



**NOTICE OF AGENDA**  
**TWIN FALLS CITY PLANNING & ZONING COMMISSION**  
**December 13, 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): **November 8, 2016 PH**
2. Approval of Findings of Fact and Conclusions of Law:
  - Elison (SUP 11-08-16)
  - Oasis Stop N Go (SUP 11-08-16)
  - Oasis Stop N Go (SUP 11-08-16)

**III. ITEMS OF CONSIDERATION:**

1. Request for consideration of the **Preliminary Plat** LeMoyné Subdivision consisting of 2 lots and .44 acres (+/-) located on the north side of North College Road and east side of Fillmore Street c/o EHM Engineers, Inc.
2. Request for consideration of the **Preliminary Plat** Pillar Falls Plaza a PUD, consisting of 24 lots, 1 tract and 21.61 acres (+/-) located on the north side of Pole Line Road East between Bridgeview Boulevard and Eastland Drive North c/o EHM Engineers, Inc.
3. Request for consideration of the **Preliminary Plat** Westpark Commercial Subdivision No. 10, consisting of 1 lot and 2.14 acres (+/-) located on the north side of Pole Line Road and east side of Washington Street North. c/o EHM Engineers, Inc.

**IV. PUBLIC HEARINGS:**

1. Request the Commission's recommendation on the **Zoning District Change and Zoning Map Amendment** for approximately **2.14 (+/-) acres** from **C-1 PUD** to **C-1 ZDA** to develop a Hotel with a maximum building height of 55' on property located east of 1788 Washington Street North. Westpark Partners, LLC c/o Gerald Martens (app. 2826)
2. Request for **Vacation** of a portion of utility easement and sewer easement at the northwest corner of Lot 1 Block 1 St. Luke's Subdivision-a PUD on property located at 801 Pole Line Road West c/o Jason Desmer, the Land Group, Inc. on behalf of St. Luke's MVRMC, LTD. (app. 2827)
3. Request for a **Special Use Permit** to establish an auto dealership and accessory uses also including vehicle display pad sites on Kimberly Road number to be determined by Commission on property located at 160 Eastland Drive c/o CRC Property Holdings, LLC on behalf of Goode Motor (app. 2828)
4. Request for a **Special Use Permit** an auto body and service business to include an indoor paint boot on property located at 193 Eastland Drive c/o Bruce Bland (app. 2829)
5. Request for a **Zoning District Change & Zoning Map Amendment** from R-1 to C-1 for 1(+/-) acres to allow expansion of an existing self-storage facility on property located at 2716 Addison Avenue East c/o Addison Secure Storage (app. 2830)

**V. GENERAL PUBLIC INPUT:**

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

- **2017 Meeting Schedule**

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

1. Work Session- **January 4, 2017**
2. Public Hearing- **January 10, 2017**

**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.**

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

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- **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.
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**November 8, 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

**ATTENDANCE**

**CITY LIMIT MEMBERS**

**PRESENT**

Dawson  
 Frank  
 Grey  
 Muñoz  
 Reid  
 Tatum

**ABSENT**

Musser

**AREA OF IMPACT MEMBERS**

**PRESENT**

Higley  
 Woods

**ABSENT**

Woods

**CITY STAFF:** Carraway-Johnson, O’Connor, Spendlove, Strickland, Vitek

**I. CALL MEETING TO ORDER:**

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

**II. CONSENT CALENDAR:**

1. Approval of Minutes from the following meeting(s): **October 25, 2016 PH**
2. Approval of Findings of Fact and Conclusions of Law:
  - Funderburg (SUP 10-25-16)
  - Riebesell (SUP 10-25-160)
  - Meadows West Subd-a PUD (10-25-16 Pre-plat)

**III. ITEMS OF CONSIDERATION:**

1. **Preliminary ZDA Presentation** requesting the Commission’s recommendation for a Zoning District Change and Zoning Map Amendment from C-1 PUD to C-1 ZDA, to develop a hotel with a maximum height of 55 feet on 2.14 +/- acres located east of the Fairfield Inn, 1788 Washington St N. c/o Gerald Martens on behalf of Westpark Partners.

**Applicant Presentation:**

Gerald Martens, representing the applicant explained this request is being made so that a proposed hotel may be built on this property. This hotel would have shared ownership with the adjacent Fairfield Inn. A rendering was shown on the overhead, it will be a 4 story hotel. The colors and architecture will be similar to the Fairfield Inn on the adjacent lot. There is a need for more rooms and by sharing management they will be able to meet their customer’s needs.

**Planning & Zoning Commission Minutes  
November 8, 2016**

**Staff Presentation:**

Planner I Spendlove displayed the exhibits on the overhead and stated this is a preliminary ZDA presentation requesting the Commission's recommendation for a Zoning District Change and Zoning Map Amendment from C-1 PUD to C-1 ZDA, to develop a hotel with a maximum height of 55 feet on 2.14 +/- acres located east of the Fairfield Inn, 1788 Washington St N. He explained the history of the property stating the property was once under one original PUD and over time has developed into multiple PUD Agreements as development has occurred.

City Code requires that the applicants make a preliminary presentation to the Commission and to the public. This presentation allows the Commission and the public to become familiar with the proposed planned development project prior to the actual public hearing. The Commission can also give suggestions to the applicants on the project outside of the hearing process. No action is taken at the presentation meeting.

A public hearing regarding this request will be heard at the regularly scheduled Planning and Zoning Commission public meeting [Tuesday, December 13, 2016](#). Further staff analysis will be given at that time.

**Public Hearing: [Opened & Close Without Comments](#)**

**[Planning & Zoning Public Hearing is scheduled for December 13, 2016](#)**

**IV. PUBLIC HEARINGS:**

1. Requests a [Special Use Permit](#) to allow the sale of alcohol for consumption on premises in conjunction with a grocery store/restaurant on property located at 850 Shoshone Street West. [c/o Clarisa Sandoval](#) (app. 2821)

**Applicant Presentation:**

Clarisa Sandoval, the applicant stated she is here to request a Special Use Permit to allow them to serve alcohol for consumption on premise with their restaurant. They have a market and a restaurant. This will benefit their business is approved.

**Staff Presentation:**

Planner I Spendlove reviewed the request on the overhead and stated county parcel records show a structure was built here in 1963. Swenson's Market owned the property from 1994 to 2014 with various businesses occupying the space. Cheverria's Restaurant purchased the property in 2015, renovated the space and opened recently.

The site is zoned C-1 CRO along Shoshone St S. The applicant has supplied a site plan showing an existing restaurant with all required parking and improved maneuver areas. Currently Cheverria's has their State and County license to sell prepackaged alcohol for consumption offsite. They need and SUP to sell alcohol for consumption on the premises in conjunction with the restaurant. The applicant has met all building, fire code, and zoning requirements as required with their recently approved building permit. The applicant is not seeking extended hours of operation at this time.

**Planning & Zoning Commission Minutes  
November 8, 2016**

Per City Code 10-4-19: Canyon Rim Overlay: A Special Use Permit is required for the sale of Alcoholic beverages, when consumed on the premises where sold within the Canyon Rim Overlay.

Per City Code 10-11-1 thru 8: Required improvements include access, drainage and storm water. These required improvements were evaluated and all applicable code requirements were enforced at the time of building permit approval.

Staff does not foresee any major impacts stemming from the sale and consumption of alcohol from 850 Shoshone St South. Cheverria's recently opened so we may see an increase in customer traffic if the SUP is granted allowing them to serve alcohol.

Due to the location adjacent to Shoshone St S, and the normal traffic loads of that road, Staff does not foresee this permit being overly impactful to the surrounding area.

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

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to following all Liquor License requirements set forth by the applicable agencies.

**PZ Questions/Comments:**

- Commissioner Munoz ask the type of alcohol that will be served.
- Ms. Sandoval clarified it will be beer and wine only.
- **Chairman Frank read into the record a letter from a citizen that has been filed with the application.**

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

**Closing Statement:**

- Ms. Sandoval responded to the letter from the citizen explaining this will not be a bar the beer and wine will be served with meals at a sit down restaurant. Their hours of operation are from 9:00 am to 9:00 pm seven days a week.

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

**Motion:**

Commissioner Reid made a motion to approve the request as presented. Commissioner Munoz 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 following all Liquor License requirements set forth by the applicable agencies.

**Planning & Zoning Commission Minutes  
November 8, 2016**

2. Requests a **Special Use Permit** to construct a 2500 sq. ft. detached accessory building consisting of a 1500 sq. ft. (30'x 50') building plus 600 sq. ft. (20'x30') covered parking and 400 sq. ft. (20'x20') covered porch on property located at 3350 East 4000 North in the Area of Impact. c/o Scott Elison (app. 2822)

**Applicant Presentation:**

Robert Randell, explained that he is representing the applicant and stated that he would like a Special Use Permit for an accessory building for personal storage. Basic construction with metal up the sides with a metal roof.

**Staff Presentation:**

Planner I Spendlove reviewed the request on the overhead and stated County parcel records show the main residence was built in 1930, and the existing 624 sq. ft. detached accessory building was built in 2016.

The site is zoned SUI within the Area of Impact. The applicant has supplied a site plan showing an existing single family residence, an existing 624 sq. ft. detached accessory building, and a proposed 2,500 sq. ft. detached accessory building addition. 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 2,500 sq. ft. detached accessory building as approved.

Per City Code 10-4-2: Detached accessory buildings within the SUI Zone greater than 1500 sq. ft. are required to obtain a Special Use Permit prior to being legally constructed. The proposed plan is showing the detached accessory building on the north end of the property.

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.

Detached accessory buildings are common for this area. The property to the East has a larger sized barn for agricultural purposes. The other adjacent or surrounding parcels are either farms or other SUI zoned lots with large accessory buildings as well. Staff does not expect overtly burdensome impacts to be created with this Special Use Permit.

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

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to 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 or residential use within this structure.

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

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

**Planning & Zoning Commission Minutes  
November 8, 2016**

**Motion:**

Commissioner Dawson made a motion to approve the request as presented. 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 or residential use within this structure.

**Commissioner Reid stepped down for these next 3 items.**

**Items IV-3 and IV-4 were presented together, with two motions to follow.**

3. Requests for a **Zoning District Change and Zoning Map amendment** from R-4 to C-1 for the undeveloped property on Filer Avenue West and located west of 515 Washington Street North. c/o Dan & Troy Willie on behalf of Oasis Stop N Go (app.2823)
4. Requests for a **Special Use Permit** to expand by more than 25% an existing convenience store/gas station on property located at 515 Washington Street North. c/o Dan & Troy Willie on behalf of Oasis Stop N Go (app.2824)

**Applicant Presentation:**

Dave Thibault, EHM Engineers, Inc., representing the applicant presented the exhibit and information for both requests related to this property. He explained that the first request is for property located at Washington Street North and Filer Avenue West. This area has been used as extra parking for the convenience store and the current zoning for this property is R-4 and they are requesting this property be rezoned to C-1. The intent if the C-1 rezone is approved they would like to make improvements to the property for extra parking and future plans for improving the building. They have no objection to the conditions placed on the request.

**Staff Presentation: (Zoning District Change & Zoning Map Amendment) IV-3**

Planner I Spendlove reviewed the request on the overhead and stated this parcel is part of the Pickett's Subdivision, which was recorded around 1938. Over the years, properties to the East and South, along Washington Street have been rezoned and developed with Commercial Businesses or Professional Offices. In 2009 the Comprehensive Plan identified this area as appropriate for Residential Business uses.

The lot/parcel in question has not contained a building according to our records, and is merely a portion of the original Lot 5 of the Picketts Subdivision.

The building on the corner was constructed in 1985 originally as a Circle K Food Store. In 1999 it was converted to a Convenience Store with an associated Gas Station and has been in continuous operation since that time.

**Planning & Zoning Commission Minutes  
November 8, 2016**

This is a request for a **Zoning District Change and Zoning Map Amendment** to rezone one (1) property from R-4; Residential to C1; Commercial Highway. The property is 0.16 +/- acres and is located one lot west of the current Oasis Stop-n-Go Convenience Store and Gas Station at 515 Washington St N. This property does not have an official address as it is undeveloped.

The applicant states in their narrative that the rezone request stems from the desire to utilize the area for additional parking for their convenience store/gas station. Even though adequate parking is located North of the store, there are increasing numbers of people who utilize the Southern and Western areas either by habit or convenience.

The Washington Street North corridor was deemed appropriate for professional office use under the 1993-1994 Comprehensive Plan and Future Land Use Map. In 2009 the entire Comprehensive Plan including the Future Land Use Map was completely revised. The new plan designated this area as appropriate for Residential Business Uses.

Many of the properties along Washington were previously Zoned with the C-1 Designation when the City departed from the C-2 and C-3 Designations. With the adjacent property to the East having the C-1 Designation, it is not beyond a reasonable bid to request the C-1 designation be extended one more lot.

In reviewing a request for a Zoning District Change and Zoning Map Amendment the Commission has two (2) main tasks: 1- to determine whether the request is in conformance with the Comprehensive Plan and 2- to evaluate the request to determine the extent and nature of the amendment requested.

*The Comprehensive Plan indicates this corridor as appropriate for Residential Business uses. There is no development plan to evaluate at this time. Any changes will require a full review by staff to determine the extent and nature of the changes. Any change shall comply with the purpose, uses and development standards of the C-1 Zoning District prior to development.*

To make a positive recommendation, the Commission must determine that 1- the request is in conformance with the Comprehensive Plan and 2- the extent and nature of changing the zoning of this property to the Commercial Highway District would allow land development that would be compatible with and not detract from the surrounding area.

Planner I Spendlove stated upon conclusion the Commission is asked to make a recommendation to the City Council on this request. The Council's decision may be to deny the request, approve the request as presented or request additional information be provided.

**PZ Questions/Comments:**

- Commissioner Munoz asked what the current designation is on the current Comprehensive Plan.
- Planner I Spendlove explained that it is designated as Residential Business.

**Staff Presentation: (Special Use Permit) IV-4**

Planner I Spendlove reviewed the request on the overhead and this is a request for a **Special Use Permit** to expand the use located at the NW corner of Washington St N and Filer Ave W. The property being requested to develop is 0.16 +/- acres and is located one lot west of the current Oasis Stop-n-Go Convenience Store & Gas Station located at 515 Washington St N. This lot is zoned R-4. This property does not have an official address as no building has been erected on the property.

**Planning & Zoning Commission Minutes  
November 8, 2016**

This lot is zoned R-4. A commercial business is not permitted on this property under this zoning. On this P&Z Agenda this evening is a request to rezone this lot to C-1. A condition the special use permit may not be granted unless the lot is rezoned from R-4 to C-1 and there is an adopted and codified Ordinance would be appropriate.

The applicant has expressed in their narrative that the rezone request stems from the desire to utilize the area for additional Parking. Even though adequate parking is located North of the store, there are increasing numbers of people who utilize the Southern and Western areas either by habit or convenience.

Per City Code 10-4-8: Gasoline Service stations require a Special Use Permit to be established or expanded onto newly acquired properties.

Per City Code 10-11-1 thru 8: Required improvements include hard surfacing, striping, access, screening, landscaping, drainage and storm water. These required improvements are typically evaluated and enforced at the time of building permit submittal. Since this particular project is not anticipated to have a building, it would be prudent to place a condition requiring City Staff approval for all applicable improvements prior to installation.

The addition of a parking area for the convenience store will have an impact on the adjacent and neighboring property owners. These impacts will come in the form of increased noise, and light intrusion due to the closer proximity of commercial activities. The noise will be from vehicles entering and exiting the area and the security lighting for the additional parking area. It would be appropriate to place a condition requiring all lighting to be downward facing and light sources to be shielded from neighboring properties.

An additional impact to this proposal is a positive one. The current location is extremely close to the intersection. This parking area will allow a separate approach further from the intersection thus making the area slightly safer for motorists attending this business.

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

1. Subject to a Rezone from R-4 to C-1 on this lot being approved and an ordinance being recorded.
2. 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. Subject to all lighting being downward facing and the light source being shielded from adjoining residential properties.
4. Subject to screening being installed between residential and commercial properties. Prior to installation the plan shall be approved by City Staff.
5. Subject to compliance with Gateway Arterial Landscaping requirements. Prior to installation the plan shall be approved by City Staff.
6. Subject to all improvement plans being approved by City Staff prior to installation.
7. No Use of the undeveloped area until all the required improvements are completed per City Staff.

**PZ Questions/Comments:**

- Commissioner Grey asked about the hard surfacing requirement.
- Planner I Spendlove explained they will be required to pave the area but would be required to provide a plan for paving prior to paving the lot.

**Planning & Zoning Commission Minutes  
November 8, 2016**

- Commissioner Munoz asked about hours of operation.
- Planner I Spendlove explained the hours of operation are 24 hours.
- Commissioner Tatum asked under the current zone what could be developed on the lot.
- Planner I Spendlove explained single family and possibly a duplex.

**Public Hearing: Opened**

- Bo Bradley, 510 Bolton Street, explained that property for this request was split off of the property they currently own. There used to be a vinyl fence along the adjacent property line to the east but since this has been cleaned up vehicles have backed into the fence and even some of the utility boxes have been hit. The concern is that someone could possibly accelerate into their back yard. The other concern is that if the area is paved he is very concerned with storm run off because of his basement. His main concern is privacy, safety and storm water retention.
- Lex Bradley, 510 Bolton Street, explained the business is not aware of what is happening on this lot behind the building, people are using it as a drinking area and who knows what else. She would like it if they installed some security cameras to keep it monitored.

**Public Hearing: Closed**

**Closing Statements:**

Mr. Thibault explained that with the additional taking of right-of-way when Washington Street North was widened, they have been motivated to expand to this lot and have it rezoned. They have no issues with fencing and landscaping between the business and the residential property to assist in mitigating these issues for the neighbors. They plan to size the storm water retention basin accordingly, City Code requires storm water retention management and that water remain on the property.

**Deliberations Followed:**

- Commissioner Munoz explained he has no issue with the zoning change. He does have concerns with expanding the business into this area without any buffering for the residential area.
- Commissioner Tatum explained that this development will be a positive change it will be incorporated into the business making it more important to manage the security in the area.
- Commissioner Munoz asked if disturbance of the peace can generate a request for Special Use Permit revocation.
- Planner I Spendlove explained that this can be used as evidence to request a revocation.
- Commissioner Grey explained that access to the lot has become easier and so the lot has created more of an issue for the neighbors however rezoning this lot and paving this lot can make management of the area easier.

**Motion 1: (Zoning District Change & Zoning Map Amendment) IV-3**

Commissioner Tatum made a motion to recommend approval of this request, as presented, to City Council. Commissioner Grey seconded the motion.

**Recommended for Approval, To City Council, As Presented**  
**City Council Public Hearing is scheduled for December 12, 2016**

**Planning & Zoning Commission Minutes  
November 8, 2016**

**Deliberations Followed: Without Concerns**

**Motion 2: (Special Use Permit) IV-4**

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

**Approved, As Presented & Amended, With the Following Conditions**

1. Subject to a Rezone from R-4 to C-1 on this lot being approved and an ordinance being recorded.
  2. 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. Subject to all lighting being downward facing and the light source being shielded from adjoining residential properties.
  4. Subject to screening being installed between residential and commercial properties. Prior to installation the plan shall be approved by City Staff.
  5. Subject to compliance with Gateway Arterial Landscaping requirements. Prior to installation the plan shall be approved by City Staff.
  6. Subject to all improvement plans being approved by City Staff prior to installation.
  7. No Use of the undeveloped area until all the required improvements are completed per City Staff.
  8. Subject to a 7' wide landscaping buffer including a safety measure on the west side, with adequate foliage to screen the residential property from the parking area.
  9. Subject to security cameras being installed to cover the newly added parking area.
5. Requests for a **Special Use Permit** to expand by more than 25% an existing convenience store/gas station on property located at 890 Washington Street South. c/o Dan & Troy Willie on behalf of Oasis Stop N Go (app.2825)

**Applicant Presentation:**

Dave Thibault, EHM Engineers, Inc. representing the applicant stated the property adjacent to this property located at Washington Street North and Orchard Drive has been leveled off and stock piled material has been stored on site. The intent for the property is to expand the parking area a formal design of the project has not been completed. However to move forward and use this for parking a Special Use Permit is required.

**Staff Presentation:**

Planner I Spendlove reviewed the request on the overhead and stated this parcel is a remnant parcel of land within the City Limits of Twin Falls. It has been zoned Commercial since at least 1977 when the Grocery Store was approved and built on the corner of Washington Street South and Orchard Drive.

The building on the corner was constructed originally as a Circle K Food Store. In 1984 it was converted to a Convenience Store with an associated Gas Station Canopy and has been in continuous operation since that time.

This is a request for a Special Use Permit to expand an existing Convenience Store and Gas Station by more than 25% with the development of additional parking for the customers. This parcel is 1.046 +/- acres and is located adjacent on the westerly and northerly boundary of the current Oasis Convenience Store and Gas Station at 890 Washington St S. This property does not have an official address as no building has been erected on the property.

**Planning & Zoning Commission Minutes  
November 8, 2016**

The applicant has expressed in their narrative that the Special Use Permit request stems from the desire to utilize the area for additional Parking. Even though adequate parking is located on the current site, there are increasing numbers of people who utilize the Northern and Western areas either by habit or convenience. The undeveloped areas are being utilized at this time. A condition the undeveloped areas shall not be used until the paving and improvements are completed should be a condition of approval.

Per City Code 10-4-8: Gasoline Service stations require a Special Use Permit to be established or expanded onto newly acquired properties.

Per City Code 10-11-1 thru 8: Required improvements include hard surfacing, striping, access, screening, landscaping, drainage and storm water. These required improvements are typically evaluated and enforced at the time of building permit submittal. Since this particular project is not anticipated to have a building, it would be prudent to place a condition requiring City Staff approval for all applicable improvements prior to installation.

The addition of a parking area for the convenience store will have an impact on the adjacent and neighboring property owners. These impacts will come in the form of increased noise, and light intrusion due to the closer proximity of commercial activities. The noise will be from vehicles entering and exiting the area and the security lighting for the additional parking area. It would be appropriate to place a condition requiring all lighting to be downward facing and light sources to be shielded from neighboring properties.

An additional impact to this proposal is a positive one. The current location is extremely close to the intersection. This parking area will allow a separate approach further from the intersection thus making the area slightly safer for motorists attending this business.

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

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to all lighting being downward facing and the light source being shielded from adjoining residential properties.
3. Subject to screening being installed between residential and commercial properties. Prior to installation the plan shall be approved by City Staff.
4. Subject to compliance with Gateway Arterial Landscaping requirements. Prior to installation the plan shall be approved by City Staff.
5. Subject to all improvement plans being approved by City Staff prior to installation.
6. No Use of the undeveloped area until all the required improvements are completed per City Staff.

**PZ Questions/Comments:**

- Commissioner Higley asked if this is granted do they have to hard surface the area.
- Planner I Spendlove explained they have to pave all of the area they are using for parking and maneuvering.
- Commissioner Munoz asked what the Comprehensive Plan designation is for this property.
- Planner I Spendlove is Neighborhood Center.

**Planning & Zoning Commission Minutes  
November 8, 2016**

- Commissioner Munoz asked when the fencing has to be completed.
- Planner I Spendlove explained it would need to go up at the time of development.

**Public Hearing: Opened**

- John Hollon, 168 Orchard Drive West stated they live to the west of this location the only issue he sees is the 10 ft lower elevation and his property is sitting in a hole and would like a retaining wall installed because of the elevation and the protection of his property. When there was a broken city water line his property was under water. He agrees the parking lot is a good idea however the visibility for getting out of this gas station is an issue.
- Joy Mitchell, 203 Orchard Drive West, this has cleaned up the area but they are already using the area for parking and it needs to be paved. Her concern is patrolling the area and paving.
- Ed Heil, 183 Orchard Drive West stated that the visibility is blocked by shrubs along the north property line making it very difficult to get out of the property. Security is a big issue with drinking on the premises and he asked if there will be an access along Orchard Drive West.

**Public Hearing: Closed**

**Closing Statements:**

Mr. Thibault stated he is aware of the elevation difference between the two properties. He has not designed the project as of yet but he is fairly sure that a retaining wall will be constructed. They are willing to meet the requirement for City Code and storm water retention will be addressed accordingly. They are going to propose an access along Orchard Drive as an alternative to the one that is in place currently. He explained they don't have a way to mitigate the vegetation to the north but they will try to mitigate issues they are able to. They have no objection to the conditions recommended.

**Deliberations Followed:**

- Commissioner Higley clarified the storm water retention requirements and the retaining wall that is currently in place.
- Planner I Spendlove explained they have to retain 100% of their storm water on their property.
- Mr. Thibault explained they will make adjustments to the existing retention wall when the design is done for the project.

**Motion:**

Commissioner Higley made a motion to approve the request, as presented, with staff recommendations as amended. Commissioner Munoz 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 all lighting being downward facing and the light source being shielded from adjoining residential properties.
3. Subject to screening being installed between residential and commercial properties. Prior to installation the plan shall be approved by City Staff.
4. Subject to compliance with Gateway Arterial Landscaping requirements. Prior to installation the plan shall be approved by City Staff.

**Planning & Zoning Commission Minutes  
November 8, 2016**

5. Subject to all improvement plans being approved by City Staff prior to installation.
6. No Use of the undeveloped area until all the required improvements are completed per City Staff.
7. Subject to a 7' wide landscaping buffer including a safety measure on the west side, with adequate foliage to screen the residential property from the parking area.
8. Subject to security cameras being installed to cover the newly added parking area.

**Commissioner Reid returned to his seat.**

**V. GENERAL PUBLIC INPUT:**

- Mr. Hollon clarified his concerns with landscaping and water retention adjacent to his property.
- Planner I Spendlove explained that there will be building permit required for the improvements and explained that can be made available to him once is has been submitted.

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

Zoning & Development Manager Carraway-Johnson reminded the Commission that there will not be a second meeting in November and that the December 7, 2016 work session is cancelled. She explained because of the lack of public meetings left for the year, the next meeting on December 13, 2016 will be full, so that people are able to continue to make progress on their projects. She also updated the Commission on the results of the Comprehensive Plan Amendment hearing held at City Council November 7, 2016 and stated that the amendment has been approved. Staff will begin to move forward in implementing the changes.

**VII. UPCOMING PUBLIC MEETINGS: (HELD AT THE CITY COUNCIL CHAMBERS UNLESS OTHERWISE POSTED)**

1. Public Hearing: **November 22, 2016 Cancelled**
2. Work Session: **December 7, 2016 Cancelled**
3. Public Hearing: **December 13, 2016**

**VIII. ADJOURN THE MEETING:**

Chairman Frank adjourned the meeting at 7:40 PM

Lisa A Strickland  
Administrative Assistant  
Planning & Zoning Department



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

In Re:	)	
	)	
<u>Special Use Permit, Application,</u>	)	FINDINGS OF FACT,
	)	
	)	CONCLUSIONS OF LAW,
<u>Scott Elison</u>	)	
Applicant(s)	)	AND DECISION

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho on **November 8, 2016** for public hearing pursuant to public notice as required by law for a Special Use Permit for the purpose of **constructing a 2500 sq. ft. detached accessory building consisting of a 1500 sq. ft. (30' x 50') building plus 600 sq. ft. (20' x 30') covered parking area and a 400 sq. ft. (20' x 20') covered porch on property located at 3350 East 4000 North in the 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 2500 sq. ft. detached accessory building consisting of a 1500 sq. ft. (30' x 50') building plus 600 sq. ft. (20' x 30') covered parking area and a 400 sq. ft. (20' x 20') covered porch on property located at 3350 East 4000 North in the Area of Impact**
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: **October 20, 2016**
3. The property in question is zoned **SUI** pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as **SUI** 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, **Agriculture**; to the south, **Falls Avenue North/Residential/Agriculture**; to the east; **Residential**; and to the west, **Agriculture**.

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 2500 sq. ft. detached accessory building consisting of a 1500 sq. ft. (30' x 50') building plus 600 sq. ft. (20' x 30') covered parking area and a 400 sq. ft. (20' x 20') covered porch on property located at 3350 East 4000 North in the Area of Impact** is consistent with the purpose of the **SUI 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 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 2500 sq. ft. detached accessory building consisting of a 1500 sq. ft. (30' x 50') building plus 600 sq. ft. (20' x 30') covered parking area and a 400 sq. ft. (20' x 20') covered porch on property located at 3350 East 4000 North in the 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 2500 sq. ft. detached accessory building consisting of a 1500 sq. ft. (30' x 50') building plus 600 sq. ft. (20' x 30') covered parking area and a 400 sq. ft. (20' x 20') covered porch on property located at 3350 East 4000 North in the 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.

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CHAIRMAN- TWIN FALLS CITY PLANNING & ZONING COMMISSION

---

DATE

"EXHIBIT NO. A"

1. **Subject to site plan amendments as required by Building, Engineering, Fire & 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 or residential use within this structure.**



**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. **1414**

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on **November 8, 2016** to **Scott Elison** whose address is **3350 E 4000 N Kimberly, ID 83341** for the purpose of constructing a **2500 sq. ft. detached accessory building consisting of a 1500 sq. ft. (30' x 50') building plus 600 sq. ft. (20' x 30') covered parking area and a 400 sq. ft. (20' x 20') covered porch on property located at 3350 East 4000 North in the Area of Impact and legally described as RP10S18E068700A Sec 6 T 10 R 18 Tax #3281 IN SW SE**

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

**This permit corresponds to Zoning Application No.2822**

1. Subject to site plan amendments as required by Building, Engineering, Fire & 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 or residential 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,  
Dan & Troy Willie )  
c/o EHM Engineers, Inc. ) AND DECISION  
 Applicant(s) )

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho on **November 8, 2016** for public hearing pursuant to public notice as required by law for a Special Use Permit for the purpose of **expanding by more than 25% an existing convenience store/gas station on property located at 515 Washington Street North**, and the Planning and Zoning Commission having heard testimony from interested parties being fully advised in the matter, now makes the following

### FINDINGS OF FACT

1. Applicant has applied for a Special Use Permit for the purpose of **expanding by more than 25% an existing convenience store/gas station on property located at 515 Washington Street North**
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: **October 20, 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 **Residential Business** 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, **Filer Avenue West/Residential/Commercial Business**; to the east; **Washington Street North/Commercial Business**; and to the west, **Residential**.

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

CONCLUSIONS OF LAW

1. The application for a Special Use Permit for the purpose of **expanding by more than 25% an existing convenience store/gas station on property located at 515 Washington Street North** 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 **expanding by more than 25% an existing convenience store/gas station on property located at 515 Washington Street North** should be granted, subject to all applicable requirements of the Zoning Ordinance, Adopted Standard Drawings and City code of the City of Twin Falls, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

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

#### DECISION

1. The application for a Special Use Permit for the purpose of **expanding by more than 25% an existing convenience store/gas station on property located at 515 Washington Street North** 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

---

DATE

"EXHIBIT NO. A"

1. Subject to a rezone from R-4 to C-1 on this lot being approved and an ordinance being recorded.
2. Subject to the site plan amendments as required by Building, Engineering, Fire & Zoning Officials to ensure compliance with applicable City Code requirements and standards.
3. Subject to all lighting being downward facing and the light source being shielded from adjoining residential properties.
4. Subject to screening being installed between residential and commercial properties. Prior to installation the plan shall be approved by City Staff.
5. Subject to compliance with Gateway Arterial Landscaping requirements. Prior to installation the plan shall be approved by City Staff.
6. Subject to all improvement plans being approved by City Staff prior to installation.
7. No use of the undeveloped area until all the required improvements are completed per City Staff.
8. Subject to a 7' wide landscaping buffer including a safety measure on the west side, with adequate foliage to screen the residential property from the parking area.
9. Subject to security cameras being installed to cover the newly added parking area.

APPLICATION #2824  
SUP# 1415



**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. 1415

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on November 8, 2016 to Dan & Troy Willie/Oasis Stop N Go whose address is 4055 Canyon Ridge Drive Twin Falls, ID 83301 for the purpose of expanding by more than 25% an existing convenience store/gas station on property located at 515 Washington Street North and legally described as RPT4261000004IA TWIN FALLS PICKETTS SUBD S 3.17' OF E 150' LOT 4, EXC SE 3.17' X 10.01'; LOT 5, EXC W 179.40' (E 150') & EXC S 5' & EXC E 10.01' & EXC SE TRI (8-10-17 NE)

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. 2824

1. Subject to a rezone from R-4 to C-1 on this lot being approved and an ordinance being recorded.
2. Subject to the site plan amendments as required by Building, Engineering, Fire & Zoning Officials to ensure compliance with applicable City Code requirements and standards.
3. Subject to all lighting being downward facing and the light source being shielded from adjoining residential properties.
4. Subject to screening being installed between residential and commercial properties. Prior to installation the plan shall be approved by City Staff.
5. Subject to compliance with Gateway Arterial Landscaping requirements. Prior to installation the plan shall be approved by City Staff.
6. Subject to all improvement plans being approved by City Staff prior to installation.
7. No use of the undeveloped area until all the required improvements are completed per City Staff.
8. Subject to a 7' wide landscaping buffer including a safety measure on the west side, with adequate foliage to screen the residential property from the parking area.
9. Subject to security cameras being installed to cover the newly added parking area.

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,  
Dan & Troy Willie )  
c/o EHM Engineers, Inc. ) AND DECISION  
 Applicant(s) )

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho on **November 8, 2016** for public hearing pursuant to public notice as required by law for a Special Use Permit for the purpose of **expanding by more than 25% an existing convenience store/gas station on property located at 890 Washington Street South**, and the Planning and Zoning Commission having heard testimony from interested parties being fully advised in the matter, now makes the following

### FINDINGS OF FACT

1. Applicant has applied for a Special Use Permit for the purpose of **expanding by more than 25% an existing convenience store/gas station on property located at 890 Washington Street South**
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: **October 20, 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 **Neighborhood Center** 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, **Orchard Drive/3700 N Road/Vacant Commercial Property**; to the east; **Residential**; and to the west, **Residential**.

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

CONCLUSIONS OF LAW

1. The application for a Special Use Permit for the purpose of **expanding by more than 25% an existing convenience store/gas station on property located at 890 Washington Street South** 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 **expanding by more than 25% an existing convenience store/gas station on property located at 890 Washington Street South** should be granted, subject to all applicable requirements of the Zoning Ordinance, Adopted Standard Drawings and City code of the City of Twin Falls, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

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

#### DECISION

1. The application for a Special Use Permit for the purpose of **expanding by more than 25% an existing convenience store/gas station on property located at 890 Washington Street South** is hereby granted, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

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

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

---

CHAIRMAN- TWIN FALLS CITY PLANNING & ZONING COMMISSION

---

DATE

"EXHIBIT NO. A"

1. Subject to the site plan amendments as required by Building, Engineering, Fire & Zoning Officials to ensure compliance with applicable City Code requirements and standards.
2. Subject to all lighting being downward facing and the light source being shielded from adjoining residential properties
3. Subject to screening being installed between residential and commercial properties. Prior to installation the plan shall be approved by City Staff.
4. Subject to compliance with Gateway Arterial Landscaping requirements. Prior to installation the plan shall be approved by City Staff.
5. Subject to all improvement plans being approved by City Staff prior to installation.
6. No use of the undeveloped area until all the required improvements are completed per City Staff.
7. Subject to a 7' wide landscaping buffer including a safety measure on the west side, with adequate foliage to screen the residential property from the parking area.
8. Subject to security cameras being installed to cover the newly added parking area.



**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. 1416

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on November 8, 2016 to Dan & Troy Willie / Oasis Stop N Go whose address is 4055 Canyon Ridge Drive Twin Falls, ID 83301 for the purpose of expanding by more than 25% an existing convenience store/gas station on property located at 890 Washington Street South and legally described as RPT00107209051A Twin Falls Acres Inside SE .56A Exc S 5' x 140' & E 7' X 110' OF TAX #482 & EXC TAX #2275 SE SE & EXC ROAD (20-10-17)

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

This permit corresponds to Zoning Application No. 2825

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.
2. Subject to all lighting being downward facing and the light source being shielded from adjoining residential properties
3. Subject to screening being installed between residential and commercial properties. Prior to installation the plan shall be approved by City Staff.
4. Subject to compliance with Gateway Arterial Landscaping requirements. Prior to installation the plan shall be approved by City Staff.
5. Subject to all improvement plans being approved by City Staff prior to installation.
6. No use of the undeveloped area until all the required improvements are completed per City Staff.
7. Subject to a 7' wide landscaping buffer including a safety measure on the west side, with adequate foliage to screen the residential property from the parking area.
8. Subject to security cameras being installed to cover the newly added parking area.

CHAIRMAN - TWIN FALLS CITY PLANNING & ZONING COMMISSION

DATE

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

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

cc: Building Inspection



Public Meeting: **TUESDAY, DECEMBER 13th, 2016**

To: Planning and Zoning Commission

Presenter: Jonathan Spendlove, Planner I

Editor: Jonathan Spendlove, Planner I

Authors: Steve O'Connor & Jonathan Spendlove

## AGENDA ITEM III-1

**Request:** Request for consideration of the **Preliminary Plat** LeMoynes Subdivision consisting of 2 lots and .44 acres (+/-) located on the north side of North College Road and east side of Fillmore Street c/o EHM Engineers, Inc.

**Time Estimate:**

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

**Background:**

<b>Applicant:</b>	<b>Status:</b> Property Owner	<b>Size:</b> .44 (+/-) acres
Henri LeMoynes LeMoynes Realty and Appraisals, Inc. 1346 Fillmore Street Twin Falls, Idaho 83301 208-733-0874 <a href="mailto:henri@lemoynerealty.com">henri@lemoynerealty.com</a>	<b>Current Zoning:</b> C-1 PUD	<b>Requested Zoning:</b> Approval of a preliminary plat
	<b>Comprehensive Plan:</b> Office Professional	<b>Lot Count:</b> 2 lots
	<b>Existing Land Use:</b> Professional Office and undeveloped	<b>Proposed Land Use:</b> Commercial/Professional
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
c/o David Thibault EHM Engineers, Inc. 621 N. College Rd, Ste 100 Twin Falls, Idaho 83301 208-734-4888 208-420-2461cell <a href="mailto:gmartens@ehminc.com">gmartens@ehminc.com</a>	<b>North:</b> C-1 PUD	<b>East:</b> C-1 PUD
	<b>South:</b> C-1 PUD	<b>West:</b> C-1 PUD; Fillmore St
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-4-8, 10-6-1, 10-11-1 through 9, 10-12-2.3, Woodbury PUD	

**Approval Process:**

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

The Commission may approve, conditionally approve, disapprove or table for additional information when acting on the preliminary plat. If tabled, approval or disapproval 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 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:**

The Planning and Zoning Commission makes a decision on the Preliminary Plat. A Final Plat that is in conformance with the Preliminary Plat may then be filed to the City Council for a decision.

**History:**

This property has been zoned C-1 PUD under the Woodbury PUD agreement since May 1990. The Breckenridge Farms #3 Subdivision took place in 1995. According to county parcel records the office building currently on the property was built in 1997. Sometime prior to 2007, the northern portion of Lot 1 was "split" and sold to a separate owner.

**Analysis:**

The applicant is requesting a re-plat of parcel RPT0354001001A, a portion of Lot 1, Block 1, of Breckenridge Farms Subdivision Phase 3. The property currently has developed access off of Fillmore St. A cross use agreement between the current office building and the future building has been executed.

The proposed subdivision complies with the applicable City Codes found in Title 10 Chapter 12: Subdivision Regulations, and the Woodbury PUD, as to lot size, access, and other applicable codes and regulations.

**Conclusion:**

Staff recommends the Commission approve the preliminary plat of the LeMoyné Subdivision, as presented and subject to the following conditions:

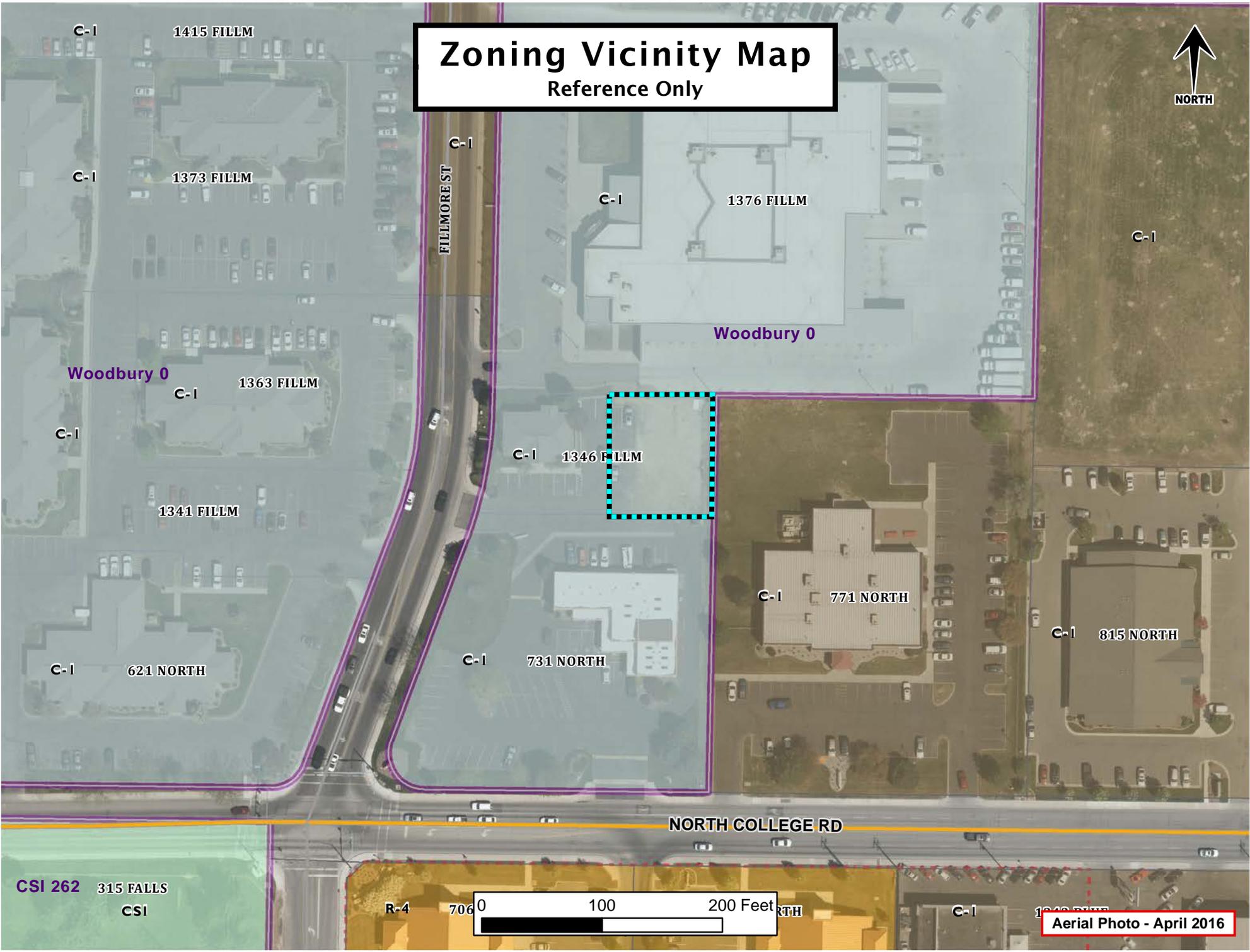
1. Subject to final technical review and amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to arterial and collector streets adjacent and within the property being dedicated to the City of Twin Falls and to be rebuilt or built to current City standards upon development or change of use of the property.

**Attachments:**

1. Zoning Vicinity Map
2. Aerial Map
3. Current Breckenridge Subdivision
4. Preliminary Plat Exhibit
5. Future Land Use Map
6. Photos

# Zoning Vicinity Map

Reference Only



Aerial Photo - April 2016

# Aerial Photo Map

Reference Only



1363 FILLM

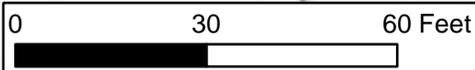
FILLMORE ST

1376 FILLM

1346 FILLM

771 NORTH

731 NORTH



Aerial Photo - April 2016

# BRECKENRIDGE FARMS PHASE III SUBDIVISION

LOCATED IN

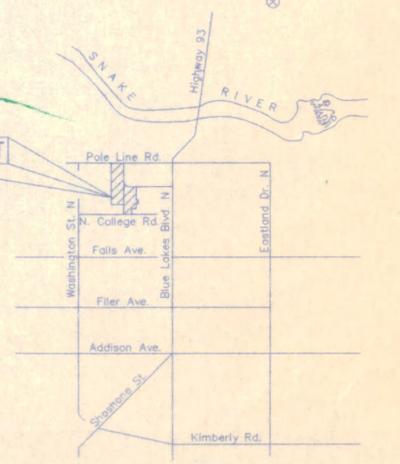
NE<sup>4</sup>, SECTION 4,  
TOWNSHIP 10 SOUTH, RANGE 17 EAST,  
BOISE MERIDIAN,  
AND  
A RESUBDIVISION AND RENUMBERING  
OF  
A PORTION OF LOT 3,  
"PHASE 1 PLAT - BRECKENRIDGE FARMS"  
TWIN FALLS COUNTY, IDAHO  
1995

CURVE		DATA				
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	90°00'00"	20.00	31.42	28.28	20.00	S 45°08'41"E
2	38°09'33"	230.00	153.18	150.37	79.55	S 19°13'27"E
3	39°20'18"	120.00	82.39	80.78	42.89	S 18°38'09"E
4	88°49'19"	30.00	46.51	41.99	29.39	N 45°26'40"E
5	8°35'04"	570.00	85.40	85.32	42.78	N 85°33'47"E
6	110°00'00"	30.00	57.60	49.15	42.84	N 34°28'45"W
7	19°29'15"	330.00	112.24	111.70	56.67	N 10°46'38"E
8	18°39'23"	230.00	74.89	74.56	37.78	S 09°28'22"E
9	19°30'10"	230.00	78.29	77.92	39.53	S 28°33'09"E
10	90°00'00"	20.00	31.42	28.28	20.00	N 44°51'19"E
11	90°00'00"	20.00	31.42	28.28	20.00	N 45°08'41"W
12	19°29'15"	300.00	102.04	101.55	51.52	N 10°46'38"E
13	38°09'33"	200.00	133.20	130.75	69.18	S 19°13'27"E
14	51°50'27"	200.00	180.96	174.85	97.20	S 64°13'27"E
15	39°20'18"	150.00	102.99	100.98	53.62	N 18°38'09"W
16	88°14'59"	60.00	92.42	83.55	58.20	S 45°09'24"W

## LEGEND

- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- SET 5/8"x30" REBAR & CAP
- SET 1/2"x24" REBAR & CAP
- SET BRASS CAP IN CONC.-INITIAL POINT
- FOUND 5/8" REBAR & CAP
- FOUND 1/2" REBAR & CAP
- FOUND ALUM. CAP

## PROJECT



VICINITY

SKETCH

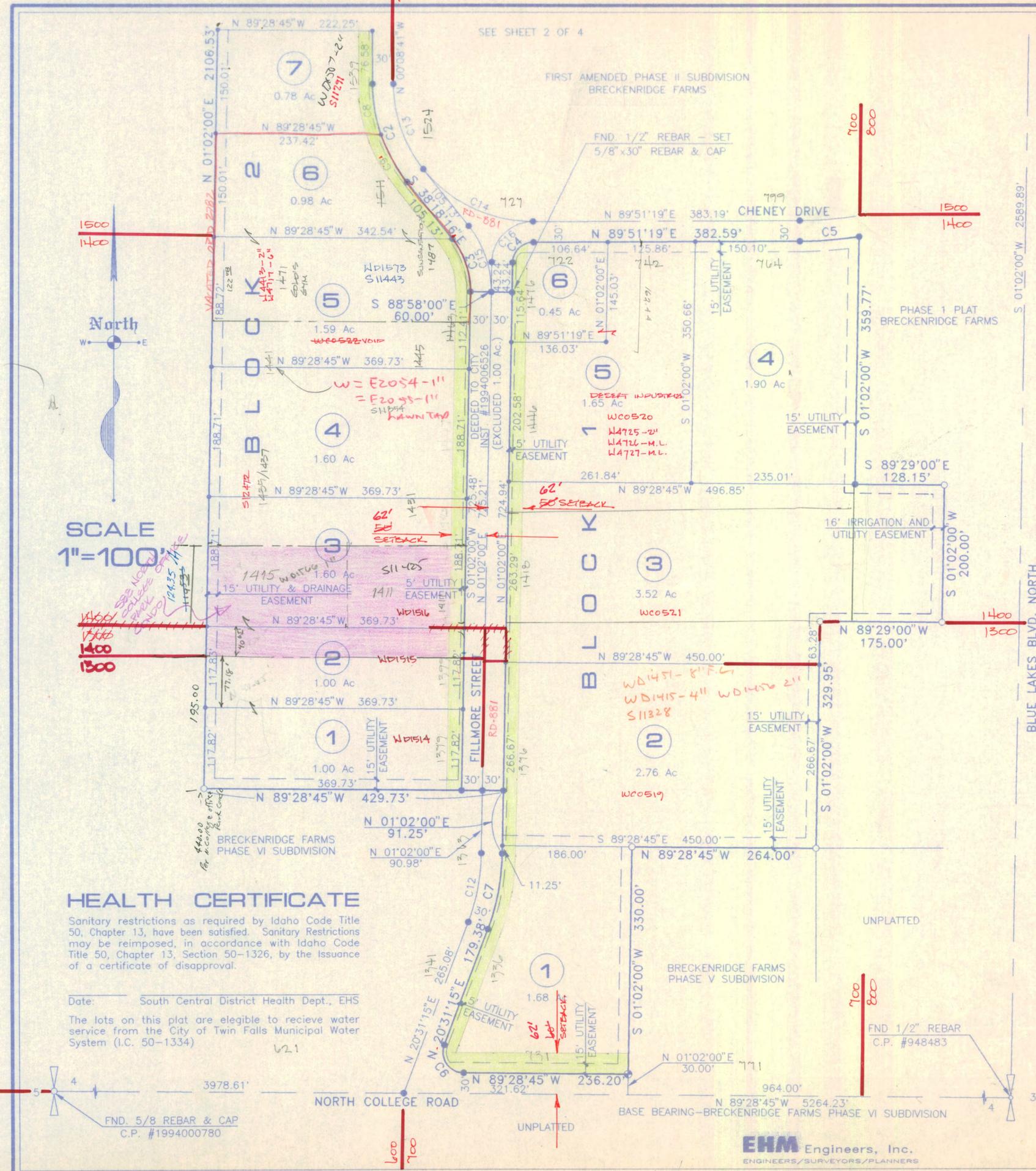
SCALE  
1"=100'

## HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code Title 50, Chapter 13, have been satisfied. Sanitary Restrictions may be reimposed, in accordance with Idaho Code Title 50, Chapter 13, Section 50-1326, by the issuance of a certificate of disapproval.

Date: South Central District Health Dept., EHS

The lots on this plat are eligible to receive water service from the City of Twin Falls Municipal Water System (I.C. 50-1334)



**LEMOYNE SUBDIVISION**  
**A RE-SUBDIVISION OF A PORTION OF LOT 1, BLOCK 1,**  
**BRECKENRIDGE FARMS PHASE III SUBDIVISION,**  
 A PORTION OF THE NORTHEAST QUARTER, SECTION 4, TOWNSHIP 10 SOUTH, RANGE 17 EAST,  
 TWIN FALLS, IDAHO  
 2016

**BRECKENRIDGE FARMS PHASE III**  
**USE - POST OFFICE**  
**OWNER - U.S. POSTAL SERVICE**  
**ZONE - C-1**

RECORDED  
 NOV 04 2016  
 CITY OF TWIN FALLS ENGINEERING DEPT.

**DRAINAGE CALCULATIONS:**

PRE-EXISTING DRAINAGE CONDITION	AREA	COEFFICIENT	STORM WATER PRODUCED
IMPERVIOUS	3,185	1.6/12 * 0.95 =	403 CF
GRAVEL	4,559	1.6/12 * 0.75 =	456 CF
LANDSCAPED	1,500	1.6/12 * 0.25 =	50 CF
PREVIOUS STORM WATER PRODUCED			909 CF
<b>PROPOSED IMPROVEMENTS</b>			
IMPERVIOUS	6,174	1.6/12 * 0.95 =	782 CF
LANDSCAPED	3,069	1.6/12 * 0.25 =	102 CF
POST CONSTRUCTION RETENTION REQUIRES			884 CF

-NET CHANGE FOR DRAINAGE = 0  
 -NO ADDITIONAL ON SITE RETENTION REQUIRED

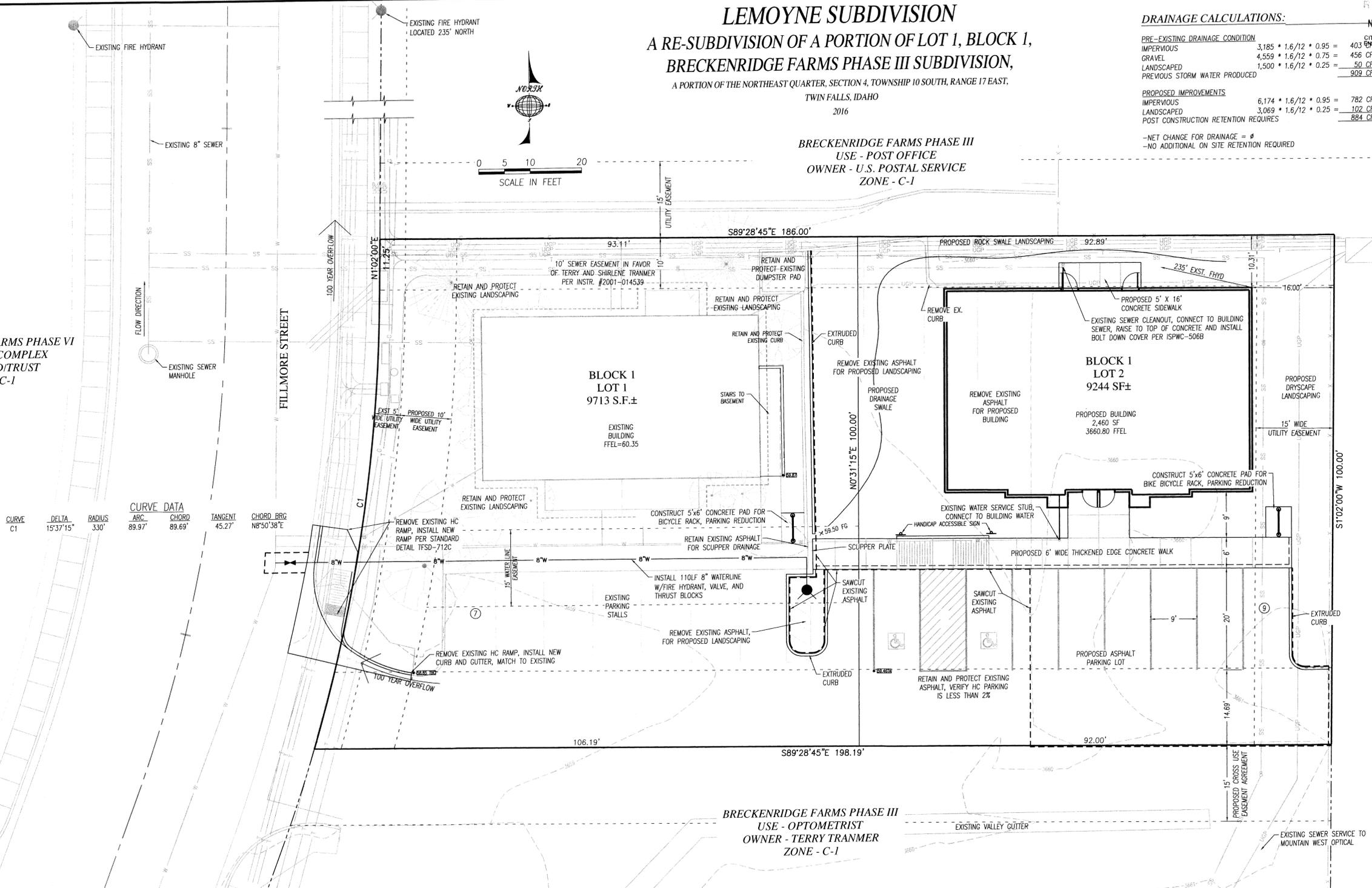
**EHM Engineers, Inc.**  
 BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE  
 Engineers / Surveyors / Planners  
 621 North College Road, Suite 100 Twin Falls, Idaho 83301  
 P (208)-734-4888 fax (208)-734-6049 web: ehminc.com

**PRELIMINARY PLAT**  
 for  
**LEMOYNE SUBDIVISION**

REVISIONS  
 10-18-16, JRS, CITY COMMENTS

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

APPROVED	D. THIBAUT
DESIGN	D. THIBAUT
DRAWN	J. SKEEN
DATE	9/8/2016
SCALE	AS SHOWN
DWG. NO.	C-275-16 PP
SHEET	PP



**BRECKENRIDGE FARMS PHASE VI**  
**USE - OFFICE COMPLEX**  
**OWNER - 3RD TRUST**  
**ZONE - C-1**

**BRECKENRIDGE FARMS PHASE V**  
**USE - PLASMA CENTER**  
**OWNER - SCOTT COCKERHAN**  
**ZONE - C-1**

**CURVE DATA**

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	15°37'15"	330'	89.97'	89.69'	45.27'	N8°50'38"E

**Design Data:**

PARCEL NUMBER: RPT0354001001A  
 OWNER/DEVELOPER: HENRI LEMOYNE  
 1867 E 4500 N  
 BUIHL, IDAHO 83301  
 PH:  
 ENGINEER: EHM ENGINEERS, INC.  
 621 N. COLLEGE RD., SUITE 100  
 TWIN FALLS, ID. 83301  
 (208)734-4888  
 EXISTING ZONE: C-1 COMMERCIAL  
 PROPOSED ZONE: SAME  
 EXISTING USE: BARE GROUND  
 PROPOSED USE: OFFICES  
 DEVELOPMENT AREA: 0.44 ACRES  
 VARIANCE: NONE REQUESTED

SEWER: CITY SEWER  
 WATER: CITY WATER  
 STREETS: NO NEW PROPOSED PUBLIC STREETS  
 SETBACKS: BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE STANDARDS FOR THE C-1 ZONING DISTRICT IN EFFECT AT THE TIME OF ISSUANCE OF BUILDING PERMITS.  
 EASEMENTS: AS SHOWN  
 IRRIGATION: NO PRESSURE IRRIGATION AVAILABLE  
 UTILITIES: UNDERGROUND POWER, TELEPHONE, GAS, & CABLE TELEVISION  
 BENCHMARK: #4050-2974 FILLMORE ST., 300' NORTH OF NORTH COLLEGE RD., EL.=3661.99

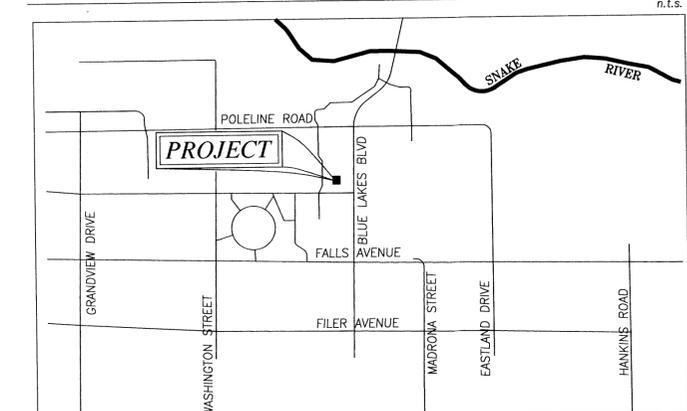
**Notes:**

- EASEMENTS FOR UTILITIES AND ACCESS ROADS SHALL BE DETERMINED BASED ON FINAL LOCATIONS AND BE INCLUDED ON THE FINAL PLAT OR GRANTED BY SEPARATE DOCUMENT.
- ALL LOTS AND LOT OWNERS SHALL BE SUBJECT TO A PROPERTY OWNERS ASSOCIATION AND AN ARCHITECTURAL CONTROL COMMISSION.
- A CROSS-USE AND MAINTENANCE RECIPROCAL AGREEMENT WILL BE RECORDED FOR ACCESS, PARKING, STORM DRAINAGE, AND UTILITIES IF NEEDED.
- REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF EACH LOT OWNER FOR THE DRAINAGE OF BRECKENRIDGE FARMS NO. 3 INCLUDED PROVISIONS AND IMPROVEMENTS FOR STORM WATER CONVEYANCE THROUGH THE PUBLIC RIGHTS-OF-WAY AND SPECIFIC EASEMENTS WHICH WERE GRANTED FOR STORM WATER CONVEYANCE TO THE PERRINE COULEE. (INST. #1993005735 & 971643) THIS OFF-SITE WORK AND ACQUISITION RELIEVED THE PROPERTIES WITHIN BRECKENRIDGE FARMS NO. 3 FROM ON SITE STORM WATER RETENTION. NONE OF THE PROPERTIES TO THE NORTH, SOUTH, EAST OR WEST HAVE BEEN DEVELOPED WITH ON SITE STORM WATER RETENTION.
- TEMPORARY RETENTION BERMS/SWALES PROTECTING ADJACENT STREETS AND LOTS FROM RUNOFF WILL BE REQUIRED BY THE CITY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- EXISTING UTILITIES ARE LOCATED ON THE PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE PROTECTION OF UTILITIES AND THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN ON THE PLANS OR NOT IN THE LOCATION SHOWN ON THE PLANS. THIS INCLUDES ALL SERVICE LATERALS OF ANY KIND.

**Legend:**

- PROPERTY BOUNDARY
- ROADWAY CENTERLINE
- EASEMENT LINE
- WATER LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- INTERMOUNTAIN GAS LINE
- TELE/COM/FIBER OPTIC LINE
- UNDERGROUND POWER LINE
- STANDARD CURB & GUTTER
- ROLLED CURB & GUTTER
- EDGE OF ASPHALT
- SIDEWALK
- SEWER SERVICE
- CLEAN-OUT
- FIRE HYDRANT
- MANHOLE
- IRRIGATION BOX
- VALVE
- POWER POLE

**VICINITY SKETCH:**



# Future Land Use Map

Reference Only



1415 FILLM

1373 FILLM

1376 FILLM

FILLMORE ST

1363 FILLM

1346 FILLM

1341 FILLM

771 NORTH

815 NORTH

621 NORTH

731 NORTH

Commercial/Retail Designation

NORTH COLLEGE RD

315 FALLS



Aerial Photo - April 2016



Existing Building along Fillmore.

12/01/2016 04:22 PM



Undeveloped area to the East of existing Building..

12/01/2016 04:22 PM



12/01/2016 04:22 PM



Public Meeting: **TUESDAY, DECEMBER 13, 2016**

To: Planning and Zoning Commission

Presenter: Jonathan Spendlove, Planner I

Authors: Steve O'Connor & Jonathan Spendlove

## AGENDA ITEM III-2

**Request:** Request for consideration of the **Preliminary Plat** Pillar Falls Plaza a PUD, consisting of 24 lots, 1 tract and 21.61 acres (+/-) located on the north side of Pole Line Road East between Bridgeview Boulevard and Eastland Drive North c/o EHM Engineers, Inc

**Time Estimate:**

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

**Background:**

<b>Applicant:</b>	<b>Status:</b> Owner	<b>Size:</b> 21.61 +/- Acres
John Reitsma 329 S. 417 E. Jerome, ID 83338 <a href="mailto:jr@agrakey.com">jr@agrakey.com</a> (208) 539-5007	<b>Current Zoning:</b> C-1 CRO PUD	<b>Requested Zoning:</b> Approval of a preliminary plat
	<b>Comprehensive Plan:</b> Urban Village	<b>Lot Count:</b> 16 + 51 Condos + 1 Tract
	<b>Existing Land Use:</b> Vacant, Undeveloped Property	<b>Proposed Land Use:</b> Mixed use Commercial and Residential
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
EHM Engineers, Inc. Tim Vawser 621 N College Rd #100 Twin Falls 83301 208-734-4888 <a href="mailto:tvawser@ehminc.com">tvawser@ehminc.com</a>	<b>North:</b> SUI PUD Area of Impact, Residence; <b>OS</b> Area of Impact, Snake River Canyon	<b>East:</b> SUI Area of Impact, Vacant; <b>OS</b> Area of Impact, Snake River Canyon
	<b>South:</b> C-1, Canyon Village PUD, partially developed, Pole Line Rd.	<b>West:</b> SUI Area of Impact, Residential
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-4-6, 10-4-8, 10-12-1 through 4; Pillar Falls Plaza PUD	

**Approval Process:**

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

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

**Budget Impact:**

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

**Regulatory Impact:**

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

## History:

On June 26, 2006, the City Council approved a request, as presented, from Land Company, LLC, for annexation of 25 acres (+/-) with a Zoning District Change And Zoning Map Amendment from SUI CRO to C-1 CRO PUD, to allow a planned development consisting of a combination of neighborhood commercial and residential uses on property located north and west of the intersection of Eastland Drive North and Pole Line Road East, (app 1991) subject to the following conditions:

1. Subject to the approved Master Development Plan and amendments as required by building, fire, and zoning officials to ensure compliance with all applicable City Code requirements and Standards.
2. Subject to extending the trail from the gazebo along the canyon rim to the northwest corner of the property, then extend a detached and meandering connection from that point along Todd Blass' property within 45' of Todd Blass' property line and including landscaping, berms, and screening as approved by Todd Blass, the developer, and staff.
3. Subject to either securing an off-site trail easement from the property owner to the east or relocating the trail along the west property line so that it is entirely located on the subject property.
4. Perimeter streets are brought up to current City Standards at the time of development.
5. Provide one (1) additional parking space for every three (3) residential units.

On November 13, 2006, the City Council approved Ordinance #2883 which was later published.

On August 14, 2007, the Preliminary Plat for Pillar Falls PUD Subdivision was approved subject to the following conditions:

1. Subject to final technical review by the City Engineering Department and Zoning Officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to arterial and collector streets adjacent and within the property being rebuilt or built to current City standards upon development of the property.
3. Subject to approval of the PUD Agreement.

On July 22, 2008, the Planning & Zoning Commission granted a 1-year extension of the approval of the preliminary plat subject to the same three (3) conditions plus - 4. Subject to current water modeling being done at the time of final plat application.

The Final Plat for Phase 1 of the subdivision was approved by the City Council on May 18, 2009. The PUD Agreement was also approved in that meeting. The plat was recorded on June 29, 2009, with bonding on improvements. Improvements were not completed due to multiple change-over in the ownership of the property.

On March 12<sup>th</sup> 2012, City Council heard and approved a motion to vacate the Pillar Falls Subdivision, Phase 1 Plat, with the condition a 58' easement along Pole Line Rd be dedicated and the easement for the Canyon Rim trail remain for the dedication and use of a trail in accordance with the Master Development Plan presented.

## Analysis:

The Original PUD stated the residential portion of the development shall be limited to attached or detached Single Family Townhomes, condominiums, and residential accessory use, but shall not exceed density as specified in the Residential Multi-Household District (R-6). The plan shows townhomes in 6 and 7-plex clusters, with a 30-unit condominium structure. The land area provided for the proposed 81 units (51 townhomes and 30 condominiums) does not exceed the density specified in the R-6 District and therefore follows the requirement found in the PUD Agreement.

The proposed development has an issue with sewer facilities. The majority of the area between Eastland and Bridgeview, North of Pole Line Road, is lower in elevation than the existing City sewer system. The Concept Plan for sewer service delivery is being discussed between the Applicant, City Staff, and the City Council due to the monetary and regulatory constraints. Some of the solutions include individual sewer pumps, a localized lift station, and others.

If a lift station is allowed per City Council, we believe it is in the best interest of all parties to only have one lift station for the whole area. We also feel it is the responsibility of the respective property owners to create the sewer system plan for a single lift station. A condition requiring a sewer service plan for the entire area be furnished by the applicant, prior to submitting a Final Plat would be appropriate.

The Parks In-Lieu Contribution has *not* been approved through the Parks and Recreation Commission at this time. A condition requiring that approval prior to submittal of a Final Plat would be appropriate.

The developer has not resolved issues with the Pressurized Irrigation requirement as of this date. A condition requiring an acceptable/approvable plan for supplying Pressurized Irrigation is appropriate.

### **Conclusion:**

Staff recommends the commission approve the preliminary plat of the Meadow West Subdivision, a PUD, as presented, and subject to the following conditions:

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.
2. Subject to the Parks In-Lieu Contribution being resolved prior to submittal of a Final Plat.
3. Subject to a plan for supplying Pressurized Irrigation to the project being approved by the City Engineer, prior to submittal of a Final Plat.
4. Subject to a Sewer System Plan showing adequate provision for all properties designated within the service area to be approved by the City Engineer prior to submittal of the Final Plat.
5. Subject to said Service Area being designated by City Engineer.

### **Attachments:**

1. Preliminary Plat
2. Zoning Vicinity Map
3. Aerial Photo Map
4. Pillar Falls PUD Master Development Plan

**Site Data**

**OWNER:** JOHN AND DIRK REITSMAN  
3295 417E  
JEROME, ID 83338  
REP.: BOB ROBERTS  
PHONE: (208) 404-4653

**ENGINEER:** EHM ENGINEERS, INC.  
621 N. COLLEGE RD., SUITE 100  
TWIN FALLS, ID 83301  
(208) 734-4888  
CONTACT: TIM VAWSER

**EXISTING USE:** VACANT  
**PROPOSED USE:** COMMERCIAL / RESIDENTIAL  
**EXISTING ZONE:** C-1, P.U.D.  
**PROPOSED ZONE:** NO CHANGE  
**VARIANCE:** NONE REQUESTED  
**BENCHMARK:** SHOWN  
**SUBDIVISION AREA:** 21.61 ACRES

**IRRIGATION:** IRRIGATION WATER SHALL BE DELIVERED THROUGH PRESSURIZED PUMP STATION LOCATED ON-SITE.  
**STORMWATER:** STORM WATER FOR PROJECT SHALL BE DETAINED ON SITE.  
**SEWER:** PUBLIC THROUGH OFFSITE LIFT STATION BY AGREEMENT WITH ADJACENT DEVELOPER.  
**WATER:** PUBLIC  
**SETBACKS:** ALL BUILDING AND YARD SETBACKS WILL BE IN ACCORDANCE WITH THE CURRENT C.O.T.F. ORDINANCES AND P.U.D. AGREEMENT  
**EASEMENTS:** AS DEPICTED ON FINAL PLAT OR RECORDED BY SEPARATE DOCUMENT FOR UTILITIES AND ACCESS. ALL UTILITIES DEPICTED WILL BE CENTERED IN A 15' WIDE EASEMENT.  
**LANDSCAPING:** PER PUD AGREEMENT  
**UTILITIES:** UNDERGROUND IDAHO POWER, INTERMOUNTAIN GAS, SEPARATE DOCUMENT FOR UTILITIES AND ACCESS  
**STREETS:** ALL STREETS WILL BE PRIVATE, OWNED AND MAINTAINED BY THE HOA.  
**PHASING:** PHASING AS DEPICTED IS SUBJECT TO CHANGE AS USERS ARE IDENTIFIED. UTILITIES IN THE NORTH PORTION OF PHASE 2 WILL BE INSTALLED IN PH. 1.

**Project Bench Mark**  
BENCH MARK 5/8" REBAR AT SE CORNER OF SECTION 34  
TOP OF REBAR EL. = 3642.79 (NAVD 88)

**Scale: 1" = 60'**

**Pillar Falls Plaza, PUD**  
Located In  
**Gov't. Lots 6 & 18, Section 34**  
**T. 9 S., R. 17, E., B.M.**  
**Twin Falls County, Idaho**

**Notes**

A CROSS-USE AGREEMENT SHALL BE RECORDED FOR ACCESS, PARKING, STORM WATER DRAINAGE & PUBLIC UTILITIES ALONG WITH THE PLAT.  
ALL CONST. SHALL BE DONE IN ACCORDANCE WITH THE PUD AGREEMENT AND THE CITY OF TWIN FALLS STD.'S & SPEC'S.  
ALL EASEMENTS AND BUILDING SETBACKS SHALL CONFORM TO THE CITY OF TWIN FALLS ZONING ORDINANCE AND THE PUD AGREEMENT.  
DEVELOPMENT OF THE COMMERCIAL LOTS WITHIN THIS SUBDIVISION SHALL BE PER INDIVIDUAL SITE PLANS SUBMITTED TO THE CITY OF TWIN FALLS BUILDING AND ENGINEERING DEPT'S. ALL BUILDING PADS, PARKING LAYOUTS, LANDSCAPING, LIGHTING, RETENTION, ETC. IS SUBJECT TO CHANGE UPON SUBMITTAL OF INDIVIDUAL SITE PLANS PROVIDING ALL CHANGES MADE TO ANY LOT COMPLY WITH THE REQUIREMENTS OF THE PUD AGREEMENT AS WELL AS THE STANDARDS AND SPECIFICATIONS FOR THE CITY OF TWIN FALLS AND THE CITY OF TWIN FALLS ZONING ORDINANCE.  
RESIDENTIAL UNITS DEPICTED WILL BE CONSTRUCTED AS CONDOMINIUM UNITS WITH FURTHER DETAIL DEPICTED UPON PLATTING OF THOSE AREAS.  
PRESSURE IRRIGATION WILL BE PROVIDED ON-SITE AS DEPICTED IF WATER DELIVERY BY TFCC CAN BE GUARANTEED OR OFFSITE UPGRADES TO THE ENSIGN POINT P.I. STATION WILL BE PROVIDED BY DEVELOPER.

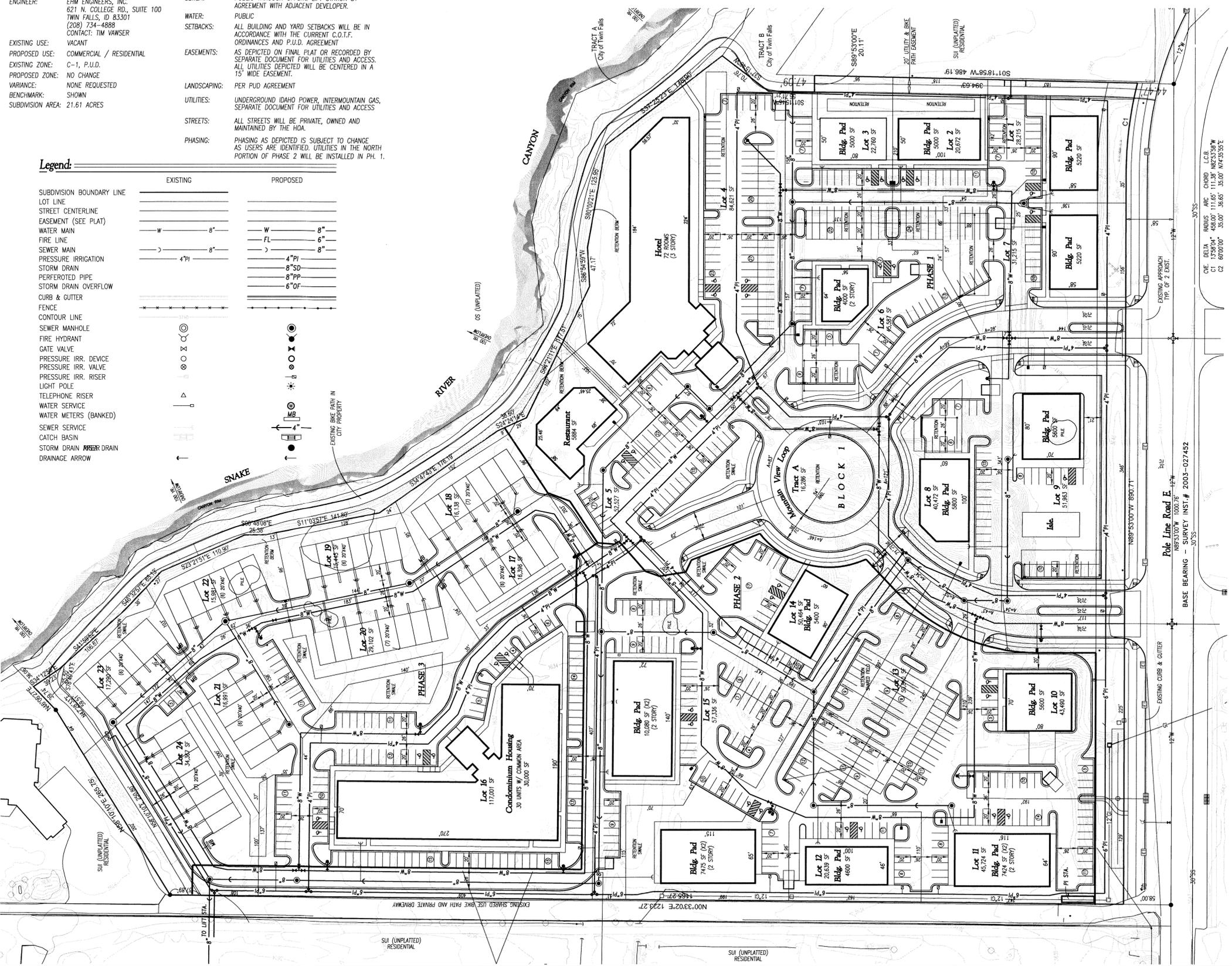
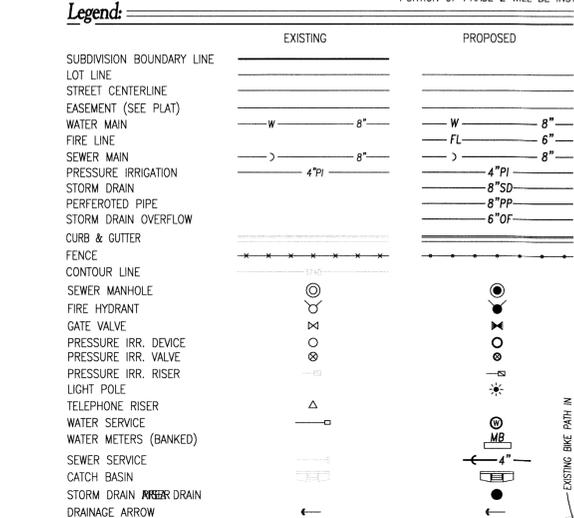
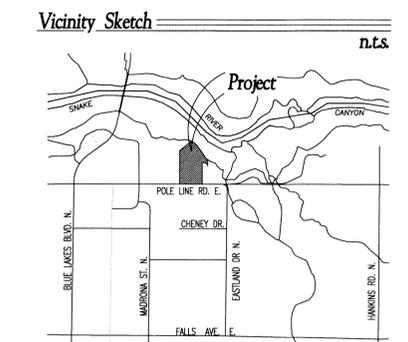
**Retention Requirements:**

RETENTION NOTE: EACH LOT WITHIN THE COMMERCIAL DEVELOPMENT SHALL BE RESPONSIBLE FOR ITS OWN RETENTION AND SHALL SUBMIT PLANS FOR SUCH TO THE CITY OF TWIN FALLS BUILDING DEPARTMENT WITH THE SUBMITTAL OF INDIVIDUAL SITE PLANS.  
ALL DRAINAGE GENERATED BY DEVELOPMENT OF LOTS WITHIN THIS SUBDIVISION SHALL BE STORED ON INDIVIDUAL LOTS OR DESIGNATED COMMON AREAS AND CALCULATED FOR AN APPROVED MEANS OF STORAGE AT THE FOLLOWING VALUES:  
IMPERMEABLE SURFACES:  
1.6/12 x 0.95 (0.1267 CUBIC FEET PER SQUARE FOOT)  
LANDSCAPING:  
1.6/12 x 0.25 (0.0333 CUBIC FEET PER SQUARE FOOT)  
PRE-DEVELOPMENT:  
NO PRE-DEVELOPMENT ALLOWANCE MAY BE TAKEN FOR LOTS WITHIN THE COMMERCIAL DEVELOPMENT.  
PRE-DEVELOPMENT ALLOWANCE MAY BE TAKEN FOR LOTS WITHIN THE RESIDENTIAL PORTION AT A VALUE OF 1.6/12 x 0.35 OR 0.0467 CUBIC FEET PER SQUARE FOOT

**Lot Data:**

LOT #	TOTAL SF	SF IMPERVY	SF L'SCAPED	LS %	RET. REQ'D	PKG. ALLOT.	PKG. REQ'D
1	28,215	17,568	10,647	38%	2,580 CF	23	21
2	20,672	14,953	6,719	28%	2,085 CF	23	20
3	22,760	16,391	6,369	28%	2,289 CF	27	22
4	84,621	61,038	25,583	28%	8,584 CF	77	72
5	92,927	37,961	14,566	28%	8,294 CF	49	79*
6	45,587	37,440	8,147	18%	5,014 CF	50	32
7	31,215	21,786	9,429	30%	3,074 CF	21	21
8	40,472	31,862	8,490	21%	4,334 CF	28	24
9	51,983	40,168	11,795	23%	5,481 CF	18	23*
10	43,480	33,020	10,470	24%	4,532 CF	20	23**
11	45,724	35,474	10,250	22%	4,835 CF	60	60
12	20,639	16,792	3,847	16%	2,255 CF	21	19*
13	50,810	37,422	13,389	26%	5,186 CF	77	60
14	50,464	39,164	11,300	22%	5,338 CF	40	72*
15	57,336	47,875	9,461	17%	6,380 CF	61	81
16	117,001	92,711	24,290	21%	12,553 CF	117	TBD
17	16,396	10,654	5,732	35%	1,542 CF	2 PER UNIT	2 PER UNIT
18	16,138	10,536	5,602	35%	1,521 CF	2 PER UNIT	2 PER UNIT
19	15,445	9,386	6,059	39%	1,391 CF	2 PER UNIT	2 PER UNIT
20	29,102	17,266	11,836	41%	2,582 CF	2 PER UNIT	2 PER UNIT
21	16,991	11,444	5,547	33%	1,635 CF	2 PER UNIT	2 PER UNIT
22	15,981	9,325	6,656	42%	1,403 CF	2 PER UNIT	2 PER UNIT
23	17,290	9,905	7,385	43%	1,501 CF	2 PER UNIT	2 PER UNIT
24	34,367	19,990	14,377	42%	3,011 CF	2 PER UNIT	2 PER UNIT
25	16,286	7,294	8,992	55%	1,224 CF	N/A	N/A

PARKING MARKED WITH \* HAVE BEEN CALCULATED AT RESTAURANT VALUES AND WILL REQUIRE CROSS-USE PARKING WITH ADJACENT LOTS BASED ON HOURS OF OPERATION.  
ALL PARKING HAS BEEN CALCULATED AT A RATE OF UNIT SF/250 RATIO UNLESS NOTED OTHERWISE. TOTAL PARKING EXCEEDS THAT REQUIRED AT THIS RATIO. \*\* NOTATION IS AT THAT RATE AND IS EXPECTED TO BE LESS REQUIRED OR UTILIZE CROSS-USE PARKING BASED ON HOURS OF OPERATION.  
OVERFLOW VISITOR PARKING IN RESIDENTIAL AREAS HAS NOT BEEN INCLUDED IN ALLOTMENT AMOUNTS.



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

Preliminary Plat For  
**Pillar Falls Plaza, PUD**  
Twin Falls, Idaho

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

REVISIONS:

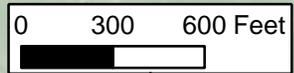
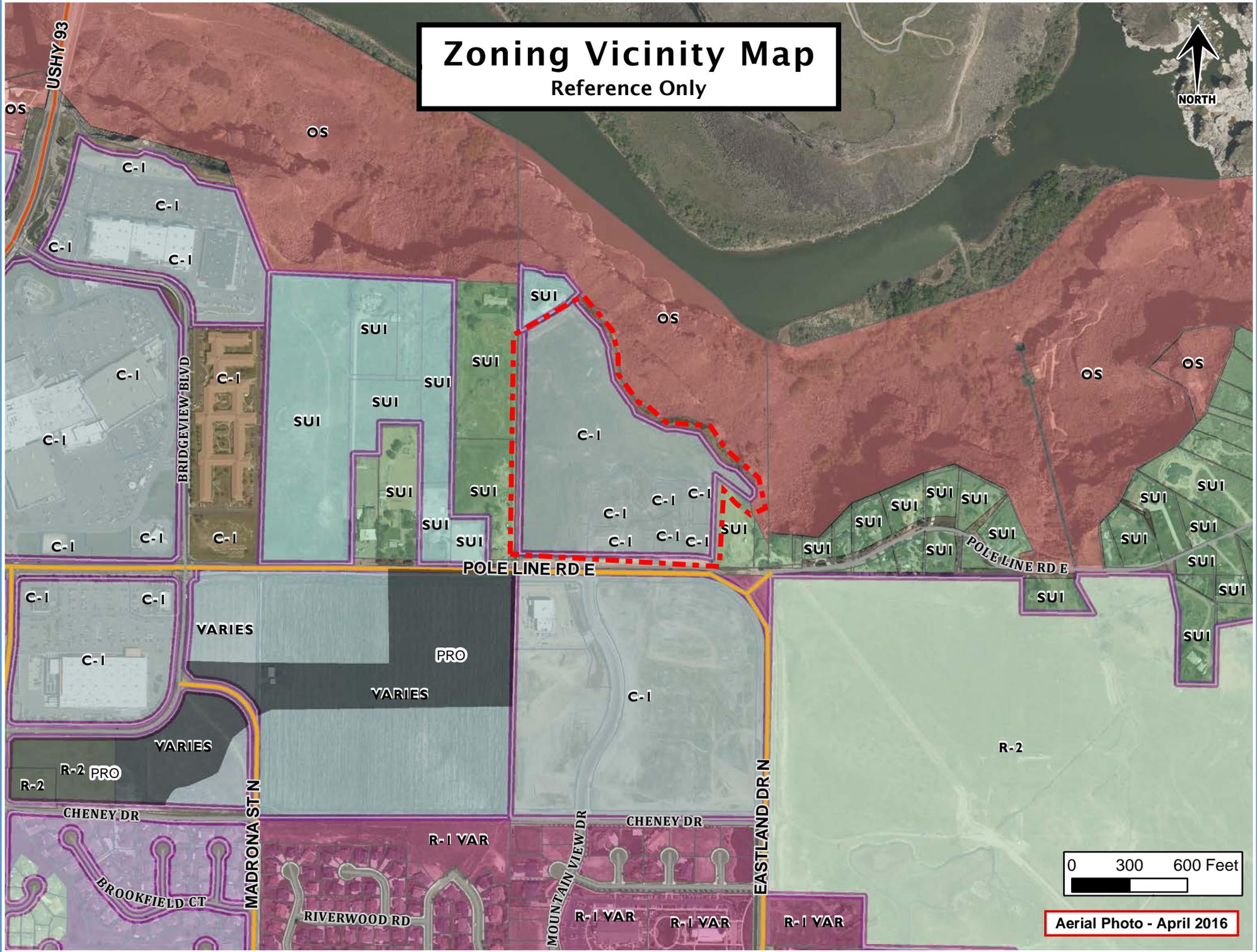
STAMP  
REV. PER CITY REVIEW 7-29-16  
REV. PER CITY REVIEW 9-29-16

APPROVED:  
DESIGN: T. VAWSER  
DRAWN: T. VAWSER  
DATE: MAY, 2016  
SCALE: AS SHOWN  
CAD FILE: 74-16PP1  
JOB NO: 74-16

**PP-1**

# Zoning Vicinity Map

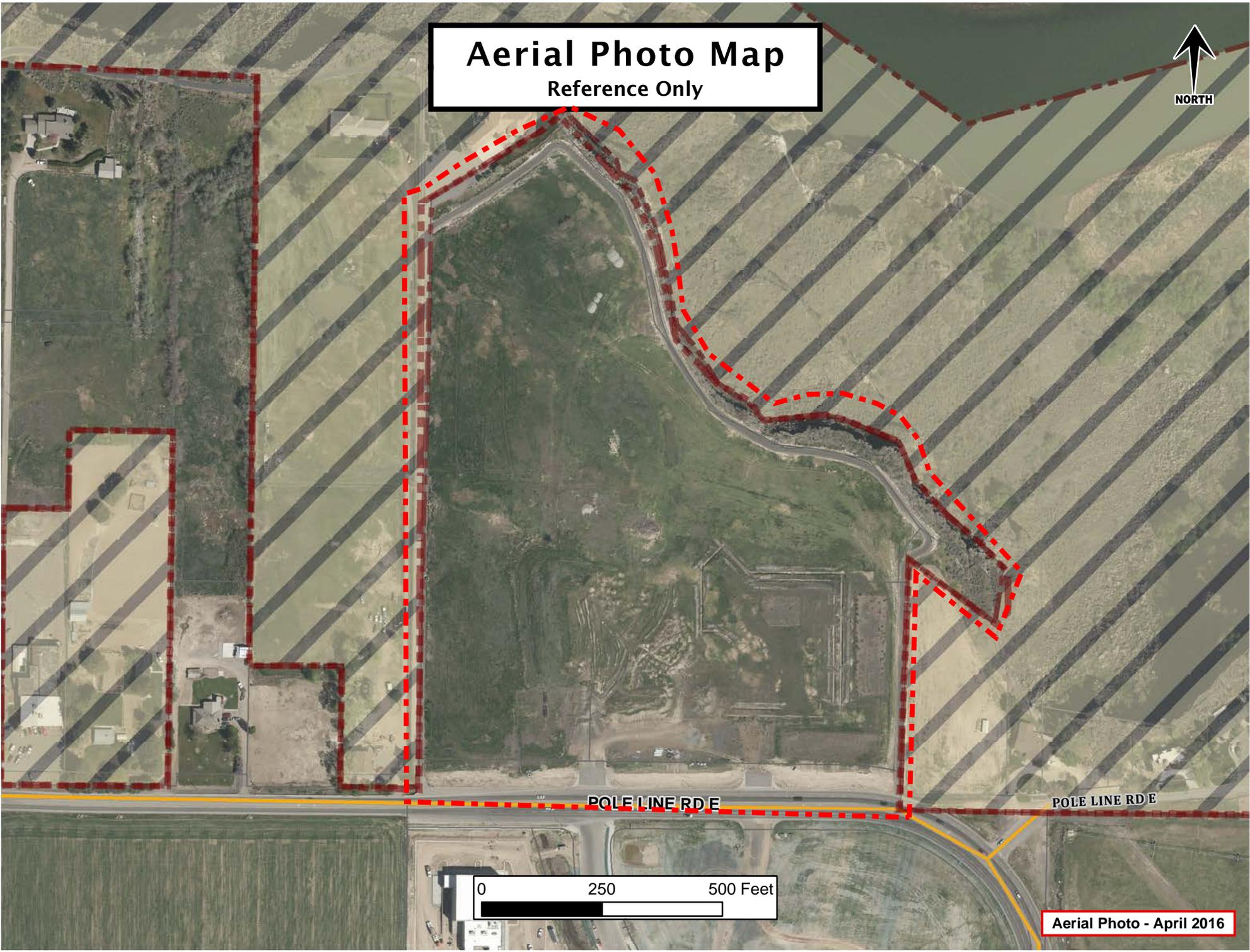
Reference Only



Aerial Photo - April 2016

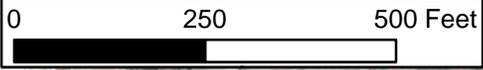
# Aerial Photo Map

Reference Only



POLE LINE RD E

POLE LINE RD E



Aerial Photo - April 2016

# Master Development Plan



# PILLAR FALLS



Public Hearing: **TUESDAY, December 13, 2016**

To: Planning & Zoning Commission

From: Jonathan Spendlove, Planner I

## AGENDA ITEM III-3

**Request:** Request for consideration of the **Preliminary Plat** Westpark Commercial Subdivision No. 10, consisting of 1 lot and 2.14 acres (+/-) located on the north side of Pole Line Road and east side of Washington Street North. c/o EHM Engineers, Inc.

**Time Estimate:**

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

**Background:**

<b>Applicant:</b>	<b>Status:</b> Property Owner	<b>Size:</b> 2.18(+/-) acres
Westpark Partners, LLC c/o Gerald Martens 621 N. College Rd, Ste 100 Twin Falls, Idaho 83301 208-734-4888 208-420-2461cell <a href="mailto:gmartens@ehm-inc.com">gmartens@ehm-inc.com</a>	<b>Current Zoning:</b> C-1 PUD	<b>Requested Zoning:</b> Approval of a preliminary plat
	<b>Comprehensive Plan:</b> Commercial – Retail	<b>Lot Count:</b> 1 lot
	<b>Existing Land Use:</b> undeveloped	<b>Proposed Land Use:</b> Commercial
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
	<b>North:</b> C-1 PUD; Bach Storage, mini storage units	<b>East:</b> C-1 PUD; undeveloped
	<b>South:</b> C-1 PUD; Walgreen's	<b>West:</b> C-1 PUD; Fairfield Inn, Washington St N, R-2; Residential, Los Lagos
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-4-8, 10-6-1, 10-7-6, 10-11-1 through 9, 10-12-2.3	

**Approval Process:**

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

The Commission may approve, conditionally approve, disapprove or table for additional information when acting on the preliminary plat. If tabled, approval or disapproval 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 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:**

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 area was part of a request for a Comprehensive Plan Map change from residential to commercial and open space and a rezone from R-1-4300 to C-1 PUD and OS, which was reviewed by the Planning and Zoning Commission on February 9, 1993. The Commission recommended approval of the request as a C-1 & R-4 PRO PUD zoning. The request was approved by the City Council on April 19, 1993, with the Commission's recommendations, including the following:

1. Lot 6 at the intersection of Pole Line Road and Washington St N be rezoned R-4 PRO PUD.
2. Accesses to the lots on Pole Line Road to be limited to minimum 660 foot spacing and limited to shared accesses between the lots.
3. Relocate the access between lots 6 & 7 further from Washington St N and access lots 7 through an internal access easement through lot 6.
4. Provide a 44 foot wide public access road along the east side of Lot 1 to serve future development to the north. This is at the 1/2 mile (Harrison St) alignment. Make provisions to delete the approach aligned with the existing Lazy J access upon full development of the Harrison St intersection.
5. Provide a 44 foot wide public north-south access road off Pole Line Road through the C-1 PUD area to the future residential development to the north.
6. Dedicate a 40 foot 1/2 right-of-way on Washington St N and build to a 32 foot wide half arterial section.
7. A landscaped berm required on the west side of Lot 5.
8. Public parking required on Lots 1 & 2 for public access to the Perrine Coulee green belt.

**As per condition #1 The PUD rezoned a 4.5 acre parcel, referenced as "Lot 6", located at the northeast corner of Washington St N and Pole Line Road as R-4 PRO.**

Westpark Commercial Subdivision, No. 3 was recorded in May 2006. The plat consists of 24 (+/-) acres with 3 commercial lots. Lot 6, Block 2 is 2.98 acres and is located at the northeast corner of Pole Line Road and Washington Street North. Lot 6, Block 2, 2.98 acre lot (+/-), was zoned R-4 PRO PUD. The owner wanted to develop a Walgreens and requested a PUD Modification/rezone of this lot from R-4 PRO PUD to C-1 PUD.

The City Council approved an amendment to the Northbridge PUD on September 24, 2007 rezoning Lot 6, Block 2 Westpark Commercial Subdivision #3-a PUD from R-4 PRO to C-1 PUD. At the time the applicants only owned the 3 acre platted lot, leaving the remaining 1.5 acre parcel to the north zoned R-4 PRO. They purchased the remaining 1.5 acre parcel of Lot 6, Block 2 of West Park Commercial Subdivision #3-a PUD and on July 14, 2008 the City Council approved a PUD Modification of the Northbridge PUD rezoning the remaining 1.5 R-4 PRO zoned parcel to C-1 PUD.

On January 8, 2008 the Commission approved a Special Use Permit to operate a retail business outside the permitted hours of operation of 7:00 am to 10:00 pm, to operate a drive-through facility, and to operate a 32 sf message center sign. The sign code has since been modified, allowing a message center sign without a special use permit.

A Certificate of Occupancy was issued for the new Walgreen's store located on the proposed Lot 1, Block 1 of the Magic Valley Marketplace Subdivision on October 1, 2009.

May 16<sup>th</sup>, 1994 Council approved the Northbridge #2 PUD Agreement. August 22<sup>nd</sup>, 2005 the Council approved a PUD modification to the Northbridge #2 PUD to allow a storage unit facility.

On April 23, 2012 there was a Preliminary PUD Presentation on the rezone / PUD request made to the Commission at a public meeting.

**In 2013 Westpark Commercial Subdivision #7 and the Westpark Commercial PUD #7 was granted for the development of a Fairfield Inn. The project was completed as approved.**

**Analysis:**

This Preliminary Plat for the Westpark Commercial Subdivision #10, a ZDA includes 1 commercial lot on 2.18 (+/-) acres. Also on the P&Z Public Hearing Agenda this evening the developer is requesting this site to be rezoned to Westpark Commercial #10, a ZDA from C-1 PUD Northbridge PUD and Northbridge #2 PUD to Westpark Commercial #10, a ZDA.

The request is to plat one (1) lot for the development of a hotel up to 55' tall. The site is located west of the Fairfield Inn at 1788 Washington Street North. The property is currently vacant. It is located in Lot 4; Block 2 of the Westpark Commercial Subdivision #3. Part of the lot is covered under the Northbridge PUD and the remainder under the Northbridge #2 PUD. This lot is proposed to be platted and rezoned under a ZDA that shall be consistent with the most restrictive of the Northbridge PUDs. The property to the north is zoned C-1 PUD and developed as Bach Storage. To the east is vacant property that is zoned C-1 PUD. The property to the south is zoned C-1 PUD and is developed as Walgreens. To the west is Washington Street North and property zoned R-4 and R-2 and is mostly developed as the Los Lagos residential subdivision.

The intended use for the Westpark Commercial Subdivision #10 – a ZDA is to allow the commercial development of a hotel up to 55' tall and accessory uses as outright permitted. There is not a minimum lot square footage requirement in the C-1 zone for commercial uses; the lot is required to be of "sufficient size to provide for the building, the required setbacks, off street parking and landscaping". A full review of required improvements will be made by the Building, Planning, Fire and Engineering Departments for full compliance with minimum development standards prior to issuance of any building permits.

**Conclusion:**

Staff recommends the Commission approve the preliminary plat of the Westpark Commercial Subdivision #10- a ZDA, as presented, and subject to the following conditions:

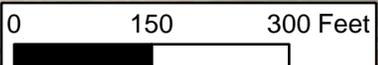
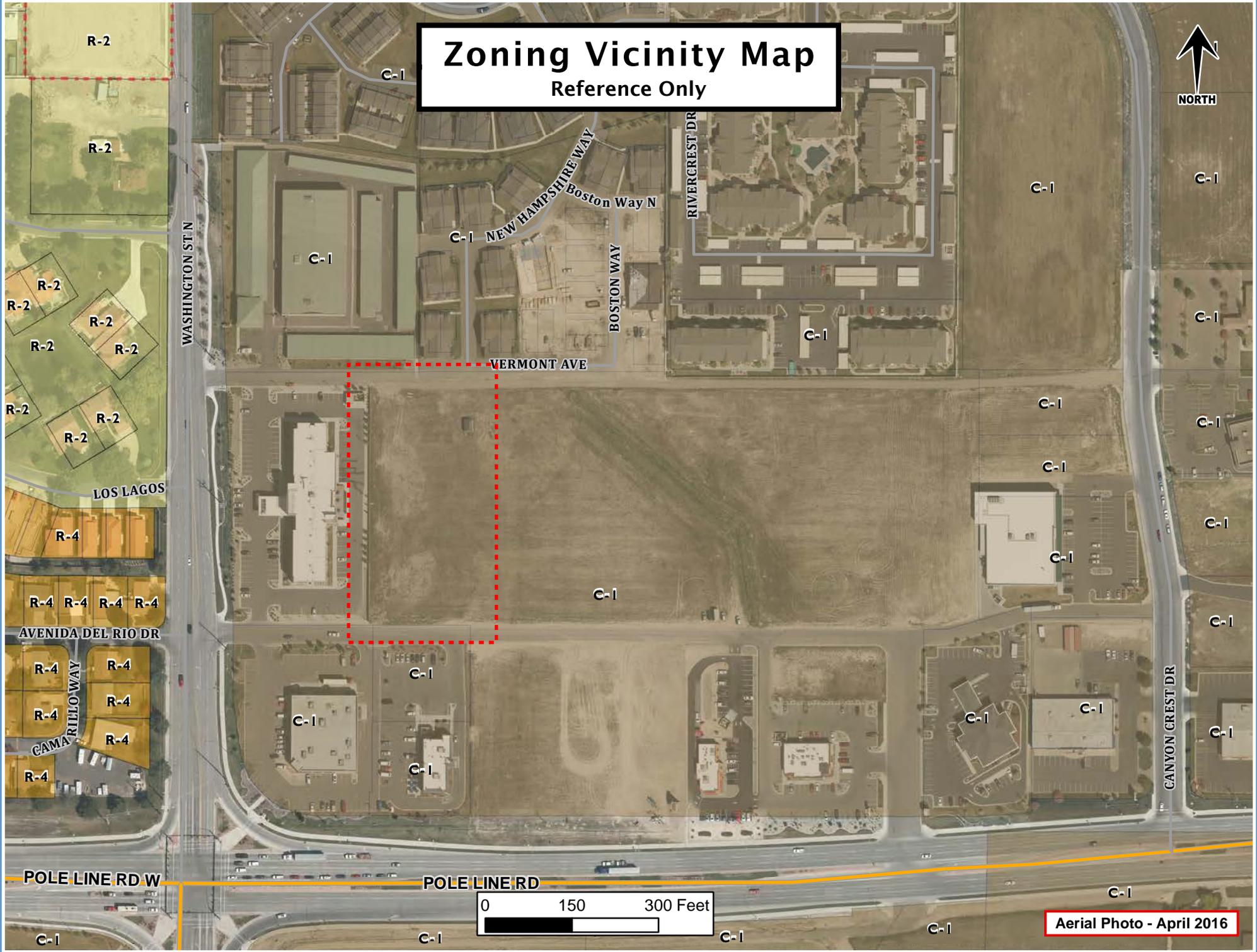
1. Subject to final technical review and amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to arterial and collector streets adjacent and within the property being dedicated to the City of Twin Falls and to be rebuilt or built to current City standards upon development or change of use of the property.
3. Subject to compliance with a "recorded" ZDA Master Development Agreement, concurrent with approval of the final plat or prior to recordation of the final plat.
4. Subject to the deed being revised in Westpark Commercial Subdivision #3, Lot 4 to exclude this subdivision, if approved.

**Attachments:**

1. Zoning Vicinity Map
2. Aerial Map
3. Preliminary Plat Exhibit
4. Current/Proposed ZDA Boundary Map
5. Future Land Use Map
6. Photos

# Zoning Vicinity Map

Reference Only



Aerial Photo - April 2016

# Aerial Photo Map

Reference Only



WASHINGTON ST N

NEW HAMPSHIRE WAY  
Boston Way N

RIVERCREST DR

BOSTON WAY

VERMONT AVE



LOS LAGOS

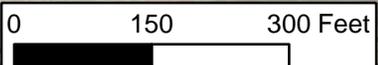
AVENIDA DEL RIO DR

CAMA RILLOWAY

POLE LINE RD W

POLE LINE RD

CANYON CREST DR



Aerial Photo - April 2016





## Marriott TownePlace Suites

Twin Falls, Idaho

For Pennington Capital  
Eagle, Idaho

Residential Business

# Future Land Use Map

Reference Only



WASHINGTON ST N

NEW HAMPSHIRE WAY

Boston Way N

RIVERCREST DR

BOSTON WAY

VERMONT AVE

Commercial/Retail

Urban Village/ Urban Infill

AVENIDA DEL RIO DR

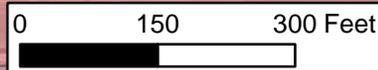
CAMA RILLO WAY

CANYON CREST DR

POLE LINE RD W

POLE LINE RD

Commercial/Retail



Aerial Photo - April 2016



SE Corner of Proposed Project. Current Marriot Hotel in the Background.



SW Corner of Proposed Project.



NW Corner of Project.



NE Corner of Project. Current Marriot Hotel in the Background.



Preliminary PUD Presentation: Tuesday, November 08, 2016

**Public Hearing: TUESDAY, DECEMBER 13, 2016**

To: Planning & Zoning Commission  
 Presenter: Jonathan Spendlove, Planner I  
 Author: Jonathan Spendlove, Planner I

## AGENDA ITEM IV-1

**Request:** Request the Commission's recommendation on the **Zoning District Change and Zoning Map Amendment** for approximately **2.14 (+/-) acres** from **C-1 PUD** to **C-1 ZDA** to develop a Hotel with a maximum building height of 55' on property located east of 1788 Washington Street North. Westpark Partners, LLC c/o Gerald Martens (app. 2826)

**Time Estimate:**

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

**Background:**

<b>Applicant:</b>	<b>Status:</b> Property Owner	<b>Size:</b> 2.14(+/-) acres
Westpark Partners, LLC c/o Gerald Martens 621 N. College Rd, Ste 100 Twin Falls, Idaho 83301 208-734-4888 208-420-2461cell <a href="mailto:gmartens@ehminc.com">gmartens@ehminc.com</a>	<b>Current Zoning:</b> C-1 PUD	<b>Requested Zoning:</b> C-1 ZDA
	<b>Comprehensive Plan:</b> Commercial – Retail	<b>Lot Count:</b> 1 lot
	<b>Existing Land Use:</b> vacant	<b>Proposed Land Use:</b> commercial development consisting of a hotel with a max height of 55' and accessory uses
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
	<b>North:</b> C-1 PUD; Bach Storage, mini storage units	<b>East:</b> C-1 PUD; undeveloped
	<b>South:</b> C-1 PUD; Walgreen's & Culver's	<b>West:</b> C-1 PUD & R-2; Fairfield Inn, Washington St N, Residential, Los Lagos
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-4-8, 10-6-1-7, 10-7-6, 10-10-1 through 3, 10-11-1 through 9	

**Approval Process:**

As per Twin Falls City Code 10-6-1.4(E) Approval of a ZDA Sub-District:  
 The applicant is required to do a presentation to the Planning and Zoning Commission and the Public a preliminary review. The Commission and Public are allowed to give suggestions and ask questions of the applicant about the proposed project. A public hearing shall be held before the Commission for a recommendation to the Council to amend the zoning district and the zoning map, amend with recommendations or deny the request.

**Budget Impact:**

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

**Regulatory Impact:**

The Commission makes no decision at this time. 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 area was part of a request for a Comprehensive Plan Map change from residential to commercial and open space and a **rezone from R-1-4300 to C-1 PUD and OS**, which was reviewed by the Planning and Zoning Commission on **February 9, 1993**. The Commission recommended approval of the request as a **C-1 & R-4 PRO PUD** zoning. The request was approved by the City Council on **April 19, 1993**, with the Commission's recommendations.

**May 16<sup>th</sup>, 1994** Council approved the Northbridge #2 PUD Agreement. **August 22<sup>nd</sup>, 2005** the Council approved a PUD modification to the Northbridge #2 PUD to allow a storage unit facility.

Westpark Commercial Subdivision, No. 3 was recorded in May 2006. The plat consists of 24 (+/-) acres with 3 commercial lots. Lot 6, Block 2 is 2.98 acres and is located at the northeast corner of Pole Line Road and Washington Street North. This lot was zoned R-4 PRO PUD. On **September 24, 2007** the City Council approved an amendment to the Northbridge PUD rezoning Lot 6, Block 2 Westpark Commercial Subdivision #3-a PUD from **R-4 PRO to C-1 PUD**. At the time the applicants only owned the 3 acre platted lot, leaving the remaining 1.5 acre parcel to the north zoned R-4 PRO. Walgreen's purchased the remaining 1.5 acre parcel of Lot 6, Block 2 of West Park Commercial Subdivision #3-a PUD and on **July 14, 2008** the City Council approved a PUD Modification of the Northbridge PUD rezoning the remaining 1.5 **R-4 PRO zoned parcel to C-1 PUD**.

On **April 23, 2012** there was a Preliminary PUD Presentation to the Commission at a public meeting requesting a Zoning District Change and Zoning Map Amendment from C-1 and R-4 to C-1 PUD for 2.53 (+/-) acres to allow a commercial development of a hotel and accessory uses, on property located at 1810 (later changed to 1788) Washington Street North. On **May 14, 2013** a public hearing was held. A representative from the Los Lagos HOA discussed the project in a positive manner. The HOA would like to ask that the parking lot be posted with signage that would not allow large trucks to park in the parking lot overnight due to noise and disturbance from the trucks running all night. The other request is that the areas facing the neighborhoods be bermed high enough to prevent headlights from projecting onto the residential homes.

On **May 14, 2013** the Commission unanimously recommended approval of the Westpark Commercial #7 C-1 PUD, as presented, subject to the following conditions:

1. Subject To Site Plan Amendments As Required By Building, Engineering, Fire, And Zoning Officials To Ensure Compliance With All Applicable City Code Requirements And Standards.
2. Subject To Arterial And Collector Streets Adjacent And Within The Property Being Dedicated To The City Of Twin Falls And To Be Rebuilt Or Built To Current City Standards Upon Development Or Change Of Use Of The Property.
3. Subject To Landscaping Being Consistent And Meeting Or Exceeding The Presented Master Development Plan, As Well As City Codes 10-4-8.3(F) And 10-7-12, Whichever Is Greater.
4. Should The Monument Sign Need To Be Placed In A Utility Easement, The Property Owner Shall Demonstrate That There Is No Other Viable Location For A Sign, Provide Written Approval From The Utility Company Or Companies And Provide A Recorded Document Releasing The City Of Any Liability For Repair Or Replacement Of A Sign Damaged By Work Occurring Within The Utility Easement, As Per 10-9-5(D)2.

On **June 10, 2013** the City Council held a public hearing on this request and upon conclusion the request was unanimously approved as presented subject to the 4 conditions recommended by the Commission. A PUD Agreement was approved and recorded in June 2013.

**Analysis:**

This is a request for a Zoning District Change and Zoning Map Amendment from C-1 PUD to C-1 ZDA for 2.14 (+/-) acres to allow a commercial development of a hotel a maximum of 55' tall and accessory uses, on property located east of the Fairfield Inn, 1788 Washington Street North.

**Per City Code 10-6: Zoning Development Agreements:**

The applicant shall provide a written commitment document containing development requirement criteria for the project. This criterion may include, building heights, land uses, parking requirements, pathways, and other items.

The applicant shall also provide a Conceptual Development Plan that illustrates the criteria outlined in the commitment document.

*The applicant has provided a drafts of the written commitment document and conceptual development plan. These plans indicate the underlying Zoning District to be C-1: Commercial Highway. The document indicates a few variations from that Base C-1 Zoning District.*

**Per City Code 10-4-8: C-1: Commercial Highway District:**

*Motels and transient hotels require a special use permit. The applicant proposes these Land Uses to be Permitted. The Max building height is listed as 50', with a provision to allow greater height through a public hearing process. The applicant proposes the maximum height be raised to 55', with no additional public hearing process, other than the process we are going through with this current application.*

No other variations from current City Code are being sought with this application.

**Potential Impacts:**

The typical impacts of a Hotel include increased vehicular trips to the area, light and noise from the daily operations of the business. The light and noise of the operations are most likely to be felt on the northern portion of the property. The homes on the west side of Washington will be shielded by the hotel currently constructed on the site. The residential area to the north will be in close proximity to this development and there will be some ambient noise and light intrusion.

The increase in vehicular trips to the area is expected. A vast majority of the trips will take place on Washington Street North and Pole Line Road. With both these roadways being designated and constructed to Arterial Standards, it is not expected this project will create a great burden on the road system in the area.

The commission should review all the possible impacts, and provide appropriate mitigating conditions.

**Conclusion:**

If the Commission deems the proposed request appropriate of a positive recommendation, Staff proposes the following conditions.

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

**Attachments:**

1. Narrative
2. **DRAFT** Zoning Development Agreement
3. Zoning Vicinity Map
4. Aerial Site Map
5. Future Land Use Map
6. Draft of the Final/Master Development Plan
7. Proposed Building Elevations (2)
8. Current Site Photos (3)

## NARRATIVE

The purpose of the request is to modify the existing Westpark PUD Agreements to allow the construction of a multistory hotel/motel facility on a 2.14 acre site adjacent to an existing hotel/motel under the same ownership and management. The build height will not exceed 55 feet and be similar to the adjacent hotel and other nearby hotels in the Pole Line Road corridor. The proposed change is totally compatible with the adjacent facility utilizing shared parking and developed with compatible landscaping.

The proposed use is totally compatible with all surrounding users and consistent with all previous development plans.

ZDA Development Commitment Agreement  
Pursuant to All Parts of the Planning Exhibit

This ZDA Development commitment Agreement 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 commercial property as a Zoned Development Agreement (ZDA). The Legal description of the property is a portion of Lot 4, Blk 2, WESTPARK COMMERCIAL SUBD. No. 3. A conveyance plat located in the southwest corner of Section 33, Township 9 South, Range 17 East, Boise Meridian in Twin Falls county Idaho. More specifically described in attached Exhibit A.

Development and Improvements shall conform to the standards and regulations of the Twin Falls City Code Title 10-Chapter 4-Section-8 and Chapter 6-Section -1, and all references to other sections herein, as amended, except for the following:

(2) Land Use Regulations:

(B) Motels and transient hotels as a Permittee Use.

(3) Property Development Standards:

(C) Building Height: Modifies as Follows: No Building shall exceed fifty five feet (55") in height.

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:

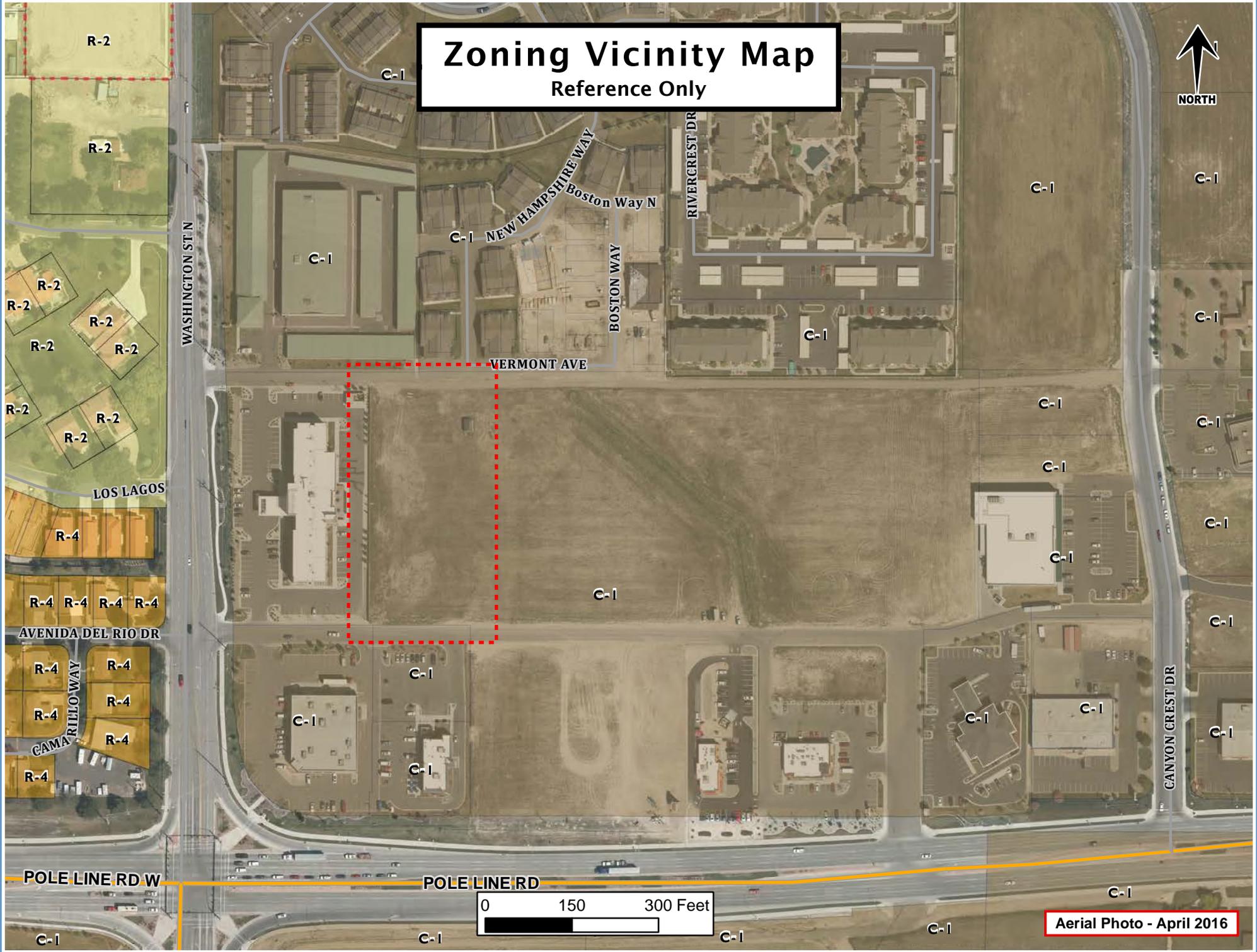
- (A) The city may initiate process to change the zoning classification, or
- (B) New ZDA development requirements and/or a new conceptual development plan may be required to be approved prior to the city issuing a building permit for the any portion of the ZDA subject parcel.

---

Developer: Westpark Partners, LLC

# Zoning Vicinity Map

Reference Only



Aerial Photo - April 2016

# Aerial Photo Map

Reference Only



WASHINGTON ST N

NEW HAMPSHIRE WAY

Boston Way N

RIVERCREST DR

BOSTON WAY

VERMONT AVE

LOS LAGOS

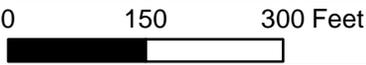
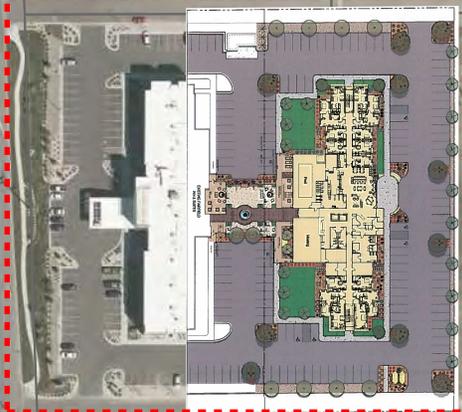
AVENIDA DEL RIO DR

CAMA RILLOWAY

POLE LINE RD W

POLE LINE RD

CANYON CREST DR



Aerial Photo - April 2016

Residential Business

# Future Land Use Map

Reference Only



WASHINGTON ST N

NEW HAMPSHIRE WAY

Boston Way N

RIVERCREST DR

BOSTON WAY

VERMONT AVE

Urban Village/ Urban Infill

Commercial/Retail

AVENIDA DEL RIO DR

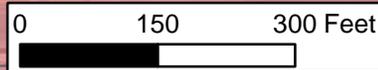
CAMA RILLO WAY

CANYON CREST DR

POLE LINE RD W

POLE LINE RD

Commercial/Retail



Aerial Photo - April 2016



## Marriott TownePlace Suites

Twin Falls, Idaho

For Pennington Capital  
Eagle, Idaho







SE Corner of Proposed Project. Current Marriot Hotel in the Background.



SW Corner of Proposed Project.



NW Corner of Project.



NE Corner of Project. Current Marriott Hotel in the Background.



Public Hearing: December 13, 2016  
 To: Planning and Zoning Commission  
 Presenter: Jonathan Spendlove, Planner I  
 Authors: Jonathan Spendlove & Steve O'Connor

## AGENDA ITEM IV-2

**Request:** Request for **Vacation** of a portion of utility easement and sewer easement at the northwest corner of Lot 1 Block 1 St. Luke's Subdivision-a PUD on property located at 801 Pole Line Road West c/o Jason Desmer, the Land Group, Inc. on behalf of St. Luke's MVRMC, LTD. (app. 2827

**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> 6,865 sq. ft. / 0.158 ac
St Luke's Magic Valley 801 Pole Line Rd. W. Twin Falls, ID 83301  Regional Medical Center 190 E Bannock St Boise ID, 83712	<b>Current Zoning:</b> C-1	<b>Requested Zoning:</b> Vacation of platted utility easement
	<b>Comprehensive Plan:</b> Commercial	<b>Lot Count:</b> 1 parcel
	<b>Existing Land Use:</b> Medical Campus	<b>Proposed Land Use:</b> Medical office building with parking area
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
Jason Densmer 462 E. Shore Drive Suite 100 Eagle, ID 83616 208-939-4041 <a href="mailto:jason@thelandgroupinc.com">jason@thelandgroupinc.com</a>	<b>North:</b> C-1; Agriculture, Center Point and Canyon Properties PUDs, Pole Line Rd W.	<b>East:</b> C-1; Medical Campus, North Pointe Park PUD
	<b>South:</b> Cheney Dr. W ; R-2, Residential	<b>West:</b> Grandview Dr. N; C-1, Religious Facility & R-2, Residential – AOI,
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-16-1, 10-11-1 thru 8, 10-13	

**Approval Process:**

All procedures will follow the process as described in TF City Code: 10-16-1

Vacations & Dedications require a public hearing before the Planning Commission where the public and the applicant will have the opportunity to make a presentation, ask questions, or voice their concerns. The Planning Commission will make a recommendation to the City Council that the vacation be granted or it may recommend a modification to the vacation, or it may recommend that the vacation be denied.

**Budget Impact:**

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

**Regulatory Impact:**

Approval of this request will allow the applicant to proceed to the City Council with the request to vacate the Easements as listed in the description.

**History:**

This area is under the St. Luke's PUD Agreement # 264 which went through the public hearing process in 2005-2007. The Preliminary Plat was approved at the September 12, 2006 Planning & Zoning Commission meeting, and the Final Plat was approved and recorded in January 2008. Since that time, St Lukes Magic Valley has constructed multiple buildings on the property including the main Medical Facility, Helicopter Pad, and most recently a surgery center.

**Analysis:**

The applicant is requesting the vacation of two (2) utility easements as described and shown in the attachments. The vacation is essential for the construction of a proposed Medical Office Building.

One of the easements contains an existing water main maintained by the City of Twin Falls. The other easement does not contain any infrastructure as the sewer line was re-routed during construction and a separate easement was dedicated through separate instrument number.

As part of the proposed project, the existing water main will need to be relocated to an acceptable location. As of this date, the City has not received an acceptable plan for the relocation of said water line. It would be vital to place a condition upon City Engineer approval of Construction Plans for the relocation of the existing water main.

The Sewer Easement is "on paper" only, and the vacation of said easement will not have an adverse effect on the City Sewer System.

**Conclusion:**

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

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to receiving an approvable Construction Plan for the relocation of the existing Water Main, per City Engineer, prior to publishing the Ordinance for Vacation.

**Attachments:**

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



THE LAND GROUP, INC.

November 16, 2016

City of Twin Falls  
Community Development Services  
c/o Jonathan Spendlove  
324 Hansen St. E.  
Twin Falls, ID 83301

**Re: Application for 801 Pole Line Rd. West – Proposed St. Luke’s Magic Valley Medical Office Building  
Concerning Vacation of Utility Easements**

Dear Mr. Spendlove:

This letter in regards to a vacation application for a portion of a larger parcel located at 801 Pole Line Rd West, which is the site of the St. Luke’s Magic Valley Regional Medical Center. St. Luke’s proposes to construct a Medical Office Building (MOB) on a semi-improved pad site located at the northeast corner of the overall hospital campus. The project site is located south of Pole Line Rd, west of Parkview Dr and North of St. Luke’s Dr. in the Northwest ¼ of Section 5, Township 10S, Range 17E. The property is currently zoned C-1 and is located within the jurisdiction of the City of Twin Falls, Idaho.

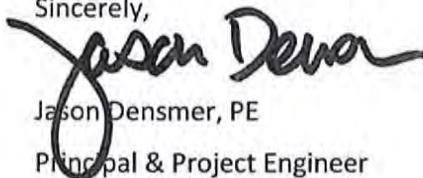
As mentioned, the proposed Medical Office Building (MOB) will be located in the northeast portion of the parcel. Two utility easements currently exist in areas where the MOB will be sited. To allow for the proposed MOB, this application requests vacation of the following easements:

1. An existing sewer easement, which was in place across the property prior to the development of the hospital and was shown by the plat of St. Luke’s Subdivision. The sewer main which once ran within this easement was relocated during the construction of the hospital and a new easement provided over the relocated main. This application requests the final vacation of the left-over easement from the original sewer location.
2. A utility easement created by the plat of St. Luke’s Subdivision which encompasses an existing water main. The water main within the easement will be relocated/removed as shown by construction plans for the MOB project, and the exhibit sketches provided with this application. All other utility providers have consented to the requested vacation and provided supporting communications, included with the application.

The vacation of these easements will not affect any adjoining properties.

We appreciate the opportunity to work with you on this application and look forward to providing any additional information you may need. If you have any questions, please don’t hesitate to contact me at 208-939-4041 or via email to [jason@thelandgroupinc.com](mailto:jason@thelandgroupinc.com).

Sincerely,

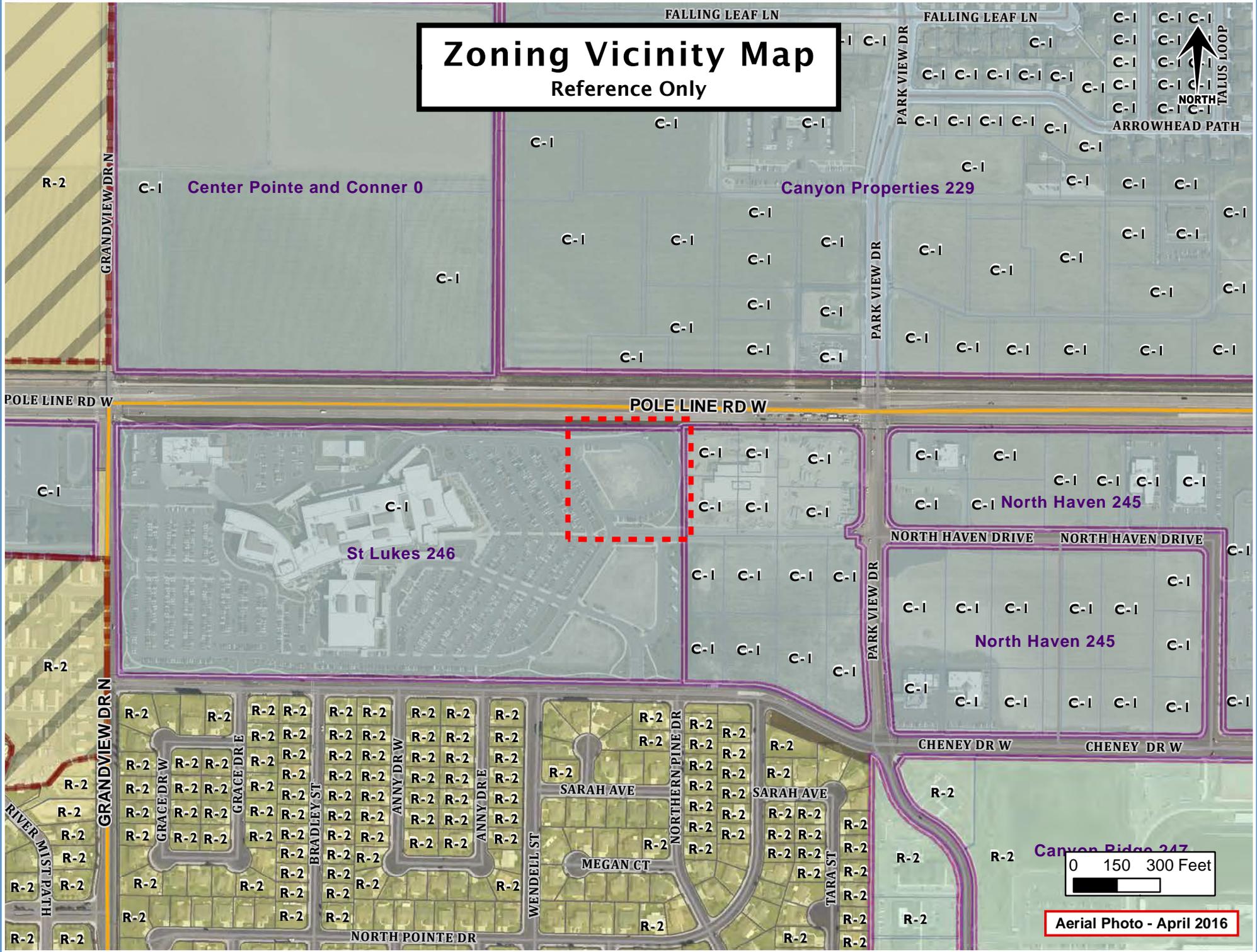
  
Jason Densmer, PE  
Principal & Project Engineer

The Land Group, Inc.

g:\2015\1151111\admin\_corresp-out\vacation application\161114\d 161115 sils easement vaca app narrative 115111.docx

# Zoning Vicinity Map

Reference Only



**Center Pointe and Conner 0**

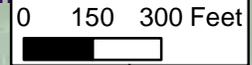
**Canyon Properties 229**

**St Lukes 246**

**North Haven 245**

**North Haven 245**

**Canyon Ridge 247**



**Aerial Photo - April 2016**







IGC# 42-00718  
St. Luke's Subdivision

451 Alan Dr., Jerome, ID 83338-5505  
Phone: (208) 737-6300 • (800) 548-3679  
Fax: (208) 737-6342  
[www.intgas.com](http://www.intgas.com)

### PARTIAL EASEMENT VACATION

Intermountain Gas Company relinquishes all rights to the following described public utility easement.

A portion of Lot 1 Block 1, St. Luke's Sub, as recorded in Records of Twin Falls County, Idaho, Instrument #2008-002157, Section 5, Township 10 South, Range 17 East, Boise Meridian, City of Twin Falls, Twin Falls County, Idaho more particularly described as:

COMMENCING at the North One Quarter corner of section 5, thence along the north section line of said Section 5, N 89° 29' 33"W 658.38', from which the Northwest corner of said Section 5 bears N 89° 29' 33" W 1998.36'; thence leaving said north section line, S 00° 05' 05" E 147.58' to the northeast corner of St. Luke's Sub; thence along the north line of St. Luke's Sub N 89° 29' 33" W 139.36' to the POINT OF BEGINNING;

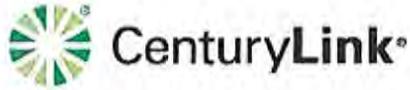
Thence leaving said north line, S 00° 30' 27" W 27.12';  
Thence S 30° 14' 57" E 197.52';  
Thence S 14° 45' 03" W 18.40';  
Thence S 30° 14' 57" E 7.63';  
Thence N 59° 45' 03" E 7.50';  
Thence S 30° 14' 57" E 15.00';  
Thence N 59° 45' 03" W 149.02';  
Thence N 89° 16' 34" E 51.66';  
Thence N 00° 43' 26" E 15.00';  
Thence S 89° 16' 34" E 47.50';  
Thence N 59° 45' 03" E 108.53';  
Thence N 14° 45' 03" E 37.97';  
Thence N 30° 14' 57" W 195.43';  
Thence N 00° 30' 27" E 31.24' to the north line of St. Luke's Sub.

INTERMOUNTAIN GAS COMPANY

By: 

James McMurtrey  
District Operations Manager

Date: 11-4-15



**CenturyLink**

Brad McNew  
216 South Park Ave  
Twin Falls, Id. 83301

Office (208) 736-8760

Nov. 11, 2015

The Land Group, Inc.

RE: Vacation of utility easement for construction of St. Luke's Magic Valley MOB. Utility easement is located in the Northwest ¼ of Section 5 of Township 10S, Range 17E.

To whom it may concern, Reference is made to your request for CenturyLink to vacate the existing utility easements. CenturyLink has no need to use the described utility easement at this time and have no plans to utilize them in the future. Based upon this we have no objections to the requested vacation of easement.

Please call me if you have any questions.

Sincerely,

Brad McNew



December 4, 2015

The Land Group  
Re: St. Luke's Magic Valley / Regional Medical Center, LTD  
462 E. Shore Dr. Ste. 100  
Eagle, ID 83616

Re: Relinquishment of a public utility easement located within the vicinity of Ada County.  
Situating in a portion of Lot 1 of Block 1, Township 10 South, Range 17 East, Section 5,  
St. Luke's Subdivision.

Dear Ms. Lauerman,

This is in response to the Relinquishment Application submitted to Idaho Power Company on November 5, 2015, regarding the possible relinquishment of a certain area of platted utility easement located within Lot 1 of Block 1, St. Luke's Subdivision, as described in St. Luke's Mob Water Easement Vacation, Twin Falls Exhibit A.

Idaho Power's review of the relinquishment request indicated that there are no facilities with the Utility Easement Area. As such, Idaho Power agrees to relinquish what easement rights are found within the Utility Easement Area noting easement may be needed upon development in the future.

Thank you once again for providing Idaho Power Company the opportunity to review and comment upon the subject petition for relinquishment.

Sincerely,

A handwritten signature in blue ink that reads "Angela Wood".

Angela Wood  
Leader  
Land Management and Permitting Department  
Corporate Real Estate  
(208) 388-5625  
Awood2@idahopower.com



The **ONE** you count on

261 EASTLAND DRIVE  
P.O. Box 1946  
TWIN FALLS, IDAHO 83301  
PH: 208 • 733 • 6230  
FX: 208 • 733 • 6296

December 15, 2015

*RE: St. Lukes Subdivision Easement Vacation Request*

The Land Group, Inc.  
Ms. Denise C. Lauerman  
462 E. Shore Dr., Ste. 100  
Eagle, Idaho 83616

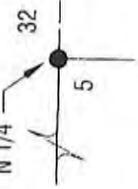
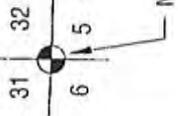
Dear Ms. Lauerman,

We agree to abandon the MOB Water Easement Located Within Lot 1, Block 1 of St. Luke's Sub.in the North West  $\frac{1}{4}$  of section 5 of Township 10S, Range 17E, as indicated in the Attachment and exhibit B.

We do need to retain the R.O.W. and Easement running Parallel along the South Side of Poleline Road West.

Thank you,

  
Ron Burns  
Cable One Construction  
261 Eastland Dr.  
P.O. Box 1946  
Twin Falls, Idaho 83301  
208-733-6877 Ext. 7150  
208-539-9886



POLELINE ROAD WEST  
658.38'

N89°29'33"W 2656.74'  
1998.36'

S00°05'05"E 147.58'

NW COR. S5

N89°29'33"W 428.10'  
273.74'

POB

L11

L7

L8

L9

L10

L6

L5

L4

L3

L2

N00°30'24"E 56.87'

S30°14'57"E 197.52'

N30°14'57"W 195.43'

PORTION OF LOT 1  
BLK 1, ST. LUKES SUB.

N30°14'57"W 370.79'

N59°45'03"E 108.53'

L8

L6

L9

L5

L4

L3

L2

L1

S59°45'03"W 149.02'

L6

L8

L9

L5

L4

L3

L2

L1

S00°05'05"E 374.62'

NE Corner  
St. Luke's Sub.

NORTH POINTE PARK SUBDIVISION

N89°42'29"W 242.35'

ST. LUKES DRIVE

LINE	BEARING	LENGTH
L1	S00°30'27"W	27.12'
L2	S14°45'03"W	18.40'
L3	S30°14'57"E	7.63'
L4	N59°45'03"E	7.50'
L5	S30°14'57"E	15.00'
L6	N89°16'34"W	51.66'

LINE	BEARING	LENGTH
L7	N00°43'06"E	15.00'
L8	S89°16'34"E	47.50'
L9	N14°45'03"E	37.97'
L10	N00°30'27"E	31.24'
L11	S89°29'33"E	15.00'



10/26/2015

**MOB Water Easement Vacation**

HORIZONTAL SCALE: 1" = 100'

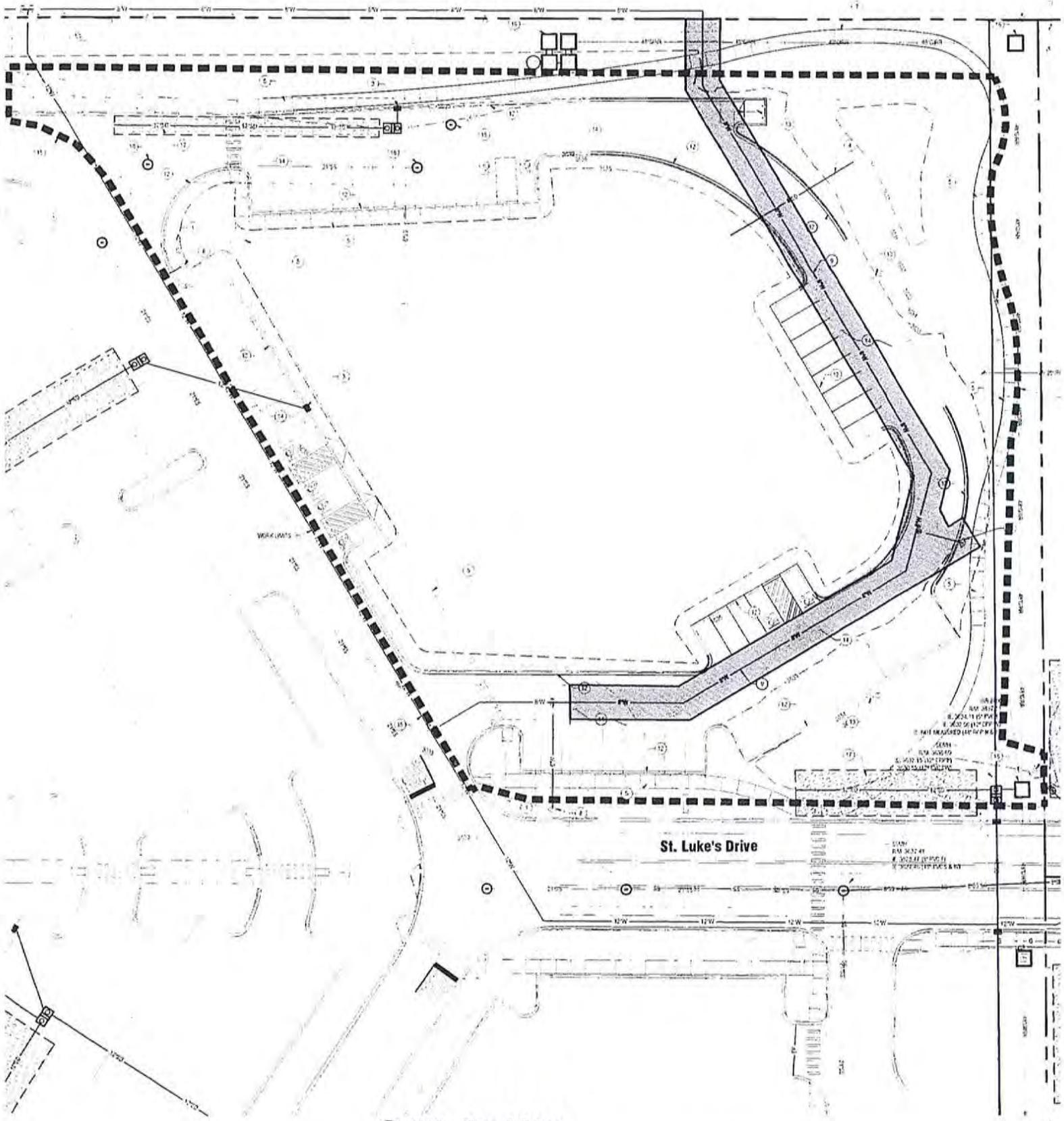
**St. Lukes Twin Falls  
MOB Water Easement Vacation  
Exhibit B'**

Twin Falls

**THE LAND GROUP**  
INCORPORATED  
402 East Shore Drive, Suite 100  
Twin Falls, Idaho 83416  
PH: 208.337.0041 Fax: 208.337.4445  
www.thelandgroup.com

Project No.	15111
Date of Issue	10/26/2015
Designed by:	MDP
Checked by:	STAFF
Sheet No.	1

# Pole Line Road



St. Luke's Drive



## TWIN FALLS CANAL COMPANY

357 6TH AVE WEST  
POST OFFICE BOX 326  
TWIN FALLS, IDAHO 83303-0326



December 15, 2015

Denise Lauerman  
The Land Group, Inc.  
462 E. Shore Drive, Suite 100  
Eagle, Idaho 83616

RE: St.Lukes Easement Vacation

Dear Denise,

The Twin Falls Canal Company staff has reviewed the "Package One Construction Documents" and the utility easement vacation documents for the 801 Pole Line Rd. West – Proposed St. Luke's Magic Valley MOB Site.

This letter is to inform you that the Twin Falls Canal Company's Perrine #3 Coulee runs along the east and north edges of this property in a 48 inch pipe. TFCC's Right-of-Way on the Perrine #3 Coulee is 16 feet on both sides of the 48 inch pipe. Along the north edge of the property it appears as though the easement and the Right-of-Way overlap. While TFCC has no issue with the proposed easement vacation, the Right-of-Way along the Perrine #3 Coulee must be preserved, protected, and remain unobstructed.

If you have any questions, please contact me at 733-6731.

Sincerely,

Jay Barlogi  
Twin Falls Canal Company



NW Corner of MOB site

12/01/2016 04:11 PM



Public Hearing Sign

12/01/2016 04:10 PM



SE Corner of MOB site

12/01/2016 04:13 PM



SW Corner of MOB site

12/01/2016 04:12 PM



NE Corner of MOB site

12/01/2016 04:14 PM



NE Corner of MOB site

12/01/2016 04:13 PM



Public Hearing: Tuesday, December 13, 2016  
 To: Planning and Zoning Commission  
 Presenter: Jonathan Spendlove, Planner I  
 Authors: Jonathan Spendlove & Steve O'Connor

## AGENDA ITEM IV-3

**Request:** Request for a **Special Use Permit** to establish an auto dealership and accessory uses also including vehicle display pad sites on Kimberly Road, number to be determined by Commission on property located at 160 Eastland Drive c/o CRC Property Holdings, LLC on behalf of Goode Motor (app. 2828)

**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> 6.16 acres – 32,944 sq. ft. bldg
CRC Property Holdings LLC Matt Cook PO Box 1108 Burley, ID 83318 (208) 650-7210 mattcook@goodemotor.com	<b>Current Zoning:</b> C-1; Commercial Highway District	<b>Requested Zoning:</b> SUP for Auto Dealership, accessory uses and vehicle display pad sites.
	<b>Comprehensive Plan:</b> Commercial	<b>Lot Count:</b> 2 Parcels
	<b>Existing Land Use:</b> Vacant-Theater	<b>Proposed Land Use:</b> Auto dealership and accessory uses
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
Errin Bliss (Bliss Architecture) 408 S Main St, Ste 3 Hailey, ID 83333 (208) 721-7424	<b>North:</b> C-1; Bowling Alley and Vacant Drive-In Theater	<b>East:</b> OS (Open Space); Cemetery
	<b>South:</b> Kimberly Road; OS (Open Space); Cemetery	<b>West:</b> C-1; Banking and Office Space
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-4-8, 10-7-12, 10-11-1 thru 8, 10-13	

**Approval Process:**

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

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

If an applicant or interested party appeals the decision of the Commission with fifteen (15) days from the date of action (when the Findings of Fact are signed), the City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

**Budget Impact:**

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

**Regulatory Impact:**

Approval of this request will allow the applicant to proceed with operating a Retail Automobile Dealership with accessory uses including Service and Repair center, Auditorium and Pad Sites along Kimberly Road.

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

**History:**

Ordinance 2012 was passed in 1981, it created the zoning districts we currently use, and zoned various properties within City Limits. Zoning designations were assigned at that time, or when areas were annexed. This lot is identified as Twin Falls Acres Inside, which makes this an older lot located within city limits.

The County parcel records for this property start in 1994, and the theater was first listed at this location in the Polk City Directory in 1971. The theater closed in May 2014 and has been vacant since.

**Analysis:**

The applicant is applying for an SUP to operate a Retail Automobile Dealership with accessory uses. These accessory uses include Automobile Service and Repair Center, an Auditorium in one of the old theater spaces, and multiple display pads along Kimberly Road. The Applicant has supplied a detailed narrative laying out the regular operation of the dealership and service center.

Also included is a detailed description of the intent for keeping the theater space to be utilized as a spot for community organizations, schools, churches and other various entities to utilize as a meeting and gathering space. It is clearly stated that their intent is not to compete with the other theaters in town in any way. The property being zoned C-1 and surrounded by C-1 and Open Space, make a dealership, repair center, and auditorium a compatible use for this location.

**Per City Code 10-4-8:**

An SUP is required in the C-1 zone to operate an Automobile and Truck dealership, and Vehicle Service and/or Repair.

*The Site Plan provided by the applicant depicts the location of the Dealership vehicles and Service/Repair area. The display areas are not required to follow the parking lot landscaping requirement. The Service area is shown to be within buildings and is not foreseen to be an overly burdensome impact on neighboring properties.*

**Per City Code 10-7-12:**

Thirty feet (30') of landscaping is required along Kimberly Road. This landscaped area will require a certain number of trees and bushes per the landscaping requirement in City Code.

**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.

As part of the landscaping section of required improvements, vehicle display pads may be permitted within the required landscaping through the Special Use Permit process.

*The applicant has shown the number and location of display pads along Kimberly Road they desire to have. The commission should evaluate the number and location, then determine if it is following the intent of the Gateway Arterial Landscaping code section.*

**Possible Impacts:**

Currently the Goode operation off of Blue Lakes Houses two brand dealerships. A Central Reconditioning Center (CRC) to repair and recondition used vehicles is located on Aspenwood Drive. The move to Eastland Dr. will take the Mazda dealership and the CRC to the new location.

The typical impacts of dealerships center around increased traffic and noise from daily operations. The daily operations include delivery of vehicles, minor service and repair, starting and running of vehicles, and other various activities.

Since the location is within a commercial district, and near similar uses in the area, the daily operations of a new dealership will likely not increase impacts in vicinity to unacceptable levels. The applicant has stated how they will mitigate noise, glare, and fumes from neighboring property owners.

The increased traffic will be due to the inactivity of the property in the recent years. It is not expected the increase in traffic will go beyond the historic traffic levels as a Theater. Additionally, the primary roads used to service this location are Eastland Drive and Kimberly Road. Both of these roadways are designated arterials and have been designed to accommodate larger traffic loads.

The relocation/consolidation of these businesses will have a positive impact on the area as an underutilized location within the city will be revitalized with minimal developmental impacts.

**Conclusion:**

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

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to construction of the building being consistent with the submitted drawings/elevations, as presented.
3. Subject to the vehicle display pads along Kimberly road being limited to a number determined by the Planning Commission.

## Attachments:

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

November 10, 2016

City of Twin Falls  
Attn: Community Development Services  
324 Hansen Street E  
Twin Falls, ID 83303

To Whom It May Concern:

The information contained in this letter is part of the Special Use Permit Application being filed by CRC Property Holdings LLC (an affiliate of Goode Motor Mazda, "**Goode**"). This letter is in response to item #4 contained in the City of Twin Falls' request for information.

The reason that Goode is making the request for a Special Use Permit is to allow Goode to build a modern, customer-centric Mazda dealership on the property as well as expand Goode's central reconditioning center that is currently located a block away at 2441 Kimberly Road.

Currently, Goode's Mazda dealership is located at 1534 Blue Lakes Blvd along with our Volkswagen dealership. Because both franchises are housed on the same property, neither one is given the specific attention they need or deserve. Our plan is to remove Mazda from the Blue Lakes location and place it on the proposed corner of Eastland and Kimberly Dr. The net result will be a brand new facility at this proposed location to house our Mazda franchise. In addition, the second phase of our plan will be to remodel our Volkswagen location on Blue Lakes Blvd once Mazda has been removed.

The other reason for the request is to allow Goode to move all of its operations from 2441 Kimberly Road to this new location. That location is currently used primarily as Goode's Central Reconditioning Center (the "**CRC**") that benefits all 6 our Goode's Magic Valley & Wood River Valley dealerships. All used vehicles from each one of Goode's dealerships (from Twin Falls to Burley to Hailey) are transported to the CRC to be serviced, reconditioned, detailed, and repaired and then shipped back the dealerships to be sold. Given the volume of sales that Goode has in the Magic Valley & Wood River Valley, the existing CRC is too small. If the City approves this permit, Goode will relocate its existing CRC to this location, thus leaving an area that abuts a residential area.

Finally, Goode has a strong desire to preserve a portion of the existing theater to honor the legacy of the business that was located on that site for over 50 years. By preserving the oldest and largest theater on the site, Goode will then have a facility that we would like to share with community organizations, schools, churches, businesses and others. Our intention is to allow others to use the space for meetings, conferences, employee functions and so forth. Our plan calls for a large stage, significant meeting space, a kitchen and/or

Physical Address:

1534 Blue Lakes Blvd.  
Twin Falls, ID 83301

Mailing Address:

PO Box 5075  
Twin Falls, ID 83303

concession space and so forth. We will not use the theater to compete in any way with the other movie theaters in town; rather our intention is to preserve that space to be used for other types of meetings for various groups. For example: a business may want to use the space for a company meeting; the chamber of commerce may want to use it for an annual presentation; a church may want to use it for a one-time event; a school PTA may want to use it for a parents meeting; the local news outlets may want to use the property for a political debate among local candidates. To be clear, Goode has a desire to both preserve the location's heritage by preserving part of the facility as auditorium. It is neither our intent nor desire to use that facility for anything beyond the scope described above and will not be used as an exhibition hall or sports-related activities or the like.

This above-proposed plan has many advantages for Goode as well as the City, including:

- It renovates a blighted area of Twin Falls and replaces an abandoned building with a new, modern flourishing business;
- It relocates Goode's existing CRC from an area that abuts a residential area to an area that won't impact any residential areas;
- Its allows Goode to expand its operations and investment footprint in Twin Falls;
- It results in Goode hiring 15-20 new employees, most of whom will make above-average incomes;
- The new pad site will likely be sold to a restaurant chain, thus creating additional jobs and new business activity in a part of Twin Falls that is somewhat blighted;
- It allows Goode to better protect its used car inventory from vandalism (which frequently occurs at our existing CRC location); and
- It creates an auditorium that Goode will make available to community organizations, schools, and businesses.

In addition to the above, here are answers to specific information requested by the City:

1. *Hours of Operation:* The Mazda dealership will operate 6 days per week (no Sundays) during normal retail business hours of 7am-7pm.
2. *Traffic Anticipated:* There will be an uptick in traffic at this location. All of the traffic currently experienced at our location a block away will move to this location (internal CRC traffic as well as used car retail traffic). In addition to that traffic, however, we anticipate an increase in sales due to the separation of our Mazda franchise as well as our retail repair shop. Due to that new business that doesn't exist, we would expect an additional 20-30 vehicles accessing the property per day.
3. *Number of Employees:* When Goode expanded in Twin Falls a year ago to the CRC, we hired approximately 15 new employees. We anticipate than an additional 15-20 new employees will be hired upon completion of this project, taking our total employee count at this location to 30-35 (which is depending in part on when the Body Shop will be built).
4. *Impact on Adjacent Properties:*
  - a. *Noise:* A retail automotive dealership has insignificant noise pollution. The loudest part of the operation is the use of certain tools used in our

- mechanical shop; however, our doors will be closed most of the time which will mute that noise. We therefore don't think there will be any significant noise that will impact our neighbors.
- b. *Glare*: The existing parking lot will be illuminated at night be significant lot lighting. That is needed both to display our vehicles to customers, but also to protect our vehicles from vandalism. That being said, the lights will be LED lights that have the benefit of generating almost no light pollution since they can be adjusted to shine on specific areas and not shined on other areas.
  - c. *Odor*: Goode is not aware of any odor that would be generated from this project.
  - d. *Fumes/Vibration*: The only possible fumes would be from our proposed body shop. However, that body shop would be built with the most modern and eco-friendly paint booth that would be filtered to meet or exceed all EPA requirements. Thus, the fumes would be insignificant.
  - e. *Overall Compatibility With Adjacent Properties*: This property is perfectly suited for our proposed use since the neighboring properties to the north and west are all commercial properties. The east and south are cemeteries which provide nice buffers to residential areas. As for the bank and bowling alley that sit immediately adjacent, we believe that both will be benefited from our project as it will expose many retail customers to their businesses.

Should you have any questions or need any additional information, please do not hesitate to contact me.

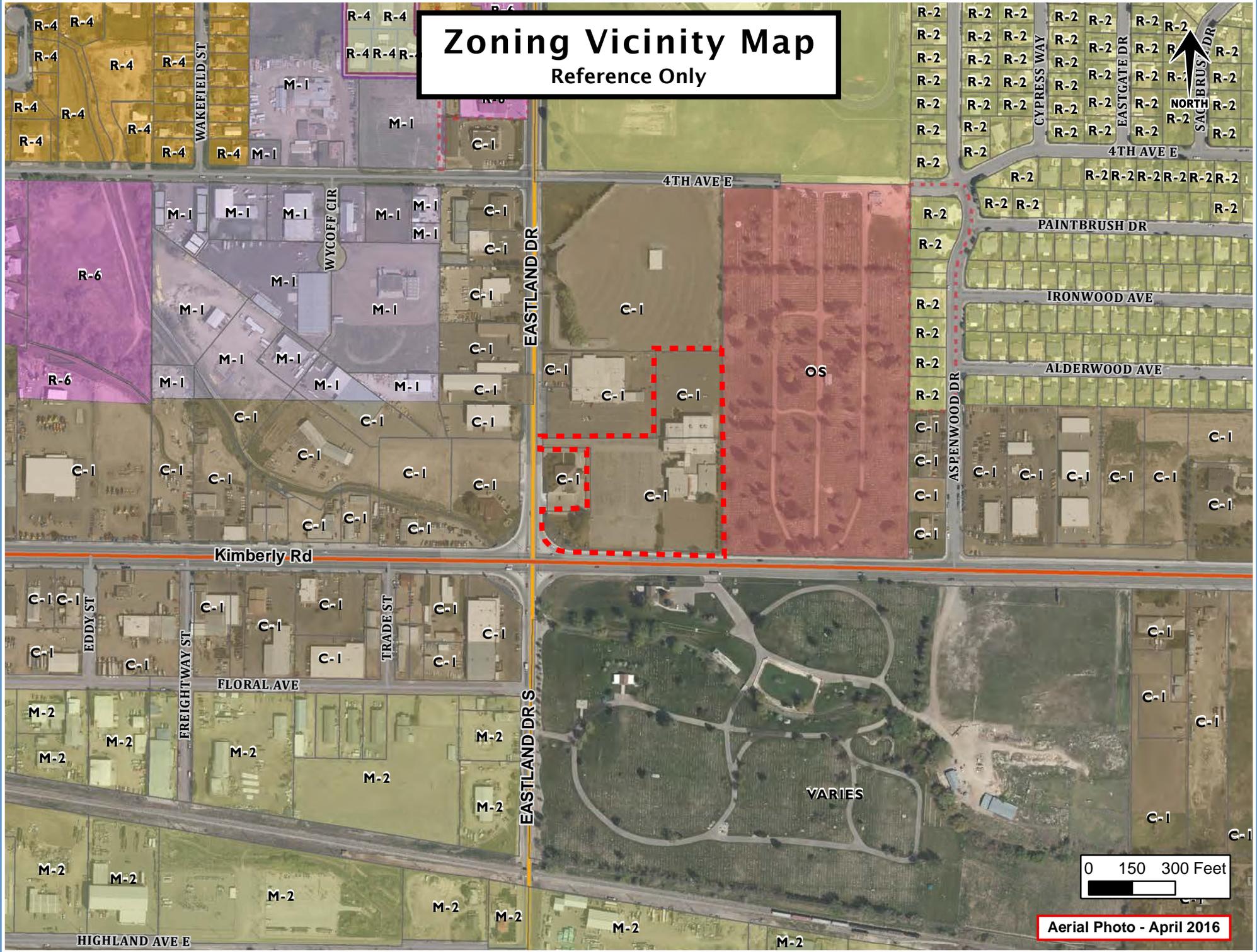
Sincerely,



Matt Cook,  
Goode Motor Mazda

# Zoning Vicinity Map

Reference Only

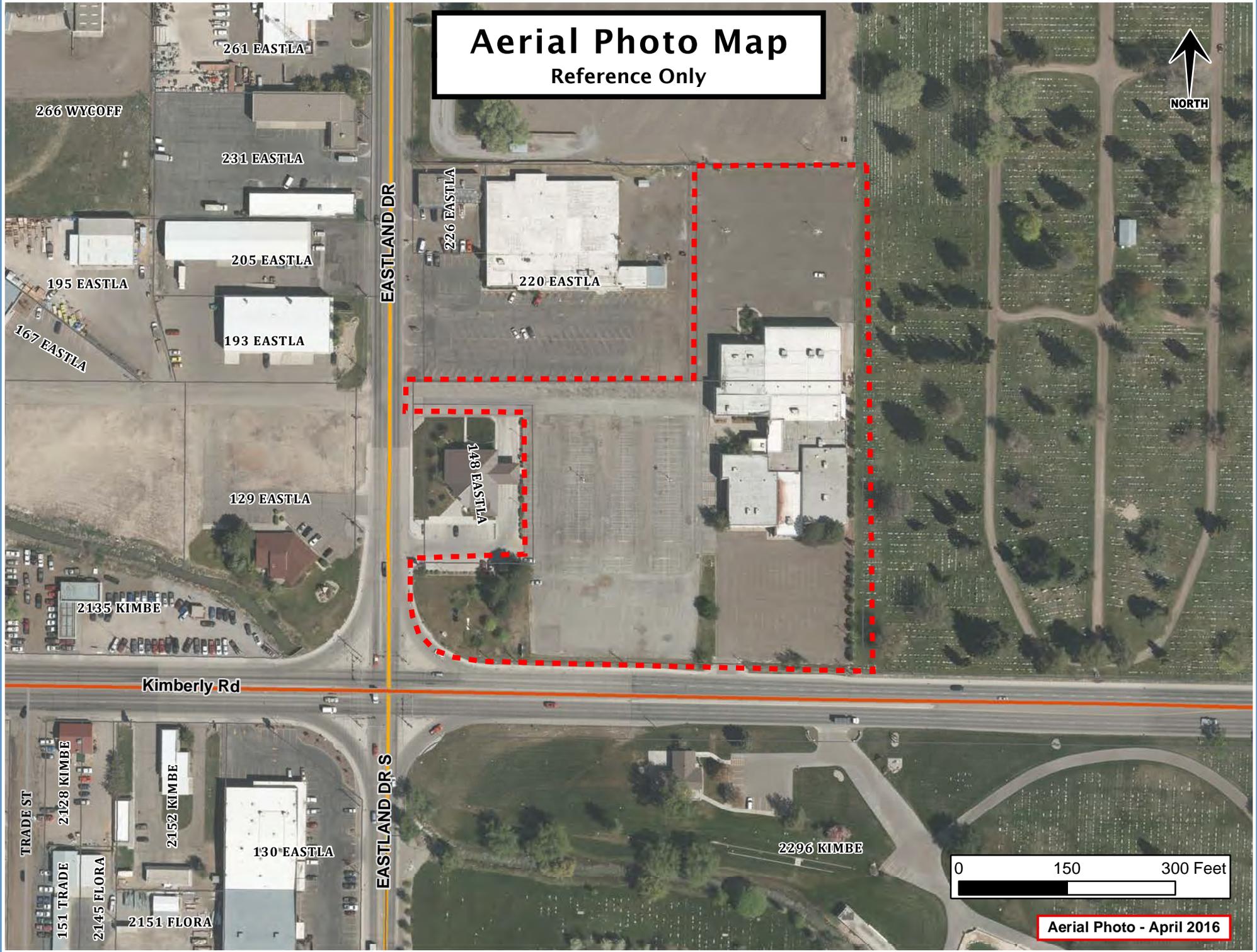


0 150 300 Feet

Aerial Photo - April 2016

# Aerial Photo Map

Reference Only



261 EASTLA

266 WYCOFF

231 EASTLA

205 EASTLA

195 EASTLA

167 EASTLA

193 EASTLA

129 EASTLA

2135 KIMBE

Kimberly Rd

EASTLAND DR

226 EASTLA

220 EASTLA

149 EASTLA

EASTLAND DR S

TRADE ST

2128 KIMBE

2152 KIMBE

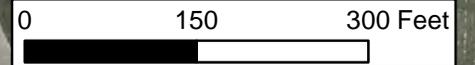
130 EASTLA

2296 KIMBE

151 TRADE

2145 FLORA

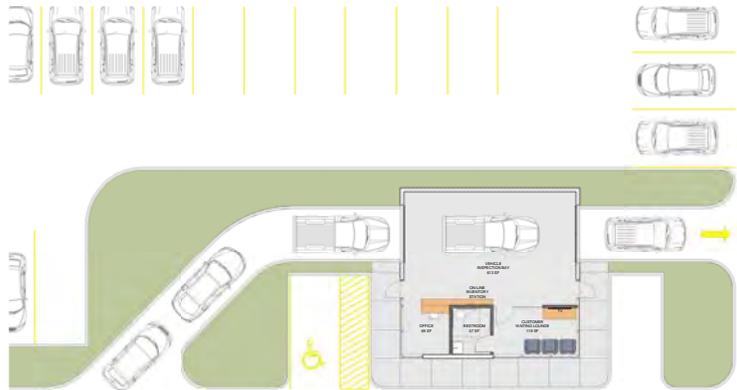
2151 FLORA



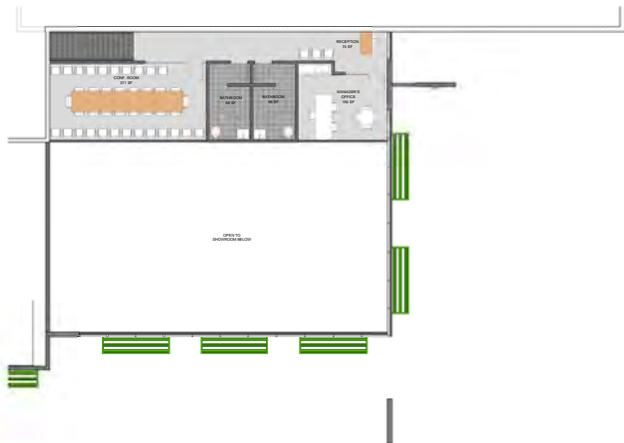
Aerial Photo - April 2016







CONCEPTUAL FLOOR PLAN - BUY MY RIDE  
SCALE: 1/8" = 1'-0"



CONCEPTUAL SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



PERSPECTIVE VIEW - LOOKING NORTHEAST  
SCALE: N.T.S.



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



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



Existing Building from Eastland Dr.



Public Hearing Sign along Eastland Dr.



SE Corner along Kimberly



NE Corner



SW Corner



SW Corner



Public Hearing: **Tuesday, December 13, 2016**  
 To: Planning and Zoning Commission  
 Presenter: Jonathan Spendlove, Planner I  
 Authors: Jonathan Spendlove & Steve O'Connor

## AGENDA ITEM IV-4

**Request:** Request for a **Special Use Permit** an auto body and service business to include an indoor paint boot on property located at 193 Eastland Drive c/o Bruce Bland (app. 2829)

**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> ~ ¾ of an acre
LineX of Magic Valley 193 Eastland Dr Twin Falls ID, 83301	<b>Current Zoning:</b> C-1	<b>Requested Zoning:</b> SUP to operate an auto body collision and repair shop.
	<b>Comprehensive Plan:</b> Commercial/Retail	<b>Lot Count:</b> 1 parcel
	<b>Existing Land Use:</b> Commercial	<b>Proposed Land Use:</b> Commercial/Auto Body Repair
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
Bruce Bland 30 Northridge Way Jerome ID, 83338 208-308-8941 bdbland@aol.com	<b>North:</b> C-1 & M-1; Retail and warehousing supply	<b>East:</b> Eastland Dr.; C-1; Auto parts store and bowling alley
	<b>South:</b> C-1, Office Building	<b>West:</b> C-1 & M-1; Retail and warehousing supply
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-4-8, 10-11-1 thru 8, 10-13	

**Approval Process:**

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

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

If an applicant or interested party appeals the decision of the Commission with fifteen (15) days from the date of action (when the Findings of Fact are signed), the City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

**Budget Impact:**

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

## Regulatory Impact:

Approval of this request will allow the applicant to proceed with operation of an Automobile Service and Repair business, with a paint booth, in the C-1 zone.

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

## History:

Ordinance 2012 was passed in 1981, it created the zoning districts we currently use, and zoned various properties within City Limits. Zoning designations were assigned at that time, or when areas were annexed. This lot is identified as Twin Falls Acres Inside, which makes this one of the older lots located within city limits.

The County parcel records for this property start in 1994, and the address was listed in the Polk City Directory first in 1996. A new building was constructed in 2006 for a warehousing type business. The applicant bought the property in 2007. Shortly thereafter the applicant established LineX of Magic Valley and has been operating continuously since.

## Analysis:

The applicant has provided a detailed narrative of the operation of the business. They indicate the desire to operate an Automobile Service and/or Repair business (collision repair facility) with an indoor paint booth. Their narrative describes the expected number of vehicles, hours of operation, employees, and type of work being performed.

## Per City Code 10-4-8:

Automobile and Truck service and/or repair establishments are required to obtain a Special Use Permit prior to being legally established due to potential impacts on neighboring properties.

*City code does not differentiate between various Service and/or Repair businesses. This proposed business has "self-classified" as Collision Repair. This would typically entail having vehicles in various forms of disrepair or wrecked status being on the premises awaiting hoods, fenders, doors, ect. It also entails reconditioning, prepping, and painting body panels. It is uncertain if major engine repair or transmissions will also be part of the operation.*

## 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.

*It is not anticipated any new buildings will be constructed and the majority of renovations will take place indoors with over the counter permits. Therefore, some improvements will not be triggered. However, the majority of site improvements required within Title 10 Chapter 11 have previously been constructed and approved.*

## Possible Impacts:

Increase in traffic, noise, odor, or glare is not anticipated to increase to unacceptable levels for neighboring land uses. This is primarily due to location along Eastland Dr. and being surrounded by the C-1 and M-1 Zoning districts and Land Uses. Additionally, it has been depicted the work on vehicles will take place indoors, during reasonable business hours.

One common impact of this type of business is the of the visual sort. These businesses occasionally have a tendency to proliferate vehicle parts outside the building. A condition requiring screening of wrecked vehicles and miscellaneous parts would be appropriate.

**Conclusion:**

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

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to all wrecked vehicles, miscellaneous parts, and/or equipment being located within the building, or behind a screening fence. Said screening fence material to be approved by staff prior to installation.

**Attachments:**

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

Detailed Written Statement

The reason for this request:

To add a Special Use Permit to the current zoning permit for a collision repair facility.

Explanation of the project:

Hours of operation will be Monday through Saturday 8:00 am to 5:00 pm. The anticipated traffic will be 20 to 30 cars per week. The business will employ 5 to 6 employees.

Evaluation of the effects on adjoining property including the effect of such elements:

Noise: Average (45-60 decibel level)

Glare: None

Odor: None

Fumes and vibration on adjoining property: None

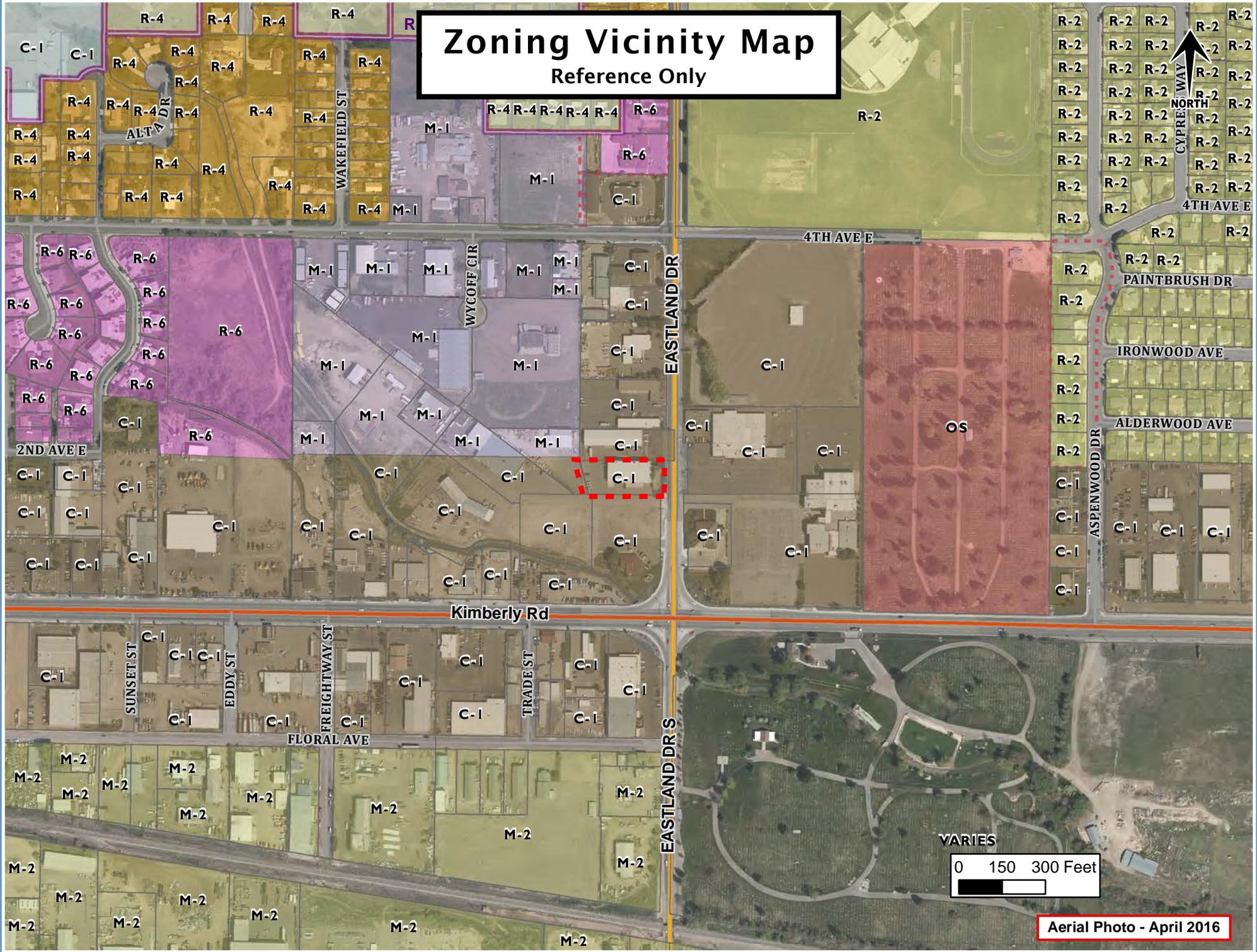
Parts Storage: Parts storage is located inside the building above the office accessible by stairs and in a gated forklift location.

Vehicle Capacity: Inside the building we can accommodate 8 cars. Outside 12 parking spots, inside a gated privacy fence with local fire department approved Knox lock boxes at each gate.

Remaining parking on the west side of the property and across the front is (2 ADA in front) and 18 regular spots outside the gate for parking. For a total of 20 remaining parking spots.

# Zoning Vicinity Map

Reference Only



Aerial Photo - April 2016

# Aerial Photo Map

Reference Only



2054 4TH A

2116 4TH A

WYCOFF CIR

297 WYCOFF

266 WYCOFF

261 EASTLA

231 EASTLA

EASTLAND DR

226 EASTLA

220 EASTLA

135 EASTLA

205 EASTLA

195 EASTLA

193 EASTLA

167 EASTLA

165 EASTLA

129 EASTLA

148 EASTLA

2043 KIMBE

2059 KIMBE

2053 KIMBE

2075 KIMBE

2103 KIMBE

2135 KIMBE

Kimberly Rd

EASTLAND DR S

2064 KIMBE

2096 KIMBE

2118 KIMBE

TRADE ST

2128 KIMBE

2152 KIMBE

130 EASTLA

0 150 300 Feet

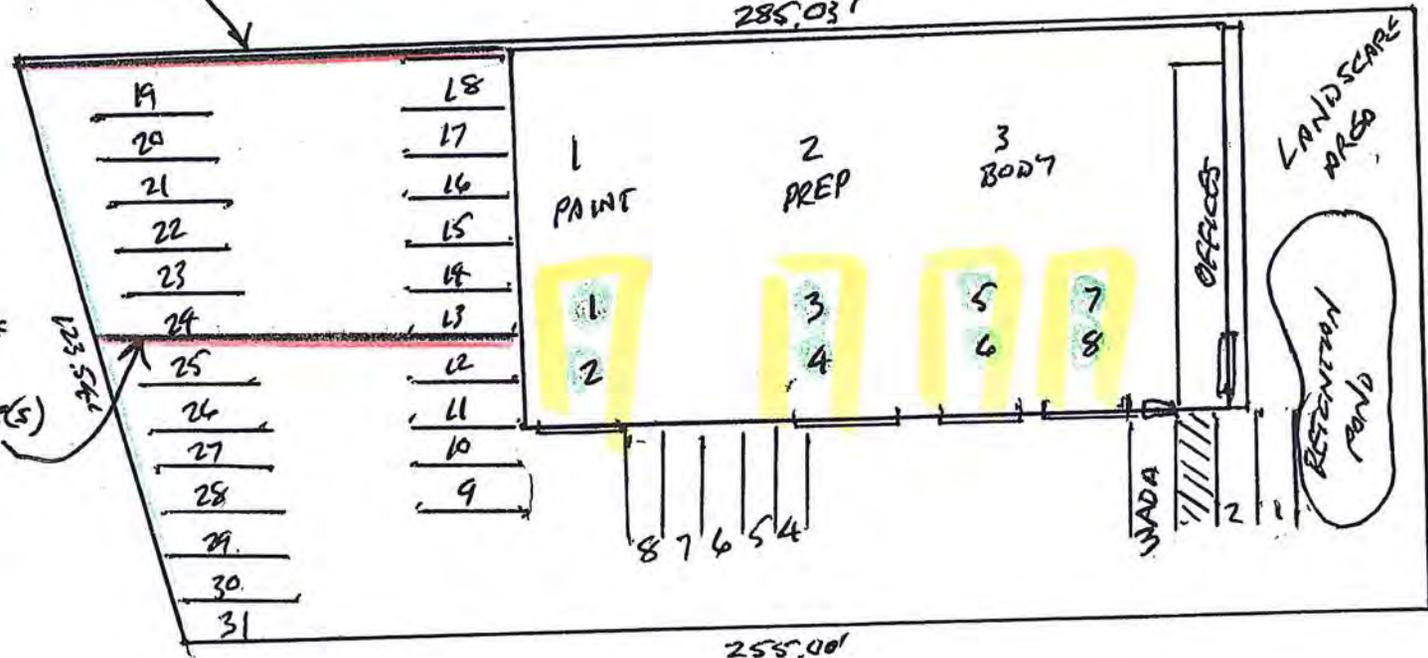
2296 KIMBE

Aerial Photo - April 2016



FENCE 99' W/GATE(SWING)

285.03'



84' FENCE W/SLIDING GATE(S)

113.54'

EASTLAND DR.

EXISTING PRIVATE DR.

DIRT LOT

DIRT LOT

193 EASTLAND DR.  
TWIN FALLS, ID. 83301  
OWNERS:  
LIVING TRUST OF  
BRUCE D. & GENEVIEVE P. BLAND  
DATED OCT. 5, 2005

- BAYS
- PARKING STATIONS INSIDE
- EXISTING FENCE
- NEW GATED FENCE (PRIVACY)

T.F. ACRES INSIDE NE 119.33' X 325.03'  
OF S 549.26' EXC E 40 SESE  
(PT OF PARCEL 2) (15-10-17)



Front of Line-x of Magic Valley  
from Eastland Dr



Public Hearing Sign



SE Corner



NE Corner



NW Corner



SW Corner



Public Hearing: **Tuesday, December 13, 2016**

To: Planning and Zoning Commission

Presenter: Jonathan Spendlove, Planner I

Authors: Steve O'Connor & Jonathan Spendlove

## AGENDA ITEM IV-5

**Request:** Request for a **Zoning District Change & Zoning Map Amendment** from R-1 to C-1 for 1(+/-) acres to allow expansion of an existing self-storage facility on property located at 2716 Addison Avenue East c/o Addison Secure Storage (app. 2830)

**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>	Status: Owner	Size: ~ 2 acres
Addison Secure Storage Forrest LeBaron 2716 Addison Ave East Twin Falls, ID 83301 208-410-2025 forrestlebaron@gmail.com	<b>Current Zoning:</b> R-2	<b>Requested Zoning:</b> C-1
	<b>Comprehensive Plan:</b> Commercial/Retail	<b>Lot Count:</b> 1 Parcel
	<b>Existing Land Use:</b> Commercial/ Agriculture	<b>Proposed Land Use:</b> Storage Unit Rentals
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
Same	<b>North:</b> C-1 PUD ; Addison Ave East; Active Agriculture Use	<b>East:</b> C-1 & R-2; Active Agriculture Use
	<b>South:</b> R-2, Residential Single Family Homes	<b>West:</b> C-1 & R-2; Commercial Use – Owner Occupied
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-4-8, 10-11-1 thru 8, 10-14	

**Approval Process:**

At the conclusion of the Public Hearing, the Planning Commissioners will be tasked with making a recommendation on the rezone request. The recommendation will then be forwarded to the City Council for consideration and a decision.

**Budget Impact:**

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

**Regulatory Impact:**

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

## History:

Ordinance 2012 was passed in 1981, it created the zoning districts we currently use, and zoned various properties within City Limits. Zoning designations were assigned at that time, or when areas were annexed. This lot is identified as Twin Falls Acres Inside, which makes this one of the older lots located within city limits. This corridor originally was zoned with a 600' in depth C-1 zoning – still existing today.

The first appearance of this address in the Polk Twin Falls City Directory was in 1988 as what appears to be a residence, and the remaining property to the south was likely used as agricultural land. The applicant purchased this property in 2014 and soon thereafter began the process of submitting construction plans for the north half of the parcel establishing Addison Secure Storage.

## Analysis:

In reviewing a request for a Zoning District Change and Zoning Map Amendment the Commission has two (2) main tasks: **1-** to determine whether the request is in conformance with the Comprehensive Plan and **2-** to evaluate the request to determine the extent and nature of the amendment requested.

The applicant is applying for a Zoning District Change and Zoning Map Amendment for a portion of the southern parcel in order to complete the build out of Addison Secure Storage. Addison Secure Storage has been operating at this location for almost 2 years and according to the applicant's narrative, there will be no change in the overall operation, just an increase in the number of storage units towards the South.

Currently the mini storage units occupy the northern half of the property which is located in the C-1 zone. The applicants overall plan shows 4 more phases at this location. The submitted documents indicate an approximate 35'+ "buffer" on the southern property line. This 35' is not part of this rezone application and is proposed to remain zoned R-2. The applicant states they plan to continue leasing the ground for agriculture use and canal access.

This Rezone request would allow for future development to occur under the codes and standards as set forth in the C-1 Zoning District.

## Conclusion:

The Commission is asked to make a recommendation on this request which shall automatically be scheduled for a public hearing before the City Council. The Commission's recommendation may be to deny the request, approve the request as presented or they may table the request and ask that additional information be provided for their review.

To make a positive recommendation to the City Council the Commission must determine that **1-** the request is in conformance with the Comprehensive Plan and **2-** the extent and nature of changing the zoning of this property to R-2 would be compatible with and not detract from the surrounding area.

If the Commission finds that 1 & 2 have been met then Staff recommends the Commission recommend approval of this request, as presented.

## Attachments:

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



2716 Addison Ave East, Twin Falls Idaho 83301  
(208) 410-2025

## Residential Ag to Commercial

---

4. a.

Proposing of the rezoning current farm land zoned Residential Ag to Commercial for additional mini storage pods.

4. b.

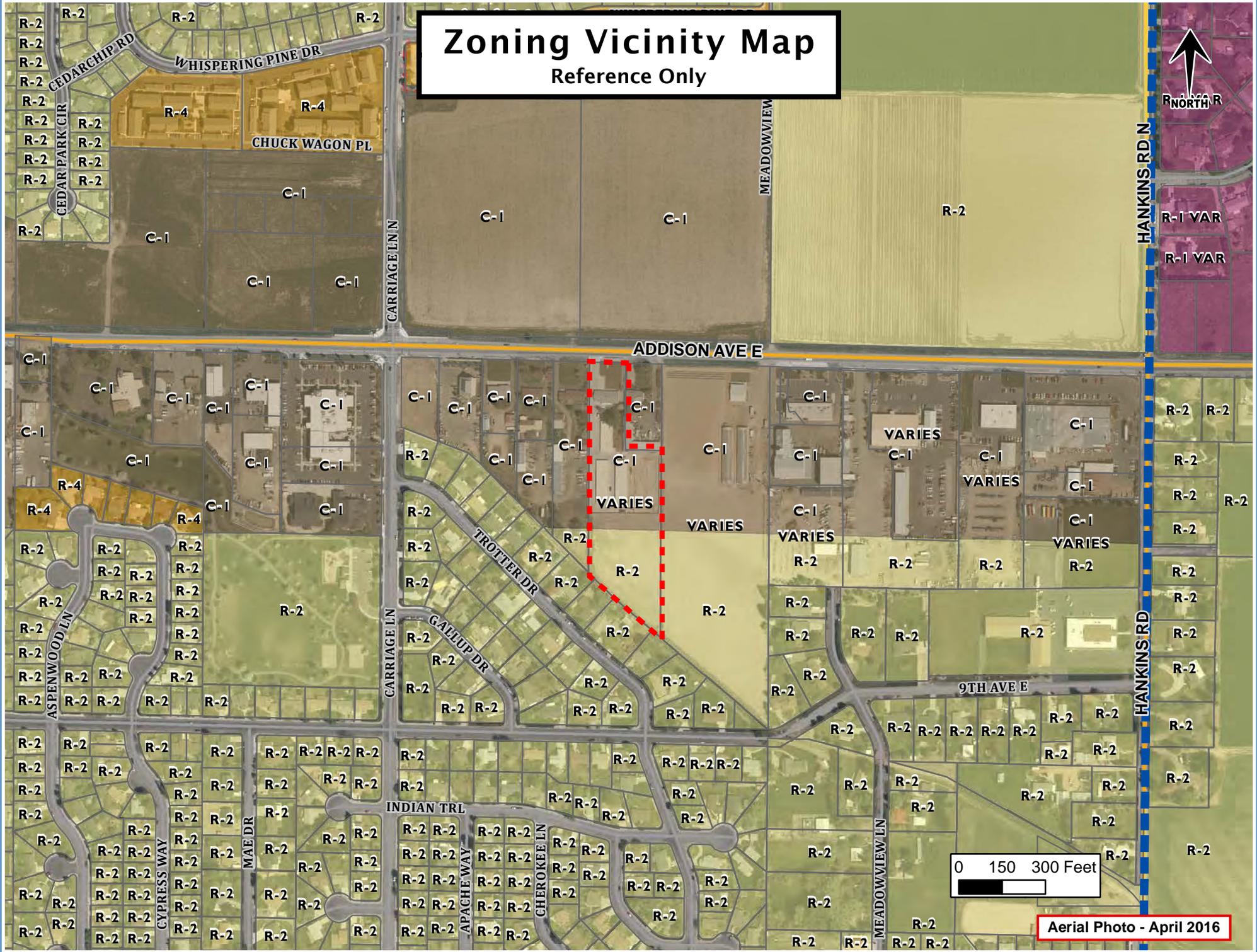
i. Falls in expected use of the land for long term planning and growth.

ii. Adjacent to current commercial land and mini storage.

iii. Expand mini storage facility and maintain existing look and business model.

# Zoning Vicinity Map

Reference Only



Aerial Photo - April 2016

# Aerial Photo Map

Reference Only



ADDISON AVE E

2695 ADDIS

2616 ADDIS

2634 ADDIS

2658 ADDIS

2674 ADDIS

2698 ADDIS

2732 ADDIS

2716 ADDIS

2826 ADDIS

2840 ADDIS

2862 ADDIS

951 MEADOW

VIEW LN

1068 CARRI

1088 TROTT

1076 TROTT

1062 TROTT

1050 TROTT

1036 TROTT

1022 TROTT

996 TROTTE

968 TROTTE

952 TROTTE

1036 CARRI

1059 TROTT

1041 TROTT

1027 TROTT

1011 TROTT

997 TROTTE

977 TROTTE

1018 CARRI

982 CARRIA

984 GALLUP

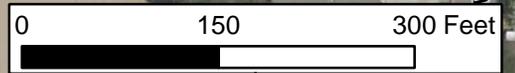
972 GALLUP

958 GALLUP

983 GALLUP

GALLUP DR

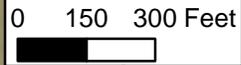
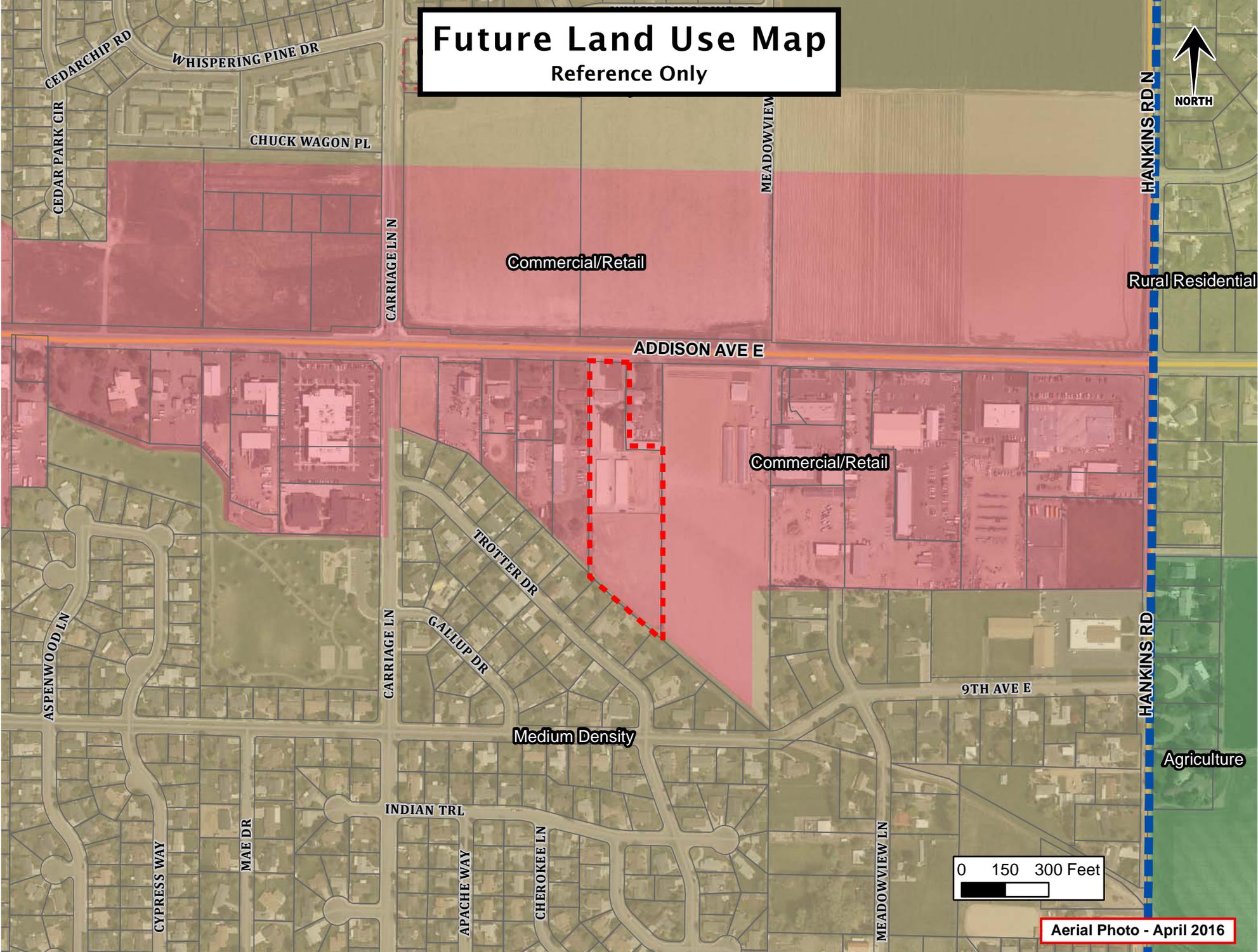
TROTTER DR



Aerial Photo - April 2016

# Future Land Use Map

Reference Only



Aerial Photo - April 2016



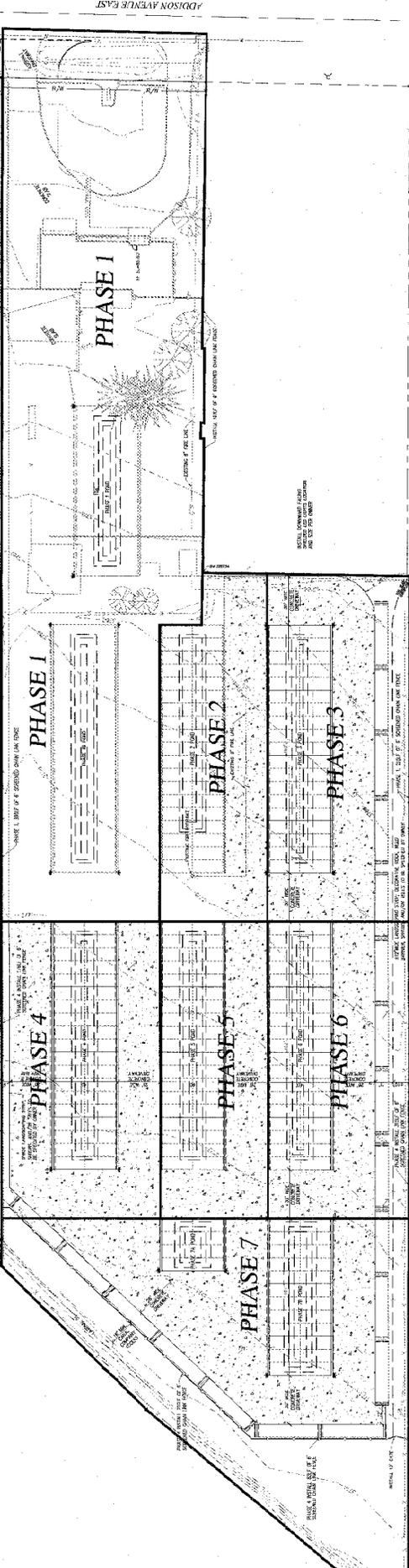


DO NOT SCALE DRAWINGS  
CONTRACTOR SHALL VERIFY ALL  
DIMENSIONS AND CONDITIONS OF  
EXISTING UTILITIES AND STRUCTURES  
BEFORE CONSTRUCTION. ALL  
DIMENSIONS AND CONDITIONS OF  
EXISTING UTILITIES AND STRUCTURES  
SHALL BE VERIFIED BY THE CONTRACTOR  
AND THE DESIGNER.

REVISIONS

# SITE PHASING PLAN for EAST ADDISON STORAGE

**EHM Engineers, Inc.**  
ENGINEERS / SURVEYORS / PLANNERS  
521 NORTH CANTON ROAD, SUITE 100, TWIN FALLS, IDAHO 83301  
P (208) 734-8855 FAX (208) 737-6049 WWW.EHM.COM



SEE 2007-12-15 DRAWING  
FOR THE LOCATION OF THE  
EXISTING UTILITIES AND STRUCTURES  
AND THE DESIGNER'S  
RECOMMENDATIONS FOR  
THEIR REMOVAL OR  
RELOCATION.





Front of Addison Secure Storage  
from Addison Ave West



Public Hearing Sign



Inside SW Corner



Inside SE Corner



Drive Aisle



SE Corner of R-2 Zone



NW Corner of R-2 Zone

**City of Twin Falls, Idaho**  
**Planning & Zoning Commission**  
*2017 Meeting and Work Session Schedule*

**Alternative 1**

1 work session 2 public meeting in November, 1 work session 1 public meeting in December

The following is a schedule for **2017** Planning & Zoning Commission meetings. The Planning & Zoning Commission meetings are typically held on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesdays of each month, unless otherwise posted. The meetings start at 6:00 P.M. All meetings are held in the **City Council Chambers, 305 Third Avenue East**. The meetings are televised on Cable TV Channel 17. Meetings can also be viewed on-line at [www.tfid.org](http://www.tfid.org).

**Meetings**

January 10, 2017  
January 24, 2017  
February 14, 2017  
February 28, 2017  
March 14, 2017  
March 28, 2017  
April 11, 2017  
April 25, 2017  
May 09, 2017  
May 23, 2017  
June 13, 2017  
June 27, 2017

**Meetings**

July 11, 2017  
July 25, 2017  
August 8, 2017  
August 22, 2017  
September 12, 2017  
September 26, 2017  
October 10, 2017  
October 24, 2017  
November 14, 2017  
November 28, 2017  
December 12, 2017

The Planning & Zoning Commission **2017** Work Sessions are typically held on the 1<sup>st</sup> Wednesday of every month, unless otherwise posted. The work sessions start at 12:00 P.M. All work sessions are held in the **City Council Chambers, 305 Third Avenue East**. The Work Sessions are televised on Cable TV Channel 17. Work Sessions can also be viewed on-line at [www.tfid.org](http://www.tfid.org).

**Work Sessions**

January 4, 2017  
February 1, 2017  
March 1, 2017  
April 5, 2017  
May 3, 2017  
June 7, 2017

**Work Sessions**

July 5, 2017  
August 2, 2017  
September 6, 2017  
October 4, 2017  
November 1, 2017  
December 6, 2017

**City of Twin Falls, Idaho**  
**Planning & Zoning Commission**  
*2017 Meeting and Work Session Schedule*

**Alternative 2**

1 work session, 1 public meeting in November, 1 work session 2 public meetings in December

The following is a schedule for 2017 Planning & Zoning Commission meetings. The Planning & Zoning Commission meetings are typically held on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesdays of each month, unless otherwise posted. The meetings start at 6:00 P.M. All meetings are held in the City Council Chambers, 305 Third Avenue East. The meetings are televised on Cable TV Channel 17. Meetings can also be viewed on-line at [www.tfid.org](http://www.tfid.org).

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May 23, 2017  
June 13, 2017  
June 27, 2017

**Meetings**

July 11, 2017  
July 25, 2017  
August 8, 2017  
August 22, 2017  
September 12, 2017  
September 26, 2017  
October 10, 2017  
October 24, 2017  
November 14, 2017  
December 5, 2017  
December 19, 2017

The Planning & Zoning Commission 2017 Work Sessions are typically held on the 1<sup>st</sup> Wednesday of every month, unless otherwise posted. The work sessions start at 12:00 P.M. All work sessions are held in the City Council Chambers, 305 Third Avenue East. The Work Sessions are televised on Cable TV Channel 17. Work Sessions can also be viewed on-line at [www.tfid.org](http://www.tfid.org).

**Work Sessions**

January 4, 2017  
February 1, 2017  
March 1, 2017  
April 5, 2017  
May 3, 2017  
June 7, 2017

**Work Sessions**

July 5, 2017  
August 2, 2017  
September 6, 2017  
October 4, 2017  
November 1, 2017  
December 6, 2017