



Twin Falls Planning & Zoning Commission Agenda

Tuesday, October 26, 2021, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

Members -

City Limits: Danielle Titus, Chairperson; Craig Kelley, Vice-Chair; Ed Musser; Carolyn Bolton; Curtis Hansen; Marilu Perez

Area of Impact: David Detweiler

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) Approval of minutes from the following meeting: October 12, 2021
- 3) Items of Consideration
 - a) **ACTION ITEM:** Request for consideration of the Preliminary Plat for the Villas on Falls Subdivision consisting of 7.26 (+/-) acres to develop twelve (12) lots located at the 1700-1800 block of Dora Drive South. (app. PZ21-0161)
By: Elizabeth Hart, Senior Planner
 - b) **ACTION ITEM:** Request for consideration of the Preliminary Plat for Fire Station #2 approximately two (2) (+/-) acres to develop one (1) lot located approximately 600' east of the intersection of Cheney Drive and Washington Street North. (app. PZ21-0164)
By: Ian Zollinger, City Planner
- 4) Public Hearings
 - a) **ACTION ITEM:** Request for a Special Use Permit to allow for a charter school on property located at 586 Orchard Drive c/o ethos three Architecture on behalf of XL Charter Development. (PZ21-0142)
By: Jonathan Spendlove, Planning and Zoning Director
- 5) Upcoming Meeting(s)
 - a) Worksession: Wednesday November 3, 2021
Public Hearing: Tuesday, November 9, 2021
- 6) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Kelli Ebersole (208) 735-7267 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208) 735-7287.

CITY OF TWIN FALLS

PLANNING & ZONING COMMISSION

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chair shall review the public hearing procedures.
 2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chair, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
 3. A City Staff Report shall summarize the application and history of the request.
 4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The 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.**
 5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
 6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
 7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chair may limit public testimony to no less than two (2) minutes per person.
 - **Individuals are not permitted to give their time to other speakers.**
 - **However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chair. The spokesperson shall be limited to 15 minutes.**
 - **Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.**
 8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond.
 9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chair, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chair may limit the time permitted for the answer.
 10. The Mayor or Chair shall close the Public Hearing. The City Council or Planning & Zoning 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 Mayor or Chairman.



Twin Falls Planning & Zoning Commission Minutes

Tuesday, October 12, 2021, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

Members -

City Limits: Danielle Titus, Chairperson; Craig Kelley, Vice-Chair; Ed Musser; Carolyn Bolton; Curtis Hansen; Marilu Perez

Area of Impact: David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Vice Chair Kelley called the meeting to order at 06:02 PM

A quorum was present.

Members Present: Kelley, Detweiler, Bolton, Hansen, Perez

Staff Present: Spendlove, Hart, Zollinger, Ebersole, Vitek

2) Consent Calendar

MOTION: Commissioner Bolton moved to approve the Consent Calendar, as presented.
Commissioner Detweiler seconded the motion.

Motion approved by a vote of 4-0-1.

- a) Approval of minutes from the following meeting: September 28, 2021

3) Items of Consideration - None

4) Public Hearings

- a) Request for a recommendation to City Council for an Amendment to the Latitude 42 PUD to allow for tandem parking to be included in the required off street parking calculation c/o Paul Hilbig on behalf of Blue Terra Development LLC. (PZ21-0141)

Staff Presentation:

Senior Planner Hart presented the request for a recommendation to City Council for an Amendment to the Latitude 42 PUD to allow for tandem parking to be included in the required off street parking calculation c/o Paul Hilbig on behalf of Blue Terra Development LLC. (PZ21-0141)

Per Twin Falls City Code 10-6, the petitioner for a ZDA sub-district may, after pre-application conferences with the planning staff, submit a preliminary development plan to the Commission for preliminary review.

The Preliminary Presentation for this request was held September 28, 2021.

After the preliminary presentation, a public hearing shall be held before the Commission for a recommendation to the Council to approve, approve with conditions or deny the amendment request.

The Latitude 42 C-1 PUD Agreement #272 includes Latitude Subdivision No. 1 recorded in April 2016 and Latitude 42 Subdivision No. 2 recorded in April 2018.

The PUD Agreement was recorded in April 2016. Recently, Lots 6-8 in the Latitude 42 Subdivision No. 2, a PUD was approved for a Special Use Permit to allow for storage unit rental. Later in September 2020, the PUD was amended to allow for outside storage and display of equipment with extended hours of operation.

Per City Code 10-10-6 Parking Requirements:

- 1–2-bedroom units require 2 off-street parking stalls per unit.
- 3-bedroom units require 2.5 off-street parking stalls per unit.

The City Code does not allow for tandem parking. However, through the PUD Amendment process, a variation to the code can be requested.

Taking into consideration, the development will be located along a dead-end road, is not adjacent to any residential development and approval of tandem parking may have minimal impacts on the surrounding area.

The Commission is tasked with making a recommendation to the City Council. The Commission may recommend approval; recommend approval with conditions or deny the amendment request.

Should the City Council approve the request the amended document will be signed by the property owners, the City of Twin Falls recorded and applicable to both Latitude 42 Subdivision No. 1 & 2.

Applicant Presentation:

Paul Hilbig, applicant, presented the request for an Amendment to the Latitude 42 PUD to allow for tandem parking to be included in the required off street parking calculation. Mr. Hilbig reviewed the two site plans and the reasoning behind going with the alternate plan. He stated the alternate plan does not create a sea of parking, maximizing the open space, while minimizing the asphalt. He stated he believes the development will be a positive impact to neighborhood as a new high-end project. He stated the garage use will be strictly enforced as only for parking, not to be used as storage.

PZ/Questions & Comments:

- Commissioner Hansen asked if the driveway spaces are being counted towards the parking requirement.
- Planning and Zoning Director Spendlove stated the driveway is considered permitted parking in residential zones, if the property meets the 20' front setback.

- Commissioner Detweiler asked how the proposed tandem parking will work.
- Senior Planner Hart explained how the tandem parking (garage and driveway space) would be counted as required parking.
- Planning and Zoning Director Spendlove stated they want to use the garage and driveway as required parking. He stated those spaces would be assigned only to the tenant.

Public Hearing: Opened

- Mike Fife, co-applicant, agreed with Mr. Hilbig's presentation and reiterated the benefits of this proposal.

Public Hearing: Closed

Discussions Followed:

- Commissioner Perez stated she likes the plan as presented. She stated she does not believe there will be adverse effects, as this project is not near other residential areas and does not think it will create a big impact on surrounding neighborhood.
- Commissioner Hansen stated he is not in favor of this request. He stated he does not believe the garage provision is enforceable and does not believe that the proposal would be fair to neighboring businesses and would take up the street parking as overflow.
- Commissioner Bolton stated she is in favor of the request. She believes this plan meets the required parking code. She likes the open green space and believes the garages can be enforced.
- Commissioner Detweiler asked for guidance to the advantages of this proposal.
- Vice Chair Kelley explained the alternate plan gives extra green space and the parking is not limited to only one area.
- Commissioner Detweiler stated he does not have a problem with this proposal. He believes there is adequate parking and won't affect the flow of traffic to the area.
- Vice Chair Kelley stated he is not in favor of this request. He believes the parking will be an issue, but likes the extra green space, but has an issue with parking as presented.
- Commissioner Hansen stated the history with these types of projects is the parking spills out to the streets. He stated he is afraid for the other businesses having access issues. He thinks this is a bad idea for city and does not believe it is enforceable.
- Commissioner Bolton asked staff if there will be onsite management for facility.
- Planning and Zoning Director Spendlove stated he understands there is a manager on site to lease the units.

MOTION: Commissioner Bolton moved to make a positive recommendation to City Council for an Amendment to the Latitude 42 PUD to allow for tandem parking to be included in the required off street parking calculation c/o Paul Hilbig on behalf of Blue Terra Development LLC. (PZ21-0141), as presented, with staff recommendations.
Commissioner Detweiler seconded the motion.

Motion Approved by a vote of 3-2.

Commissioner Hansen left the meeting.

- b) Request for a recommendation to City Council on the appropriate Zoning District for property proposed to be Annexed located at 763 and 797 Cento Drive c/o Rex Harding on behalf of George Shannon and KRP Property Investments. (PZ21-0131) **-withdrawn by applicant**
Withdrawn
- c) Request for a Special Use Permit to operate sporting vehicle and motorcycle service and repair on property located at 2964 Addison Avenue East c/o EHM Engineers, Inc. on behalf of Adventure Motor Sports. (PZ21-0144)

Staff Presentation:

Senior Planner Hart presented the request for a Special Use Permit to operate sporting vehicle and motorcycle service and repair on property located at 2964 Addison Avenue East c/o EHM Engineers, Inc. on behalf of Adventure Motor Sports. (PZ21-0144)

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

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, 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.

Since the 1990s the property was previously used as a retail store. Up until this past year the site was used by D&B Supply. Annexed into the city in 1986.

The applicant is proposing to operate a sporting vehicle and motorcycle service and repair business. The subject property is zoned C1, which allows the proposed use as a special use. The subject property is approximately 4.28 acres in size and was previously used for retail purposes. Access to the site is from Addison Avenue and Hankins Road.

Surrounding properties have existing commercial and residential uses on them. To the north-east and east, properties are zoned R6 and R2 and have existing residential units. To the south, properties are also zoned R2, along the southern border is the Bethel Temple School Facility (SUP in 2002) and further south and south-west are existing residential units. To the west, properties are zoned C1 and have existing commercial uses, including a landscape nursery, laboratory, and office.

The applicant has requested to connect into city services. The special use process requires the applicant to bring the site into compliance with Title 10.

The applicant has stated to staff that the repairs will only take place inside the repair facility but that some noise may be noticed by neighboring properties. The most notable noises could be the starting of gasoline engines and compressed air tools.

The existing building is setback from the residential zones and uses more than what is required per code, which creates more physical separation between the uses.

The proposed use is consistent with the C1 zoning district regulations and with the general purposes of the Comprehensive Plan and is not detrimental to any of the outright permitted uses or other existing uses in the zone and will not otherwise be detrimental to public health, safety, and welfare.

Upon conclusion, should the Commission recommend approval of the request as presented, staff recommends the following:

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

Applicant Presentation:

Dave Thibault, representing applicant, presented the request for a Special Use Permit to operate sporting vehicle and motorcycle service and repair on property located at 2964 Addison Avenue East. He stated the hours of operation are Monday – Friday: 9:00 am -6:00 pm and Saturday: 9:00 -3:00. He stated he believes this is a reasonable use for C1 Highway corridor, referring to the Master Transportation Plan and is compatible with the area. He stated the majority of work would happen indoors, mitigating the noise. He acknowledged the citizen's letter, addressing the noise concern.

PZ/Questions & Comments:

- Commissioner Perez asked what is to the west of the property.
- Senior Planner Hart stated it is commercial to the west and residential to the east and south.

Public Hearing: Opened and closed without input

Discussions Followed: without concerns

- Commissioner Detweiler stated he has no issue with the project and believes it is good use of the building.
- Commissioner Bolton agreed with Commissioner Detweiler and likes the retrofitting of an existing building.
- Commissioner Perez is in favor and does not believe there will be a noise issue.
- Vice Chair Kelley stated he agrees with the commission, and it is a great use of building.

MOTION: Commissioner Bolton moved to Request for a Special Use Permit to operate sporting vehicle and motorcycle service and repair on property located at 2964 Addison Avenue East c/o EHM Engineers, Inc. on behalf of Adventure Motor Sports. (PZ21-0144), as presented with staff recommendations.

Commissioner Detweiler seconded the motion.

Unanimously approved by a vote of 4-0.

- d) Request for a Special Use Permit to operate an indoor recreation facility on property located at 766 Falls Avenue c/o Sam Krapf. (PZ21-0146)

Staff Presentation:

City Planner Zollinger presented the request for a Special Use Permit to operate an indoor recreation facility on property located at 766 Falls Avenue c/o Sam Krapf. (PZ21-0146)

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

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, 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.

The applicant is requesting a Special Use Permit for an Indoor Recreational Facility for a Gym proposed to be located at 766 Falls Avenue. Hours of operation are intended to be 24 hours. As stated in the application, the applicant anticipates that most of the traffic will occur between the hours of 5:00 AM and 8:00 AM and 5:00 PM to 9:00PM. Membership will be capped at 40 members.

Properties located within Turf Plaza are served by the current parking lot. No increase in parking or other required improvements are required.

If the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

Applicant Presentation:

Sam Krapf, applicant, presented his request for a gym on property located at 766 Falls Avenue. He stated the gym would be called Ground Zero Strength. He stated the gym will be the first strength gym in town, with 24-hour access for members. He stated he will be the sole employee. He stated most traffic to the gym will be outside regular business hours. The clientele he is targeting are first responders, trying to accommodate their schedules. He stated there will be key cards for membership entry. It is a private club style, with limiting membership. He stated he is installing noise deafening platforms, as heavy weight lifting can be loud.

PZ/Questions & Comments:

- Commissioner Bolton asked if there is a membership limit.

- Applicant Krapf stated the membership will be limited to 40 members.

Public Hearing: Opened and closed without input

Discussions Followed: without concerns

MOTION: Commissioner Detweiler moved to approve the request for a Special Use Permit to operate an indoor recreation facility on property located at 766 Falls Avenue c/o Sam Krapf. (PZ21-0146), as presented with staff recommendations.
Commissioner Bolton seconded the motion.

Unanimously approved by a vote of 4-0.

5) Upcoming Meeting(s)

- a) Tuesday, October 26, 2021

6) Adjournment

The meeting adjourned at 06:50 PM

Kelli Ebersole, Administrative Assistant



Date: Tuesday, October 26, 2021
To: Planning and Zoning Commission
From: Elizabeth Hart, City Planner

ACTION ITEM

Request:

Request for consideration of the Preliminary Plat for the Villas on Falls Subdivision consisting of 7.26 (+/-) acres to develop thirty-two (32) lots located at the 1700-1800 block of Dora Drive South. (app. PZ21-0161)

Time Estimate:

5-10 minutes for staff and applicant presentation with discussion to follow.

Background:

This is a request for approval of a preliminary plat of the Villas on Falls Subdivision, a proposed zero lot line development located at the 1700-1800 block of Dora Drive South.

Approval Process:

As per Twin Falls City Code 10-12-2.3: The Commission may approve, conditionally approve, deny or table for additional information when acting on the preliminary plat.

Approval of the Preliminary Plat will set many parameters for which the Final Plat must substantially conform to. Including total number of lots, street layout, sidewalk connections, and other similar items.

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.

Budget Impact:

Regulatory Impact:

This preliminary plat complies with the standards as outlined in City Code:

10-12-2-3: Preliminary Plat.

10-12-5-6: Planned Zero Lot Line Subdivision.

10-4-5: R4, Residential Medium Density District.

All general criteria for approval have been met, per State Statute Title 50 - Chapter 13.

History:

The property is part of the Twin Falls Acres inside plat. In the past has been used for agricultural purposes.

Analysis:

The preliminary plat proposes subdividing approximately 7.26 acres into 32 total lots, 30 residential lots, one overflow parking lot, and one storm water retention lot. Approximately 4 units per acre.

The proposed development for the property is attached single family dwellings. The property is accessed from Madrona Street and Falls Avenue, these streets are classified as a collector and arterial.

The subject property is zoned R2. There is an existing residential dwelling unit on it on the property that will be subdivided to be on its own lot. The surrounding properties are zoned R2 and have existing residential dwellings on them.

A Park in Lieu application was approved by the City Council on September 27, 2021.

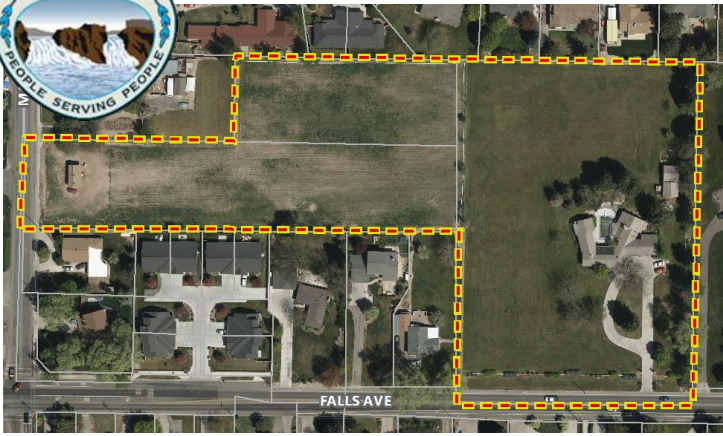
Conclusion:

Upon conclusion, should the Commission approve this request as presented, staff recommends approval be subject to the following conditions:

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.

Attachments:

1. PZ21-0161 PPlat SR_edited
2. Vicinity map
3. Villas on Falls Subdivision-REVISED Preliminary Plat-0826-2021
4. Site Photo



Preliminary Plat Staff Report

To: Planning & Zoning Commission

Presenter: Liz Hart, Senior City Planner

Request: for consideration of the **Preliminary Plat** for the Subdivision Villas on Falls approximately 7.26 (+/-) acres to develop 32 lots located at the 1700 - 1800 block Dora Drive South.

Application: PZ21-0161

Applicant & Representative:

Clint Schnoor, Summit Restoration & Construction
c/o Dave Thibault
EHM Engineers

Planning Commission Meeting: October 26, 2021

Background:

This is a request for approval of a preliminary plat of the Villas on Falls Subdivision, a proposed zero lot line development located at the 1700-1800 block of Dora Drive South.

History:

The property is part of the Twin Falls Acres inside plat. In the past has been used for agricultural purposes.

Approval Process:

As per Twin Falls City Code 10-12-2.3: The Commission may approve, conditionally approve, deny or table for additional information when acting on the preliminary plat.

Approval of the Preliminary Plat will set many parameters for which the Final Plat must substantially conform to. Including total number of lots, street layout, sidewalk connections, and other similar items.

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.

Applicable Zoning Regulations:

This preliminary plat complies with the standards as outlined in City Code:

10-12-2-3: Preliminary Plat.

10-12-5-6: Planned Zero Lot Line Subdivision.

10-4-5: R4, Residential Medium Density District.

All general criteria for approval have been met, per State Statute Title 50 - Chapter 13.

Comprehensive Plan Compliance:

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Town Neighborhood". Which is primarily, but not limited to, residential in character. Staff has determined this request complies with the 2016 Comprehensive Plan.

Analysis:

The preliminary plat proposes subdividing approximately 7.26 acres into 32 total lots, 30 residential lots, one storm water retention lot and one overflow parking lot. Approximately 4 units per acre.

The proposed development for the property is attached single family dwellings. The property is accessed from Madrona Street and Falls Avenue, these streets are classified as a collector and arterial.

The subject property is zoned R2. There is an existing residential dwelling unit on it on the property that will be subdivided to be on its own lot. The surrounding properties are zoned R2 and have existing residential dwellings on them.

A Park in Lieu application was approved by the City Council on September 27, 2021.

Conclusion:

Upon conclusion, should the Commission approve this request as presented, staff recommends approval be subject to the following conditions:

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.

Attachments:

1. Vicinity Map
2. Preliminary Plat Exhibit

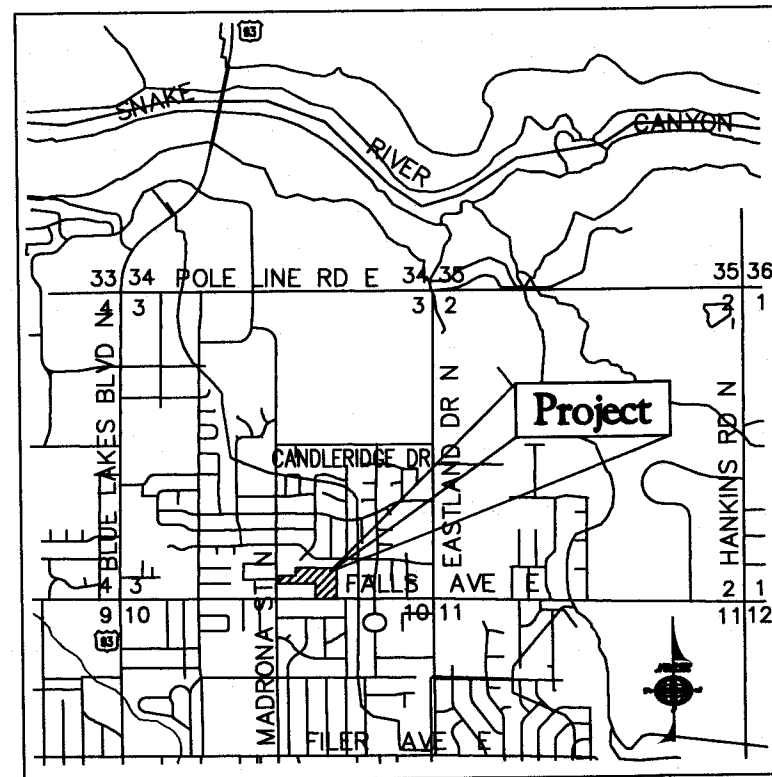
3. Photos

Key Notes:

- (E-1) EXISTING CURB, GUTTER AND SIDEWALK - RETAIN & PROTECT
 (E-2) EXISTING CURB, GUTTER AND SIDEWALK - REMOVE & RECONSTRUCT AS SHOWN
 (E-3) EXISTING CURB AND GUTTER - REMOVE & RECONSTRUCT AS SHOWN
 (E-4) EXISTING UTILITY POLE - REMOVE & RELOCATE AS SHOWN
 (E-5) EXISTING FIRE HYDRANT - REMOVE & RELOCATE AS SHOWN
 (E-6) EXISTING ASPHALT ROADWAY - REMOVE AND RECONSTRUCT (FALLS AVE E)
 RETAIN AND PROTECT MADRONA STREET NORTH
 (E-7) EXISTING SEWER MAIN - RETAIN AND PROTECT
 (E-8) EXISTING WATER MAIN - RETAIN AND PROTECT
 (E-9) EXISTING GRAVITY IRR MAIN - REMOVE

- (C-1) PROPOSED ASPHALT OR CONCRETE DRIVEWAY
 (C-2) PROPOSED FALLS AVE E WIDENING - SEE DETAIL
 (C-3) PROPOSED SEWER MAIN EXTENSION - ESM'T REQUIRED
 (C-4) PROPOSED WATER MAIN LOOP
 (C-5) PROPOSED FIRE HYDRANT (TYPICAL)
 (C-6) PROPOSED PRESSURE IRRIGATION EXTENSION
 (C-7) PROPOSED RETENTION BASIN
 (C-8) PROPOSED CLUSTER MAILBOX
 (C-9) PROPOSED OVERFLOW/VISITOR PARKING
 (C-10) PROPOSED PRIVATE PI STATION ON EXISTING LATERAL - ~290' EAST OF PROPERTY, AGREEMENT FROM NEIGHBOR REQUIRED.

- (L-1) LANDSCAPE AREA - DESIGN AND PLAN BY OTHERS PER OWNER



Vicinity Map - n.t.s.

Design Data:

Parcel No.: RPT00107038410, 8421, 8480
 Owner/Developer: Summit Restoration & Const.
 Clint Schnoor
 208-734-5311

Engineer: EHM Engineers, Inc.
 621 N. College Rd.
 Ste 100
 Twin Falls, Id. 83301
 (208)734-4888
 David Thibault, P.E.

Dev. Area: 316,080 SF (7.26 Ac.) w/Falls RW
 Zone: R-2

Existing Use: Pasture/Residence

Proposed Use: Residential Development

Setbacks: Setbacks shall conform to
 City of Twin Falls Zoning and
 Subdivision Regulations

Utilities: City Sewer, Water & Pressure
 Irrigation, Underground Power
 Gas and Cable TV

Easements: As Shown on Plan

Storm Drainage Calcs:

Note:
 Drainage Runoff Factors: $Vt = 1.6/12(A)(ROF)$
 Impervious Areas = 0.95
 Landscape Areas = 0.25
 Pre-Development = 0.35

Total Development Area = 300,410sf (6.89 Ac)
 Total Impervious Area = 170,998sf (3.92 Ac)
 Total Landscape Area = 129,412sf (2.97 Ac)

Total Dev. Area = 300,410sf
 Impervious Area = 170,998sf
 Landscape Area = 129,412sf
 Total = 300,410sf
 Pre-Devel Area = 8,438sf
 Total Retention Required = 11,954cf

Storm Drainage to be Retained in Basin as Shown

Legend

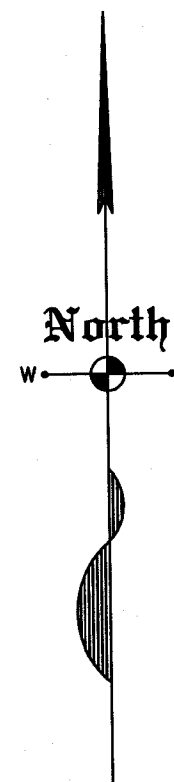
Property Boundary Line	---
Proposed Lot Line	---
Proposed Easement Line	---
Building Setback Line	---
Proposed Water Main & Size	W 6"
Existing Water Main & Size	W 6"
Proposed Sewer Main & Size	C 8"
Existing Sewer Main & Size	C 8"
Proposed Pressure Irrigation Main & Size	PI 6"
Existing Pressure Irrigation & Size	PI 6"
Proposed Storm Drain & Size	SD 12"
Existing Storm Drain & Size	SD 12"
Existing Overhead Powerline	OP
Proposed Fire Hydrant	●
Existing Fire Hydrant	●
Proposed Manhole	⊙
Existing Manhole	⊙
Proposed Power Pole	■
Existing Power Pole	■
Proposed Valve	+
Existing Valve	+
Proposed Catch Basin	■
Existing Catch Basin	■
Proposed Street Light	■

Notes:

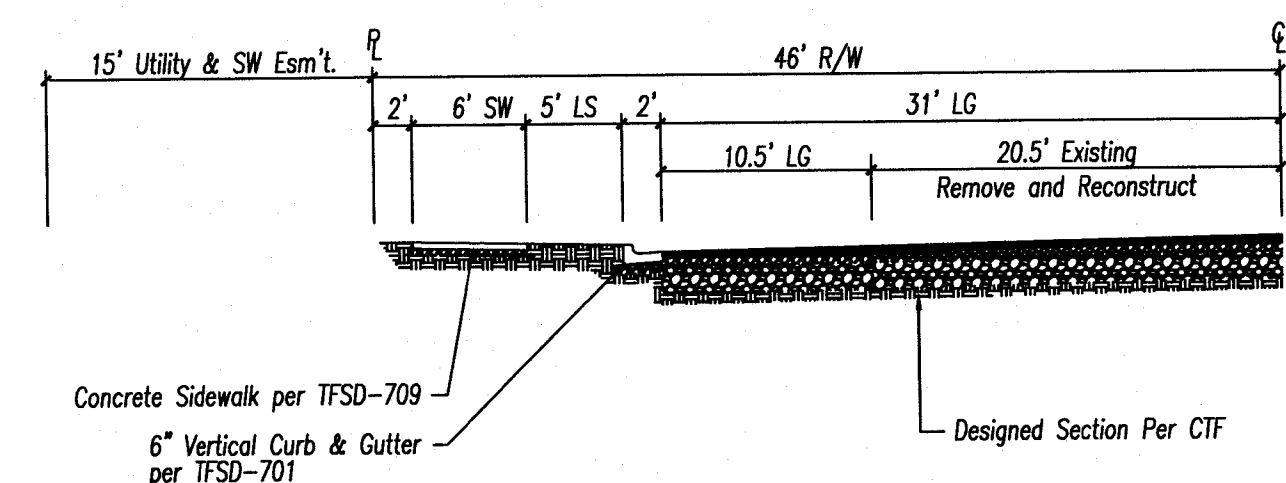
- INTERIOR LOT LINES AND PRIVATE DRIVES TO BE ADJUSTED OR DELETED AS NECESSARY.
 EASEMENTS FOR PUBLIC UTILITIES WILL BE PROVIDED ON FINAL PLAT.
 STORM WATER SHALL BE RETAINED ON SITE PER CTF STANDARDS.
 PRESSURIZED SURFACE IRRIGATION WATER SHALL BE PROVIDED TO ALL LOTS. PIPE SIZING WILL BE DETERMINED AS PART OF SITE DEVELOPMENT PLANS.
 PRIVATE STREET LIGHTING TO BE INSTALLED AND MAINTAINED BY THE LOT OWNER'S ASSOCIATION. DESIGN TO BE PROVIDED WITH DEVELOPMENT PLAN SUBMITTAL.
 BUILDINGS, LOT LINES AND PRIVATE DRIVES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO RELOCATION, DELETION OR OTHER MODIFICATION PROVIDED SUCH CHANGES ARE IN ACCORDANCE WITH CITY OF TWIN FALLS ZONING ORDINANCE.
 ALL LANDSCAPING SHALL BE IRRIGATED UTILIZING TFC SURFACE WATER. PRESSURIZED IRRIGATION TO BE PROVIDED BY A NEW PRIVATE PRESSURE IRRIGATION PUMP STATION.
 STORM WATER RETENTION AREAS AND LANDSCAPE STRIPS SHALL BE OWNED AND MAINTAINED BY THE HOA AS DESIGNATED IN CCR'S.

NOTE:
 1. ALL ELEVATIONS BASED ON CITY OF TWIN FALLS FIRE HYDRANT DATUM.

0 25' 50' 100'
 Scale In Feet

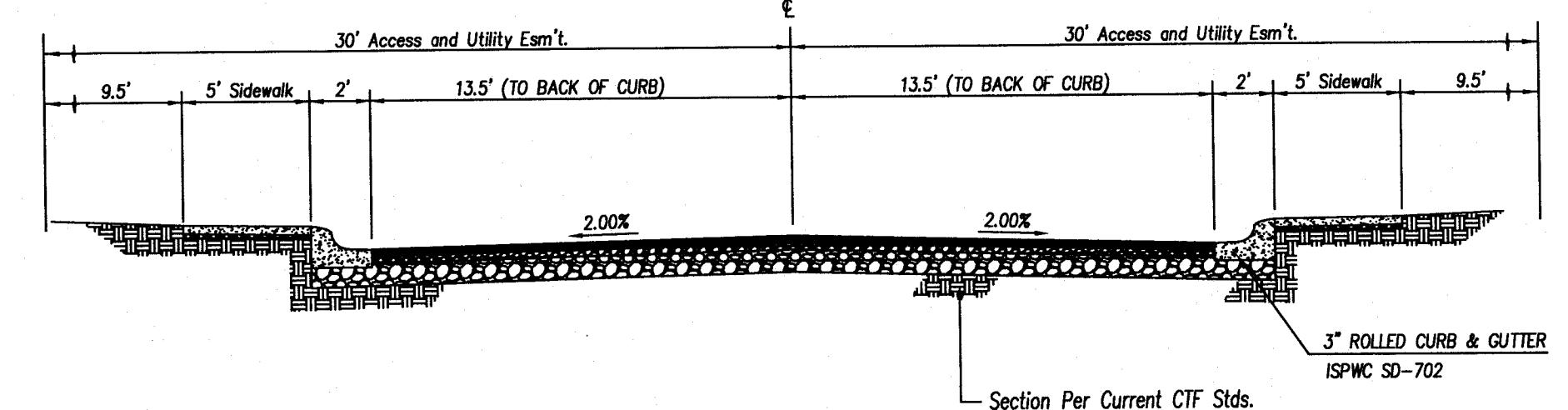


Located In
 SW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 3
 Township 10 South, Range 17 East
 Boise Meridian
 Twin Falls County, Idaho



Falls Ave E Typical Section

Per TFSD-701, 709 & 801 Not to Scale



Typical Private Roadway Section

Per TFSD-701 OR 702, 709 & 801

NOT TO SCALE

RECEIVED
 APR 26 2021
 CITY OF TWIN FALLS
 ENGINEERING DEPT.

EHM Engineers Inc.
 Engineers / Surveyors / Planners
 621 N College Rd., Suite 100 Twin Falls, ID 83301 - (208)734-4888

Preliminary Plat For
Villas on Falls Subdivision
 A Zero Lot Line Subdivision
 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:
 Rev. 6/23/21 Item per CTF
 Rev. 8/9/21 Item per CTF

STAMP

APPROVED D. THIBAUT

DESIGN T. MCBRIDE

DRAWN T. MCBRIDE

DATE MARCH 2021

SCALE AS SHOWN

DWG. NO. 148-21 PRE-PLAT w/TP Rm5





Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Ian Zollinger, City Planner

Request: for consideration of the **Preliminary Plat** for Fire Station #2 approximately 2 (+/-) acres to develop 1 lot located approximately 600' East of the intersection of Cheney Drive and Washington Street.

Application: PZ21-0164

Applicant & Representative:

Fire Station #2 Subdivision
Mitch Humble
City of Twin Falls
203 Main Avenue East
Twin Falls, ID 83301

Public Hearing: October 26th, 2021

Background:

This is a request to subdivide approximately 2 acres into 1 lot. The property is currently zoned R-4 and has recently received a Special Use Permit for a fire station.

Approval Process:

As per Twin Falls City Code 10-12-2.3: The Commission may approve, conditionally approve, deny or table for additional information when acting on the preliminary plat.

Approval of the Preliminary Plat will set many parameters for which the Final Plat must substantially conform to. Including total number of lots, street layout, sidewalk connections, and other similar items.

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. 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.

Applicable Zoning Regulations:

This preliminary plat complies with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, all regulations regarding the C-1 Zoning District development standards as well as the Canyon Village PUD #270.

All general criteria for approval have been met, per State Statute 50 - Chapter 13.

Comprehensive Plan Compliance:

The 2016 Comprehensive Plan "Grow With Us" designates this area as "College of Southern Idaho" which is an institutional designation. Staff has determined this request complies with the 2016 Comprehensive Plan.

Conclusion:

Upon conclusion, should the Commission approve this request as presented, staff recommends approval be subject to the following conditions:

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards

Attachments:

1. Vicinity Map
2. Exhibits

Property Owner/Developer:

CITY OF TWIN FALLS
203 MAIN AVE. E
TWIN FALLS, IDAHO 83301
PRIMARY CONTACT: CHIEF LES KENWORTHY
PH: 208.539.5568

Planner, Engineer, Landscape Architect:

THE LAND GROUP, INC.
CONTACT: ERIC CRONIN, PE (ENGINEER), eric@thelandgroupinc.com
CONTACT: BOB SCHAFER, PLA (LANDSCAPE ARCHITECT), bob@thelandgroupinc.com
CONTACT: MICHAEL S. FEMENIA, PLS (LAND SURVEYOR), mike@thelandgroupinc.com
462 E. SHORE DR., SUITE 100
EAGLE, ID 83616
PH: 208.939.4041

Utility Service Providers:

SANITARY SEWER: CITY OF TWIN FALLS - WASTE WATER COLLECTION
POTABLE WATER: CITY OF TWIN FALLS - WATER DEPARTMENT
ELECTRIC: IDAHO POWER COMPANY
GAS: INTERMOUNTAIN GAS COMPANY

Description:

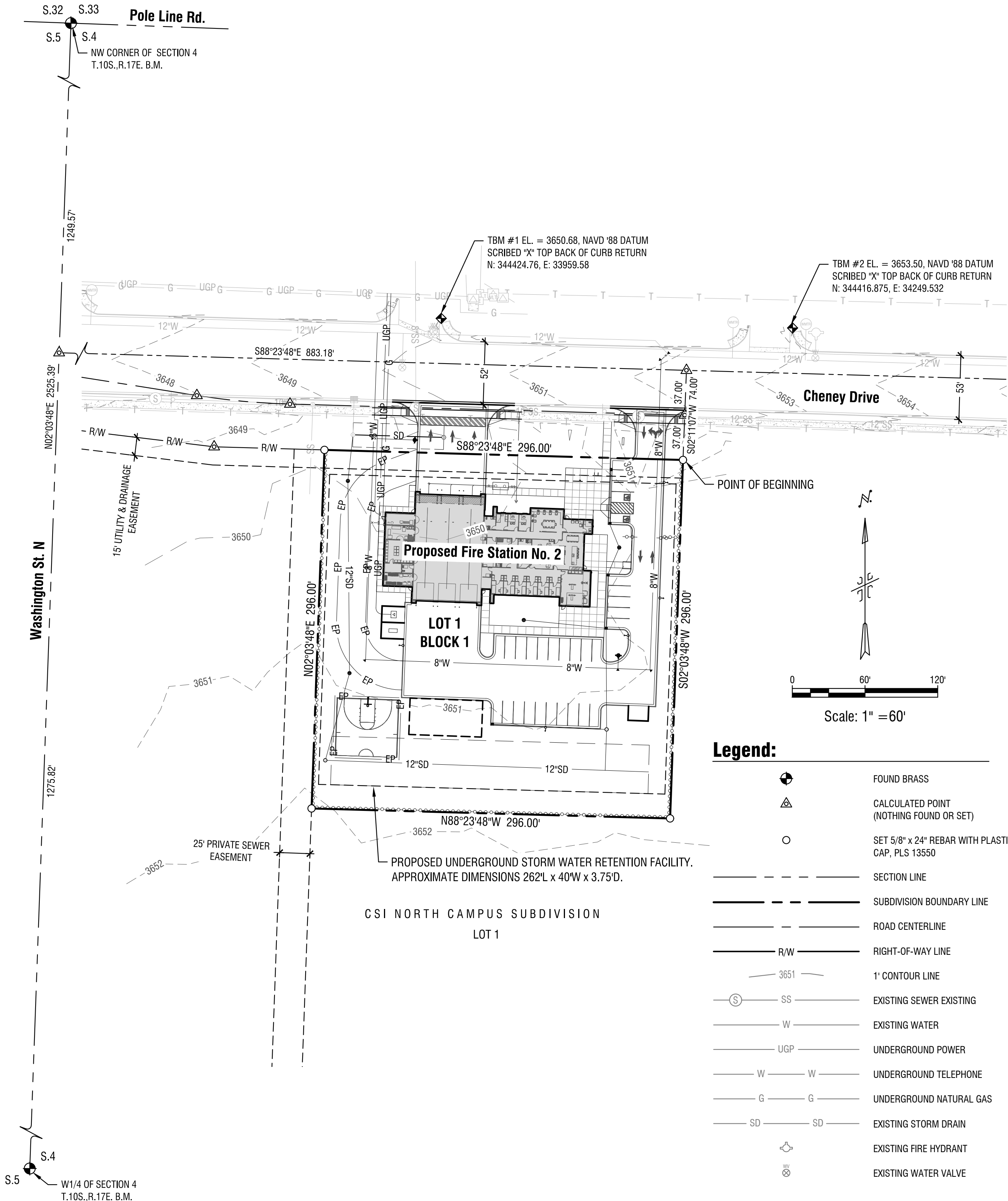
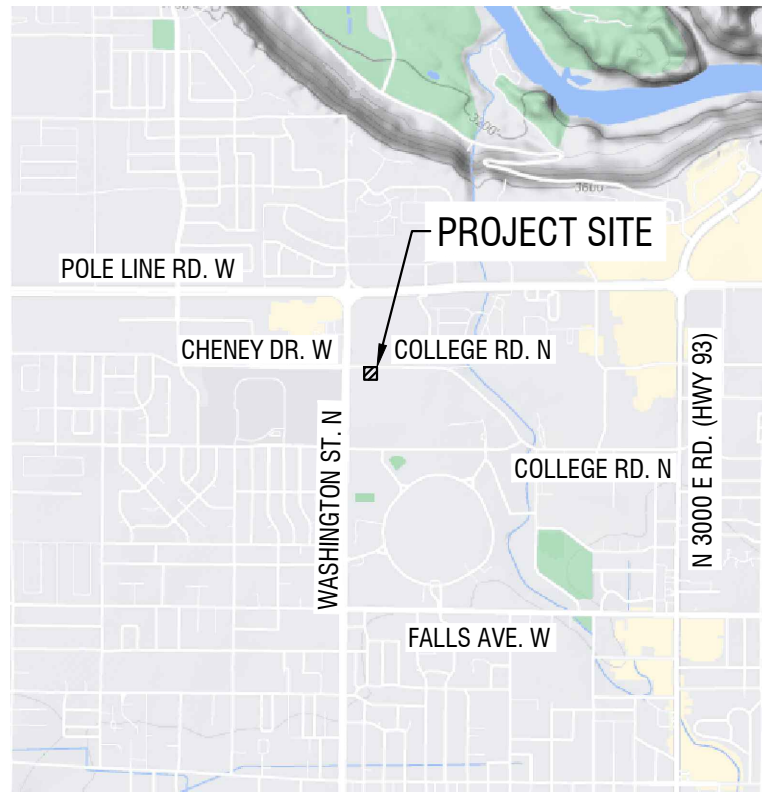
BEING LOT 2 OF CSI NORTH CAMPUS SUBDIVISION SITUATE IN A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, CITY OF TWIN FALLS, TWIN FALLS COUNTY, IDAHO.

Notes:

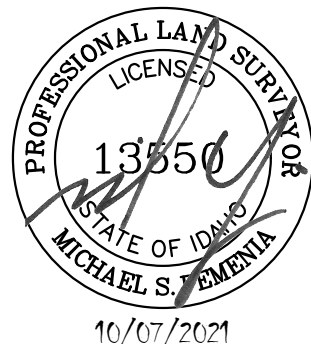
- SANITARY SEWER AND DOMESTIC WATER SERVICE SHALL BE PROVIDED BY EXISTING UTILITY INFRASTRUCTURE LOCATED IN CHENEY DRIVE.
- ALL EXISTING EASEMENTS ARE SHOWN PER CURRENT TITLE REPORTS.
- PRESSURE IRRIGATION SYSTEM TO BE PROVIDED.
- THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL BE IN COMPLIANCE WITH THE APPLICABLE SUBDIVISION REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF TWIN FALLS ZONING ORDINANCE AT THE TIME OF ISSUANCE OF A BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
- ALL DEVELOPMENT WITHIN THIS SUBDIVISION SHALL BE CONSISTENT WITH THE CONDITIONS OF DEVELOPMENT OF THE DEVELOPMENT AGREEMENT ASSOCIATED WITH _____ AND SUBSEQUENT MODIFICATIONS.
- THIS SUBDIVISION IS LOCATED WITHIN ZONE A AS IDENTIFIED ON THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 16083C1378C, EFFECTIVE 9/26/2008.

Vicinity Map

NOT TO SCALE



Revisions
1. 10.7.21 - CITY REVIEW COMMENTS



Project No.: 121029
Date of Issuance: October 7, 2021
Project Milestone: Preliminary Plat

Preliminary Plat



Current Zoning: R-4

Comprehensive Plan: CSI

Existing Land Use: Vacant/Undeveloped

Proposed Land Use: Fire Station

Surrounding Zoning Designations & Land Use(s)

North: C-1; Commercial

East: CSI; Agriculture/Undeveloped

South: CSI, Agriculture/Undeveloped

West: CSI; Agriculture/Undeveloped

Applicable Regulations

10-1-4, 10-12



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Jonathan Spendlove

Request: A **Special Use Permit** to allow for a charter school on property located at 586 Orchard Drive.

Application: PZ21-0142

Applicant & Representative:

XL Charter Development

c/o ethos three Architecture

150 South State St

Salt Lake City, UT

Public Hearing: October 26, 2021

Background

This is a request for a Special Use Permit to allow a public school to operate on property located at 586 Orchard Drive. The subject property is zoned R4 Residential Medium Density District.

The proposed charter school will be accessible to the general public. It is anticipated that the school will host ages from kindergarten to 8th Grade with capacity for 500 students and 30 staff members at full build out. Hours of operation will be typical school hours Monday thru Friday from 7:55 AM to 3:00 PM.

The property for the charter school is currently platted within the Calistoga Springs Subdivision. A portion of the School grounds includes property that was originally slated to be dedicated to the City of Twin Falls. Although unconventional, this Special Use Permit is being presented prior to modifying the Plat in order to give direction to the applicant and land owner some entitlement as to the land-use.

However, no decision upon the Special Use Permit for this proposed property will bind future Planning Commission or City Councils on any future decision pertaining to any plat that may be brought forward for these properties.

Approval Process

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application. The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

History

The property has been used for agricultural purposes up to this point.

The Calistoga Springs Plat was recorded in 2010.

Applicable Regulations or Codes

Per City Code 10-4-5, Public Schools are permitted with a Special Use Permit in the R4 Zoning District.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Town Neighborhood". The "Town Neighborhood" designation is meant to provide for residential, parks facilities, Schools, and Civic facilities.

Further, the 2009 Master Transportation Plan identifies the roadway immediately adjacent to the subject property (Orchard Drive) as an arterial roadway. Current capacity of the roadway is ~5000 daily trips.

Potential Impacts

Staff anticipates that the biggest impacts of the proposed use will be increased vehicular traffic, in particular during school drop-offs and pick-ups, and parking. As a charter school, students whom attend will not be from a designated geographic area. The primary method of transportation will be private vehicles.

The adjacent roadway will be constructed to its required full width. The design of the roadway will be evaluated by the City Engineering staff. If drop/turning lanes are required, they will be installed during the construction of the school.

Public Hearing: October 26, 2021

The applicant has shown the design of the school to contain an extensive drop-off loop around the entirety of the property. It is anticipated this will limit the primary traffic issues to the school site. However, there may be ancillary effects on surrounding streets which may require mitigating infrastructure.

Staff believes all other minimum required improvements, including parking, will be adequate for this project. These improvements will be installed during construction of the school.

Conclusion

If the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to Site Plan amendments as required by building, engineering, fire, or zoning officials to ensure compliance with applicable code requirements or standards.



August 17, 2021

City of Twin Falls Idaho
Community Development Services
203 Main Avenue East
Twin Falls, ID 83303

RE: Special Use Permit
Pinecrest Academy of Idaho
Orchard Drive and Gregory Way - APN #: RPT 50910010020

On behalf of our Client, XL Charter Development we are requesting a Special Use Permit for a new K-8 public charter school located at Orchard Drive and Gregory Way, APN RPT_50910010020.

- a. Reason of Request: Public Charter School for Pinecrest Academy of Idaho
- b. Project Information:
 - i. Hours of Operation: School hours will be from 7:55 am to 3:00 pm, Monday – Friday.
 - ii. Traffic: The site is configured with a single ingress/egress point on Orchard Drive. The ingress/egress driveway is aligned with the religious facility on the north side of Orchard Dr. During drop off and pick hours, parents will access the site from Orchard, circulate around the site on the dedicated vehicular loop in 2 one-way lanes (double stacked). The students will be dismissed on the east side of the site at the designated drop/pick up area. Once loaded/unloaded the vehicles will continue to the egress point on Orchard. The loop had the capacity to eliminate the potential for vehicle stacking into the public right of way. A formal traffic study can be provided if required by City of Twin Falls Traffic Engineer.
 - iii. Student Enrollment: 500 Students, grades Kindergarten thru 8th grade.
 - iv. Number of Employees: 30.
- c. Evaluation of Adjoining Property:
 - i. Noise: The proposed development of a Charter School would include an outdoor intercom system that will alarm bell times and school notices. This will operate during school hours.
 - ii. Glare: The glare from the windows (Vitro Solarban 60 6% exterior visible light reflectance) and exterior finish (non-gloss painted metal) is not expected to have any effect on the adjoining properties.
 - iii. Odor: The facility, or operation of the school, is not expected to produce any odors that would affect the adjoining properties



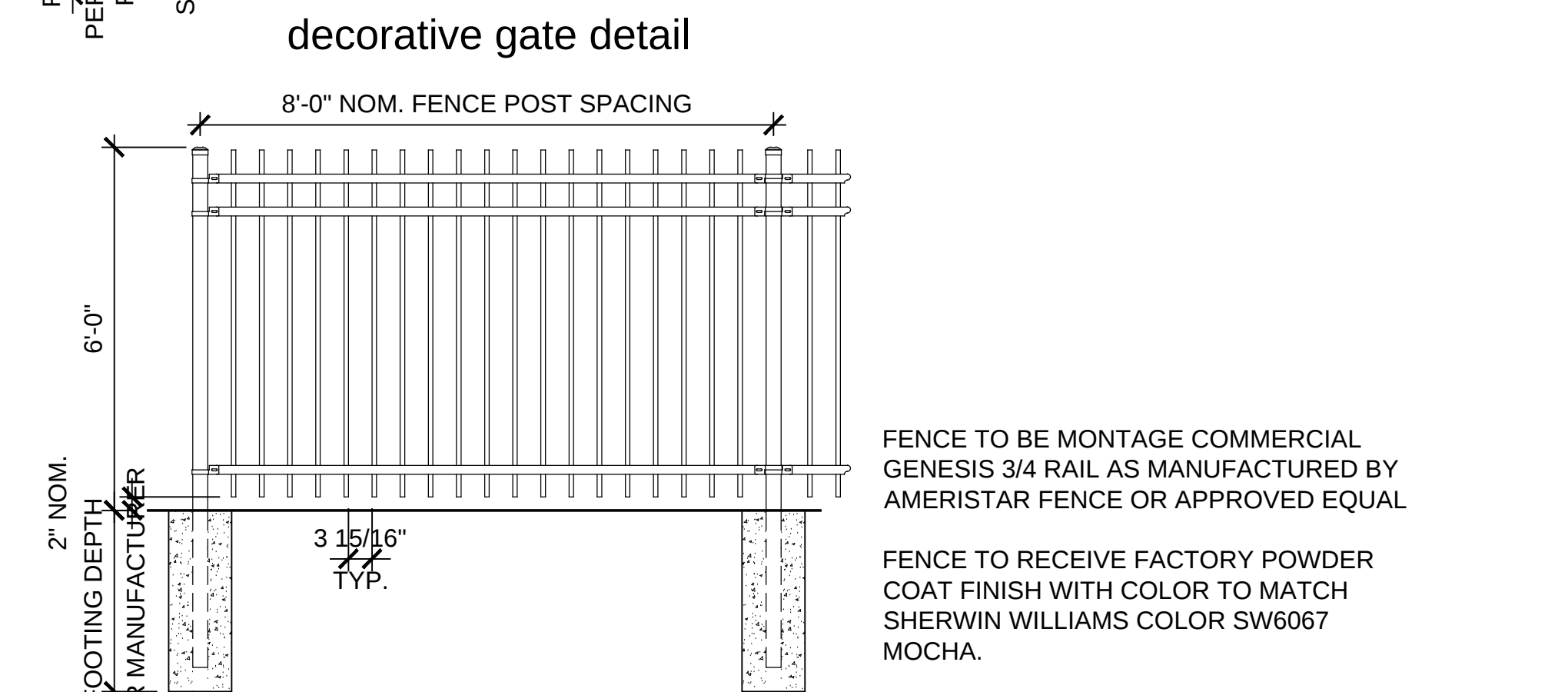
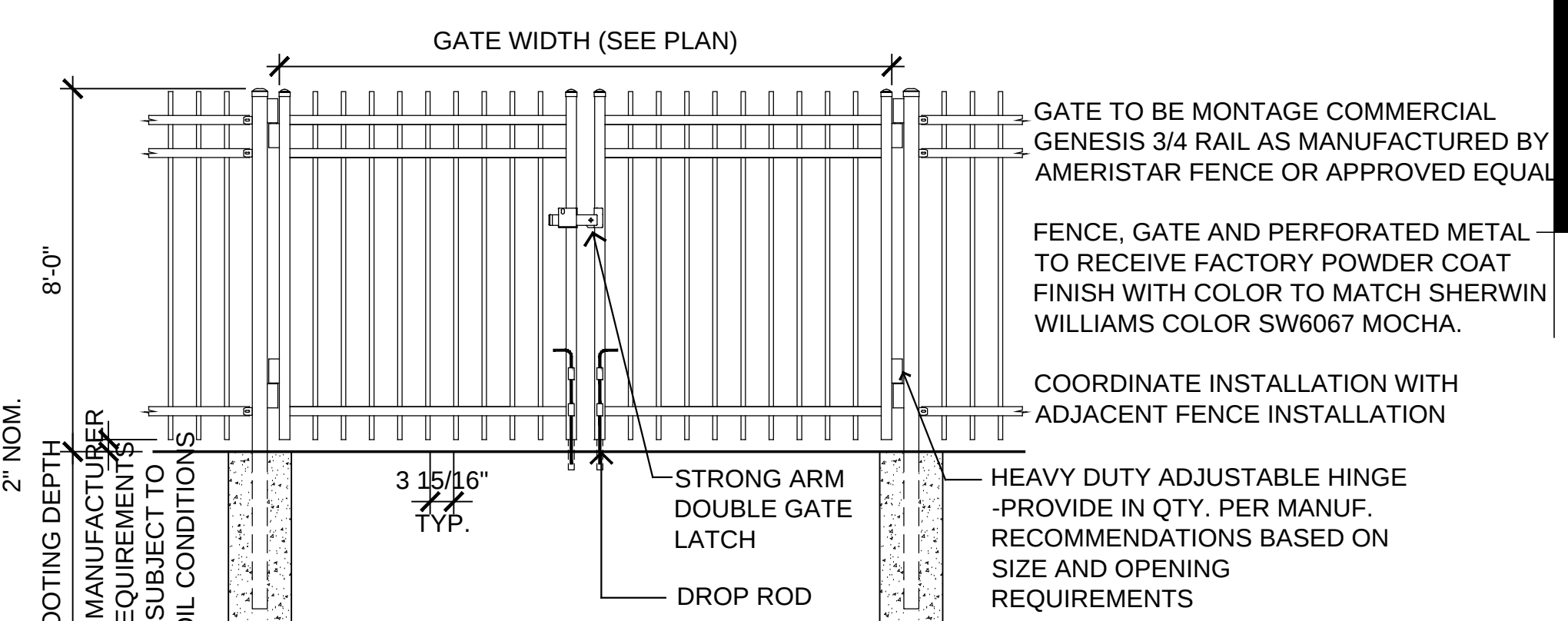
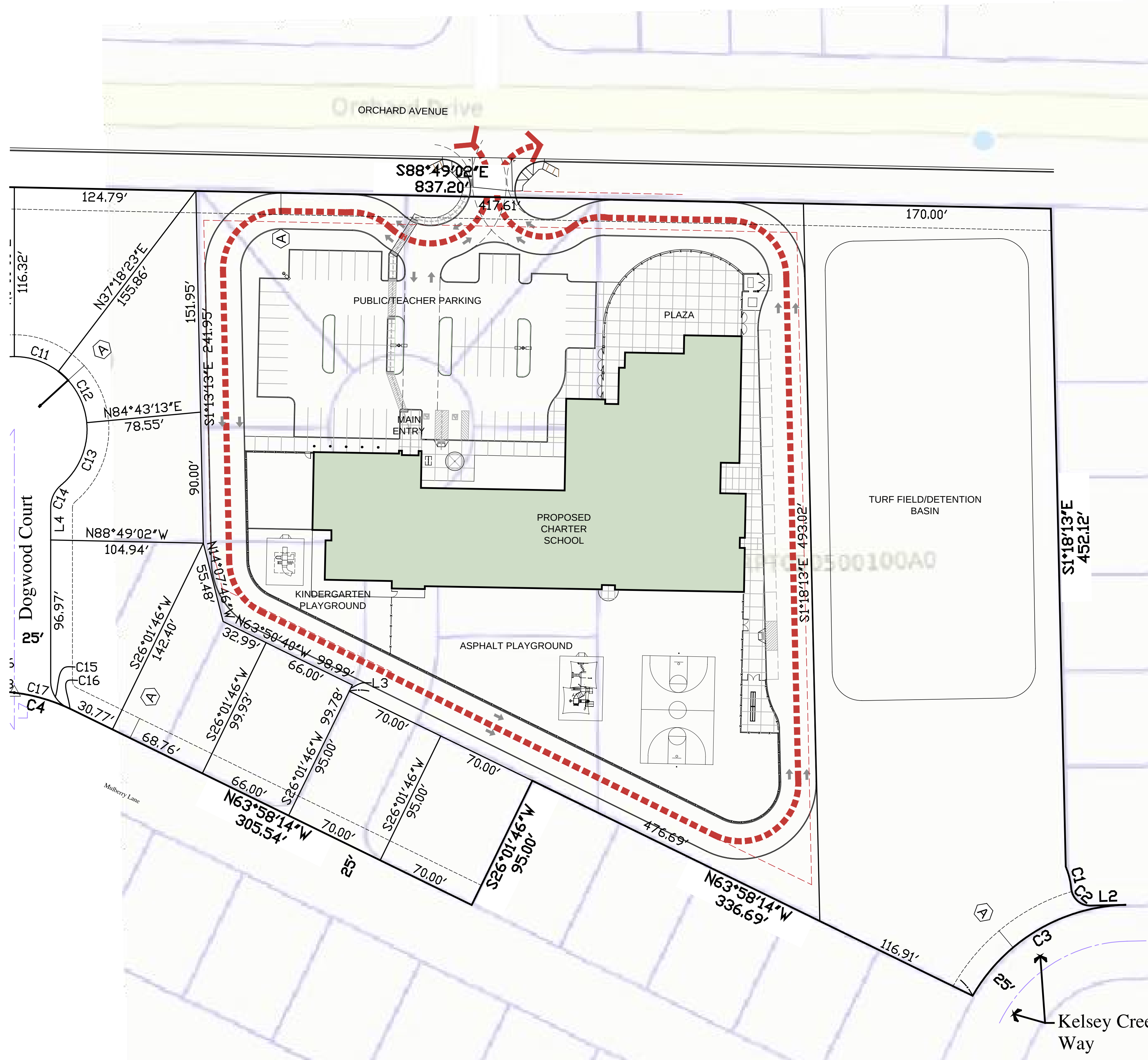
August 17, 2021
City of Twin Falls Idaho Community Development Services
Special Use Permit Pinecrest Academy of Idaho APN #: RPT 50910010020
Page 2

- iv. Fumes and vibration: The facility is not expected to produce any fumes or vibrations that would affect the adjoining properties
- v. General Compatibility: The school use is compatible with the surrounding residential neighborhoods providing walkable access to a high performing public school. The school use is compatible with the surrounding commercial uses by off-setting peak traffic hours to mitigate vehicular congestion.

We respectfully request your consideration and approval of this request.

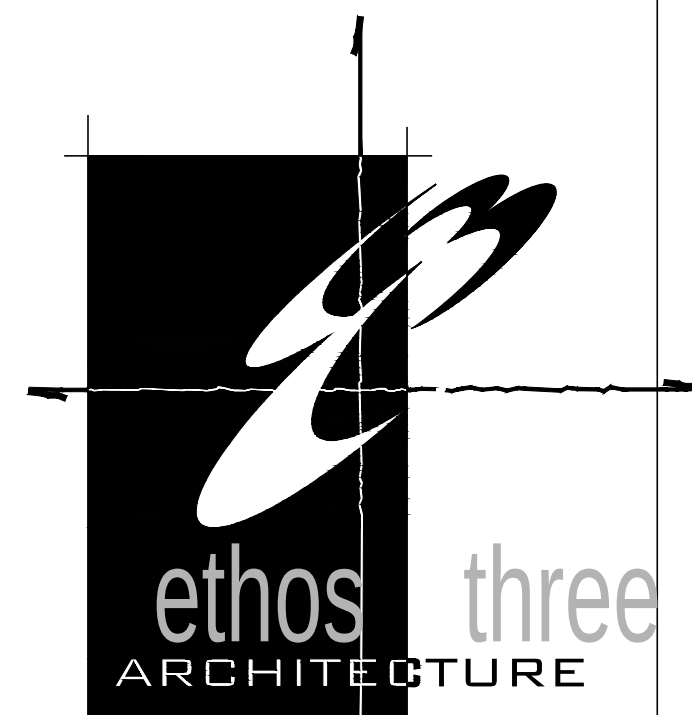
Sincerely,

John Lopeman, AIA
Principal



DATA

R-4 ZONING		
BLDG. SETBACKS		
FRONT	20'-0"	
REAR	20'-0"	
SIDE	5'-0"	
BUILDING AREA 31,700 SF		
PARKING		
REQ'D	ELEM. / MIDDLE 2 / CLASSROOM= 46 SPACES	
PROV'D	59 SPACES	
STUDENTS		
K-8	23 CLASSROOMS	480 STUDENTS
LEGAL DESCRIPTION: LOTS 13, 14, 15, 16, 17, 18, 19, 20, 21; TRACT A, BLOCK 1 CALISTOGA SPRINGS SUBD. TOGETHER WITH THE VACATED RIGHT-OF-WAY KNOWN AS DOGWOOD CT		
OWNER: XL CHARTER DEVELOPMENT, LLC SOUTH STATE STREET SALT LAKE CITY, UT 84111 801-725-6118		

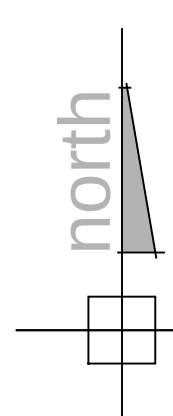
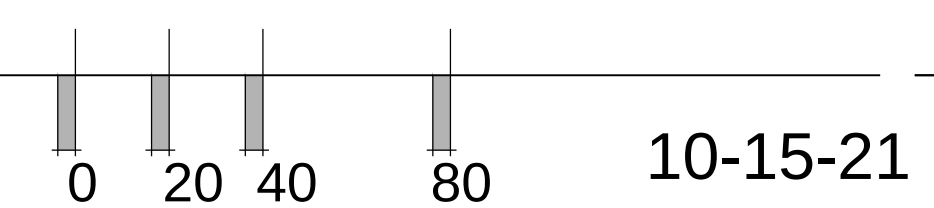


site plan

CHARTER SCHOOL
TWIN FALLS, IDAHO

site plan

SCALE : 1"=40'-0"



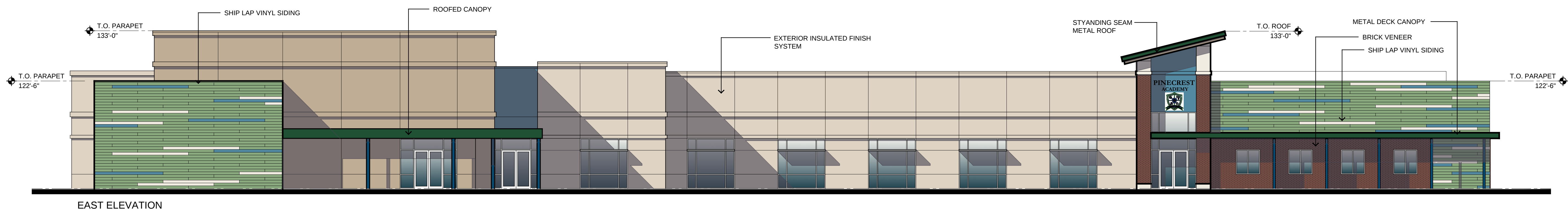
SHT A1.0

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

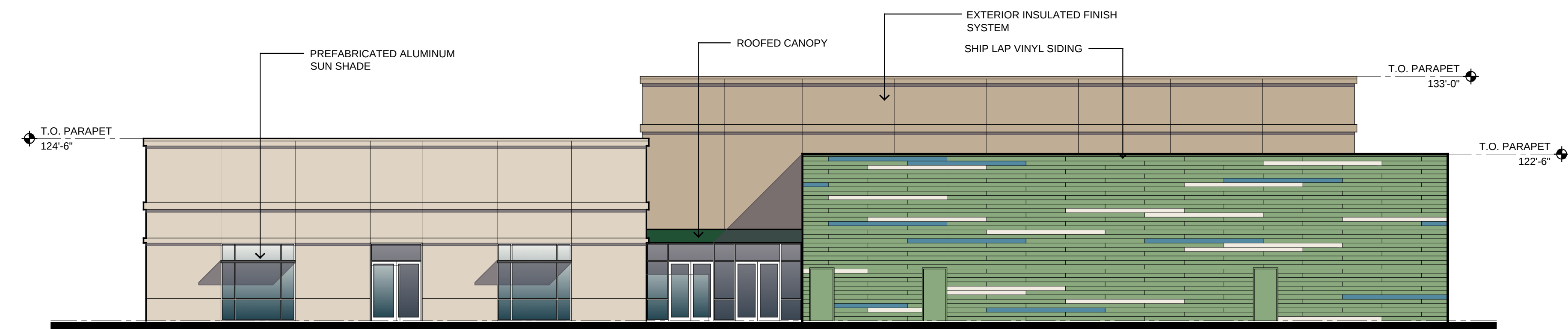
JOB NUMBER - 2021126

8985 s. eastern
suite 220
las vegas, nv 89123
p 702.456.1070
f 702.456.7020

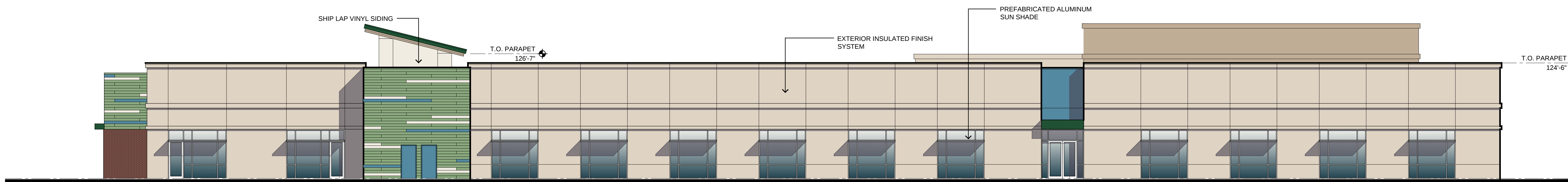
JOB NUMBER - 2021126



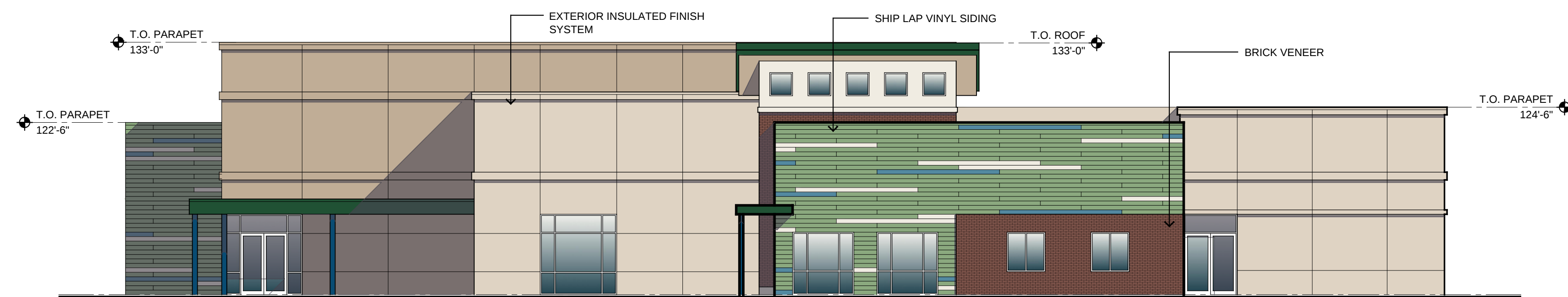
EAST ELEVATION



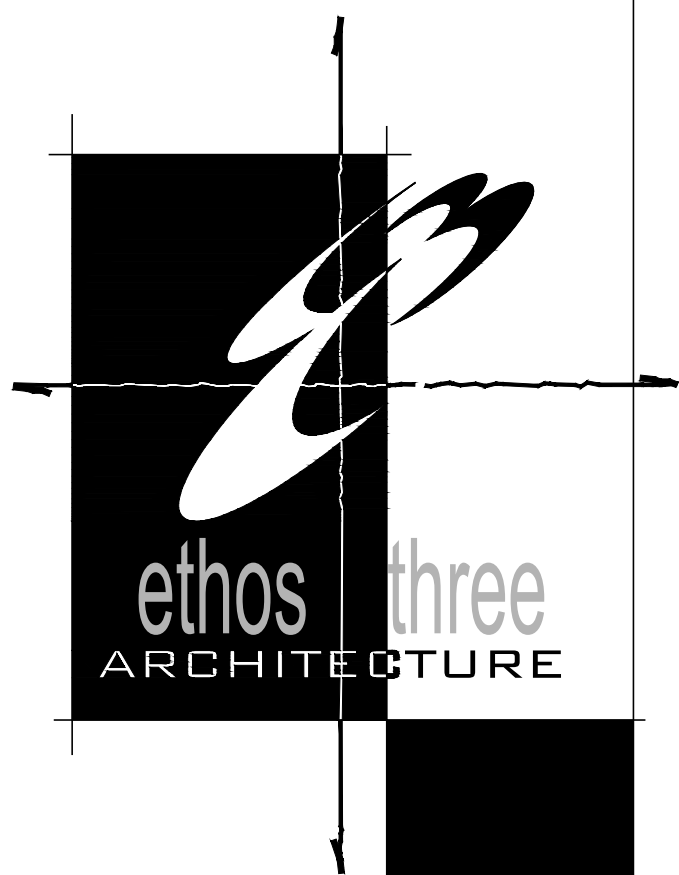
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

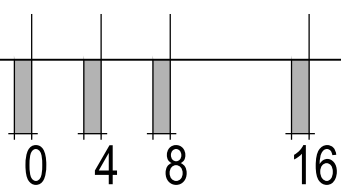


elevations

CHARTER SCHOOL
TWIN FALLS, IDAHO

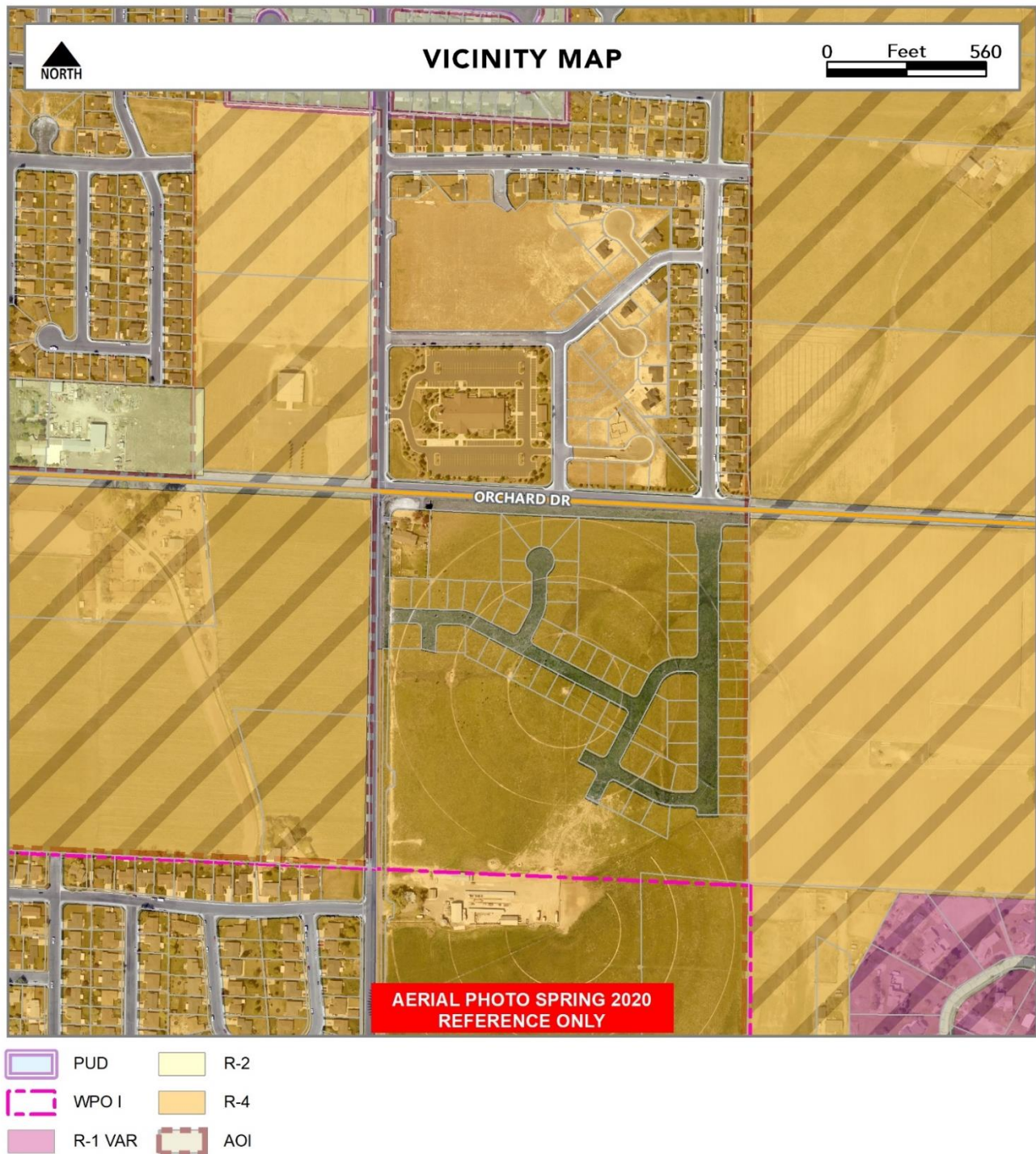
elevations

SCALE : 3/32"=1'-0"



10-15-21

SHT A5.0



Current Zoning: R4 Medium Density Residential

Existing Land Use: Undeveloped/Agriculture

Comprehensive Plan: Town Neighborhood **Proposed Land Use:** Charter School

Surrounding Zoning Designations & Land Use(s)

North: Orchard Dr.; R4 Zone; Religious Facility, Single Household Residential

East: R4 Zone; Undeveloped/Agriculture

South: R4 Zone; Undeveloped/Agriculture

West: R4 Zone; Undeveloped/Agriculture

Applicable Regulations

10-1-4, 10-1-5, 10-2, 10-4-5, 10-11, 10-13



