



**NOTICE OF AGENDA**  
**TWIN FALLS CITY PLANNING & ZONING COMMISSION**  
**April 26, 2016 6:00 PM**  
City Council Chambers  
305 3<sup>rd</sup> 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): **April 12, 2016 PH**
2. Approval of Findings of Fact and Conclusions of Law:
  - Lezamiz (SUP 04-12-16)
  - Walkers (NCBEP 04-12-16)
  - McKnight (SUP 04-12-16)

**III. ITEMS OF CONSIDERATION:**

1. Request for consideration of the **Preliminary Plat** for Lobo Villa Subdivision, 4.79 (+/-) acres consisting of 2 lots located at 2050 Eldridge Avenue c/o Scott Allen, JUB Engineers, Inc.

**IV. PUBLIC HEARINGS:**

1. Request for the Commission's recommendation on a **Zoning District Change and Zoning Map Amendment** for approximately 9 (+/-) acres from R-4 to **R-4 ZDA** to develop a Planned 4-Plex Townhome development on property located at 2916 East 3600 North. c/o Rex Harding, Riedesel Engineering, Inc. on behalf of Dennis Hourany (app. 2777)
2. Request for a **Special Use Permit** to operate an auto repair business on property located at 307 Hankins Road South in the Area of Impact. c/o Nolan Watte (app. 2778)

**V. GENERAL PUBLIC INPUT:**

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

1. **Discussion on proposed Code Amendment**

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

1. Work Session- **May 4, 2016**
2. 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:**
  - **A complete explanation and description of the request.**
  - **Why the request is being made.**
  - **Location of the Property.**
  - **Impacts on the surrounding properties and efforts to mitigate those impacts.**

The Applicant is limited to 15 minutes, unless a written request for additional time is received and granted by the Chairman prior to commencement of the public meeting.

4. Upon completion of the applicant's presentation City Staff will present a staff report which shall summarize the application/request, history of the property, if any, staff analysis of the request and any recommendations.
  - **The Commission may ask questions of staff or the applicant pertaining to the request at this time.**
5. The public will then be given the opportunity to provide public testimony/input/comments regarding the request.
  - **The Chairman may limit public testimony to no more than two (2) minutes per person.**
  - **Five (5) or more individuals, having received personal public notice of the application under consideration, may select a spokesperson by written petition. The spokesperson shall be limited to 15 minutes.**
  - **No written comments, including e-mail, received after 12:00 o'clock noon on the date of the hearing will be accepted for consideration by the hearing body. Written comments, including e-mail, received by 12:00 o'clock noon or before the date of the hearing shall be either read into the record or displayed on the overhead projector either during or upon the completion of public comment.**
  - **Following the Public Testimony, the applicant is permitted a maximum five (5) minutes rebuttal to respond to Public Testimony.**
6. Following the Public Testimony and Applicant's response, the Public Input portion of the public hearing shall be closed-**No further public testimony is permitted.** Commission Members, as recognized by the Chairman, shall be allowed to request clarification of any public testimony received of the Applicant, Staff or any person who has testified. The Chairman may again establish time limits.
7. The Chairman shall then close the Public Hearing. The Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. **Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed.** Legal or procedural questions may be directed to the City Attorney.

**\*\***

**Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and thereafter removed from the room by order of the Chairman.**



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shared common areas. The building setbacks will meet the 20' minimum and the setback along 3600 North is 93 ft. from centerline. All the units will have 3 bedrooms except one. There will be center islands installed for traffic calming. There will be a 6 ft. vinyl white fence around the project with some coordination planned between the adjacent neighbors that have cedar fences. The project will be phased and should be complete by 2020.

**Staff Presentation:**

Planner I Spendlove stated this property has been zoned R-4 since the 1980's and this parcel is a remnant of property that was originally part of the Twin Falls School District's property. This presentation tonight is just an overview of the project to allow for questions from the public and the commission prior to the public hearing. Staff does not make any comments on the project at this time.

A ZDA requires a signed agreement prior to scheduling and the document along with the master development plan complete the ZDA process. There are a few things that would require changes to come back through this process, change of use, change of density, increase in building height, increase in building coverage, reduction in off street ratio or a reduction of open space, reducing setbacks around the perimeter of the buildings or alterations of overall design. A public hearing for this item is scheduled for Tuesday, April 26, 2016.

**PZ Questions/Comments:**

- Commissioner Grey asked if each unit has a fenced backyard.
- Mr. Harding stated yes each of the units have a fenced yard/common area.
- Commissioner Grey asked if a home owners association will be in place prior to the sale of the units.
- Mr. Harding stated this will be in place before the units are sold. This property has to go through a platting process and these items will be included as part of that process.
- Commissioner Woods asked if the area behind the units to the west and the property line for the existing homes is better defined.
- Mr. Harding stated that the setback will be 20 ft. with approximately 12 ft. of open space between the adjacent properties and the fences for each of the units. The limited access common area is set up so that the grass area is maintained by the owners.
- Commissioner Munoz asked if there will be a different setback for accessory buildings.
- Planner I Spendlove stated the document reads that the building setback is 20 ft. which would apply to accessory buildings also.
- Commissioner Grey asked if there is an expiration date for the ZDA.
- Planner I Spedlove stated code states, 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.

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

- Mark Schmiege, 1547 Vista Drive, asked if there is going to be fencing between his property on the east and the new development.

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

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**Closing Statement:**

Mr. Harding stated the fence will be installed along the properties that do not have fences and will be a 6' vinyl fence.

[Planning & Zoning Public Hearing](#)  
[Scheduled April 26, 2016](#)

**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, Phillips Commercial Sub a/k/a 2441 Kimberly Rd. [c/o Sid Lezamiz, Jr. \(app. 2774\)](#)

[Commissioner Munoz stepped down.](#)

**Applicant Presentation:**

Sid Lezamiz, the applicant, stated they presently have 1.5 acres and they are proposing to subdivide the lot into a north and south portion. On the north portion they would like to build a building for auto repair with three overhead doors along the west elevation. The purpose of the building is to expand the repair business for Goode Motor. He did have concerns about the facility and how it would interfere with the daycare across the street and has spoken to that business about the plans. There was a letter from a citizen that lives to the north of this property at 2428 Alderwood Avenue, she was concerned with the impacts the building would have on her property. After meeting with the neighbor and showing her the elevations and how the building will be situated on the lot she seemed to feel better about the project.

**Staff Presentation:**

Planner I Spendlove reviewed the request on the overhead and stated 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.

**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

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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.

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.

Planner I Spendlove stated upon conclusion should the Commission grant this request as presented; staff recommends 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.

**PZ Questions/Comments:**

- Commissioner Higley asked is staff knows who owns the fence along the north property line.
- Planner I Spendlove explained staff is fairly certain the fence was installed by the residential owners.
- Commissioner Higley asked if there is a fence already in place will the commercial business have to install a one too.
- Planner I Spendlove stated that screen is required, because the screening is already there the business would need to maintain it, because screening is required between commercial and residential properties.
- Commissioner Frank asked about the late hours of operation that the citizen was concerned with.
- Mr. Lezamiz stated that the citizen did not mention this concern. However, the business seems to have more cars than time to work on them. They are working multiple shifts to get the work done, in the

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narrative the hours have been described and the hope is that with more space and a new building they will be able to get the work done without the late hours of operation.

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

- Lesley Marcellas, 2452 Alderwood Avenue, stated approximately 10' of her fence will be shared with this business. Her biggest concern is the loading and unloading of the vehicles along the street, the extra traffic and noise.
- Gerardo Munoz, 410 Aspenwood Drive, stated that he doesn't have concerns about this being a commercial development, his concern is the use of the property. He stated there are cars parked all along the street, car haulers parking on the street and increased traffic to the area. He showed on the overhead a sketch of the proposed building stating that another concern is privacy for the neighbors with windows looking out over their property. He would like to make sure Commission considers whether or not this proposal will be harmonious with the neighborhood.
- John Haight, 2091 Whitecloud Circle, owner of the buildings to the east of this property. He explained that when Hugh Avenue was vacated a fence was installed by the developer at that time. He agrees traffic is going to become an issue but if the business keeps the neighbors in mind things can be worked through.
- Nathan Paltier, Shop Forman for Goode Motors, stated that there is more traffic but the traffic will not increase because of the new building. There was a noise complaint and that has been addressed. The problem is they have outgrown the current repair shop area and they need the new building to get their work done.
- Melody Wilson, Operations Manager for Goode Motors stated the entire reason for this request is so they don't have to have two shifts and work late hours. They have employed 20 new people since moving to this location and they are the hub for refurbishing vehicle they send out to their lots. They intend to be good neighbors and are willing to address any complaints that may arise.

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

**Closing Statement:**

- Mr. Lezamiz stated they do give a lot of thought to being good neighbors. He stated Goode Motor began operation in November of 2015 at this facility. He stated they purchased the 121 Aspenwood property across the street with the intent to provide extra parking. There is another property to the north of 121 Aspenwood they would like to use this to handle the business overflow, however he understands this property can't be used for this purpose. He stated a 6 ft. fence along the north property line is a privacy wood fence. They are willing to work with the neighbors.
- Commissioner Woods stated that one of the other issues was the windows that can look into the neighbor's yard. He suggested possibly moving the windows to the east and west side of the building or use skylights.
- Mr. Lezamiz explained that this is office space they are trying to provide natural light for the office space along the south and north end of the buildings. He doesn't think this is a big issue because the hours of use are limited and it is for an office rather than a residential use where people may be home at all hours.
- Commissioner Higley asked if the building could be moved further south.
- Mr. Lezamiz stated originally that was the plan until they found that there was a utility easement where they had the building.

- Commissioner Reid suggested installing a taller fence.
- Planner I Spendlove showed the location of the easement Mr. Lezamiz was referring to on the overhead. He stated there is an easement however it is only approximately 7.5 ft. wide so the building could be shifted a little further to the south. He also explained that a fence has to be engineered if it is over 7 ft. tall. The other box shown on the plans is just a screened area.
- Commissioner Frank reviewed the hours of operation for the business provided in the narrative. He also verified that parking is allowed along the street.
- Assistant City Engineer Vitek stated the road is wide enough to allow for on street parking.
- Commissioner Grey asked if an additional curb cut will be planned when the building is constructed.
- Assistant City Engineer Vitek stated that there is a plan to install a second access closer to the north end of the property. A utility easement can be used for parking they just can't build a building over the easement.
- Planner I Spendlove stated the Commission has the power to direct development and can attach additional conditions to the Special Use Permit.

**Deliberations Followed:**

- Commissioner Higley stated he would like to see the building moved south to provide a better buffer for the residence.
- Commissioner Dawson suggested that to possible ease the neighbors' concerns about damage to the fence that a landscaping buffer be included along the north boundary by the fence.
- Commissioner Frank stated maintenance for the landscaping can be an issue where water is involved.
- Commissioner Woods stated landscaping will be required and watering will have to happen wherever the landscaping is installed.

**Motion to Add: Condition #7**

Commissioner Grey made a motion to add condition #7 the request be approved subject to the building being setback a minimum of 70 ft. from the north property line. Commissioner Reid seconded the motion. All members present voted in favor of the motion.

**Motion to Add: Condition #8**

Commissioner Woods made a motion to add condition #8 the request be approved subject to a minimum 6 ft. landscape strip of only shrubs and bushes being placed adjacent to the fence along the north property line, this area may be used as part of the minimum C-1 zoning district, landscape requirements. Commissioner Reid seconded the motion. All members present voted in favor of the motion.

**Final Motion:**

Commissioner Grey made a motion to approve the request, as presented, with staff recommendations and additional 2 conditions. Commissioner Higley seconded the motion. All members present voted in favor of the motion.

**Approved, As Presented, With the Following Amended 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.

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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.
7. Subject to the building being setback a minimum of 70 ft. from the north property line.
8. Subject to a minimum 6 ft. landscape strip of only shrubs and bushes being placed adjacent to the fence along the north property line, this area may be used as part of the minimum C-1 zoning district, landscape requirements.

**Commissioner Munoz returned to his seat.**

**Commission took a 5-minute recess.**

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

**Applicant Presentation:**

Mr. Walker, the applicant stated they want to build a 1000 sq. ft. addition to their building to store carpet. There should not be any additional impacts to the area and this will allow them to get rid of the storage sheds they have on-site now.

**Staff Presentation:**

Planner I Spendlove reviewed the request and stated the 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.

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 encroach further into the front-yard 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 encroach further 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.

Planner I Spendlove stated upon conclusion should the Commission grant this request as presented; staff recommends 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.

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**PZ Questions/Comments:**

- Commissioner Grey asked if they be allowed to build in the existing setback as long as they didn't encroach any further than the existing building.
- Planner I Spendlove state staff prefers that the addition meet setback requirements if possible, in this case this is the best case scenario for the addition.
- Commissioner Grey asked about the pods and if they will go away as soon as the building is finished.
- Mr. Walker explained yes they will be removed once the addition is complete.

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

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

**Motion:**

Commissioner Woods made a motion to approve the request, as presented, with staff recommendations. Commissioner Tatum 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.
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 Brook Stone Drive within the Area of Impact. [c/o Kenny & Emily McKnight](#) (app. 2776)

**Applicant Presentation:**

Mr. McKnight, the applicant stated he is here to request an SUP for his detached accessory building for personal storage. He purchased this lot had a house built on the property and now would like a to build a shop on the lot.

**Staff Presentation:**

Planner I Spendlove reviewed the request on the overhead and stated this lot is part of the Stone Ridge Subdivision, which was platted and recorded in 2007-2008.

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.

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**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.

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.

Planner I Spendlove stated upon conclusion should the Commission grant this request as presented; staff recommends 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.

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

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

**Motion:**

Commissioner Tatum 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 personal 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:** [None](#)

**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](#)

**VIII. ADJOURN MEETING:**

Chairman Frank adjourned the meeting at 7:52 PM

Lisa A Strickland  
Administrative Assistant  
Planning & Zoning Department



**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. 1391**

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on April 12, 2016 to Sid Lezamiz whose address is 750 Fillmore St Twin Falls, ID 83301 for the purpose of constructing and operating an automobile sales, service and repair business on property located on the northern ½ of Lot 1 Block 2, Phillips Commercial Subdivision aka 2441 Kimberly Road and legally described as Lot 1 Blk 2; ADJ VAC 25' Hugh Ave RPT4257002001AA

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. 2774**

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.
7. Subject to the building being setback a minimum of 70 ft. from the north property line.
8. Subject to a minimum 6 ft. landscape strip of only shrubs and bushes being placed adjacent to the fence along the north property line, this area may be used as part of the minimum C-1 zoning district, landscape requirements.

\_\_\_\_\_  
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,  
Sid Lezamiz )  
 Applicant(s) ) AND DECISION

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho on April 12, 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 automobile sales, service and repair business on property located on the northern 1/2 of Lot 1 Block 2, Phillips Commercial Subdivision aka 2441 Kimberly Road, 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 automobile sales, service and repair business on property located on the northern 1/2 of Lot 1 Block 2, Phillips Commercial Subdivision aka 2441 Kimberly Road
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: March 24, 2016
3. The property in question is zoned C-1 pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Commercial/Retail in the duly adopted Comprehensive Plan of the City of Twin Falls.

4. The existing neighboring land uses in the immediate area of this property are: to the north, Residential; to the south, Frontage Road/Kimberly Road/Commercial Development; to the east; Commercial Business; and to the west, Aspenwood Drive/Commercial.

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

#### CONCLUSIONS OF LAW

1. The application for a Special Use Permit for the purpose of constructing and operating an automobile sales, service and repair business on property located on the northern ½ of Lot 1 Block 2, Phillips Commercial Subdivision aka 2441 Kimberly Road is consistent with the purpose of the C-1 Zone, and is not detrimental to any of the outright permitted uses or existing special uses in the area.

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

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

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

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

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

7. The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors as required by Twin Falls City Code 10-13-2.2(D)7.

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

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

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

11. The application for a Special Use Permit for the purpose of constructing and operating an automobile sales, service and repair business on property located on the northern ½ of Lot 1 Block 2, Phillips Commercial Subdivision aka 2441 Kimberly Road 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 automobile sales, service and repair business on property located on the northern ½ of Lot 1 Block 2, Phillips Commercial Subdivision aka 2441 Kimberly Road 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.

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CHAIRMAN- TWIN FALLS CITY PLANNING & ZONING COMMISSION

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DATE

"EXHIBIT NO. A"

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to the 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.
7. Subject to the building being setback a minimum of 70 ft. from the north property line.
8. Subject to a minimum 6 ft. landscape strip of only shrubs and bushes being placed adjacent to the fence along the north property line, this area may be used as part of the minimum C-1 zoning district, landscape requirements.

APPLICATION #2774  
SUP# 1391



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

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

**NON-CONFORMING BUILDING PERMIT**

**Permit No. 1392**

Granted by the Twin Falls City Planning and Zoning Commission on April 12, 2016 to Trieste Walker whose address is 2116 4<sup>th</sup> Avenue East Twin Falls, ID 83301 for the purpose of expanding a legal non-conforming building on property located at 2116 4<sup>th</sup> Avenue East and legally described as Twin Falls Wycoff Industrial Subd Lot 2 Exc E 158.56' Block 1 RPT6001001002BA

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 Application No. 2775**

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

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Chairman

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

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

cc: Building Inspection



# BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

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In Re: )  
 )  
Non-conforming Building Expansion, Application, ) FINDINGS OF FACT,  
 )  
 ) CONCLUSIONS OF LAW,  
Trieste Walker )  
 Applicant(s) ) AND DECISION

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This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho on April 12, 2016 for public hearing pursuant to public notice as required by law for a Non-Conforming Building Expansion Permit for the purpose of expanding a legal non-conforming building on property located at 2116 4<sup>th</sup> Avenue East, and the Planning and Zoning Commission having heard testimony from interested parties being fully advised in the matter, now makes the following

### FINDINGS OF FACT

1. Applicant has applied for a Non-Conforming Building Expansion Permit for the purpose of expanding a legal non-conforming building on property located at 2116 4<sup>th</sup> Avenue East
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: March 24, 2016
3. The property in question is zoned M-1 pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Commercial/Retail in the duly adopted Comprehensive Plan of the City of Twin Falls.
4. Relevant criteria and standards for consideration of this application are set forth in Sections 10-1-4, 10-1-5 & 10-3-4 Twin Falls City Code.

5. The existing neighboring land uses in the immediate area of this property are: to the north, 4<sup>th</sup> Avenue East/Residential/Commercial; to the south, Industrial; to the east, Vacant Undeveloped; to the west, Commercial Business

6. The proposed use is consistent with the purpose of the expanding a legal non-conforming building on property located at 2116 4<sup>th</sup> Avenue East Zone and would not be detrimental to any outright permitted uses or existing special uses.

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

CONCLUSIONS OF LAW

1. The application for a Non-Conforming Building Expansion Permit for the purpose of expanding a legal non-conforming building on property located at 2116 4<sup>th</sup> Avenue East is consistent with the purpose of the M-1 Zone, and is not detrimental to any of the outright permitted uses or existing special uses in the area.

2. The proposed use is consistent with the provisions of the Comprehensive Plan and Zoning Ordinance of the City of Twin Falls, and in particular Sections 10-1-4, 10-1-5 & 10-3-4 Twin Falls City Code.

3. The proposed use is proper use in the M-1 Zone.

4. The application for a Non-Conforming Building Expansion Permit for the purpose of expanding a legal non-conforming building on property located at 2116 4<sup>th</sup> Avenue East should be granted, subject to all applicable requirements of the Zoning Ordinance, Adopted Standard Drawings and City Code of the City of Twin Falls.

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 Non-Conforming Building Expansion Permit for the purpose of expanding a legal non-conforming building on property located at 2116 4<sup>th</sup> Avenue East 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 Non-Conforming Building Expansion Permit shall be issued.

---

CHAIRMAN-TWIN FALLS CITY PLANNING & ZONING COMMISSION

---

DATE

"Exhibit A"

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

Application # 2775  
NCBE#1392



**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.1393**

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on April 12, 2016 to Kenny McKnight whose address is 1023 N College Rd W Twin Falls, ID 83301 for the purpose of constructing a 2436 sq. ft. detached accessory building concurrent with the construction of a new single family residence on property located at 1940 Brook Stone Drive in the City's Area of Impact and legally described as Twin Falls Stone Ridge Estates Subd Lot 9 Blk 3 (1-10-16 NE) RPO828100300900A

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.2776**

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.

\_\_\_\_\_  
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,  
Kenny McKnight )  
 Applicant(s) ) AND DECISION

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho on April 12, 2016 for public hearing pursuant to public notice as required by law for a Special Use Permit for the purpose of constructing a 2436 sq. ft. detached accessory building concurrent with the construction of a new single family residence on property located at 1940 Brook Stone Drive in the City's Area of Impact, 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 2436 sq. ft. detached accessory building concurrent with the construction of a new single family residence on property located at 1940 Brook Stone Drive in the City's Area of Impact.
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: March 24, 2016
3. The property in question is zoned SUI (Aol) pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Rural 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/Brook Stone Drive; to the east; residential; and to the west, residential/Creek Stone Circle.

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 2436 sq. ft. detached accessory building concurrent with the construction of a new single family residence on property located at 1940 Brook Stone Drive in the City's Area of Impact is consistent with the purpose of the SUI (Aol) 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 (Aol) 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 2436 sq. ft. detached accessory building concurrent with the construction of a new single family residence on property located at 1940 Brook Stone Drive in the City's Area of Impact 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 2436 sq. ft. detached accessory building concurrent with the construction of a new single family residence on property located at 1940 Brook Stone Drive in the City's Area of Impact

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 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.

APPLICATION #2776  
SUP# 1393





**NOTICE OF AGENDA**  
**TWIN FALLS CITY PLANNING & ZONING COMMISSION**  
**April 26, 2016 6:00 PM**  
City Council Chambers  
305 3<sup>rd</sup> 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): **April 12, 2016 PH**
2. Approval of Findings of Fact and Conclusions of Law:
  - Lezamiz (SUP 04-12-16)
  - Walkers (NCBEP 04-12-16)
  - McKnight (SUP 04-12-16)

**III. ITEMS OF CONSIDERATION:**

1. Request for consideration of the **Preliminary Plat** for Lobo Villa Subdivision, 4.79 (+/-) acres consisting of 2 lots located at 2050 Eldridge Avenue c/o Scott Allen, JUB Engineers, Inc.

**IV. PUBLIC HEARINGS:**

1. Request for the Commission's recommendation on a **Zoning District Change and Zoning Map Amendment** for approximately 9 (+/-) acres from R-4 to **R-4 ZDA** to develop a Planned 4-Plex Townhome development on property located at 2916 East 3600 North. c/o Rex Harding, Riedesel Engineering, Inc. on behalf of Dennis Hourany (app. 2777)
2. Request for a **Special Use Permit** to operate an auto repair business on property located at 307 Hankins Road South in the Area of Impact. c/o Nolan Watte (app. 2778)

**V. GENERAL PUBLIC INPUT:**

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

1. **Discussion on proposed Code Amendment**

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

1. Work Session- **May 4, 2016**
2. 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:**
  - **A complete explanation and description of the request.**
  - **Why the request is being made.**
  - **Location of the Property.**
  - **Impacts on the surrounding properties and efforts to mitigate those impacts.**

The Applicant is limited to 15 minutes, unless a written request for additional time is received and granted by the Chairman prior to commencement of the public meeting.

4. Upon completion of the applicant's presentation City Staff will present a staff report which shall summarize the application/request, history of the property, if any, staff analysis of the request and any recommendations.
  - **The Commission may ask questions of staff or the applicant pertaining to the request at this time.**
5. The public will then be given the opportunity to provide public testimony/input/comments regarding the request.
  - **The Chairman may limit public testimony to no more than two (2) minutes per person.**
  - **Five (5) or more individuals, having received personal public notice of the application under consideration, may select a spokesperson by written petition. The spokesperson shall be limited to 15 minutes.**
  - **No written comments, including e-mail, received after 12:00 o'clock noon on the date of the hearing will be accepted for consideration by the hearing body. Written comments, including e-mail, received by 12:00 o'clock noon or before the date of the hearing shall be either read into the record or displayed on the overhead projector either during or upon the completion of public comment.**
  - **Following the Public Testimony, the applicant is permitted a maximum five (5) minutes rebuttal to respond to Public Testimony.**
6. Following the Public Testimony and Applicant's response, the Public Input portion of the public hearing shall be closed-**No further public testimony is permitted.** Commission Members, as recognized by the Chairman, shall be allowed to request clarification of any public testimony received of the Applicant, Staff or any person who has testified. The Chairman may again establish time limits.
7. The Chairman shall then close the Public Hearing. The Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. **Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed.** Legal or procedural questions may be directed to the City Attorney.

**\*\***

**Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and thereafter removed from the room by order of the Chairman.**



Public Hearing: **TUESDAY, April 26, 2016**

To: Planning and Zoning Commission

From: Jonathan Spendlove, Planner I

## AGENDA ITEM III-1

**Request:** Request for consideration of the **Preliminary Plat** for Lobo Villa Subdivision approximately 4.79 (+/-) acres consisting of 2 lots located at 2050 Eldridge Avenue c/o Scott Allen, JUB Engineers, Inc.

**Time Estimate:**

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

**Background:**

<b>Applicant:</b>	<b>Status:</b> Owner	<b>Size:</b> 4.79 Acres
Lori Ward Lobo Ventures, LLC PO BOX 6029 Twin Falls, ID 83303 <a href="mailto:albolc@gmail.com">albolc@gmail.com</a> 208-420-0208	<b>Current Zoning:</b> M-2	<b>Requested Zoning:</b> Approval of the preliminary plat for Lobo Villa Subdivision
	<b>Comprehensive Plan:</b> Industrial	<b>Lot Count:</b> 2 Lots
	<b>Existing Land Use:</b> Developed Industrial/Commercial Business	<b>Proposed Land Use:</b> No change in Land Use requested.
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
JUB Engineers Scott Allen 115 Northstar Ave Twin Falls ID 83301 <a href="mailto:sallen@jub.com">sallen@jub.com</a> 208-733-2414	<b>North:</b> Eldridge Ave; M-2 Zone, Undeveloped	<b>East:</b> M-2 Zone, Industrial Business
	<b>South:</b> M-2 Zone, Industrial Business	<b>West:</b> M-2 Zone, Industrial Business
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-12-1 through 4	

**Approval Process:**

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

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

**Budget Impact:**

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

**Regulatory Impact:**

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

**History:**

This property is part of the Highland View Tract, Platted in 1909. It is also Zoned M-2 – Heavy Manufacturing. It is assumed this designation took place in the 1980's when the Zoning Code was rewritten and the new classifications were assigned. No further zoning history is known at this time. Our records indicate one warehouse being constructed in 1997-98 and another warehouse being constructed in 2006-07.

### **Analysis:**

The request is for approval of the preliminary plat for Lobo Villa Industrial Subdivision. The site is zoned M-2, includes 4.79 acres and consists of 2 lots. The Preliminary Plat we have received 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.

### **Conclusion:**

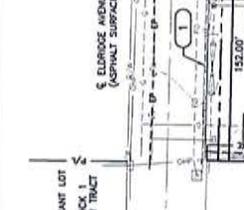
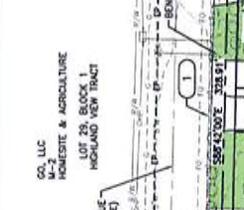
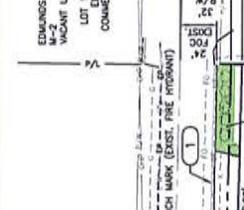
Staff recommends the Commission approve the preliminary plat of the Lobo Villa Industrial Subdivision, as presented, and subject to the following condition:

1. Subject to final technical review and amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and standards.

### **Attachments:**

1. Villa Lobo Subdivision, Preliminary Plat
2. Zoning Vicinity Map
3. Aerial Photo Map

**LOBO VILLA SUBDIVISION**  
 A RESUBDIVISION AND RENAMING  
 OF  
 LOT 4, BLOCK 2 OF HIGHLAND VIEW TRACT  
 LOCATED IN  
 A PORTION OF THE NEA SE4  
 SECTION 22, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN  
 TWIN FALLS COUNTY, IDAHO



**LOBO VILLA SUBDIVISION**  
 PRELIMINARY PLAT  
 BLOCK 2 OF TWIN FALLS  
 CITY OF TWIN FALLS  
 TWIN FALLS COUNTY, IDAHO

**SECTION DATA**  
 DEVELOPER/OWNER: LOBO VENTURES, LLC  
 P.O. BOX 8029  
 TWIN FALLS, IDAHO 83303  
 C/O LOB WIND  
 ENGINEER: J-U-B ENGINEERS, INC.  
 115 NORTHSTAR AVE.  
 TWIN FALLS, IDAHO 83301  
 208-733-2414  
 PARCEL NUMBER: BPT2481000044  
 SUBDIVISION AREA: 4.79 ACRES  
 EXISTING ZONE: M-2, HEAVY MANUFACTURING  
 PROPOSED ZONE: NO CHANGE  
 EXISTING USE: RV STORAGE AND INDUSTRIAL  
 PROPOSED USE: NO CHANGE  
 VARIANCE: NONE REQUESTED  
 BENCH MARK: CITY OF TWIN FALLS FIRE HYDRANT #100304  
 TOP OF BOLL ELEV. = 3794.49  
 SEWER: INDIVIDUAL SEPTIC SYSTEM UNDER CITY SEWER EXTENSION OCCURS.  
 EXISTING SEWER SYSTEM: 12" DIA. 10' DEPTH  
 EAST BUILDING AND TRUCK MANUFACTURING  
 CITY SEWER MAIN CONNECTION IS APPROXIMATELY 99' EAST IN EASTLAND DRIVE AND 1.31' WEST IN CLURGEE AVENUE.  
 WATER: CITY PUBLIC WATER EAST BOLLING. HAS NO WATER SERVICE. NO CHANGE TO UTILITIES BEING REQUESTED.  
 DRY UTILITIES: UNDERGROUND POWER, TELEPHONE, GAS, CABLE TV, FIBER OPTIC. NO CHANGE TO UTILITIES BEING REQUESTED.  
 STREETS: CITY STREET (BURDAGE AVENUE), RESURFACE SEVEN (7) ADDITIONAL FEET FOR RIGHT OF WAY ON SOUTH SIDE  
 EASEMENTS: AS SHOWN ON FACE OF PRELIMINARY PLAT

**NOTES:**  
 1. NO TWIN FALLS CANAL COMPANY WATER SHAKES OR CANAL FACILITIES EXIST ON SITE.  
 2. NO CHANGE TO THE EXISTING PROPERTY IS ANTICIPATED TO OCCUR AS A RESULT OF THE SUBDIVISION. THE SUBDIVISION DEVELOPMENT OCCURS IN PART OF THE EXISTING PROPERTY. TO RETAIN ADDITIONAL WATER GENERATED BY THE NEW DEVELOPMENT.  
 3. EXISTING LANDSCAPING SHALL BE RETAINED AND KEPT TO A MINIMUM SQUARE FOOTAGE TO REDUCE THE AMOUNT OF POTABLE WATER USED FOR IRRIGATION. NO WATER SHAKES OR PRESSURE IRRIGATION PUMP STATION EXISTS TO SERVE THE PROPERTY.  
 4. EXISTING STORM WATER DETENTION BASIN HAS BEEN LOCATED PER SURVEYING DRAWING ATTACHED TO SUBDIVISION PERMIT NUMBER 42-2004.  
 5. A SEWER AND WATER MODEL IS NOT REQUIRED SINCE NO CHANGE TO THE EXISTING CITY UTILITY INFRASTRUCTURE IS BEING PROPOSED. A SEWER AND WATER MODEL WILL BE REQUIRED IN THE FUTURE IF ADDITIONAL CITY SERVICES ARE REQUESTED.  
 6. NO CONDITIONS, COVENANTS OR RESTRICTIONS (CC&R) ARE PROPOSED FOR THE SUBDIVISION.

**DATE OF PREPARATION:** 08/14/2024  
**SCALE:** AS SHOWN  
**PROJECT:** LOBO VILLA SUBDIVISION  
**PLAT:** PRELIMINARY PLAT  
**CITY:** TWIN FALLS, IDAHO  
**COUNTY:** TWIN FALLS, IDAHO  
**SECTION:** 22  
**TOWNSHIP:** 10 SOUTH  
**RANGE:** 17 EAST  
**MERIDIAN:** BOISE

**DATE OF PREPARATION:** 08/14/2024  
**SCALE:** AS SHOWN  
**PROJECT:** LOBO VILLA SUBDIVISION  
**PLAT:** PRELIMINARY PLAT  
**CITY:** TWIN FALLS, IDAHO  
**COUNTY:** TWIN FALLS, IDAHO  
**SECTION:** 22  
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**RANGE:** 17 EAST  
**MERIDIAN:** BOISE

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# Zoning Vicinity Map

Reference Only



WRIGHT AVE

NORTH

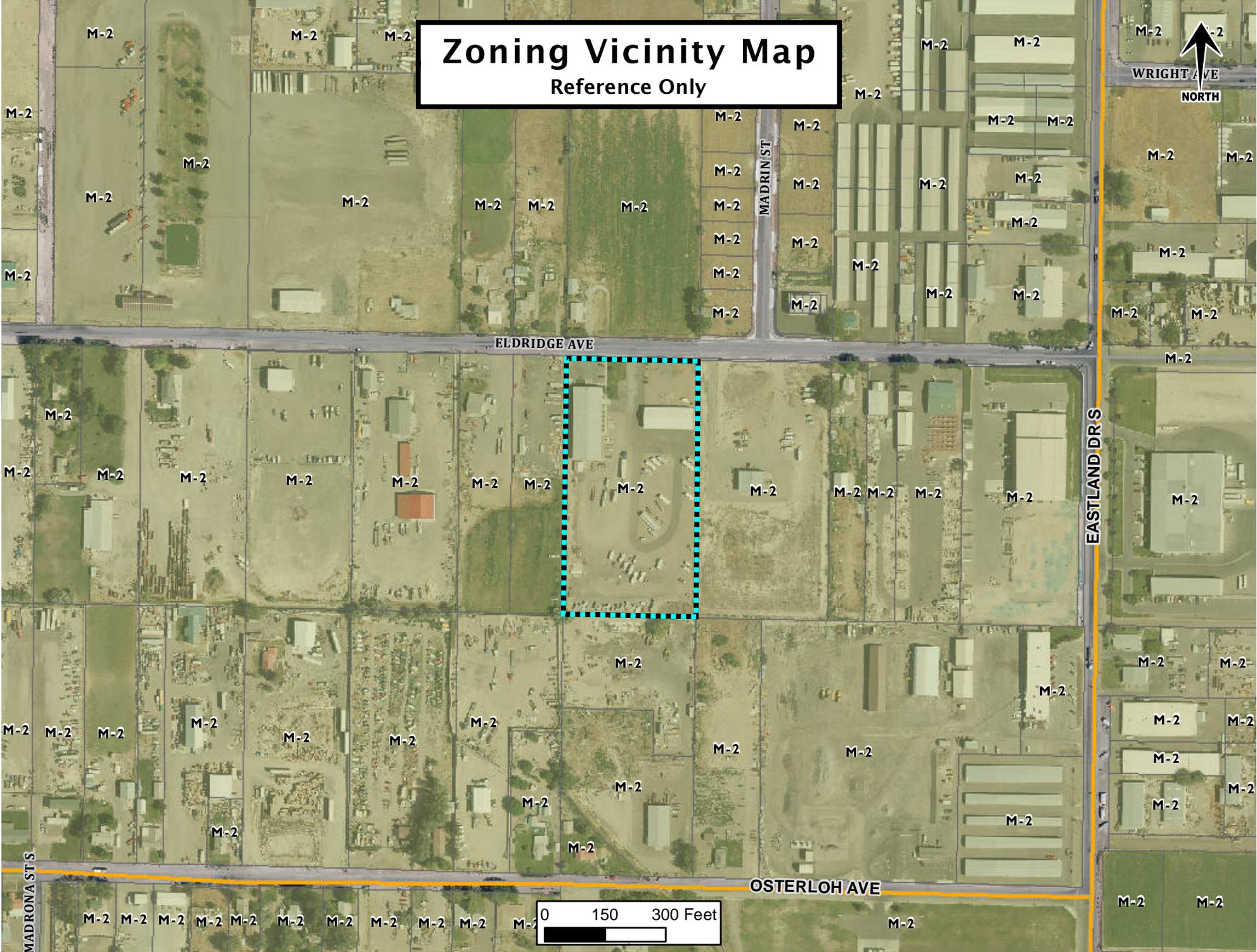
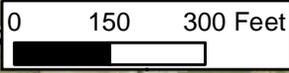
ELDRIDGE AVE

MADRIN ST

EASTLAND DR S

MADRONA ST S

OSTERLOH AVE



# Aerial Photo Map

Reference Only

ELDRIDGE AVE

MADRIN ST



1925 ELDRI

1979 ELDRI

1989 ELDRI

2053 ELDRI

2085 ELDRI

1974 ELDRI

1988 ELDRI

2050 ELDRI

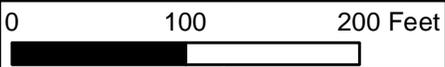
2076 ELDRI

2110 ELDRI

1943 OSTER

1981 OSTER

2055 OSTER







Preliminary PUD Presentation: Tuesday, April 12, 2016

**Public Hearing: TUESDAY, APRIL 26, 2016**

To: Planning & Zoning Commission

From: Jonathan Spendlove, Planner 1

## AGENDA ITEM IV-1

**Request:** Request for the Commission's recommendation on a **Zoning District Chang and Zoning Map Amendment** for 9 (+/-) acres from R-4 to **R-4 ZDA** to develop a Planned 4-Plex Townhome 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. Staff presentation will take five (5) minutes.

**Background:**

<b>Applicant:</b>	<b>Status:</b> Property Owner	<b>Size:</b> 9 (+/-) acres
Dennis Hourany PO Box 122 Freedom, WY 83120 925-766-2875 <a href="mailto:dennis@elitatile.usa">dennis@elitatile.usa</a>	<b>Current Zoning:</b> R-4	<b>Requested Zoning:</b> R-4 ZDA
	<b>Comprehensive Plan:</b> Medium Density Residential	<b>Lot Count:</b> 89 lots, 1 Tract
	<b>Existing Land Use:</b> Undeveloped/Agricultural	<b>Proposed Land Use:</b> Townhome/Rowhouse development-@ S/F home on individual lots
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
Rex Harding Riedesel Engineering Inc. 202 Falls Ave Twin Falls, ID 83301 208-733-2446 <a href="mailto:rharding@riedeseleng.com">rharding@riedeseleng.com</a>	<b>North:</b> R-4, Valencia Ave/Residential	<b>East:</b> R-4, South Hills Middle School under construction
	<b>South:</b> 3600 North Road; R-4, Skylane Trailer Park/Residential	<b>West:</b> R-4, Residential
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-4-5, 10-6-1, 10-7-6, 10-9, 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 residential 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:

The applicant has supplied a Narrative outlining the project and development goals for this project. The owner portrays the project as twenty-two (22) Town House Blocks. Each Block will contain four (4) "Town Houses" lots, each lot shall be built as a single family dwelling. The blocks will be strategically placed to maximize open space and parking between. The open space and parking areas will be owned and maintained by an HOA comprising of the owners. There are no individual garages or covered parking being provided.

The applicant implicates this project to be a good transition between the Middle School on the East and the traditional Single Household subdivision on the West.

**Per City Code 10-6:** A Conceptual Development Plan and associated written commitment have been provided by the applicant. These documents constitute the elements of the Zoning Development Agreement (ZDA) Subdistrict.

The Conceptual Plan provided shows the layout of the property as desired by the applicant. Each "Town House" will be individually owned on its own platted lot. The remainder of the area surrounding the lots will be owned and maintained collectively by the owners in the Subdivision by creating an HOA.

**Per City Code 10-6-1.5:** The following list of items shall be included on the Residential Conceptual Development Plans:

1. Land Use
  - a. *The applicant has shown the proposed land use of Attached Single Household (aka "Town House") on the Conceptual Plan and further clarified that use within the Written Commitment Document.*
2. Streets
  - a. *The applicant has satisfied this by showing the approximate location of Valencia Street and declared it within the Written Commitment Document as a public roadway.*
3. Storm Drainage
  - a. *The applicant shows a combined Park/Storm drainage area in the NE Corner of the property. The actual storm water plans are reviewed during the Platting Process and will be required to follow all current codes and standards.*
4. Preliminary Lot Arrangements
  - a. *The applicant has provided preliminary lot arrangements on the Conceptual Plan. Each "Row House" will be located on its own lot which can be purchased individually from the other connected "Row House's" within the same block.*

**Per City Code 10-6-1.5:** The following list of items may be included with the text material to further explain the plan:

1. Multiuse transportation access and pathways
  - a. *The applicant has shown public pathways and sidewalks throughout the development.*
2. Density
  - a. *The applicant has not requested a specific change in density with this development.*

3. Building Height
  - a. *The applicant has not requested a change in the building height.*
4. Screening
  - a. *The applicant has committed to a six foot (6') tall white vinyl fence along the perimeter of the property for the entire development.*
5. Landscaped areas
  - a. *The applicant has designated areas for open space which will be owned and maintained by the HOA.*
6. Project scheduling
  - a. *The applicant has provided a rough schedule for the project within the Written Commitment. The project will begin in earnest this year – 2016, with an anticipated completion in 2022.*
7. Parks and open space
  - a. *The applicant is not requesting changes to the parks dedication procedure.*
8. Other pertinent development data.
  - a. *The other data in the Written Commitment includes: Lot Area, Lot Occupancy, Lot Width, Lot Depth, and Yard Setbacks. These items are requested to be modified as shown in the document in order to facilitate the development of the project.*

**Per City Code 10-6-1.5:** Color renderings or elevations shall also be submitted to illustrate proposed architectural standards or requirements.

*The applicant has submitted multiple Building Reference Photos with this application. Although the photos depict varying types of structures, the basic architectural elements are the same throughout: Pitched Roofs, 2 story, Siding – stucco – brick – rock combo material buildings.*

### **Possible Impacts:**

Staff does not foresee the land use of “Townhouses” being a drastic departure from the permitted uses within this zoning district. Each townhouse will have the opportunity to be owned independently. This basic element of ownership is more in-line with a typical residential subdivision rather than an apartment complex.

This development has appropriately set aside a reasonable amount of open space between the buildings. This will help soften the visual impact of the clustered Townhouses, and offer an informal park area for the residents. Additionally, a park area will be dedicated in the northeast portion of the development as per the platting requirements.

Due to the rapid development in the area with the new Middle School staff does feel it necessary to complete Valencia Street in its entirety as soon as possible in order to facilitate better circulation in the area. It would be poor judgement to overlook the impacts additional housing would have on the existing neighborhood and traffic network, particularly Valencia and Southwood.

Staff does not feel the overall development to have any greater impact on the area than a typical subdivision would, and we feel it is in conformance with the Comprehensive Plan. Going through the ZDA process has allowed the developer to introduce a concept not outright permitted within our code. It has also offered a public forum for the nearby property owners and residents to become acquainted and view the project prior to construction.

As we move forward with the process, Staff will ensure the project conforms to the requirements of the ZDA Code Sections.

On April 12, 2016 the Commission heard a preliminary presentation on this request. There were questions and comments from the Commission and from adjacent neighbors. Upon a recommendation by the Commission this request will be scheduled for a public hearing before the City Council. The City Council may approve this request as presented, deny this request or approve it with additional conditions. If approved, an ordinance will be prepared and presented to the City Council for approval. The ZDA Memo of Commitment shall be attached to the Ordinance.

**Conclusion:**

If the commission recommends approval of the ZDA Development, as presented, staff recommends the following conditions:

1. Subject to site plan amendments as determined by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and Standards.
2. Subject to the entirety of Valencia Street being constructed in the first phase.
3. Subject to the perimeter fence being installed prior to issuance of a building permit.
4. Subject to a final plat being recorded prior to any development.

**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

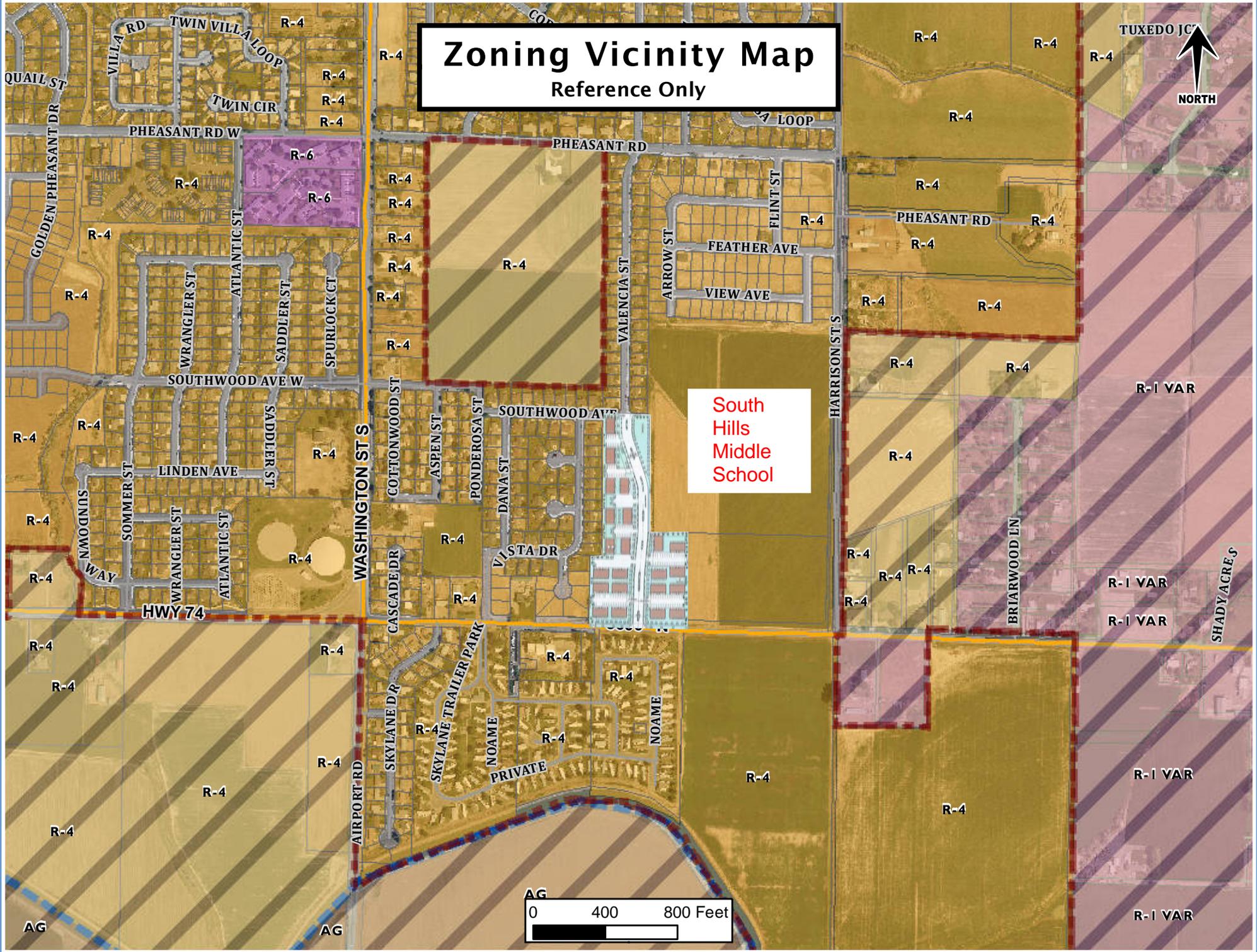
The R-4 Zoning District allows duplex dwellings. Fourplex dwellings are not permitted outright, however they are with a Special Use permit. This development will have 4 dwelling units per building with each individually owned dwelling on a separate platted lot. No other land use / development allowances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

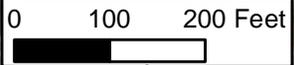
VISTA DR

VISTA DR

VISTA DR

VISTA CT

3600 N

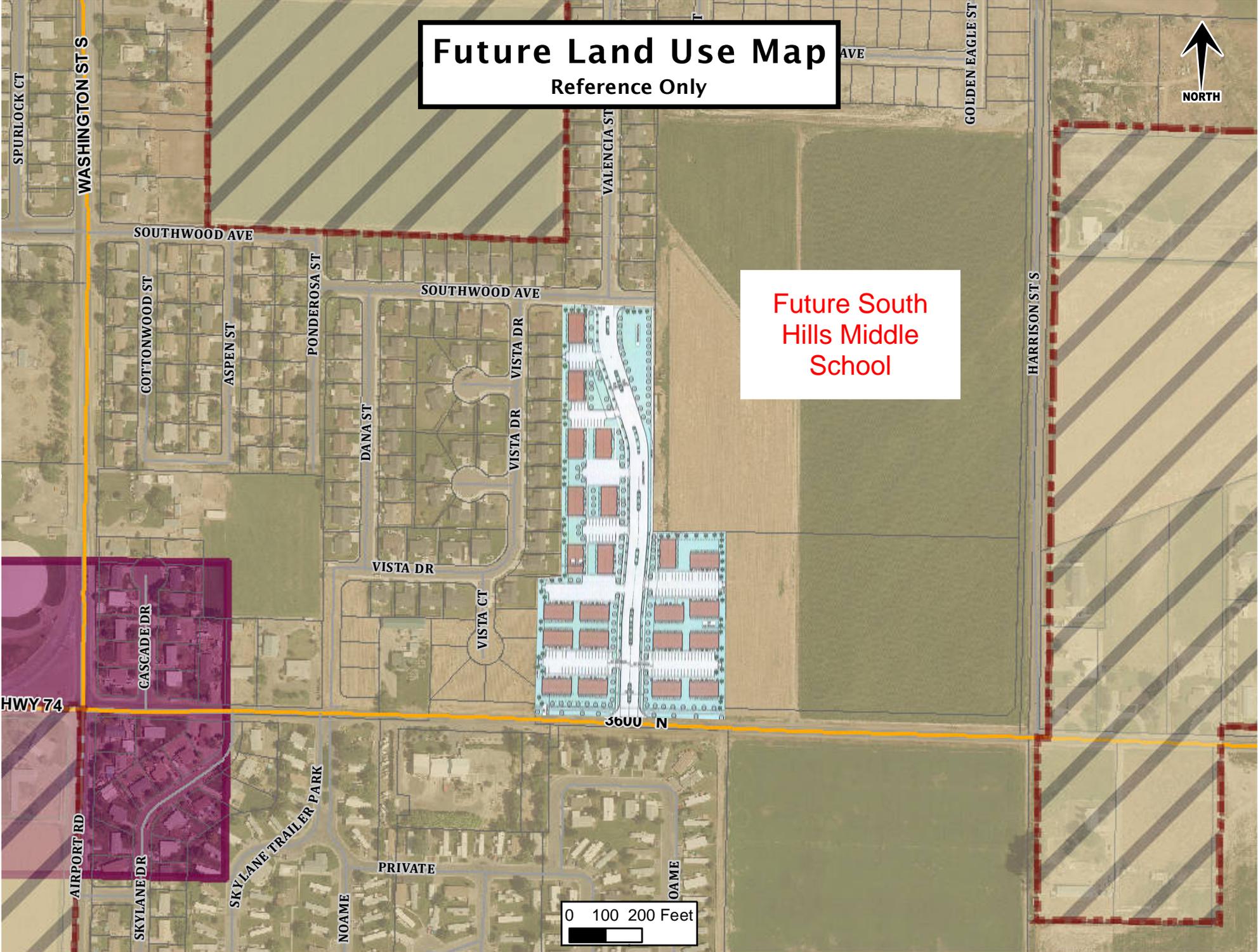


# Future Land Use Map

Reference Only



Future South Hills Middle School



HWY 74

3600 N

SPURLOCK CT  
WASHINGTON ST S

COTTONWOOD ST  
ASPEN ST

CASCADE DR

SKYLANE DR

SKYLANE TRAILER PARK

PONDEROSA ST

NOAME

PRIVATE

OAME

DANA ST

VISTA DR

SOUTHWOOD AVE

VISTA CT

VISTA DR

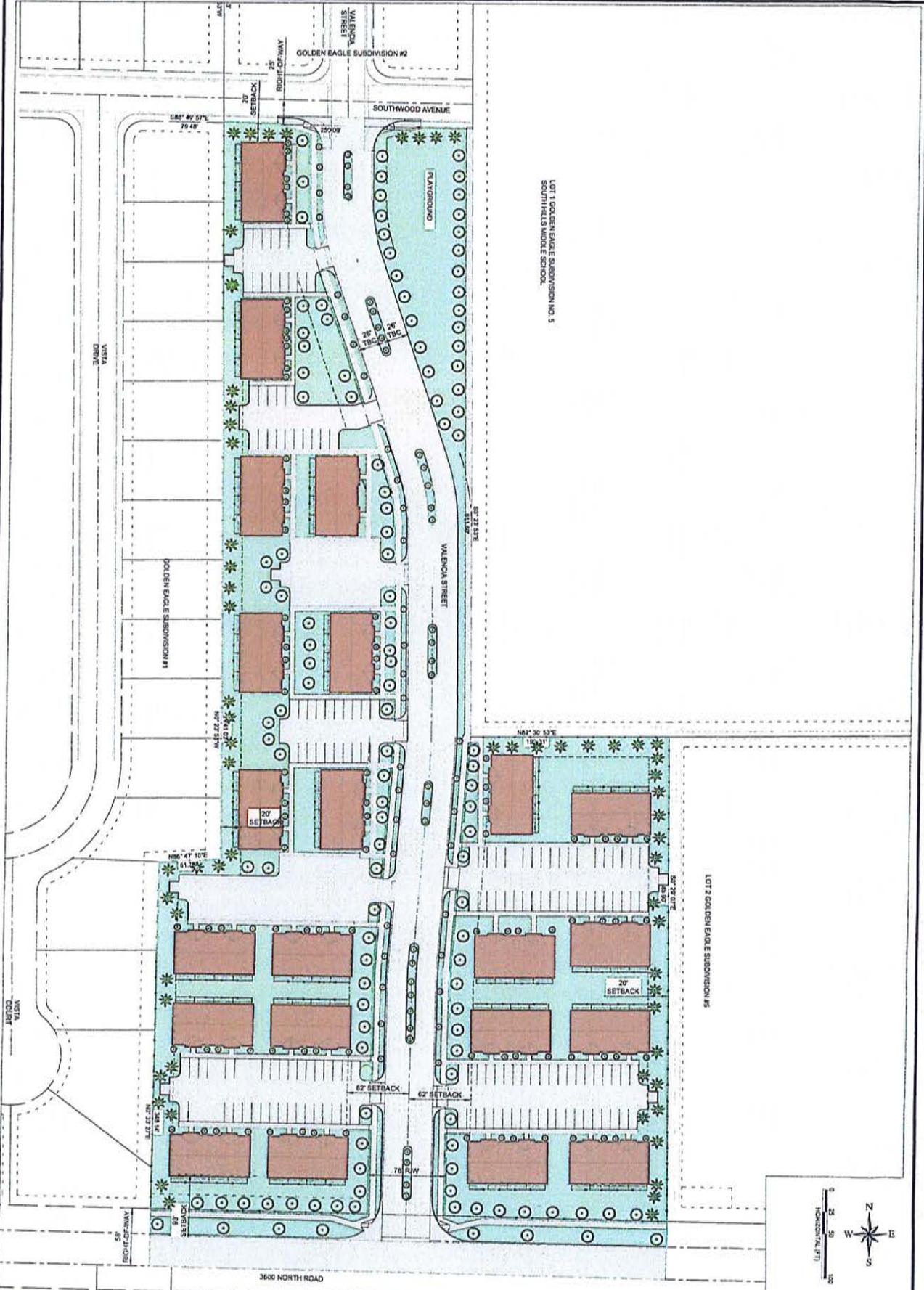
VISTA DR

VALENCIA ST

AVE

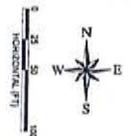
GOLDEN EAGLE ST

HARRISON ST S



LOT 1 GOLDEN EAGLE SUBDIVISION NO. 5  
 SOUTHWOOD MIDDLE SCHOOL

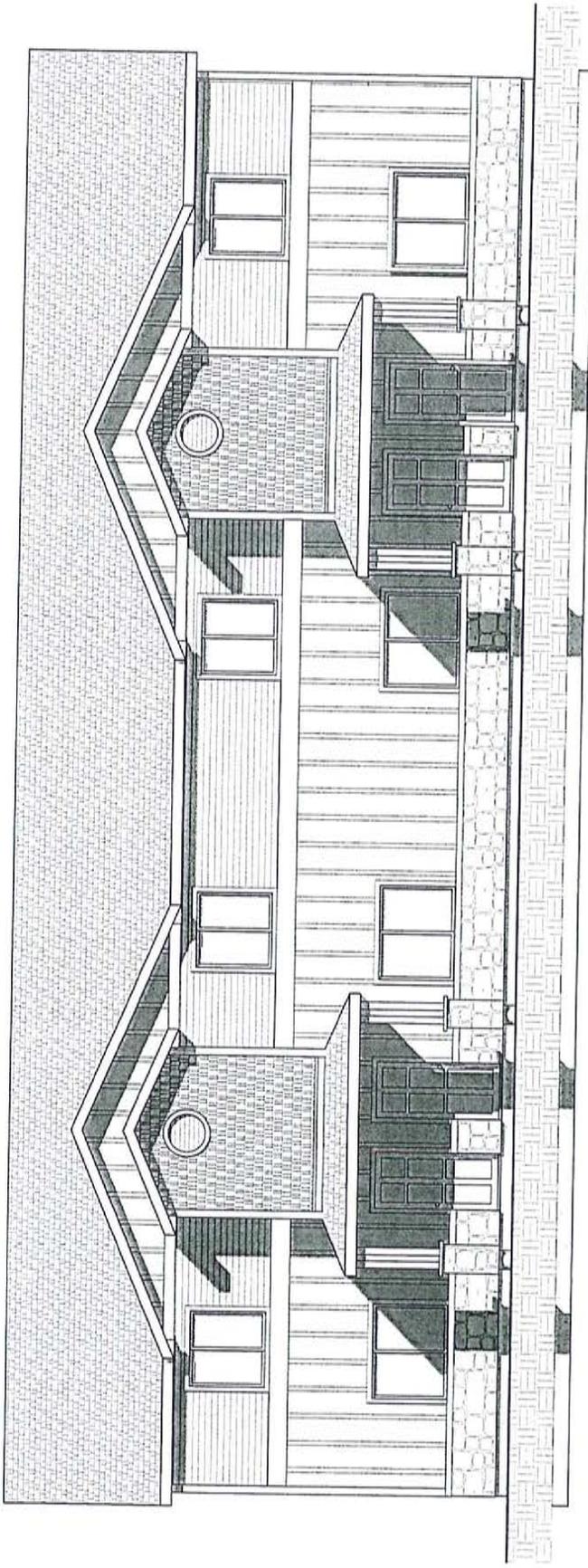
LOT 2 GOLDEN EAGLE SUBDIVISION #5



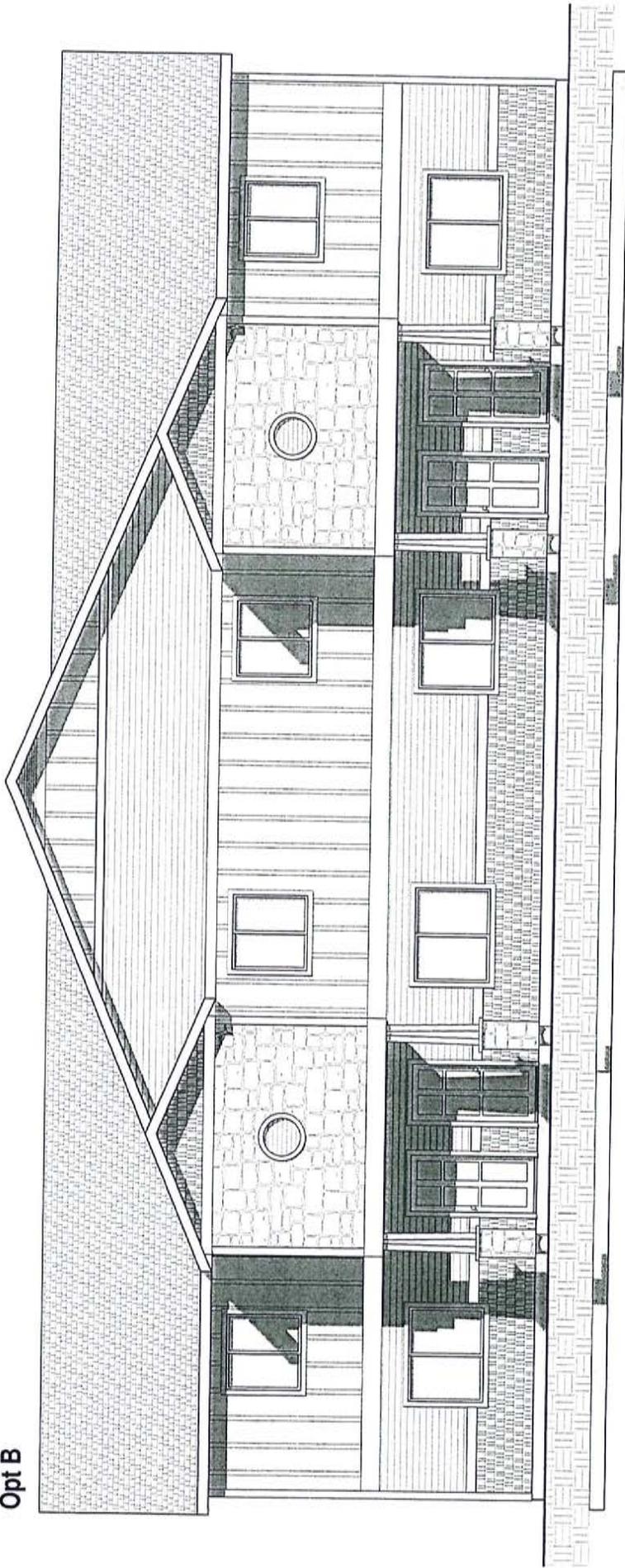
<p><b>PRELIMINARY NOT FOR CONSTRUCTION</b></p> <p>DATE: 2/18/2018                  DRAWN BY: [Name]                  CHECKED BY: [Name]                  APPROVED BY: [Name]</p>	<p><b>VALENCIA PARK SUBDIVISION</b>                  ZDA DEVELOPMENT PLANS                  2016</p> <p><b>SITE LAYOUT</b></p>	<p><b>REVISIONS</b></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><b>RIEDEL</b>                  Engineering</p> <p>202 Falls Avenue                  Twin Falls, ID 83301                  Phone: (208) 733-2446                  Fax: (208) 734-2748</p>
NO.	DATE	BY	DESCRIPTION																																												



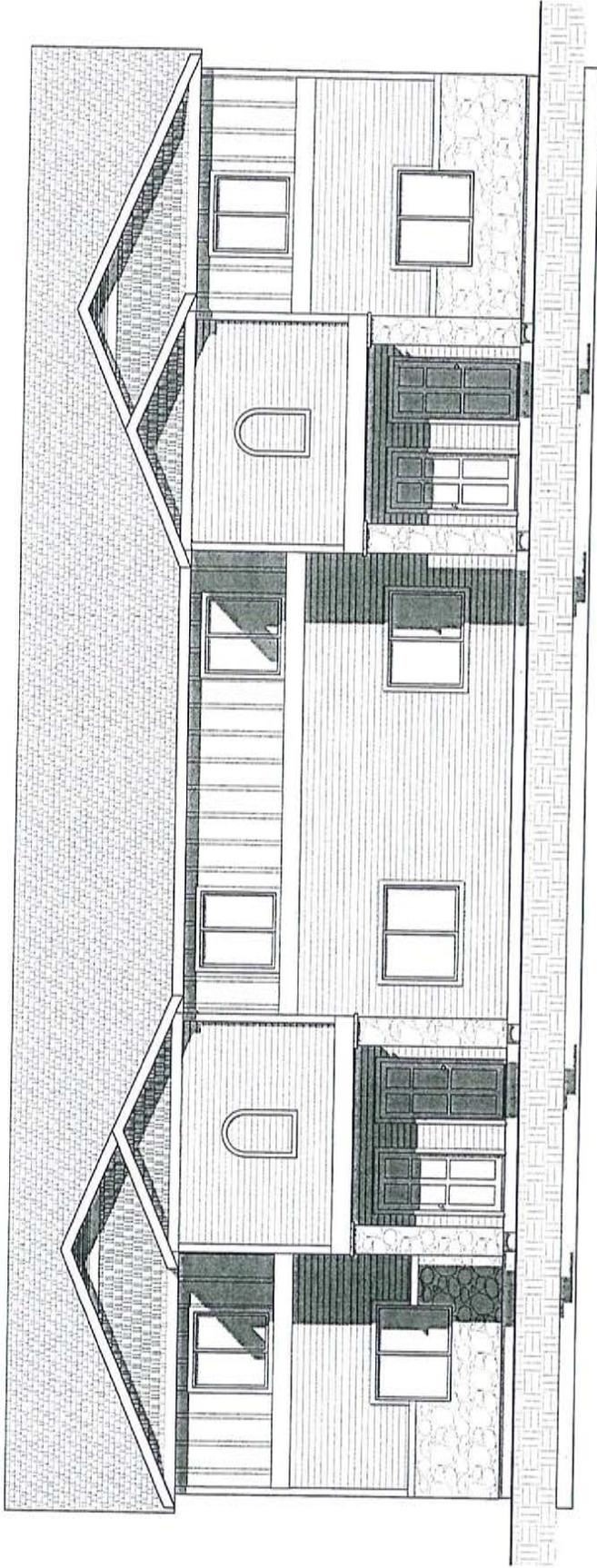
Opt A

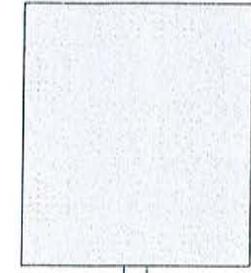


Opt B



Opt C



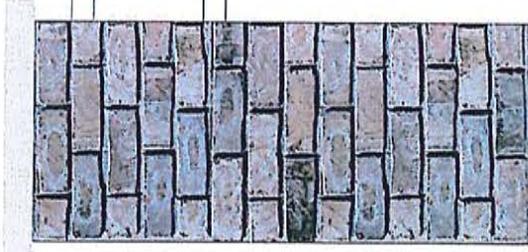
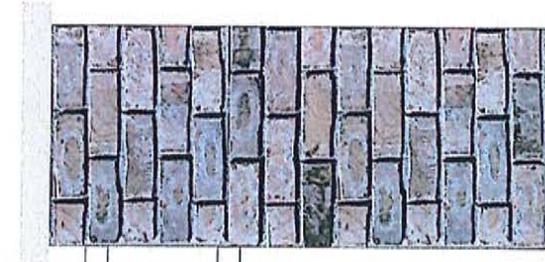


TOP VIEW

152"



52"



# DOUBLE SIDED MONUMENT SIGN

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

Copyright © 2013 Signature Signs, Inc.

**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

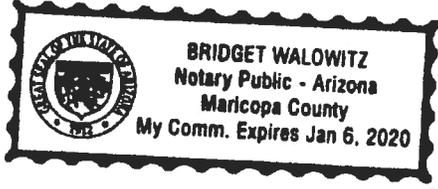
Developer [Signature]  
Dennis Hourany

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 26, 2016**

To: Planning & Zoning Commission

From: Jonathan Spendlove, Planner 1

## AGENDA ITEM IV-2

**Request:** Request for a **Special Use Permit** to operate an auto repair business on property located at 307 Hankins Road South in the Area of Impact. c/o Nolan Watte (app. 2778)

**Time Estimate:**

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

**Background:**

<b>Applicant:</b>	<b>Status:</b> Owner	<b>Size:</b> +/- 4640 sf Building; 1.3 +/-Acre Parcel
Nolan Watte 498 Fillmore St. Twin Falls, ID 83301 208-731-7354 <a href="mailto:nolanwatte@hotmail.com">nolanwatte@hotmail.com</a>	<b>Current Zoning:</b> M-2 within the Area of Impact	<b>Requested Zoning:</b> Special Use Permit for an automobile repair business
	<b>Comprehensive Plan:</b> Commercial/Retail	<b>Lot Count:</b> 1 parcel
	<b>Existing Land Use:</b> s/f residential dwelling, a duplex residential dwelling and vacant shop building	<b>Proposed Land Use:</b> Automobile repair within the vacant shop building.
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
	<b>North:</b> M-2 Aol, undeveloped industrial property (formerly Agri-Service)	<b>East:</b> M-2 Aol; Industrial/Commercial Business
	<b>South:</b> Highland Ave E; M-2, Chobani Pretreatment	<b>West:</b> M-2 Aol; Existing Residences- duplex and a single family (same owner, same parcel); Hankins Road S
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-4-10.2(B)-11e, 10-10, 10-11-1 thru 8,10-13-2-2	

**Approval Process:**

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

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

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

**Budget Impact:**

Approval of this request will not have an impact on the City Budget as this property is not within city limits.

**Regulatory Impact:**

Approval of this request will allow the applicant to continue with the building permit process. **A Special Use Permit Is for Zoning Purposes Only.** Other Permits Such as Building, Electrical, Plumbing, Signs, Etc. may be required. All Facilities must comply with all applicable City Code Requirements and Standards.

## History:

The property has been zoned M-2 at least as far back as the 1980's when the new zoning designations took effect. There are currently 4 structures on this parcel; a shop, a duplex, a single family dwelling and a detached garage. County Records show a structure being constructed in 1920. This location is in the Area of Impact and the City does not have any building records on file for any other structures on this property.

## Analysis:

The applicant has supplied a narrative outlining the details of the proposed use of the portion of the property for the auto repair business. The hours of operation will be 8:00 AM – 5:00 PM, Monday – Friday. There will be two (2) employees initially.

The applicant believes that the impacts to neighboring land uses will be minimal. His narrative states that he does not anticipate any change in odor, glare, or otherwise objectionable impacts to neighboring properties. The applicant believes there will be little to no noise heard outside the repair shop.

Per City Code 10-4-10.2: Automobile and truck service and/or repair businesses are required to have a special use permit in order to operate. A special use permit is granted for a land use at a requested site and not to a specific applicant.

*There are also an existing single family residence and a residential duplex located on this same parcel. The applicant is the owner of this parcel. The proposed building to be used for the auto repair will be leased.*

All improvements made on the subject property are required to comply with standards set forth in Twin Falls City Code.

Per City Code 10-10: To operate an auto repair business requires three (3) plus one and one half (1.5) parking spaces per service bay. There are two (2) service bays at this shop. This ratio equals a minimum of nine (9) parking spaces required.

*The submitted site plan meets the minimum code requirement.*

Per City Code 10-11-1 thru 8: Required improvements to the property are required to be in conformance with city code at the time of building permit. All required improvements including landscaping, screening, parking areas, drainage and storm water retention will be reviewed with the building permit submitted to the city and will be required to meet the minimum requirements.

Landscaping: Currently the landscape area complies with minimum required city code. The trees and bushes will have to be replaced and maintained per city code.

Possible Impacts: It is believed that the proposed automobile repair shop being proposed will not greatly impact beyond what is reasonably acceptable at this location. However, any automobile restoration business has the potential to become an unsightly visual impact to neighbors and the community. In order to mitigate this visual impact to neighbors and the community as a whole, it would be acceptable to require all un-operable vehicles and parts to be stored inside a building or within a sight obscuring fence area. Also, a time limit for vehicles to be parked outside that are either waiting to be worked on or work is completed would be appropriate.

**Conclusion:**

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

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to all inoperable, un-licensed, or junk vehicles, and all parts being stored inside a building or behind a sight obscuring fence that has been approved by staff. Screened area to be installed prior to issuance of the certificate of occupancy.
3. No vehicle parked outside for longer than 2 business days prior to or after work is completed.
4. Subject to a Certificate of Occupancy issued by the City prior to business operations beginning.

**Attachments:**

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

We are requesting a special use permit for the building on 305 Hankins Rd. So. To be used as an automotive repair facility.

Hours of operation

Monday- Friday: 8:00am- 5:00pm

Saturday- Sunday: Closed

Anticipated traffic will be five cars per day of operation.

One employee will be hired.

Noise, Glare and Odor will not go above the average level of the area compared to adjoining businesses. Fumes and vibrations will have no effect to adjoining properties. For the zoning and businesses in the area an automotive repair facility is compatible with the area.

# Zoning Vicinity Map

Reference Only

Kimberly Rd



C-1

C-1

C-1

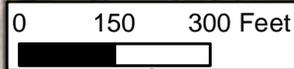
M-2

HANKINS RD S

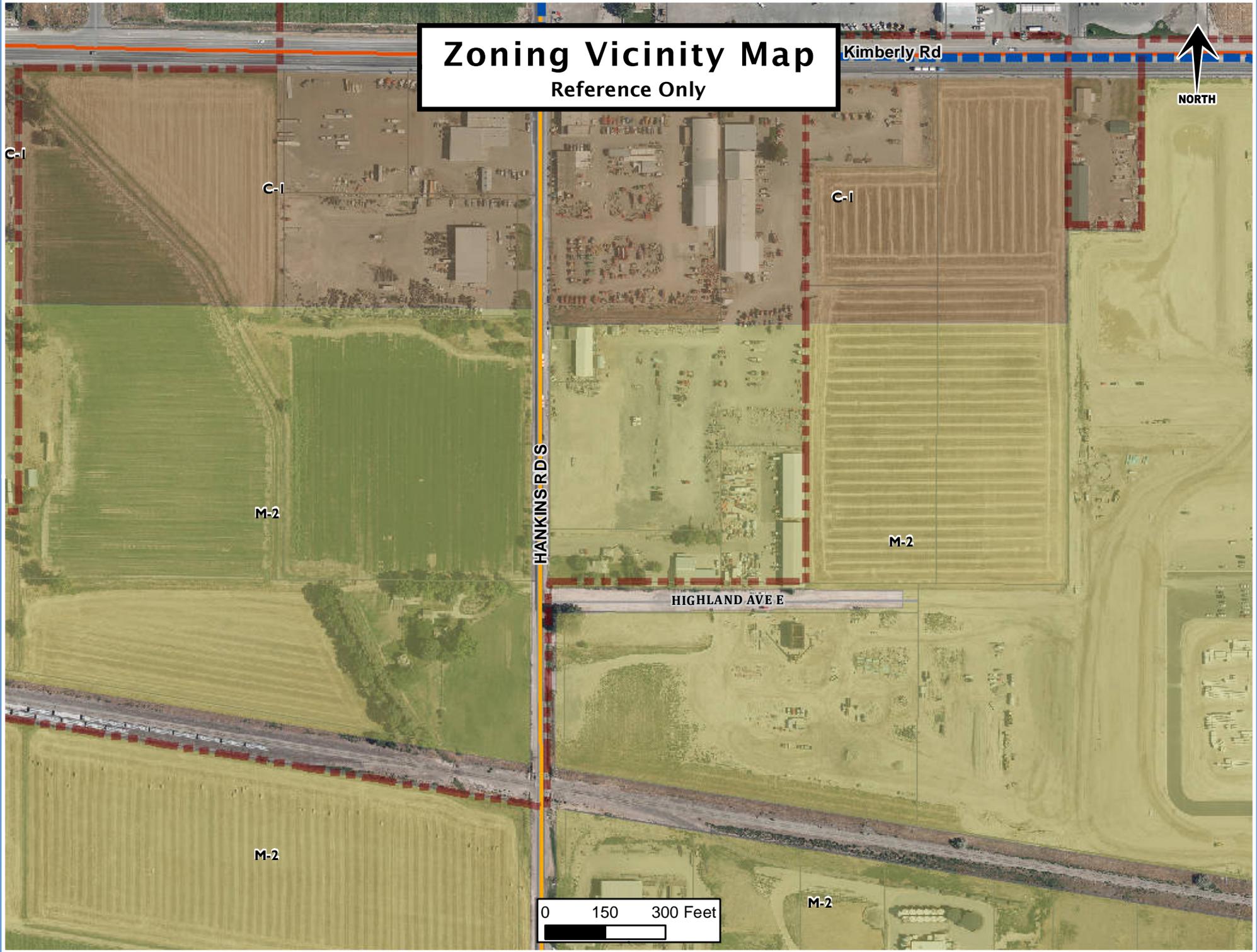
M-2

HIGHLAND AVE E

M-2



M-2



# Aerial Photo Map

Reference Only

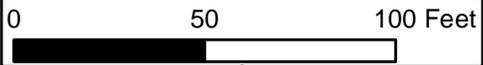


3140 KIMBE

305 HANKIN

HIGHLAND AVE E

345 HANKIN

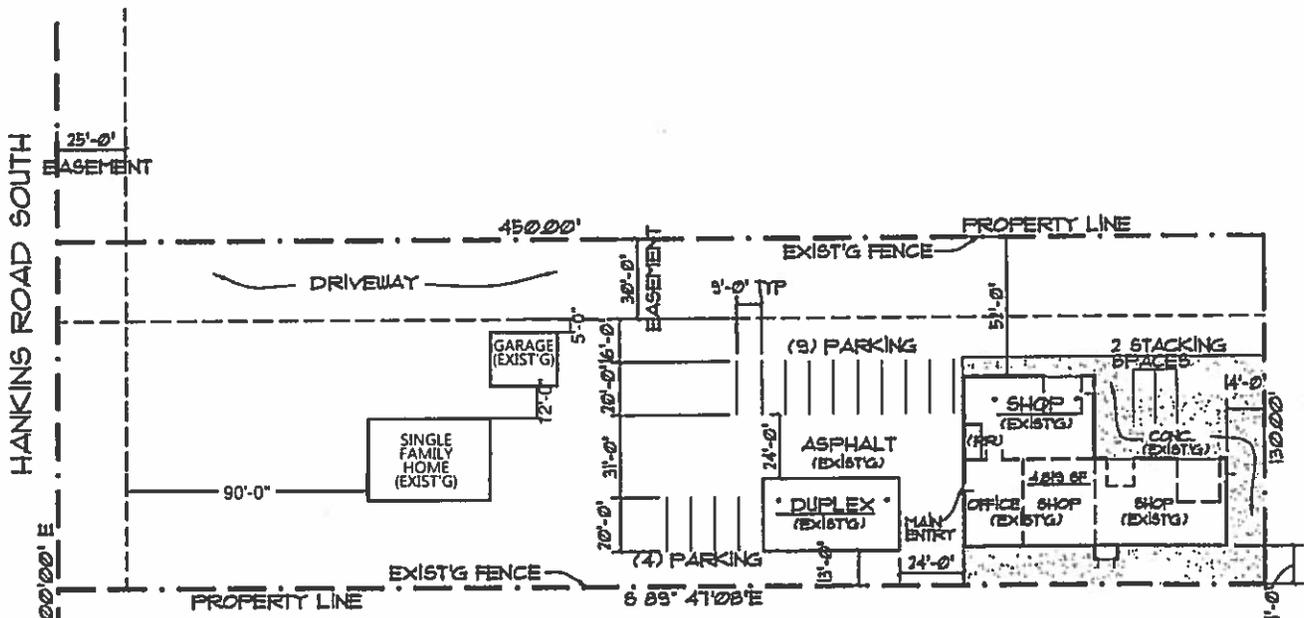


HANKINS RD S

332 HANKIN

3080 HIGHL

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



MAGIC VALLEY BUSINESS PARK  
 SUBD. NO. 1 T3242

MOTOR VEHICLE SERVICE AND REPAIR: THREE (3) PARKING SPACES  
 PLUS ONE AND ONE HALF (1.5) PARKING SPACES PER SERVICE BAY.  
 $3 + (2 \times 1.5) = 6$  SPACES REQUIRED. 6 SPACES PROVIDED

DUPLEX 2 SPACES PER UNIT  
 $4$  SPACES REQUIRED. 4 SPACES PROVIDED



• SITE PLAN •  
 SCALE: 1:50

NOLAN WATTE  
 305 HANKINS RD. SOUTH  
 TWIN FALLS, ID 83301  
 208.731.7354



House situated along Hankins Road  
Driveway to the rear property on the left.



Proposed Shop will be in Grey/Green Bldg  
on the Left. The Duplex is currently vacant.



East side of the shop Building. Access to Hankins is on Right side of photo.



Rear of building along Highland Ave





Public Hearing: **TUESDAY, April 26, 2016**

To: Planning and Zoning Commission

From: Jonathan Spendlove, Planner I

## AGENDA ITEM III-1

**Request:** Request for consideration of the **Preliminary Plat** for Lobo Villa Subdivision approximately 4.79 (+/-) acres consisting of 2 lots located at 2050 Eldridge Avenue c/o Scott Allen, JUB Engineers, Inc.

**Time Estimate:**

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

**Background:**

<b>Applicant:</b>	<b>Status:</b> Owner	<b>Size:</b> 4.79 Acres
Lori Ward Lobo Ventures, LLC PO BOX 6029 Twin Falls, ID 83303 <a href="mailto:albolc@gmail.com">albolc@gmail.com</a> 208-420-0208	<b>Current Zoning:</b> M-2	<b>Requested Zoning:</b> Approval of the preliminary plat for Lobo Villa Subdivision
	<b>Comprehensive Plan:</b> Industrial	<b>Lot Count:</b> 2 Lots
	<b>Existing Land Use:</b> Developed Industrial/Commercial Business	<b>Proposed Land Use:</b> No change in Land Use requested.
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
JUB Engineers Scott Allen 115 Northstar Ave Twin Falls ID 83301 <a href="mailto:sallen@jub.com">sallen@jub.com</a> 208-733-2414	<b>North:</b> Eldridge Ave; M-2 Zone, Undeveloped	<b>East:</b> M-2 Zone, Industrial Business
	<b>South:</b> M-2 Zone, Industrial Business	<b>West:</b> M-2 Zone, Industrial Business
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-12-1 through 4	

**Approval Process:**

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

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

**Budget Impact:**

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

**Regulatory Impact:**

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

**History:**

This property is part of the Highland View Tract, Platted in 1909. It is also Zoned M-2 – Heavy Manufacturing. It is assumed this designation took place in the 1980's when the Zoning Code was rewritten and the new classifications were assigned. No further zoning history is known at this time. Our records indicate one warehouse being constructed in 1997-98 and another warehouse being constructed in 2006-07.

### **Analysis:**

The request is for approval of the preliminary plat for Lobo Villa Industrial Subdivision. The site is zoned M-2, includes 4.79 acres and consists of 2 lots. The Preliminary Plat we have received 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.

### **Conclusion:**

Staff recommends the Commission approve the preliminary plat of the Lobo Villa Industrial Subdivision, as presented, and subject to the following condition:

1. Subject to final technical review and amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and standards.

### **Attachments:**

1. Villa Lobo Subdivision, Preliminary Plat
2. Zoning Vicinity Map
3. Aerial Photo Map

**LOBO VILLA SUBDIVISION**  
 A RESUBDIVISION AND RENAMING  
 OF  
 LOT 4, BLOCK 2 OF HIGHLAND VIEW TRACT  
 LOCATED IN  
 A PORTION OF THE NEA SE4  
 SECTION 22, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN  
 TWIN FALLS COUNTY, IDAHO



**NOTES:**  
 1. NO TWIN FALLS CANAL COMPANY WATER SHAKES OR CANAL FACILITIES EXIST ON SITE.  
 2. NO CHANGE TO THE EXISTING PROPERTY IS ANTICIPATED TO OCCUR AS A RESULT OF THE SUBDIVISION. THE SUBDIVISION DEVELOPMENT SHALL BE CONSIDERED TO BE SEPARATE FROM ANY ADDITIONAL WATER GENERATED BY THE NEW DEVELOPMENT.  
 3. EXISTING LANDSCAPING SHALL BE RETAINED AND KEPT TO A MINIMUM SQUARE FOOTAGE TO REDUCE THE AMOUNT OF POTABLE WATER USED FOR IRRIGATION. NO WATER SHAKES OR PRESSURE IRRIGATION PUMP STATION EXISTS TO SERVE THE PROPERTY.  
 4. THE EXISTING STATION ON THE WEST BUILDING HAS BEEN LOCATED PER SURVEYING DRAWING ATTACHED TO SECOND APPLICATION PERMIT NUMBER 42-2004.  
 5. A SEWER AND WATER MODEL IS NOT REQUIRED SINCE NO CHANGE TO THE EXISTING CITY UTILITY INFRASTRUCTURE IS BEING PROPOSED. A SEWER AND WATER MODEL WILL BE REQUIRED IN THE FUTURE IF ADDITIONAL CITY SERVICES ARE REQUESTED.  
 6. NO CONDITIONS, COVENANTS OR RESTRICTIONS (CC&R) ARE PROPOSED FOR THE SUBDIVISION.

**SECTION DATA:**  
 DEVELOPER/OWNER: LOBO VENTURES, LLC  
 P.O. BOX 8029  
 TWIN FALLS, IDAHO 83303  
 C/O LOB WIND  
 ENGINEER: J-U-B ENGINEERS, INC.  
 115 NORTHSTAR AVE.  
 TWIN FALLS, IDAHO 83301  
 208-733-2414  
 PARCEL NUMBER: BPT2481000044  
 SUBDIVISION AREA: 4.79 ACRES  
 EXISTING ZONE: M-2, HEAVY MANUFACTURING  
 PROPOSED ZONE: NO CHANGE  
 EXISTING USE: RV STORAGE AND INDUSTRIAL  
 PROPOSED USE: NO CHANGE  
 VARIANCE: NONE REQUESTED  
 BENCH MARK: CITY OF TWIN FALLS FIRE HYDRANT #100304  
 TOP OF BOLL ELEV. = 3794.49  
 SEWER: INDIVIDUAL SEPTIC SYSTEM UNDER CITY SEWER EXTENSION OCCURS.  
 EXISTING SEWER SYSTEM: EXISTING SEWER SYSTEM IS LOCATED EAST BUILDING AND EXTENDING SOUTH TO CITY SEWER MAIN CONNECTION IS APPROXIMATELY 992' EAST IN EASTLAND DRIVE AND 1.312' WEST IN CLURGAGE AVENUE.  
 WATER: CITY PUBLIC WATER EAST BUILDING HAS NO WATER SERVICE. WEST BUILDING HAS NO WATER SERVICE. NO CHANGE TO UTILITIES BEING REQUESTED.  
 DRY UTILITIES: UNDERGROUND POWER, TELEPHONE, GAS, CABLE TV, AND FIBER OPTIC UTILITIES ARE REQUESTED.  
 STREETS: CITY STREET (BURROUGHS AVENUE), RESURFACE SEVEN (7) ADDITIONAL FEET FOR RIGHT OF WAY ON SOUTH SIDE  
 EASEMENTS: AS SHOWN ON FACE OF PRELIMINARY PLAT

**LOT 4, BLOCK 2 OF HIGHLAND VIEW TRACT**  
 CITY OF TWIN FALLS  
 TWIN FALLS COUNTY, IDAHO

**PRELIMINARY PLAT**  
 LOBO VILLA SUBDIVISION

**DATE OF PREPARATION:**  
 THIS DOCUMENT AND THE PLAT THEREON ARE HEREBY APPROVED AND AUTHORIZED FOR RECORDATION BY THE CLERK OF THE COUNTY OF TWIN FALLS, IDAHO, THIS 15TH DAY OF MARCH, 2024.  
 CLERK OF COUNTY

**FILE NUMBER:**  
 CHECKED BY:  
 DRAWN BY:  
 DATE:  
 SHEET NUMBER: 1

EDWARDS GROUP, LLC  
 M-2  
 VACANT UNDEVELOPED LOT  
 LOT 1, BLOCK 1  
 COMMERCIAL SUBD.  
 EDWARDS GROUP, LLC  
 M-2  
 VACANT UNDEVELOPED LOT  
 LOT 29, BLOCK 1  
 HIGHLAND VIEW TRACT  
 EDWARDS GROUP, LLC  
 M-2  
 VACANT UNDEVELOPED LOT  
 LOT 28, BLOCK 1  
 HIGHLAND VIEW TRACT  
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 HIGHLAND VIEW TRACT  
 EDWARDS GROUP, LLC  
 M-2  
 VACANT UNDEVELOPED LOT  
 LOT 3, BLOCK 1  
 HIGHLAND VIEW TRACT  
 EDWARDS GROUP, LLC  
 M-2  
 VACANT UNDEVELOPED LOT  
 LOT 2, BLOCK 1  
 HIGHLAND VIEW TRACT  
 EDWARDS GROUP, LLC  
 M-2  
 VACANT UNDEVELOPED LOT  
 LOT 1, BLOCK 1  
 HIGHLAND VIEW TRACT  
 EDWARDS GROUP, LLC  
 M-2  
 VACANT UNDEVELOPED LOT  
 LOT 30, BLOCK 1  
 HIGHLAND VIEW TRACT  
 EDWARDS GROUP, LLC  
 M-2  
 VACANT UNDEVELOPED LOT  
 LOT 29, BLOCK 1  
 HIGHLAND VIEW TRACT  
 EDWARDS GROUP, LLC  
 M-2  
 VACANT UNDEVELOPED LOT  
 LOT 28, BLOCK 1  
 HIGHLAND VIEW TRACT  
 EDWARDS GROUP, LLC  
 M-2  
 VACANT UNDEVELOPED LOT  
 LOT 27, BLOCK 1  
 HIGHLAND VIEW TRACT  
 EDWARDS GROUP, LLC  
 M-2  
 VACANT UNDEVELOPED LOT  
 LOT 26, BLOCK 1  
 HIGHLAND VIEW TRACT  
 EDWARDS GROUP, LLC  
 M-2  
 VACANT UNDEVELOPED LOT  
 LOT 25, BLOCK 1  
 HIGHLAND VIEW TRACT  
 EDWARDS GROUP, LLC  
 M-2  
 VACANT UNDEVELOPED LOT  
 LOT 24, BLOCK 1  
 HIGHLAND VIEW TRACT  
 EDWARDS GROUP, LLC  
 M-2  
 VACANT UNDEVELOPED LOT  
 LOT 23, BLOCK 1  
 HIGHLAND VIEW TRACT  
 EDWARDS GROUP, LLC  
 M-2  
 VACANT UNDEVELOPED LOT  
 LOT 22, BLOCK 1  
 HIGHLAND VIEW TRACT  
 EDWARDS GROUP, LLC  
 M-2  
 VACANT

# Zoning Vicinity Map

Reference Only



WRIGHT AVE

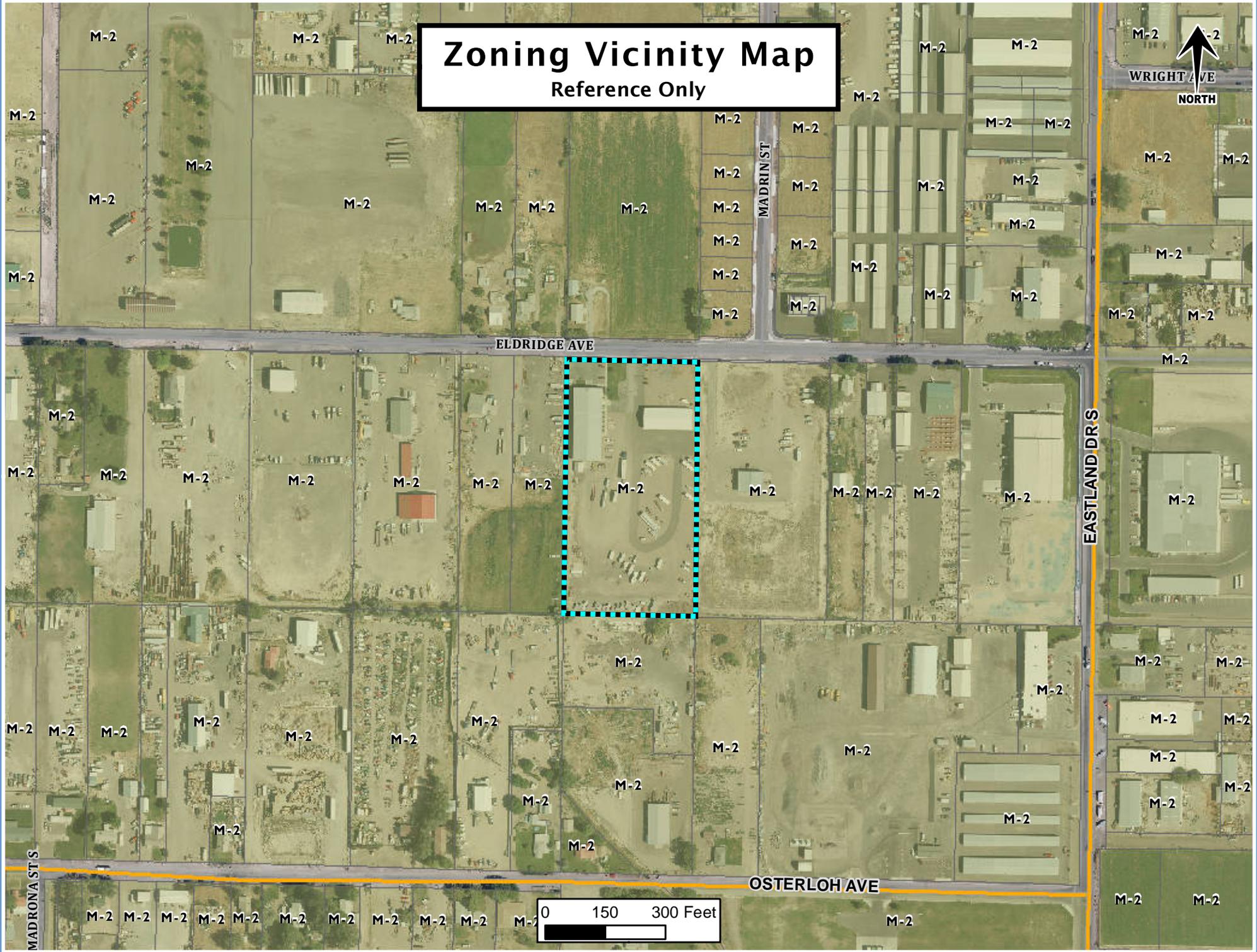
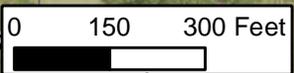
MADRIN ST

EASTLAND DR S

ELDRIDGE AVE

OSTERLOH AVE

MADRONA ST S



# Aerial Photo Map

Reference Only

ELDRIDGE AVE

MADRIN ST



1925 ELDRI

1979 ELDRI

1989 ELDRI

2053 ELDRI

2085 ELDRI

2110 ELDRI

1974 ELDRI

1988 ELDRI

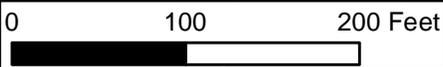
2050 ELDRI

2076 ELDRI

1943 OSTER

1981 OSTER

2055 OSTER







Preliminary PUD Presentation: Tuesday, April 12, 2016

**Public Hearing: TUESDAY, APRIL 26, 2016**

To: Planning & Zoning Commission

From: Jonathan Spendlove, Planner 1

## AGENDA ITEM IV-1

**Request:** Request for the Commission's recommendation on a **Zoning District Chang and Zoning Map Amendment** for 9 (+/-) acres from R-4 to **R-4 ZDA** to develop a Planned 4-Plex Townhome 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. Staff presentation will take five (5) minutes.

**Background:**

<b>Applicant:</b>	<b>Status:</b> Property Owner	<b>Size:</b> 9 (+/-) acres
Dennis Hourany PO Box 122 Freedom, WY 83120 925-766-2875 <a href="mailto:dennis@elitatile.usa">dennis@elitatile.usa</a>	<b>Current Zoning:</b> R-4	<b>Requested Zoning:</b> R-4 ZDA
	<b>Comprehensive Plan:</b> Medium Density Residential	<b>Lot Count:</b> 89 lots, 1 Tract
	<b>Existing Land Use:</b> Undeveloped/Agricultural	<b>Proposed Land Use:</b> Townhome/Rowhouse development-@ S/F home on individual lots
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
Rex Harding Riedesel Engineering Inc. 202 Falls Ave Twin Falls, ID 83301 208-733-2446 <a href="mailto:rharding@riedeseleng.com">rharding@riedeseleng.com</a>	<b>North:</b> R-4, Valencia Ave/Residential	<b>East:</b> R-4, South Hills Middle School under construction
	<b>South:</b> 3600 North Road; R-4, Skylane Trailer Park/Residential	<b>West:</b> R-4, Residential
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-4-5, 10-6-1, 10-7-6, 10-9, 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 residential 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:

The applicant has supplied a Narrative outlining the project and development goals for this project. The owner portrays the project as twenty-two (22) Town House Blocks. Each Block will contain four (4) "Town Houses" lots, each lot shall be built as a single family dwelling. The blocks will be strategically placed to maximize open space and parking between. The open space and parking areas will be owned and maintained by an HOA comprising of the owners. There are no individual garages or covered parking being provided.

The applicant implicates this project to be a good transition between the Middle School on the East and the traditional Single Household subdivision on the West.

**Per City Code 10-6:** A Conceptual Development Plan and associated written commitment have been provided by the applicant. These documents constitute the elements of the Zoning Development Agreement (ZDA) Subdistrict.

The Conceptual Plan provided shows the layout of the property as desired by the applicant. Each "Town House" will be individually owned on its own platted lot. The remainder of the area surrounding the lots will be owned and maintained collectively by the owners in the Subdivision by creating an HOA.

**Per City Code 10-6-1.5:** The following list of items shall be included on the Residential Conceptual Development Plans:

1. Land Use
  - a. *The applicant has shown the proposed land use of Attached Single Household (aka "Town House") on the Conceptual Plan and further clarified that use within the Written Commitment Document.*
2. Streets
  - a. *The applicant has satisfied this by showing the approximate location of Valencia Street and declared it within the Written Commitment Document as a public roadway.*
3. Storm Drainage
  - a. *The applicant shows a combined Park/Storm drainage area in the NE Corner of the property. The actual storm water plans are reviewed during the Platting Process and will be required to follow all current codes and standards.*
4. Preliminary Lot Arrangements
  - a. *The applicant has provided preliminary lot arrangements on the Conceptual Plan. Each "Row House" will be located on its own lot which can be purchased individually from the other connected "Row House's" within the same block.*

**Per City Code 10-6-1.5:** The following list of items may be included with the text material to further explain the plan:

1. Multiuse transportation access and pathways
  - a. *The applicant has shown public pathways and sidewalks throughout the development.*
2. Density
  - a. *The applicant has not requested a specific change in density with this development.*

3. Building Height
  - a. *The applicant has not requested a change in the building height.*
4. Screening
  - a. *The applicant has committed to a six foot (6') tall white vinyl fence along the perimeter of the property for the entire development.*
5. Landscaped areas
  - a. *The applicant has designated areas for open space which will be owned and maintained by the HOA.*
6. Project scheduling
  - a. *The applicant has provided a rough schedule for the project within the Written Commitment. The project will begin in earnest this year – 2016, with an anticipated completion in 2022.*
7. Parks and open space
  - a. *The applicant is not requesting changes to the parks dedication procedure.*
8. Other pertinent development data.
  - a. *The other data in the Written Commitment includes: Lot Area, Lot Occupancy, Lot Width, Lot Depth, and Yard Setbacks. These items are requested to be modified as shown in the document in order to facilitate the development of the project.*

**Per City Code 10-6-1.5:** Color renderings or elevations shall also be submitted to illustrate proposed architectural standards or requirements.

*The applicant has submitted multiple Building Reference Photos with this application. Although the photos depict varying types of structures, the basic architectural elements are the same throughout: Pitched Roofs, 2 story, Siding – stucco – brick – rock combo material buildings.*

### **Possible Impacts:**

Staff does not foresee the land use of “Townhouses” being a drastic departure from the permitted uses within this zoning district. Each townhouse will have the opportunity to be owned independently. This basic element of ownership is more in-line with a typical residential subdivision rather than an apartment complex.

This development has appropriately set aside a reasonable amount of open space between the buildings. This will help soften the visual impact of the clustered Townhouses, and offer an informal park area for the residents. Additionally, a park area will be dedicated in the northeast portion of the development as per the platting requirements.

Due to the rapid development in the area with the new Middle School staff does feel it necessary to complete Valencia Street in its entirety as soon as possible in order to facilitate better circulation in the area. It would be poor judgement to overlook the impacts additional housing would have on the existing neighborhood and traffic network, particularly Valencia and Southwood.

Staff does not feel the overall development to have any greater impact on the area than a typical subdivision would, and we feel it is in conformance with the Comprehensive Plan. Going through the ZDA process has allowed the developer to introduce a concept not outright permitted within our code. It has also offered a public forum for the nearby property owners and residents to become acquainted and view the project prior to construction.

As we move forward with the process, Staff will ensure the project conforms to the requirements of the ZDA Code Sections.

On April 12, 2016 the Commission heard a preliminary presentation on this request. There were questions and comments from the Commission and from adjacent neighbors. Upon a recommendation by the Commission this request will be scheduled for a public hearing before the City Council. The City Council may approve this request as presented, deny this request or approve it with additional conditions. If approved, an ordinance will be prepared and presented to the City Council for approval. The ZDA Memo of Commitment shall be attached to the Ordinance.

**Conclusion:**

If the commission recommends approval of the ZDA Development, as presented, staff recommends the following conditions:

1. Subject to site plan amendments as determined by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and Standards.
2. Subject to the entirety of Valencia Street being constructed in the first phase.
3. Subject to the perimeter fence being installed prior to issuance of a building permit.
4. Subject to a final plat being recorded prior to any development.

**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

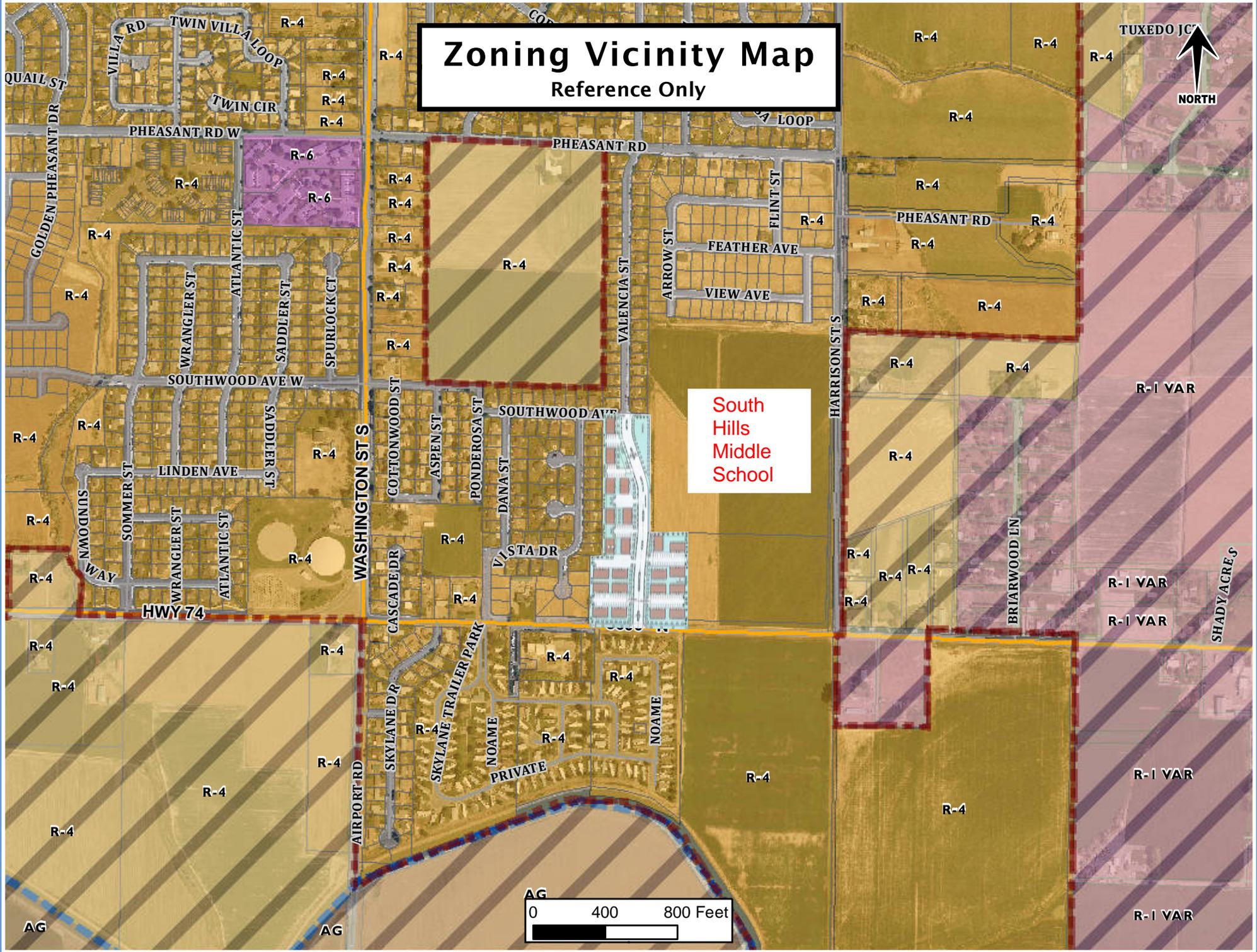
The R-4 Zoning District allows duplex dwellings. Fourplex dwellings are not permitted outright, however they are with a Special Use permit. This development will have 4 dwelling units per building with each individually owned dwelling on a separate platted lot. No other land use / development allowances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

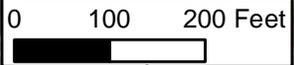
VISTA DR

VISTA DR

VISTA DR

VISTA CT

3600 N

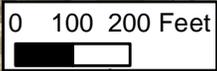
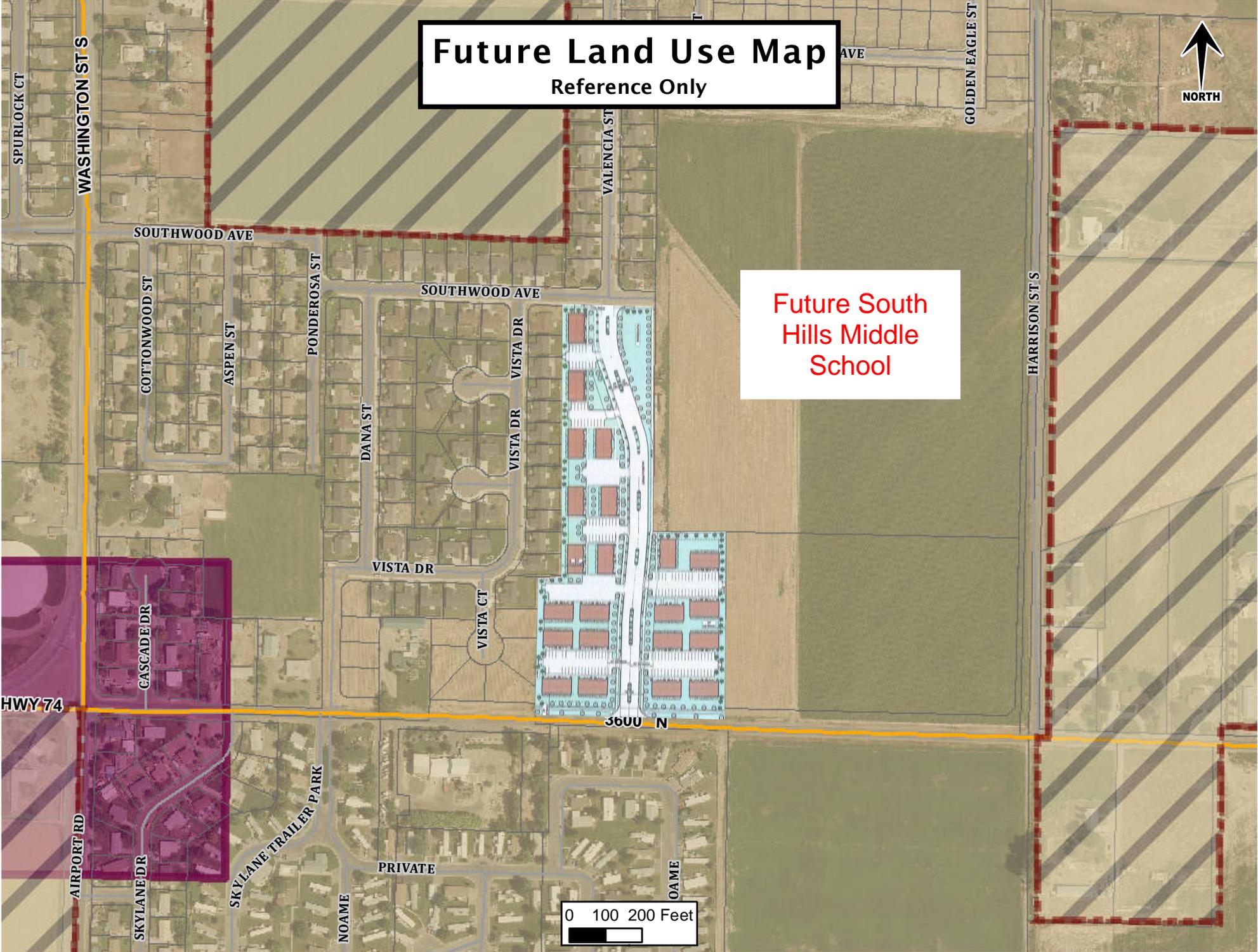


# Future Land Use Map

Reference Only



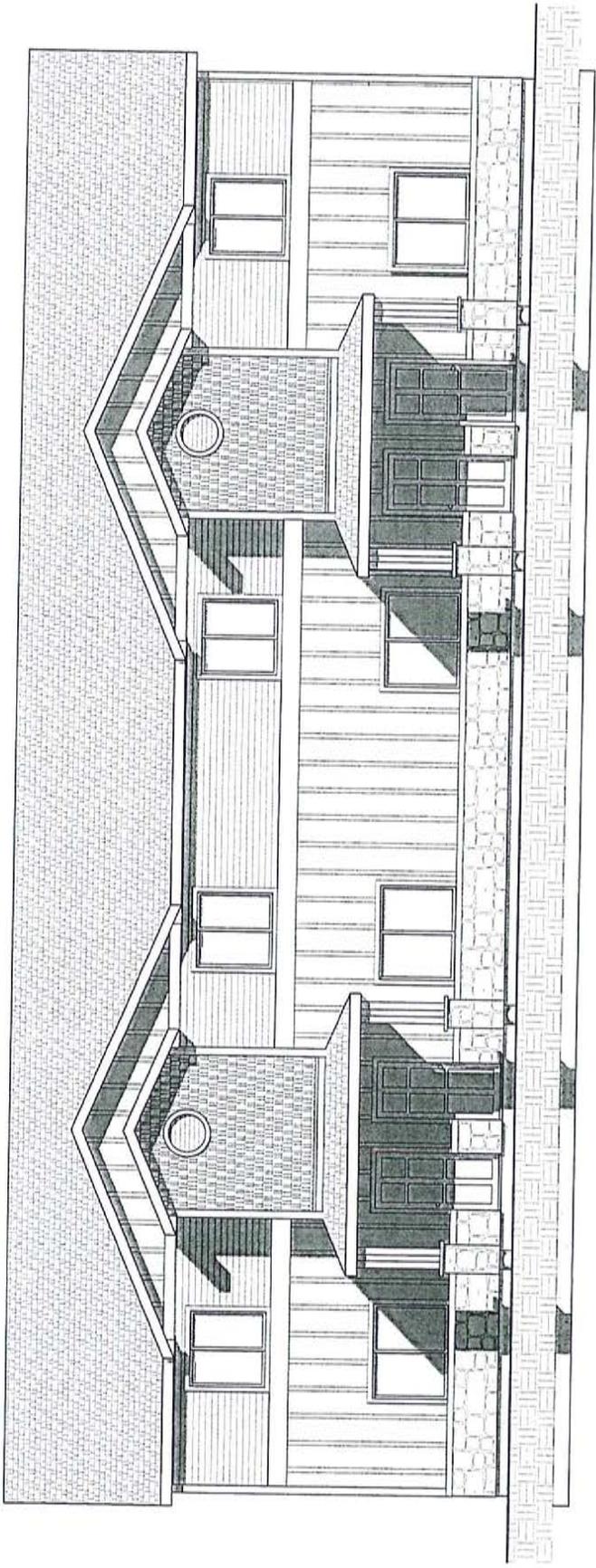
Future South Hills Middle School



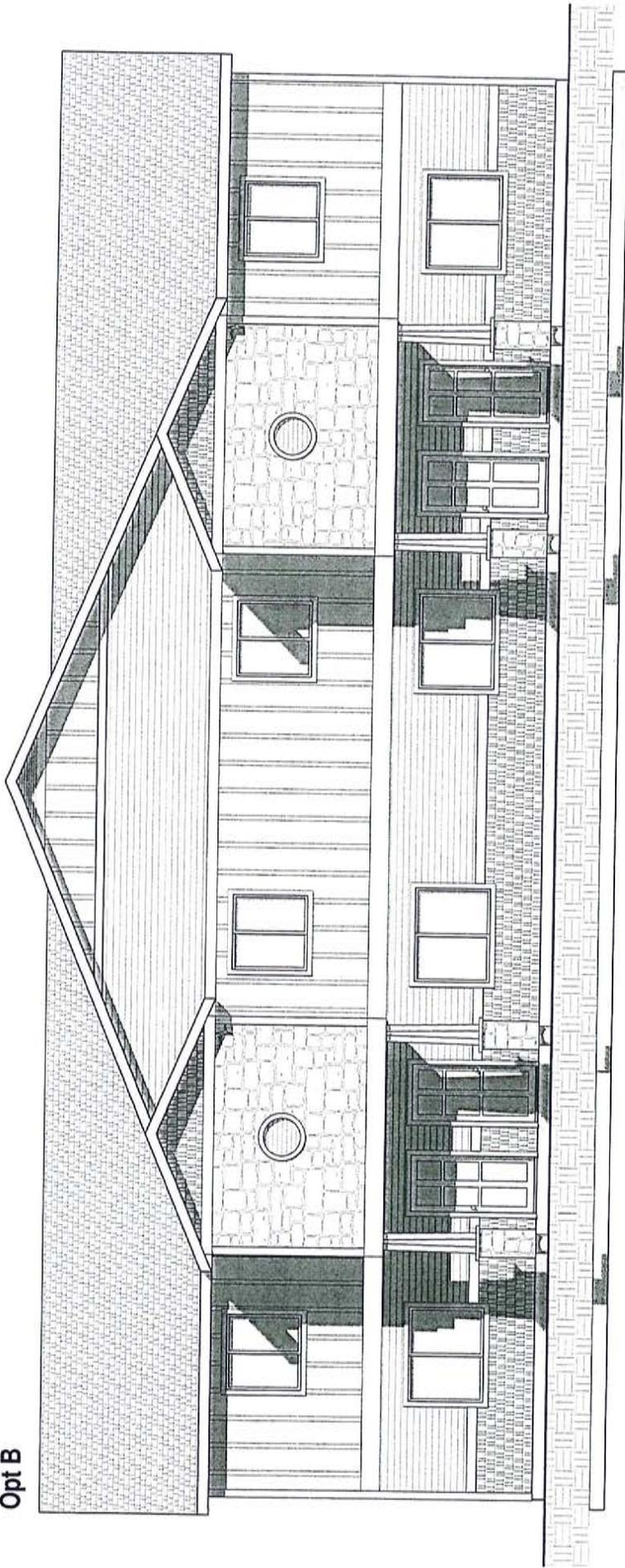




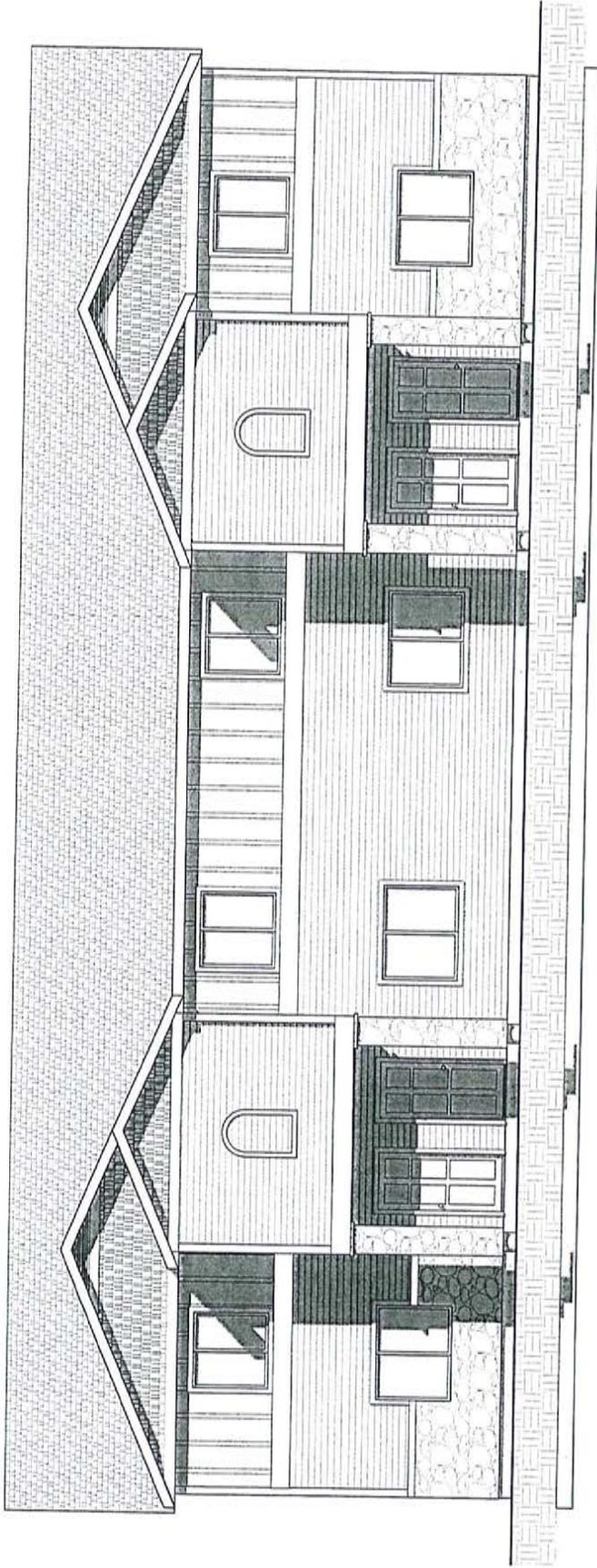
Opt A

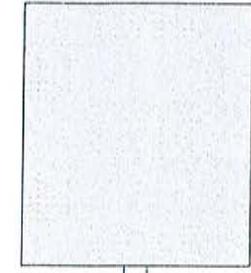


Opt B



Opt C



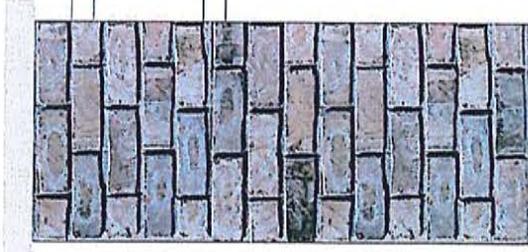
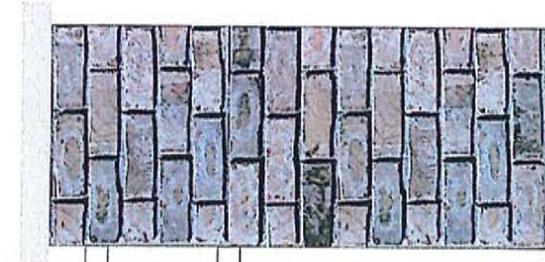


TOP VIEW

152"



52"



# DOUBLE SIDED MONUMENT SIGN

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

Copyright © 2013 Signature Signs, Inc.

**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

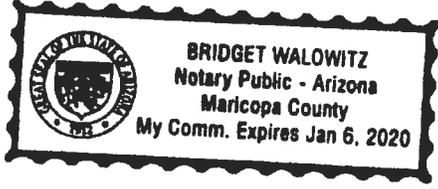
Developer [Signature]  
Dennis Hourany

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 26, 2016**

To: Planning & Zoning Commission

From: Jonathan Spendlove, Planner 1

## AGENDA ITEM IV-2

**Request:** Request for a **Special Use Permit** to operate an auto repair business on property located at 307 Hankins Road South in the Area of Impact. c/o Nolan Watte (app. 2778)

**Time Estimate:**

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

**Background:**

<b>Applicant:</b>	<b>Status:</b> Owner	<b>Size:</b> +/- 4640 sf Building; 1.3 +/-Acre Parcel
Nolan Watte 498 Fillmore St. Twin Falls, ID 83301 208-731-7354 <a href="mailto:nolanwatte@hotmail.com">nolanwatte@hotmail.com</a>	<b>Current Zoning:</b> M-2 within the Area of Impact	<b>Requested Zoning:</b> Special Use Permit for an automobile repair business
	<b>Comprehensive Plan:</b> Commercial/Retail	<b>Lot Count:</b> 1 parcel
	<b>Existing Land Use:</b> s/f residential dwelling, a duplex residential dwelling and vacant shop building	<b>Proposed Land Use:</b> Automobile repair within the vacant shop building.
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
	<b>North:</b> M-2 Aol, undeveloped industrial property (formerly Agri-Service)	<b>East:</b> M-2 Aol; Industrial/Commercial Business
	<b>South:</b> Highland Ave E; M-2, Chobani Pretreatment	<b>West:</b> M-2 Aol; Existing Residences- duplex and a single family (same owner, same parcel); Hankins Road S
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-4-10.2(B)-11e, 10-10, 10-11-1 thru 8,10-13-2-2	

**Approval Process:**

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

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

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

**Budget Impact:**

Approval of this request will not have an impact on the City Budget as this property is not within city limits.

**Regulatory Impact:**

Approval of this request will allow the applicant to continue with the building permit process. **A Special Use Permit Is for Zoning Purposes Only.** Other Permits Such as Building, Electrical, Plumbing, Signs, Etc. may be required. All Facilities must comply with all applicable City Code Requirements and Standards.

## History:

The property has been zoned M-2 at least as far back as the 1980's when the new zoning designations took effect. There are currently 4 structures on this parcel; a shop, a duplex, a single family dwelling and a detached garage. County Records show a structure being constructed in 1920. This location is in the Area of Impact and the City does not have any building records on file for any other structures on this property.

## Analysis:

The applicant has supplied a narrative outlining the details of the proposed use of the portion of the property for the auto repair business. The hours of operation will be 8:00 AM – 5:00 PM, Monday – Friday. There will be two (2) employees initially.

The applicant believes that the impacts to neighboring land uses will be minimal. His narrative states that he does not anticipate any change in odor, glare, or otherwise objectionable impacts to neighboring properties. The applicant believes there will be little to no noise heard outside the repair shop.

Per City Code 10-4-10.2: Automobile and truck service and/or repair businesses are required to have a special use permit in order to operate. A special use permit is granted for a land use at a requested site and not to a specific applicant.

*There are also an existing single family residence and a residential duplex located on this same parcel. The applicant is the owner of this parcel. The proposed building to be used for the auto repair will be leased.*

All improvements made on the subject property are required to comply with standards set forth in Twin Falls City Code.

Per City Code 10-10: To operate an auto repair business requires three (3) plus one and one half (1.5) parking spaces per service bay. There are two (2) service bays at this shop. This ratio equals a minimum of nine (9) parking spaces required.

*The submitted site plan meets the minimum code requirement.*

Per City Code 10-11-1 thru 8: Required improvements to the property are required to be in conformance with city code at the time of building permit. All required improvements including landscaping, screening, parking areas, drainage and storm water retention will be reviewed with the building permit submitted to the city and will be required to meet the minimum requirements.

Landscaping: Currently the landscape area complies with minimum required city code. The trees and bushes will have to be replaced and maintained per city code.

Possible Impacts: It is believed that the proposed automobile repair shop being proposed will not greatly impact beyond what is reasonably acceptable at this location. However, any automobile restoration business has the potential to become an unsightly visual impact to neighbors and the community. In order to mitigate this visual impact to neighbors and the community as a whole, it would be acceptable to require all un-operable vehicles and parts to be stored inside a building or within a sight obscuring fence area. Also, a time limit for vehicles to be parked outside that are either waiting to be worked on or work is completed would be appropriate.

**Conclusion:**

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

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to all inoperable, un-licensed, or junk vehicles, and all parts being stored inside a building or behind a sight obscuring fence that has been approved by staff. Screened area to be installed prior to issuance of the certificate of occupancy.
3. No vehicle parked outside for longer than 2 business days prior to or after work is completed.
4. Subject to a Certificate of Occupancy issued by the City prior to business operations beginning.

**Attachments:**

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

We are requesting a special use permit for the building on 305 Hankins Rd. So. To be used as an automotive repair facility.

Hours of operation

Monday- Friday: 8:00am- 5:00pm

Saturday- Sunday: Closed

Anticipated traffic will be five cars per day of operation.

One employee will be hired.

Noise, Glare and Odor will not go above the average level of the area compared to adjoining businesses. Fumes and vibrations will have no effect to adjoining properties. For the zoning and businesses in the area an automotive repair facility is compatible with the area.

# Zoning Vicinity Map

Reference Only

Kimberly Rd



C-1

C-1

C-1

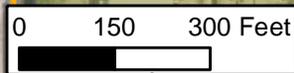
M-2

HANKINS RD S

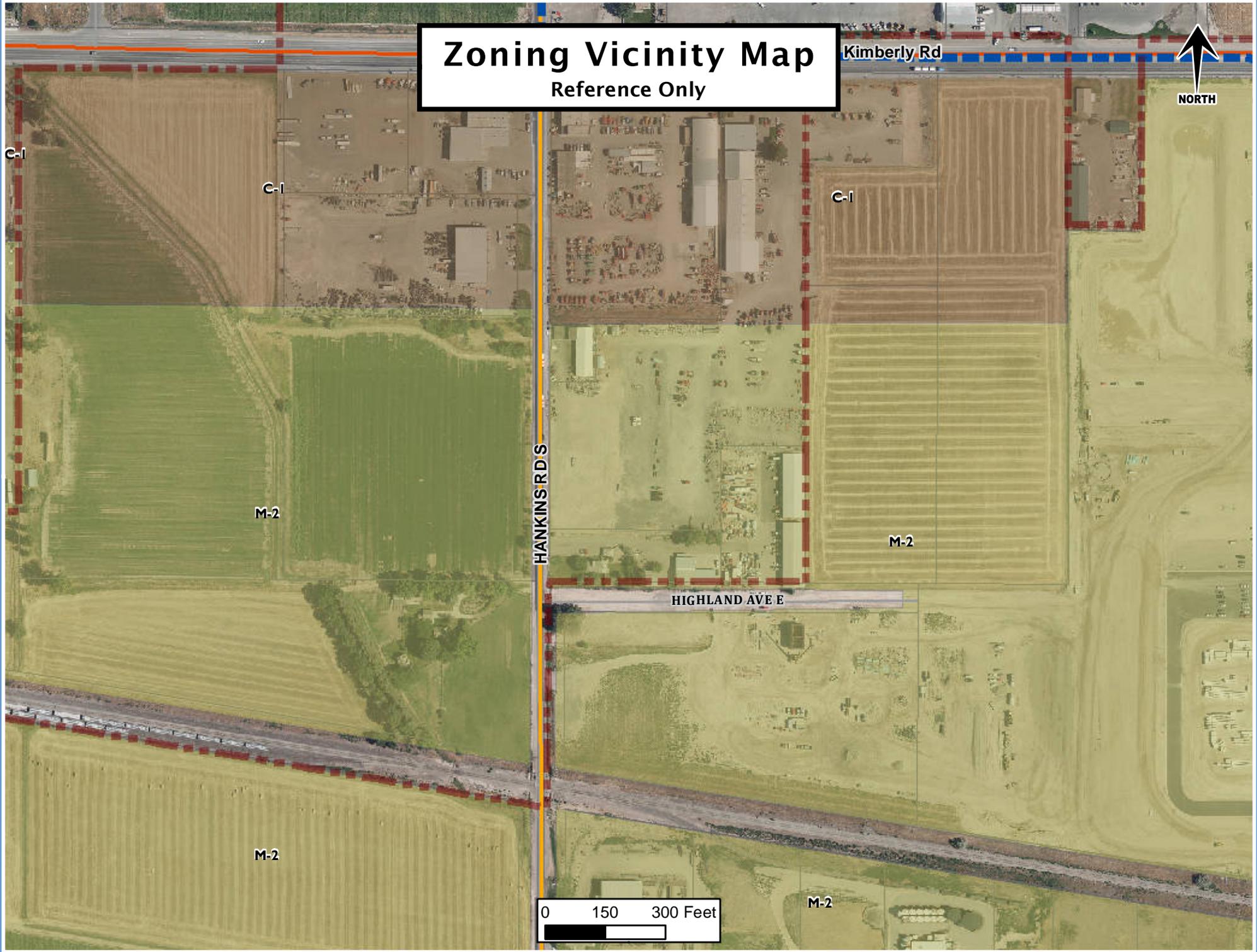
M-2

HIGHLAND AVE E

M-2



M-2



# Aerial Photo Map

Reference Only

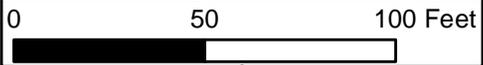


3140 KIMBE

305 HANKIN

HIGHLAND AVE E

345 HANKIN

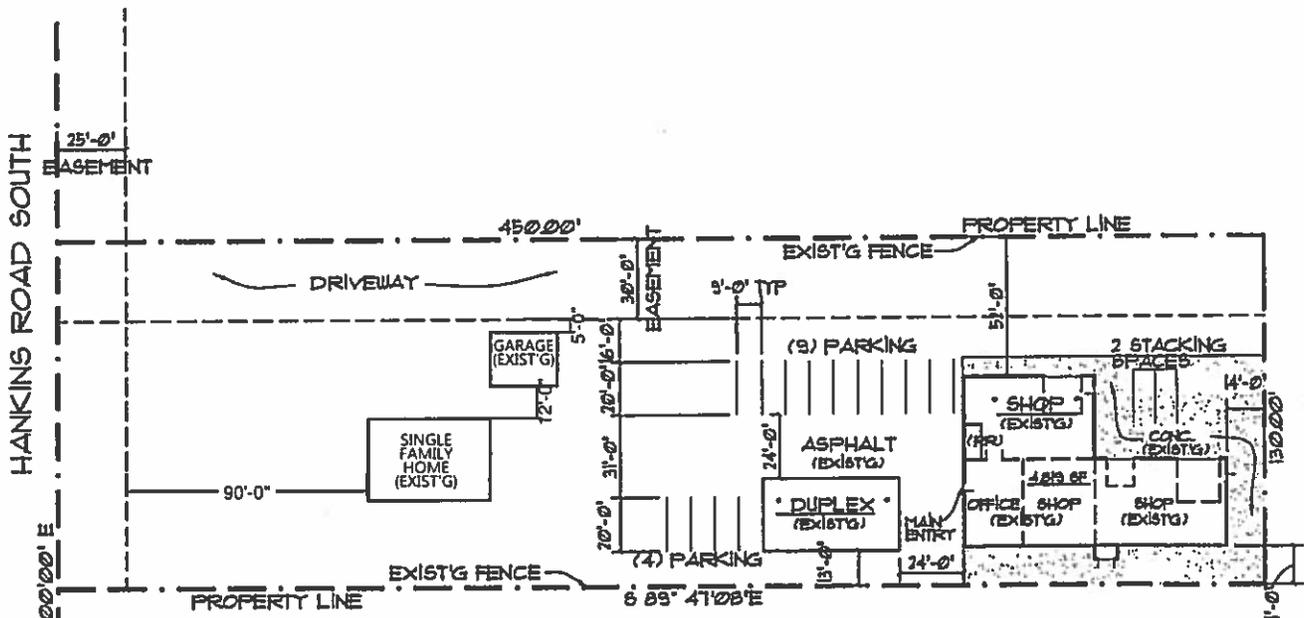


HANKINS RD S

332 HANKIN

3080 HIGHL

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



MAGIC VALLEY BUSINESS PARK  
 SUBD. NO. 1 T3242

MOTOR VEHICLE SERVICE AND REPAIR: THREE (3) PARKING SPACES  
 PLUS ONE AND ONE HALF (1.5) PARKING SPACES PER SERVICE BAY.  
 $3 + (2 \times 1.5) = 6$  SPACES REQUIRED. 9 SPACES PROVIDED

DUPLEX 2 SPACES PER UNIT  
 4 SPACES REQUIRED. 4 SPACES PROVIDED



• SITE PLAN •  
 SCALE: 1:50

NOLAN WATTE  
 305 HANKINS RD. SOUTH  
 TWIN FALLS, ID 83301  
 208.731.7354



House situated along Hankins Road  
Driveway to the rear property on the left.



Proposed Shop will be in Grey/Green Bldg  
on the Left. The Duplex is currently vacant.



East side of the shop Building. Access to Hankins is on Right side of photo.



Rear of building along Highland Ave