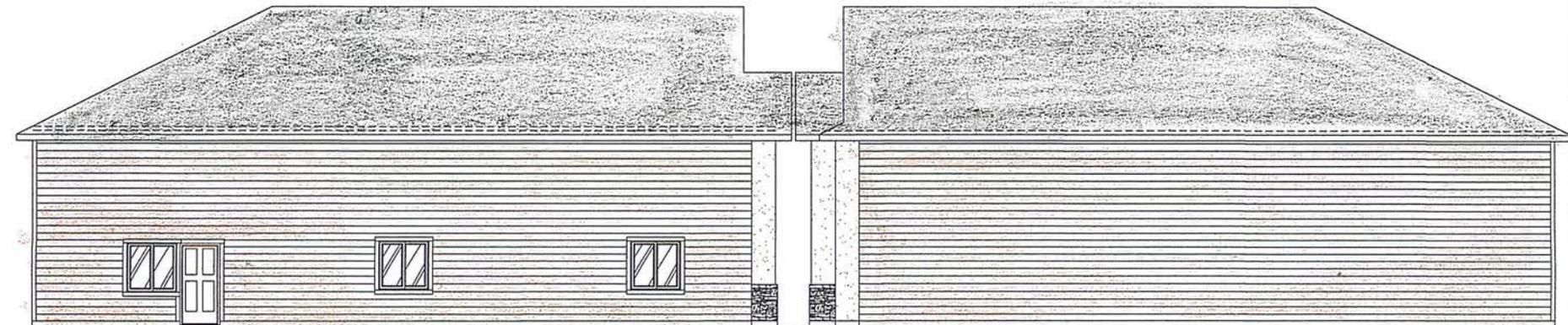
SHOP AREA: 2436 SQFT



FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION

CONTRACTOR:
 HOME OWNER: MOONIGHT
 SUBDIVISION: STONE RIDGE EST. SCALE: 1/4" = 1'-0"
 ADDRESS: LOT 3 BLOCK 3 DATE: 7-23-18
 SHEET TITLE: ELEVATIONS

RYAN STEEL
 DRAFTING
 GOODING DANA 8330
 950 S. 1000 W. RD.
 PM. 8314820

PAGE #
 3
 SHEET #
 3 of 3



Front of House along Stonebrook, Shop to be built on right side of picture.



Site of Proposed Shop.



Previously approved shop constructed across the street.