



Twin Falls Planning & Zoning Commission Agenda

Tuesday, November 9, 2021, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS SPECIAL MEETING

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) **ACTION ITEM:** Approval of minutes from the following meetings:
October 26, 2021
November 3, 2021
- 3) Items of Consideration - None
- 4) Public Hearings
 - a) **ACTION ITEM:** Request for a recommendation to City Council to vacate the Denton Subdivision Plat on property located at 449 Dubois Avenue c/o Leonard Denton. (app. PZ21-0152)

By: Lisa Strickland, City Planner
 - b) **ACTION ITEM:** Request for a recommendation to City Council on the appropriate Zoning District for property proposed to be Annexed. Legally described as lots 5 and 6 of the Orchalara Subdivision. Parcel Number RPO6501000005A c/o TD&H Engineering on behalf of Martin Street Development, LLC. (app. PZ21-0155)
By: Ian Zollinger, City Planner
 - c) **ACTION ITEM:** Request for a recommendation to City Council to vacate platted right-of-way adjacent to Lot 3 and 4, Block 1 of the Lakewood Subdivision. RPT3088001003B c/o Jerry and Brenda Naylor. (app. PZ21-0156)
By: Lisa Strickland, City Planner
 - d) **ACTION ITEM:** Request for a Special Use Permit to allow for a parking garage on property located on 2nd Avenue South between Hansen Street and Shoshone Street c/o Bill Truax, President on behalf of Galena Opportunity, Inc. (app. PZ21-0158)

By: Jonathan Spendlove, Planning and Zoning Director

- e) **ACTION ITEM:** Request for a recommendation to City Council to allow for additional building height beyond 50 feet on property located on 2nd Avenue South between Hansen Street and Shoshone Street c/o Bill Truax, President, on behalf of Galena Opportunity, Inc. (app. PZ21-0159)

By: Jonathan Spendlove, Planning and Zoning Director

- f) **ACTION ITEM:** Request for a Special Use Permit to allow an indoor recreation facility (gym) on property located at 2634 Addison Avenue East c/o EHM Engineers, Inc. on behalf of Center of Physical Rehabilitation. (app. PZ21-0160)

By: Elizabeth Hart, Senior Planner

5) Upcoming Meeting(s)

- a) **INFORMATIONAL:** Tuesday, November 30, 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 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

Vice Chair Kelley called the meeting to order at 06:00 PM

A quorum was present.

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

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

2) Consent Calendar

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

Motion Approved by a vote of 5-0-1

- a) Approval of minutes from the following meeting: October 12, 2021

3) Items of Consideration

- a) Request for approval 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 c/o EHM Engineers, Inc. on behalf of Clint Schnoor, Summit Restoration and Construction. (app. PZ21-0161)

Staff Presentation:

Senior Planner Hart presented the 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)

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.

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

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. 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.

Applicant Presentation:

David Thibault, EHM Engineers, Inc., representing applicant, presented the request for 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. He stated this development will be single family residential with public utilities and a private press irrigation will be added to the location. He gave an overview of the available off-street parking in front of garages and in the overflow parking lot.

PZ/Questions & Comments:

- Commissioner Perez asked if the sidewalk on Falls Avenue will connect to Madrona St.
- Mr Thibault stated sidewalk will be added on the property the applicant owns but will not be installed on others' properties.

Discussions Followed:

- Commissioner Hansen abstained from this item, stating a previous knowledge/conversation of the project.

MOTION: Commissioner Bolton moved to approve the request for 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 c/o EHM Engineers, Inc. on behalf of Clint Schnoor, Summit Restoration and Construction, as presented, with staff recommendations. (app. PZ21-0161)

Commissioner Musser seconded the motion.

Motion Approved by a vote of 5-0-1.

- b) Request for approve 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)

Staff Presentation:

City Planner Zollinger presented the 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)

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.

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

PZ Questions/Comments:

- Commissioner Perez asked how the location was chosen for the fire station.
- Planning and Zoning Director Spendlove clarified the process of choosing the location of the fire station. He stated this is a growing area of town, where there is a need for a ladder truck in the area. He stated moving the current fire station to this location was necessary to meet required response time.
- Commissioner Perez asked how does fire station impact what may come in across street in the future.
- Planning and Zoning Director Spendlove stated the entire area has not been platted at this time. The commission is only voting on the plat request and that request is to separate the lot of land from the entire area for the fire station.
- Commissioner Hansen stated the commission has already approved the Special Use Permit for the fire station location.

- Commissioner Bolton agreed with Commissioner Hansen.

MOTION: Commissioner Hansen moved to approve the request for 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, as presented, with staff recommendations. (app. PZ21-0164)
Commissioner Detweiler seconded the motion.

Unanimously Approved by a vote of 6 to 0.

4) Public Hearings

- a) 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)

Staff Presentation:

Planning and Zoning Director Spendlove presented the 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)

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 landowner 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.

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

The Calistoga Springs Plat was recorded in 2010.

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

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.

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.

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.

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.

Applicant Presentation:

Clayton Howell, applicant, presented the request for a Special Use Permit to allow for a charter school on property located at 586 Orchard Drive. He stated that the Pinecrest Academy has outgrown their current location and would like to find a permanent location. He stated this will be a K-8 charter school. He reviewed the traffic flow and description of the site. He stated traffic can be mitigated by splitting bell times by grade levels, spreading out traffic.

PZ/Questions & Comments:

- Commissioner Perez asked if the location of the charter school is set if the Special Use Permit is approved.
- Planning and Zoning Director Spendlove stated how the process will work with half of the lot being used by the school, with the other half being used as storm water retention. He stated tonight's decision is not binding for future land use decisions.
- Commissioner Perez asked if City Council could overrule the Planning and Zoning Commission's decision by deciding they want a park at that location.
- Planning and Zoning Director Spendlove clarified that City Council could overrule the decision.
- Commissioner Hansen asked for clarification on tonight's request and what the Commission is voting on for this item.
- Planning and Zoning Director Spendlove clarified the Commission's decision tonight.
- Commissioner Musser asked about the access to the school and if there is only one entrance.
- Planning and Zoning Director Spendlove clarified there is one entrance located off Orchard Drive and has been placed directly across the street from an existing road.
- Commissioner Bolton asked about a turning lane on Orchard Drive.
- Planning and Zoning Director Spendlove stated the applicant will build road to current standards, when developed, with further road construction when the subdivision is developed.
- Commissioner Perez asked what is across the street from the location.
- Planning and Zoning Director Spendlove clarified there is a subdivision and a church across the street.
- Commissioner Musser asked for clarification on the plat amendment with this approval.
- Planning and Zoning Director Spendlove clarified the process for how plat would be amended after the Special Use Permit procedure.
- Commissioner Detweiler asked for clarification of the school location.
- Planning and Zoning Director Spendlove clarified the location and what lots will be used for the school.
- Commissioner Perez asked what happens to the current park dedication.
- Planning and Zoning Director Spendlove stated that the new park would be part of the plat amendment process.
- Commissioner Detweiler asked how many students would be enrolled at the school.
- Applicant Howell stated, at full capacity, there would be 50 students in each class, grades K-5 and 60 students per class, grades 6-8. The school capacity is around 500 students.
- Commissioner Detweiler asked about the access on Orchard Drive.
- John Lopeman, architect, explained the traffic flow for the school.
- Commissioner Musser asked the status of the current plat.
- Planning and Zoning Director Spendlove stated it is the recorded plat for Calistoga Springs and ready to develop. On the current plat, there is park land dedicated to the city.

Public Hearing: Opened and Closed without input

Discussions Followed:

- Commissioner Detweiler stated he is in favor of the request and believes a school is good for the area.
- Commissioner Bolton agreed and is in favor of the request.
- Commissioner Perez stated she is concerned about park property, but is in favor of the school.
- Commissioner Hansen stated he is in favor of the request and is pleased with the stacking layout. He thinks this is a great location for a school.
- Commissioner Musser agreed and is in favor of the request.

MOTION: Commissioner Hansen moved to approve the 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, as presented, with staff recommendations. (PZ21-0142)

Commissioner Bolton seconded the motion.

Unanimously Approved by a vote of 6-0.

5) Upcoming Meeting(s)

- a) Worksession: Wednesday November 3, 2021
Public Hearing: Tuesday, November 9, 2021

6) Adjournment

The meeting adjourned at 06:43 PM



Twin Falls Planning & Zoning Commission Minutes

Wednesday, November 3, 2021, 12:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers WORKSESSION

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 12:04 PM

A quorum was present.

Members Present: Kelley, Hansen, Bolton, Musser

Staff Present: Spendlove, Ebersole, Hart, Zollinger

2) General Training

a) Special Use Permit (SUP) process

Planning & Zoning Director Spendlove reviewed the Special Use Permit and Preliminary Plat process.

He explained what is within the commission's power to condition on a Special Use Permit. He reviewed the 9 items to be considered with each decision.

Discussion ensued regarding different scenarios.

Planning & Zoning Director Spendlove reviewed the Preliminary plat process requirements. He reviewed what codes the commission is using to determine their vote.

City Planner Zollinger stated when the Preliminary Plat is brought to commission, staff will have reviewed the application for completeness and wholeness. If staff does not believe in the plat, staff will let the commission know and add conditions regarding discrepancies.

3) Discussion

a) 2022 PZC meeting calendar

The 2022 Planning & Zoning Commission calendar was reviewed and verified.

b) Commissioner Term Review

Planning & Zoning Director Spendlove reviewed the members terms. Two commissioners will term out at the end of February 2022. Advertisement for new applicants will be published on Friday, January 7, 2022.

4) Upcoming Meeting(s)

- a) Tuesday, November 9, 2021
Tuesday, November 30, 2021

5) Adjournment

The meeting adjourned at 12:57 PM

Kelli Ebersole, Administrative Assistant



Date: Tuesday, November 9, 2021
To: Planning and Zoning Commission
From: Lisa Strickland

ACTION ITEM

Request:

Request for a recommendation to City Council to vacate the Denton Subdivision Plat on property located at 449 Dubois Avenue c/o Leonard Denton. (app. PZ21-0152)

Time Estimate:

Approximately 5-10 minutes with questions/comments to follow.

Background:

This is a request to vacate a platted subdivision. The Denton Subdivision Plat was recorded in 2009. This plat contained right-of-way dedications for Filer Ave W, Borah Ave, and Dubois Ave.

After pursuing development of the southern lot, the owner discovered near impossible hurdles preventing connection to city utilities.

Therefore, the applicant is now requesting the Denton Subdivision plat be vacated, including the vacation of Dubois Right-of-way, thus allowing these two lots to become a singular "lot".

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 & Zoning 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:

n/a

Regulatory Impact:

Approval of this request will remove the limitation, or entitlement, for the specific area, as described on the Plat. This area will become private property, and subject to current rules and regulations for taxes, zoning code compliance, and development.

History:

The Denton Subdivision was platted in 2009.

Analysis:

Approval of this request would allow for the property to return to 1 lot. This vacation would not affect the zoning on the property and the final plat would be returned to one lot. The staff does not anticipate any negative impacts to the surrounding area should the request be approved.

Conclusion:

The vacation of the plat would eliminate the right of way dedication of Dubois Avenue, along with a fire turn around easement.

Approval of this request would allow for the property to return to 1 lot and be useable land area for permitted accessory buildings, or uses by the original property to the north.

Upon conclusion, staff is in support of this request. Should the Commission recommend approval to the City Council as presented, staff recommends approval be subject to the following conditions:

1. Subject to right of way dedications for Filer Ave W and Borah Ave W being retained by the City of Twin Falls.

Attachments:

1. +PZ21-0152 VAC SR -Final
2. Vicinity Map
3. Narrative
4. Applicant Exhibit
5. Utility Company Letters

Comprehensive Staff Report



To: Planning & Zoning Commission

Presenter: Lisa Strickland, City Planner

Request: To **Vacate** the Denton Subdivision consisting of two lots on property located at 449 DuBois Ave and 453 Filer Ave W.

Application: PZ21-0152

Applicant & Representative:

Leonard Denton
453 Filer Ave W
Twin Falls, ID 83301

Public Hearing: November 9, 2021

Background:

This is a request to vacate a platted subdivision. The Denton Subdivision Plat was recorded in 2009. This plat contained right-of-way dedications for Filer Ave W, Borah Ave, and Dubois Ave.

After pursuing development of the southern lot, the owner discovered near impossible hurdles preventing connection to city utilities.

Therefore, the applicant is now requesting the Denton Subdivision plat be vacated, including the vacation of Dubois Right-of-way, thus allowing these two lots to become a singular "lot".

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 & Zoning 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.

Regulatory Impacts:

Approval of this request will remove the limitation, or entitlement, for the specific area, as described on the Plat. This area will become private property, and subject to current rules and regulations for taxes, zoning code compliance, and development.

Conclusion:

The vacation of the plat would eliminate the right of way dedication of Dubois Avenue, along with a fire turn around easement.

Approval of this request would allow for the property to return to 1 lot and be useable land area for permitted accessory buildings, or uses by the original property to the north.

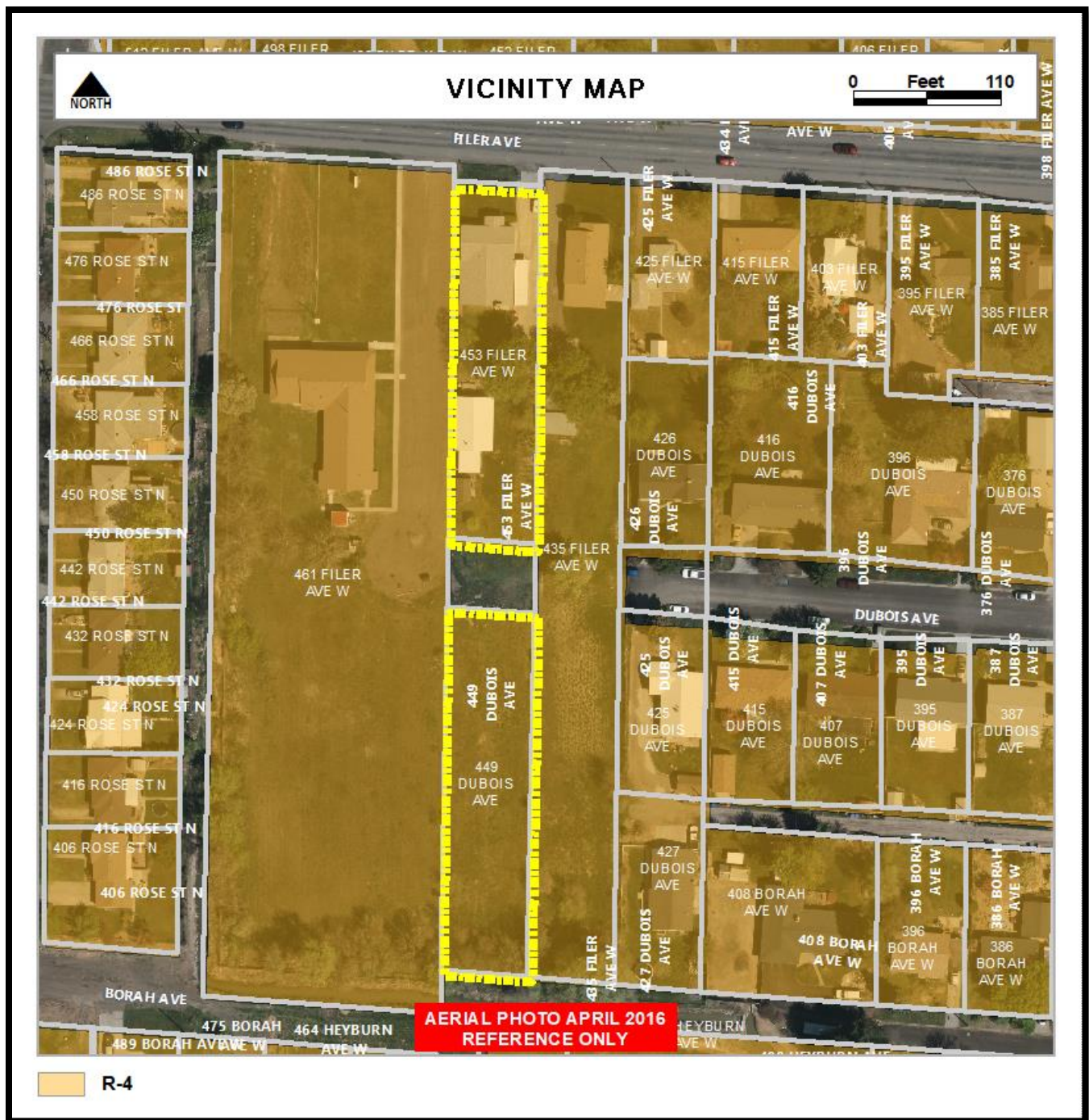
Upon conclusion, staff is in support of this request. Should the Commission recommend approval to the City Council as presented,

staff recommends approval be subject to the following conditions:

1. Subject to right of way dedications for Filer Ave W and Borah Ave W being retained by the City of Twin Falls.

Attachments:

1. Vicinity Map
2. Narrative
3. Vacation Exhibit
4. Utility Letters



Current Zoning: R-4; Residential

Existing Land Use: Residential

Comprehensive Plan: Town Neighborhood

Proposed Land Use: Vacation of Plat

Surrounding Zoning Designations & Land Use(s)

North: Filer Ave/Residential

East: Residential

South: Borah Ave/Residential

West: Residential

Applicable Regulations

10-1-4, 10-1-5, 10-2, 10-4-5, 10-16

Lisa Strickland

From: Lisa Strickland
Sent: Monday, September 20, 2021 3:02 PM
To: Lisa Strickland
Subject: FW: Vacation Application

From: Leonard Denton <LRDenton@hotmail.com>
Sent: Monday, September 20, 2021 1:43 PM
To: Lisa Strickland <LStrickland@tfid.org>
Subject: RE: Vacation Application

[EXTERNAL SENDER]

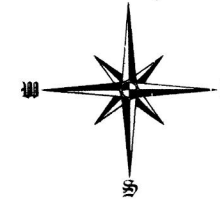
I am requesting to vacate the Denton Subdivision plat because as it sits I cannot improve it, as it is only a Conveyance plat. The cost to get utilities in to the property is cost prohibitive. It was originally not there and the address of 453 Filer Ave West was just the whole acre. I am looking at putting it back that way so that when\if I decide to sell the house at 453 Filer Ave West, it would be easier than trying to accommodate selling that plus an extra lot, or keeping the lot and paying taxes on it when nothing can be built there.

Thanks
Leonard Denton

DENTON SUBDIVISION

CONVEYANCE PLAT

North



SCALE
1" = 60'

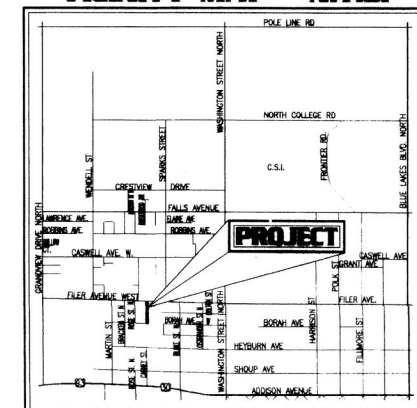
LOCATED IN
**LOT 2, "DE LONG ADDITION" IN
NW⁴ SE⁴ SECTION 8,
TOWNSHIP 10 SOUTH,
RANGE 17 EAST,
BOISE MERIDIAN
TWIN FALLS COUNTY, IDAHO
2008**

LEGEND

SUBDIVISION BOUNDARY	_____
STREET CENTERLINE	_____
RIGHT-OF-WAY LINE	_____
UTILITY EASEMENT	_____
EDGE OF TEMPORARY FIRE TRUCK TURNAROUND	_____
FOUND BRASS CAP	●
FOUND 5/8" STEEL PIN	○
FOUND 1/2" STEEL PIN	○
SET 5/8" REBAR & CAP	●

TWIN FALLS COUNTY
RECORDED FOR:
ALL POINTS LAND SURVEYING
4:28:57 pm 04-01-2009
2009-007057
NO. PAGES: 2 FILE: 122.M
KRISTIAN BLANCHARD
COUNTY CLERK
DEPUTY: CHICE

VICINITY MAP N.T.S.



North

Filer Ave W R-O-W to
be retained

area to be vacated
(reference only)

Borah Ave W R-O-W
to be retained

NOTE:
THE LAND ON THIS PLAT INCLUDES WATER SHARES.
PROPORTIONAL WATER SHARES SHALL BE TRANSFERRED
TO THE PLATTED LAND TO BE UTILIZED FOR IRRIGATION
BY LOT OWNERS.

NOTE: "A CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE
CITY OF TWIN FALLS, IDAHO, FOR THE PURPOSE OF SALE OR CONVEYANCE
IN ITS ENTIRETY OR INTERESTS THEREON DEFINED. NO BUILDING PERMIT
SHALL BE ISSUED UNTIL A FINAL PLAT IS APPROVED, FILED OF RECORD
AND PUBLIC IMPROVEMENTS ACCEPTED IN ACCORDANCE WITH THE PROVISIONS
OF TITLE 10 OF THE CITY OF TWIN FALLS CITY CODE. SELLING A PORTION
OF THIS PROPERTY BY METES AND BOUNDS, EXCEPT AS SHOWN ON AN APPROVED,
FILED AND ACCEPTED CONVEYANCE PLAT IS A VIOLATION OF CITY CODE."

HEALTH CERTIFICATE
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN
FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING, OR SHELTER WHICH
NECESSITATES SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH
PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

DATE 7-11-2009



ALL POINTS LAND SURVEYING
JOHN ROOT - P.L.S. #889



easement

1 message

Ford, Rob <Robert.Ford@sparklight.biz>
To: lrdenton@hotmail.com

Wed, Aug 11, 2021 at 10:44 AM

449 debios ave w, the property in behind address we do not have an easement for cable in this area



ROB FORD

Lead tech| **Sparklight**

T: 208-410-9856

261 Eastland dr Twin Falls id

robert.fordt@sparklight.biz



image001.png

7 KB

LRDenton@hotmail.com

From: Englund, Krista <KEnglund@idahopower.com>
Sent: Thursday, July 8, 2021 11:02 AM
To: Leonard Denton
Subject: RE: Vacating an easement
Attachments: DENTON SUBDIVISION (Conveyance Plat) (002).jpg; Release of Easement Application.pdf

Good Morning Leonard,

Thank you for your detailed explanation. I have attached the Denton Subdivision Conveyance Plat which looks like it was recorded with the county. It appears that there is a 15' utility easement that lies on either side of the road-right-way between lot 1 and 2. Idaho Power does not maintain facilities within the above mentioned public utility easements and we would be ok with a vacation within this area.

If this response is not enough and the city will require a formal letter then we would need to go through our formal process. I have attached our application just in case. This would need to be filled out, notarized, and sent in with supporting documentation and a fee of \$150.

Let me know if you have any questions.

Thanks,

Krista Englund

ASSOCIATE REAL ESTATE SPECIALIST

Idaho Power | Corporate Real Estate

PO Box 70 | Boise, ID | 83707

Office 208-388-2245

Lands Line 208-388-5263

Email kenglund@idahopower.com

From: Leonard Denton <LRDenton@hotmail.com>
Sent: Wednesday, July 7, 2021 3:17 PM
To: Englund, Krista <KEnglund@idahopower.com>
Subject: [EXTERNAL]Vacating an easement

KEEP IDAHO POWER SECURE! External emails may request information or contain malicious links or attachments. Verify the sender before proceeding, and check for additional warning messages below.

Good morning

Several years ago, I split my one acre lot in Twin Falls to two half acre lots with the intent of selling the back half (marked as 449 Dubois on the attachment)



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

Office (208) 646-3599

July 13, 2021

Leonard Denton
453 Filer Ave W
Twin Falls, Id

RE: 453 Filer Ave W-449 Duboise
T14010000002Q-T1401000002P
Section 8, T10S, R17E

To whom it may concern:

Reference is made to your request for Lumen to vacate any existing easement located in the City of Twin Falls, County of Twin Falls, State of Idaho. Lumen has no facilities in any easement and no need for easment on the 2 parcels 453 Filer Ave W & 449 Duboise..

If existing utilities need to be vacated contruction charges would apply for relocation of facilities.

Please call me if you have any questions.

Sincerely,

Brad McNew



Good Morning Leonard,

Thank you for your detailed explanation. I have attached the Denton Subdivision Conveyance Plat which looks like it was recorded with the county. It appears that there is a 15' utility easement that lies on either side of the road-right-way between lot 1 and 2. Idaho Power does not maintain facilities within the above mentioned public utility easements and we would be ok with a vacation within this area.

If this response is not enough and the city will require a formal letter then we would need to go through our formal process. I have attached our application just in case. This would need to be filled out, notarized, and sent in with supporting documentation and a fee of \$150.

Let me know if you have any questions.

Thanks,

Krista Englund

ASSOCIATE REAL ESTATE SPECIALIST

Idaho Power | Corporate Real Estate

PO Box 70 | Boise, ID | 83707

Office 208-388-2245

Lands Line 208-388-5263

Email kenglund@idahopower.com

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TWIN FALLS CANAL COMPANY

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



ENGINEERING

208-733-6731

September 1, 2021

Leonard Denton
Property Owner
453 Filer Ave. W.
Twin Falls, ID 83301

RE: LEONARD DENTON – VACATION OF ACCESS OR ROADWAY EASEMENT

Dear Mr. Denton,

The Twin Falls Canal Company has reviewed documentation pertaining to the vacation of the access or roadway easement between the two properties located at 453 Filer Ave. W and 449 Filer Ave. W. Twin Falls, Idaho. This Letter is to inform you that the Twin Falls Canal Company has no facilities between the two properties and therefore has no issues with the vacation. However, the Twin Falls Canal Company does have lateral 38 on the southside of the property located at 449 Filer Ave. W. Twin Falls, Idaho. There is an easement associated with lateral 38 that the Twin Falls Canal Company will not vacate.

After reviewing our comments, TFCC would like to discuss any concerns or issues surrounding the property, please contact me at 208-733-6731 or by email at jbrown@tfcanal.com.

Sincerely,

Jason Brown, P.E.
TFCC Engineer
Twin Falls Canal Co.

cc: To File



BOISE GENERAL OFFICE – GIS DEPT
555 SOUTH COLE ROAD • BOISE, ID. 83709
(208) 377-6000 • Fax (208) 377-6867 www.intgas.com

September 03, 2021

To whom it may concern,

Intermountain Gas Company has no objection to the vacation of a utility easement located at a lot split at TWIN FALLS DENTON SUBD, LOT 1, (8-10-17 SE) also known as 453 Filer Ave W, Twin Falls, Twin Falls County Idaho. We do not have any gas in the existing easement and will not have a need in the future. For any questions please contact Robert Miller at robert.miller@mdu.com or phone 208-377-6084

Robert Miller
GIS Analyst
Intermountain Gas Company

LUMEN

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

Office (208) 646-3599

July 13, 2021

Leonard Denton
453 Filer Ave W
Twin Falls, Id

RE: 453 Filer Ave W-449 Duboise
T14010000002Q-T1401000002P
Section 8, T10S, R17E

To whom it may concern:

Reference is made to your request for Lumen to vacate any existing easement located in the City of Twin Falls, County of Twin Falls, State of Idaho. Lumen has no facilities in any easement and no need for easment on the 2 parcels 453 Filer Ave W & 449 Duboise..

If existing utilities need to be vacated contruction charges would apply for relocation of facilities.

Please call me if you have any questions.

Sincerely,

Brad McNew



easement

1 message

Ford, Rob <Robert.Ford@sparklight.biz>
To: lrdenton@hotmail.com

Wed, Aug 11, 2021 at 10:44 AM

449 debios ave w, the property in behind address we do not have an easement for cable in this area



ROB FORD

Lead tech| **Sparklight**

T: 208-410-9856

261 Eastland dr Twin Falls id

robert.fordt@sparklight.biz



image001.png
7 KB



Date: Tuesday, November 9, 2021
To: Planning and Zoning Commission
From: Ian Zollinger

ACTION ITEM

Request:

Request for a recommendation to City Council on the appropriate Zoning District for property proposed to be Annexed. Legally described as lots 5 and 6 of the Orchalara Subdivision. Parcel Number RPO6501000005A c/o TD&H Engineering on behalf of Martin Street Development, LLC. (app. PZ21-0155)

Time Estimate:

15 Minutes for staff presentation and questions

Background:

This is a request for a recommendation of a zoning district change from SUI/Canyon Rim Overlay to SUI/Canyon Rim Overlay to the City Council for the property located 700' South of Filer Ave and 700' West of the intersection of Heyburn Avenue and Martin Street.

Approval Process:

Per City Code 10-15-1 Prior to annexation of an unincorporated area, the council shall request and receive a recommendation from the commission on the proposed plan and zoning ordinance changes for the unincorporated area.

Per City Code 10-15-2 (A) The commission shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. The hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)

Budget Impact:

NA

Regulatory Impact:

§10-4-2: SUI, Suburban Urban Interface, Agricultural, Residential Single Household.

§10-4-19: CRO, Canyon Rim Overlay.

§10-15; Annexation Regulations.

History:

NA

Analysis:

The subject properties are located within the area of impact and have a zoning designation of SUI/Canyon Rim Overlay

The applicant intends to annex the property into the city to receive city utilities. Although the designation does not comply with the comprehensive plan, the property being zoned Canyon Rim Overlay requires that any development proposed for the property must be done through a Zoning Development

Agreement or ZDA.

The applicant is preparing to rezone this property along with other neighboring property in the form of a ZDA but has chosen to take the step of annexation first and rezone to ZDA later.

Conclusion:

The Commission is tasked with making a recommendation to the City Council on the zoning designation being requested by the applicant. The Commission's recommendation may be to deny the request, approve the request as presented, request a different zoning designation, or request additional information be provided.

Attachments:

1. PZ21-0155 - Annexation - Heyburn-Martin
2. Vicinity Map - Martin Street
3. Applicant Exhibit

Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Ian Zollinger, City Planner

Request: for a recommendation to City Council for a **zoning district change** from SUI/Canyon Rim Overlay to SUI/ Canyon Rim Overlay for property located 700' South of Filer Ave and 700' West of intersection of Heyburn Avenue and Martin Street

Application: PZ21-0155

Applicant & Representative:

Martin Street Development, LLC.
2468 Dorm Drive
Twin Falls, ID 83301
c/o Rex Harding
TD&H Engineering, Inc.
161 5th Avenue South, Suit 105
Twin Falls ID, 83301



Public Hearing: November 9th, 2021

Background:

This is a request for a recommendation of a zoning district change from SUI/Canyon Rim Overlay to SUI/ Canyon Rim Overlay to the City Council for the property located 700' South of Filer Ave and 700' West of intersection of Heyburn Avenue and Martin Street

The properties are currently zoned SUI/Canyon Rim Overlay, and the applicant is requesting that the zoning stay the same as it is annexed into the City with the understanding that to develop the property it will be rezoned with a ZDA.

History:

The properties are located within the Area of Impact.

Approval Process:

Per City Code 10-15-1 Prior to annexation of an unincorporated area, the council shall request and receive a recommendation from the commission on the proposed plan and zoning ordinance changes for the unincorporated area.

Per City Code 10-15-2 (A) The commission shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. The hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)

Applicable Zoning Regulations:

§10-4-2: SUI, Suburban Urban Interface, Agricultural, Residential Single Household.

§10-4-19: CRO, Canyon Rim Overlay.

§10-15; Annexation Regulations.

Regulatory Impacts

Annexation of this property will affect the regulations by which this property is enforced. It will, if annexed, fall under all regulatory policies of the City of Twin Falls and not just Title 10, as with property in the Area of Impact.

Comprehensive Plan Compliance

The Comprehensive Plan designates this area as "Neighborhood Commercial". The comprehensive plan identifies neighborhood commercial as supporting

services and small -scale commercial for surrounding neighborhood designed to contemplate the neighborhoods character.

Staff has determined this request does not comply with the 2016 Grow With Us Comprehensive Plan.

Analysis & Potential Impacts:

The subject properties are located within the area of impact and have a zoning designation of SUI/Canyon Rim Overlay

The applicant intends to annex the property into the city to receive city utilities. Although the designation does not comply with the comprehensive plan the property being zoned Canyon Rim Overlay requires that any development proposed for the property must be done through a Zoning Development Agreement or ZDA.

The applicant is preparing to rezone this property along with other neighboring property in the form of a ZDA but has

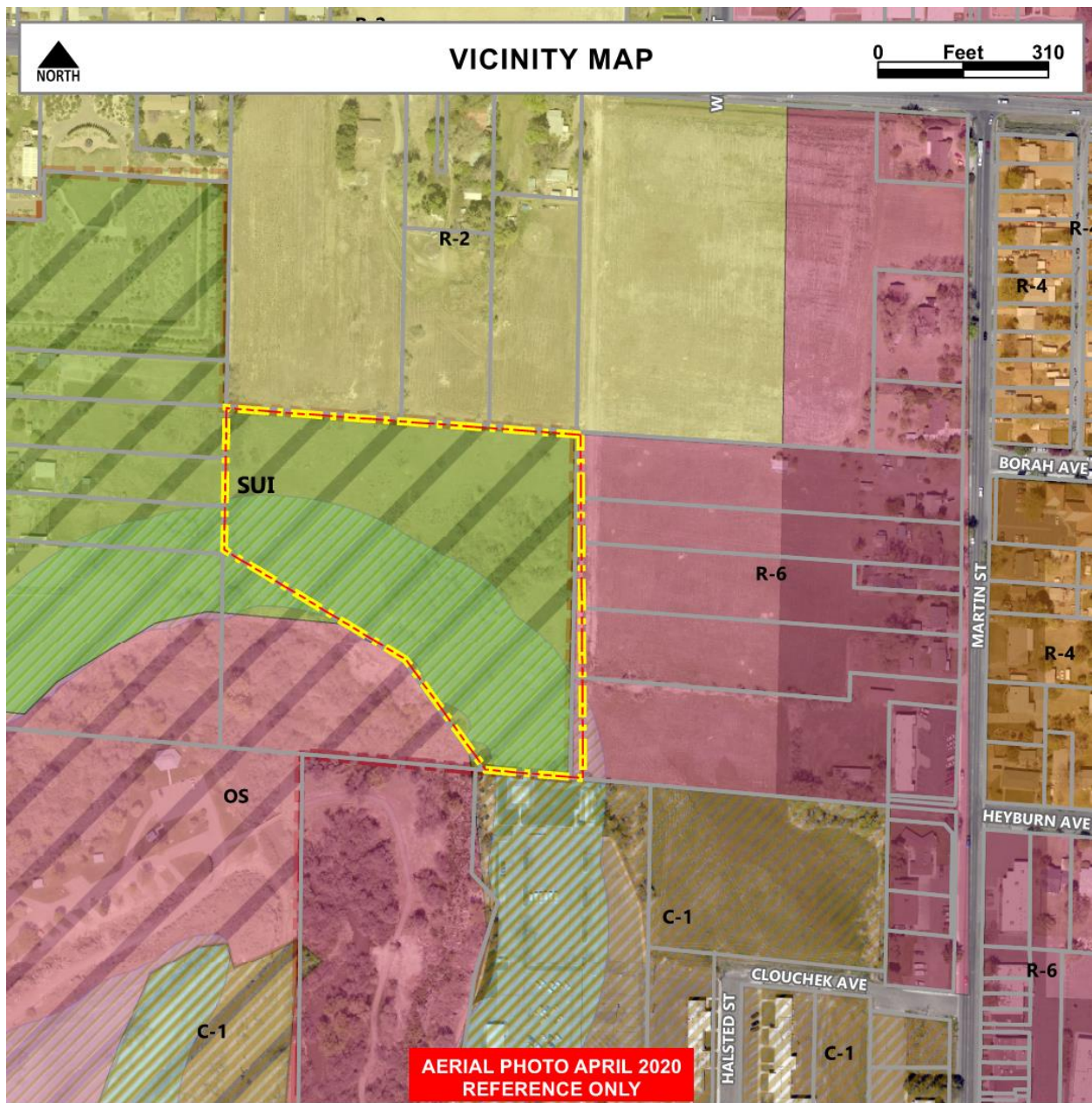
chosen to take the step of annexation first and rezone to ZDA later.

Conclusions:

The Commission is tasked with making a recommendation to the City Council on the zoning designation being requested by the applicant. The Commission's recommendation may be to deny the request, approve the request as presented, request a different zoning designation, or request additional information be provided.

Attachments:

1. Vicinity Map
2. Exhibits



Current Zoning: SUI/ Canyon Rim Overlay

Existing Land Use: Vacant/Undeveloped

Comprehensive Plan: Neighborhood Commercial

Proposed Zoning: SUI/ Canyon Rim Overlay

Surrounding Zoning Designations & Land Use(s)

North: R-2; Agriculture/ Single Family Residential

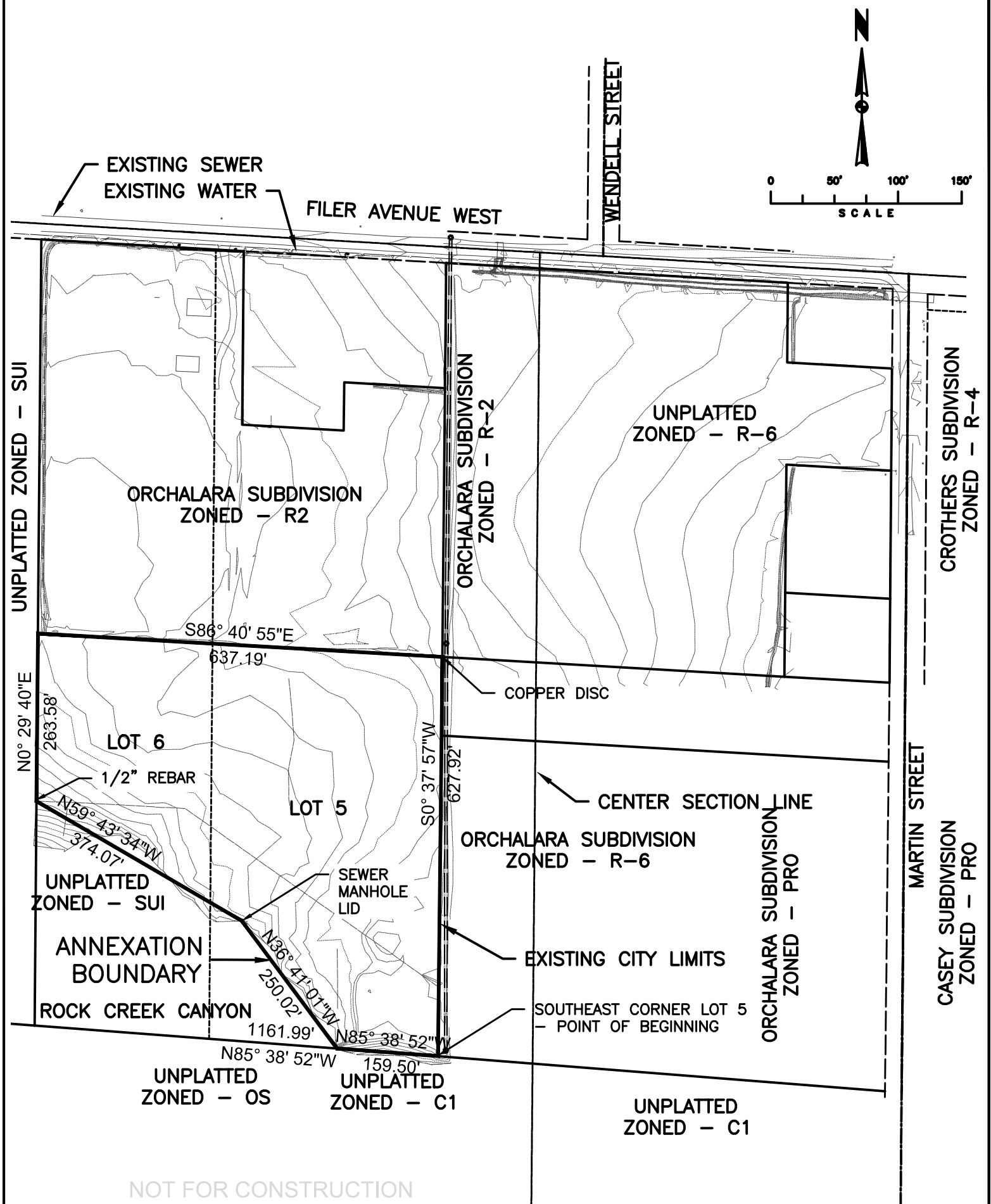
East: R-6; Agriculture/Single Family Residential

South: OS, Rock Creek Canyon/Undeveloped/ Institutional

West: SUI; Agriculture/Single Family Residential

Applicable Regulations

10-1-4, 10-4-2, 10-4-19, 10-12, 10-15



PROPERTY ANNEXATION SW OF FILER AND MARTIN
TWIN FALLS, IDAHO

VICINITY MAP



tdhengineering.com

DRAWN BY:	RLH
DESIGNED BY:	RLH
QUALITY CHECK:	DFW
DATE:	10/5/21
JOB NO.	F20-032
CAD NO.	TF21-005 TOPO

1

1



Date: Tuesday, November 9, 2021
To: Planning and Zoning Commission
From: Lisa Strickland

ACTION ITEM

Request:

Request for a recommendation to City Council to vacate platted right-of-way adjacent to Lot 3 and 4, Block 1 of the Lakewood Subdivision. RPT3088001003B c/o Jerry and Brenda Naylor. (app. PZ21-0156)

Time Estimate:

Approximately 5-10 minutes with questions/comments to follow.

Background:

This is a request to right of way "Hill View Drive" located west of Lots 3 and 4 of the Lakewood Subdivision.

To the north and south of this right of way is residential property.

Allowing this vacation of right of way would increase the size of Lot 3 and 4 making them more feasible for development.

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 & Zoning 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:

n/a

Regulatory Impact:

Approval of this request will remove the limitation, or entitlement, for the specific area, as described on the Plat. This area will become private property, and subject to current rules and regulations for taxes, zoning code compliance, and development.

History:

Hill View Drive was platted with the Lakewood Subdivision in 1960.

Analysis:

Vacation of the right of way will not affect the zoning. Staff does not anticipate any negative impacts to the surrounding area should the request be approved.

Conclusion:

Upon conclusion staff is in support of this request, should the Commission recommend approval to the City Council as presented, staff recommends approval be subject to the following conditions:
Subject to a recorded access and utility easement to lot 3 of the Lakewood Subdivision.

1. Subject to a recorded utility easement for existing phone lines.
2. Subject to a recorded utility easement for pressurized irrigation.

Attachments:

1. PZ21-0156 VAC SR
2. Vicinity Map
3. Narrative
4. Exhibit
5. Utility Company Letters



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Lisa Strickland, City Planner

Request: Request for a recommendation to City Council to **vacate** platted right-of-way adjacent to Lot 3 and 4, Block 1 of the Lakewood Subdivision. RPT3088001003B.

Application: PZ21-0156

Applicant & Representative:

Jerry & Brenda Naylor
937 Carriage Ln N
Twin Falls, ID 83301

Public Hearing: November 9, 2021

Background:

This is a request to right of way "Hill View Drive" located west of Lots 3 and 4 of the Lakewood Subdivision.

Hill View Drive was platted with the Lakewood Subdivision in 1960. To the north and south of this right of way is residential property.

Allowing this vacation of right of way would increase the size of Lot 3 and 4 making them more feasible for development.

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 & Zoning 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.

Regulatory Impacts:

Approval of this request will remove the limitation, or entitlement, for the specific area, as described on the Plat. This area will become private property, and subject to current rules and regulations for taxes, zoning code compliance, and development.

Vacation of the right of way will not affect the zoning. Staff does not anticipate any negative impacts to the surrounding area should the request be approved.

Conclusion:

Upon conclusion staff is in support of this request, should the Commission recommend approval to the City Council as presented, staff recommends approval be subject to the following conditions:

1. Subject to a recorded access and utility easement to lot 3 of the Lakewood Subdivision.
2. Subject to a recorded utility easement for existing phone lines.
3. Subject to a recorded utility easement for pressurized irrigation.

Attachments:

1. Vicinity Map

2. Narrative
3. Vacation Exhibit
4. Utility Letters

8/31/21

To Whom It May Concern:

The reason for the request for vacation is to increase the size of the lot to fit two duplexes on the property. The City of Twin Falls also requests an easement for pressurized irrigation which will be granted along with the approval of the vacation.

Thanks,
Jerry Naylor

Legal Description
Portion of Hill View Drive to be Vacated
Twin Falls, Idaho

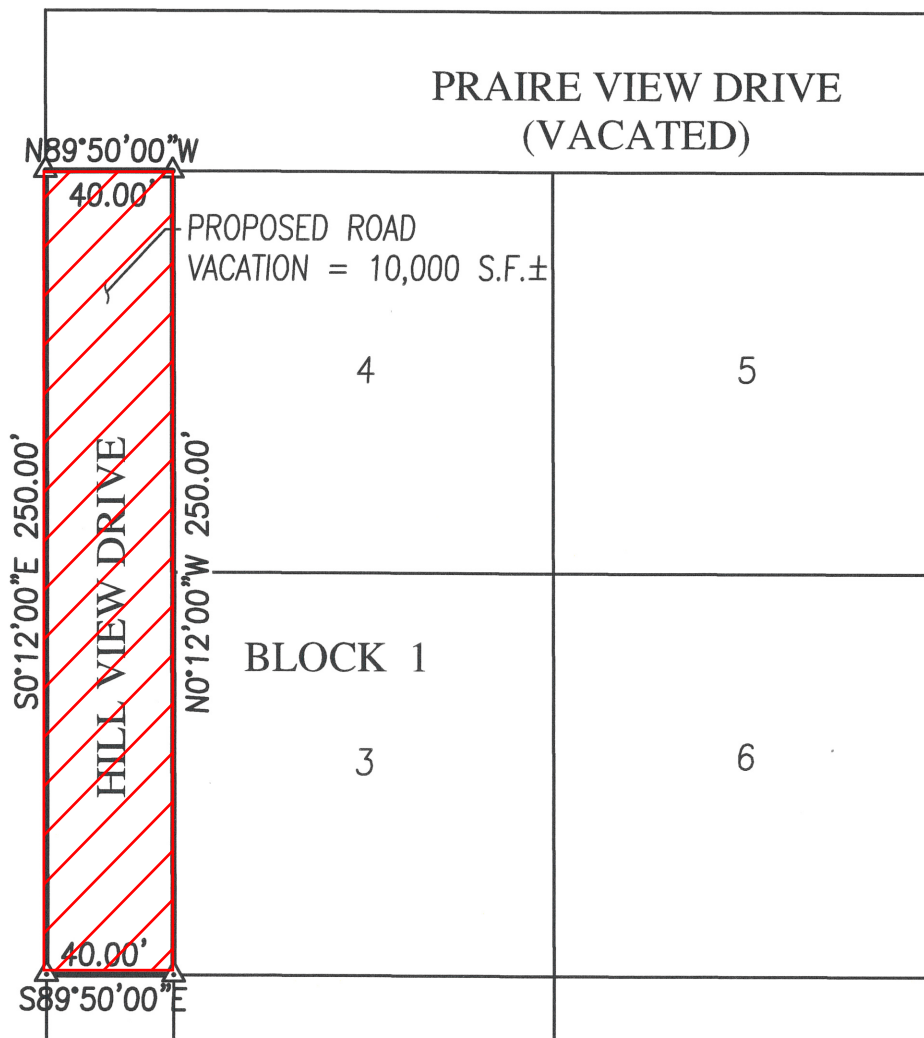
Being a portion of Hill View Drive as shown on that certain map entitled "Lakewood Subdivision", recorded June 1, 1960 as Instrument No. 0000-493904 in the office of the County Recorder of Twin Falls County, more particularly described as follows:

Beginning at a point on the East Right-of-Way Boundary of said Hill View Drive, said point being the Southwestern corner of Lot 3, Block 1 as shown on said map and being the REAL POINT OF BEGINNING;
Thence, along said East Right-of-Way Boundary, North 00°12'00" West 250.00 feet;
Thence, leaving said East Right-of-Way Boundary, North 89°50'00" West 40.00 feet to a point on the West Right-of-Way Boundary of said Hill View Drive;
Thence, along said West Right-of-Way, South 00°12'00" East 250.00 feet to a point on the Westerly prolongation of the South Boundary of said Lot 3;
Thence, along said prolongation, South 89°50'00" East 40.00 feet to said REAL POINT OF BEGINNING.

Containing approximately 10,000 square feet.

End of Description

Located In
A Portion of
Hill View Drive
Lakewood Subdivision
In
W² SE⁴ SW⁴, Section 2
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2021



PRELIMINARY



Area to be vacated

0 30 60 120

SCALE IN FEET

EXHIBIT
ROAD VACATION
TWIN FALLS, IDAHO



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

JOB NO.: 459-21
DESIGN
DRAWN CSH
DATE AUGUST 2021
SCALE SHOWN
Sheet No.: 1



March 31, 2021

Sent Via E-Mail: jerrystoys@gmail.com

Jerry Naylor
937 Carriage Ln. N
Twin Falls, ID 83301

Re: Partial Road Vacation Request / Hill View Drive

Dear Jerry,

This is in response to the request received by Idaho Power Company (IPC) on March 25, 2021, regarding the possible vacation of a road right-of-way described in the attached Exhibit A and known as the "Right-of-Way".

IPC's records indicate that the Company does not maintain electrical facilities within the proposed area for vacation therefore we can support the vacation detailed within the attached documents.

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

Sincerely,

Krista Englund
Real Estate Specialist
Land Management and Permitting Department
Corporate Real Estate
Idaho Power Company

208-388-2245
kenglund@idahopower.com



April 1, 2021

RE: Hill View Dr Road R.O.W Abandonment Request

Mr. Jerry Naylor

937 Carriage Ln. N.

Twin Falls, Idaho 83301

Dear Sir,

We may Have an Overhead Line Located on The intersection of Prairie view Dr. and Hillview Dr., not sure without having it surveyed, it is attached to the Power Poles. We agree with Your request to abandon the Road R.O.W as Requested as indicated in the attached Lakewood Subdivision Plat West Side of lots 3&4, Block 1, Providing that if our existing line is in the area of abandonment That you will pay the cost for the relocation of this line.

We are OK with The Abandonment request as noted above.

Any Questions or concerns please contact me.

Thank you,

A handwritten signature in black ink, appearing to read "Ron Burns", written over the printed name.

Ron Burns

Cable One Construction

261 Eastland Dr.

P.O. Box 1946

Twin Falls, Idaho 83301

208-733-6877 Ext. 7150

208-539-9886

**Lumen
Brad McNew
Program Manager
216 South Park Ave
Twin Falls, Id. 83301**

Office (208)646-3599

March 24, 2021

Jerry Naylor

RE: Lakewood Subdivision
Hill View Dr ROW Vacation
Section 2, T10S, R17E

To whom it may concern:

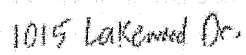
Reference is made to your request for Lumen to vacate Hill View Dr located in Lakewood Subdivision, City of Twin Falls, County of Twin Falls, State of Idaho. Lumen has facilities crossing Hill View Dr as dictated in attached map and will not be able to vacate this area. There would need to be an easement established for existing phone lines.

If existing utilities need to be relocated construction charges would apply for relocation of facilities.

Please call me if you have any questions.

Sincerely,

Brad McNew



March 22nd, 2021

To:

Jerry Naylor
937 Carriage Ln N
Twin Falls, ID 83301

Re.:

Vacation of Property
Lakewood Subdivision

To whom it may concern:

Intermountain Gas sees no issue at the location described below and has been approved by the manager of the Twin Falls district, Jim Capps, with assistance from the GIS department.

Written description:

"APPROXIMATELY 18277SQFT AREA IN HILL VIEW DR TO THE WEST OF LOT 3 & 4 OF BLOCK 1 IN THE TWIN FALLS LAKEWOOD SUBD"

The letter should fulfil the requirements of the Twin Falls Planning and Zoning.

Please contact the Twin Falls office or me if you have any questions.

Elicia Carr – GIS Field Technician



12584 W Tyhee Rd

PO Box 2168

Pocatello, ID 83206

☎ Office: (208) 637-6440

✉ Email: Elicia.Carr@intgas.com



TWIN FALLS CANAL COMPANY
357 6TH AVE W
TWIN FALLS, ID 83301



MEMO OF UNDERSTANDING

APPLICANT: _____

OWNER NAME: Jerry Naylor

BUILDING ADDRESS: _____

LEGAL DESCRIPTION

SECTION: _____ TOWNSHIP: _____ RANGE: _____

DESCRIPTION: RPT3088001003B ; RPT3088001004A

The maps and records of the Twin Falls Canal Company have been reviewed and the following water distribution facilities and/or drainage facilities are shown as being located on the above described property.

TILES LISTED: YES ☐ NO ☒

LATERALS: YES ☐ NO ☒

To the best of our knowledge the above are the only water distribution facilities and/or drainage facilities on the described property. If other water distribution facilities and/or drainage facilities exist on the above-described property, they shall be considered as being included in the listing.

The rights-of-way for any water distribution facilities are to be accessible to employees and agents of the Twin Falls Canal Company at all times. Impediments and obstructions on the rights-of-way are prohibited.

No change shall be made in the facilities of the Twin Falls Canal Company without the written approval of the Twin Falls Canal Company.

No trees shall be planted or allowed to grow within fifty feet (50') of any underground drainage facilities.

Existing facilities for conveying wastewater from adjacent property must be maintained by the applicant.

TF Canal Co. rights of way for operating canals is a 50 foot strip from the outer toe of the embankment on the main canals, 30 feet on the main laterals and a 16 foot width along the smaller laterals per each side.

DATE: 3-19-21 APPLICANT: _____

BY: Jerry Naylor
Twin Falls Canal Co.



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Jonathan Spendlove, PZ Dir.
 Request: Approval of a **Special Use Permit** for a parking garage on property located on 2nd Avenue South, between Hansen Street and Shoshone Street.

Application: PZ21-0158
 Applicant & Representative:
 Galena Opportunity, Inc
 c/o Bill Truax

Public Hearing: November 9 , 2021

Analysis

This is a request for a special use permit to construct a parking garage. The subject property is located within the CB (Commercial Business) Zoning District and P-1 Parking Overlay.

There are associated future buildings proposed with the overall project that contain a mix of Retail, Office, and Residential uses. The drawings depict these associated building finishes of Glass, Metal, Concrete, and other common rock/stone like materials. The garage itself appears to have an exterior finish of some unknown material.

The proposed garage will contain ~325 parking spaces. As part of an Urban Renewal Project, the garage will have 100 dedicated public spaces. The additional ~225 spaces will be private to the residents and businesses of the associated project.

As part of the Urban Renewal Project, the garage is to be part of a mixed-use building, providing ground floor retail, and dwelling units. These requirements were put in place by the URA in order to further the strategic plan and Comprehensive Plan goals of the City.

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 current use of the property as Parking lots have been in place for over three decades.

According to City Records, this is the first Parking Garage/Structure to be constructed within the City of Twin Falls.

No further pertinent zoning history is known at this time.

Applicable Regulations or Codes
 Per City Code 10-4-7, *Open Garages for automobiles* is listed as a special use.

Comprehensive Plan Compliance
 The 2016 Comprehensive Plan "Grow With Us" designates this area as "Downtown" This request meets this designation and other comprehensive plan guidelines by encouraging development and infill, while also providing downtown housing options.

City Staff determines this request follows the City's comprehensive plans.

Potential Impacts

The most noticeable impact of this land use will be of a visual nature. Attachment 6 shows a comparison of current streetscapes along 2nd Ave South. It would be prudent to require natural vegetation along 2nd Ave to help mitigate the visual impact of this 400-foot-long continuous building.

Additionally, the applicant is proposing an exterior finish on the garage. It would also be appropriate for the commission to inspect this material prior to construction in order to ensure

Public Hearing: November 9 , 2021

the new parking garage is harmonious with the surrounding buildings, some of which are historical in nature.

Conclusion

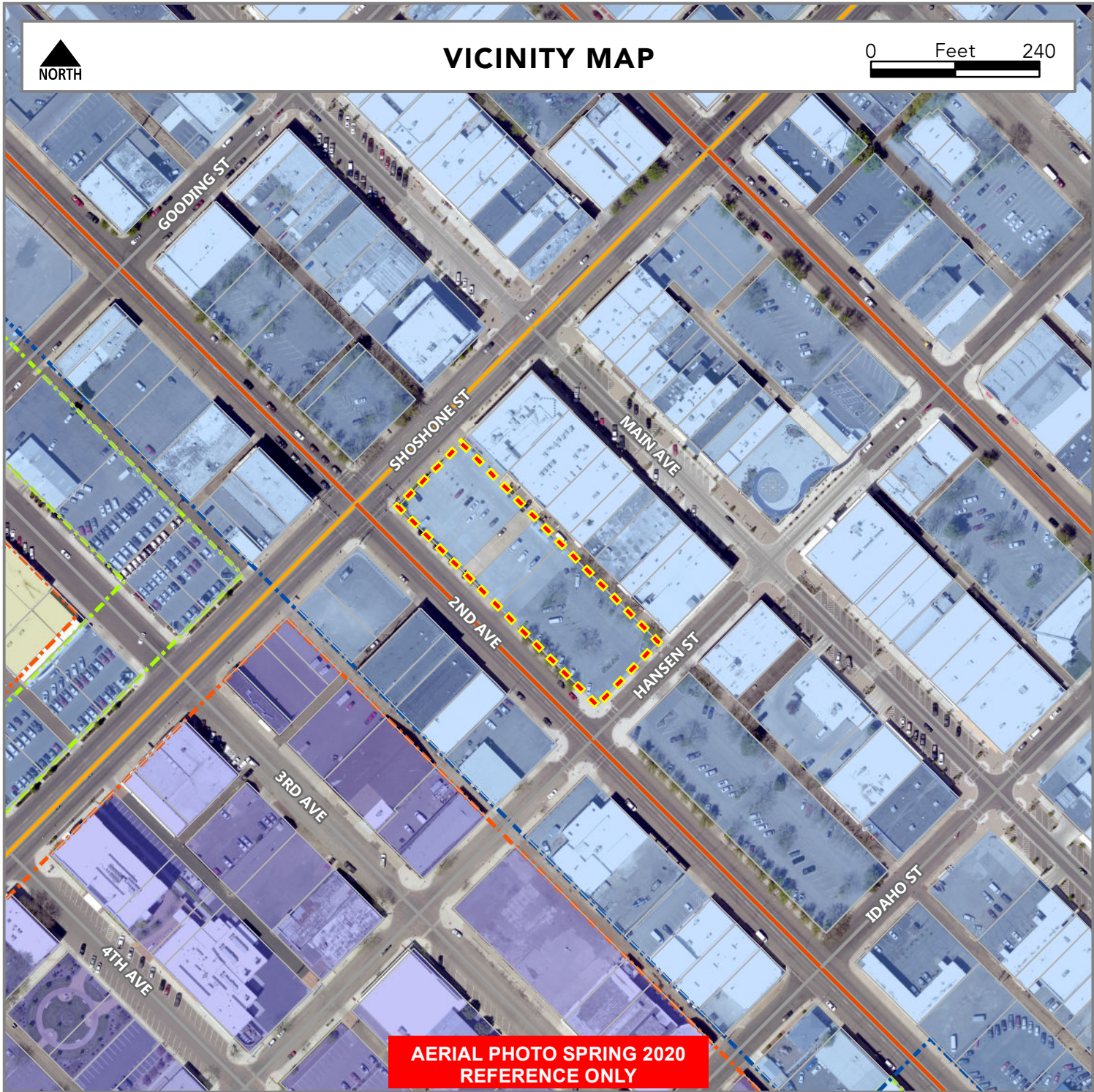
The commission approve the item as requested, approve with modifications, table for additional information, or deny this request.

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.
2. Subject to the Planning Commission approving the exterior finish material of the garage prior to building permit issuance.
3. Subject to the Planning Commission approving a landscape plan for vegetation along 2nd Ave prior to building permit issuance.

Attachments

1. Vicinity Map
2. Applicant Narrative
3. Applicant Site Plan – By level
4. Applicant Elevations
5. Photos



- P1 Overlay M-2
- P2 Overlay O-T
- P3 Overlay
- C-B

Current Zoning: C-B & P-1 Overlay
Comprehensive Plan: Downtown

Existing Land Use: Parking Lot
Proposed Land Use: Mixed Use Building with Additional Height

Surrounding Zoning Designations & Land Use(s)	
North: Shoshone St; CB P-1, Mixed Use Commercial/Office/Retail	East: Alley; CB P-1, Mixed Use Commercial/Office/Retail
South: Hansen St; CB P-1, Mixed Use Commercial/Office/Retail	West: 2 nd Ave S; CB P-1, Mixed Use Commercial/Office/Retail
Applicable Regulations of Note	
10-1-3, 10-1-5, 10-7-3, 10-10-12	

PROJECT NARRATIVE

HEIGHT VARIANCE NARRATIVE:

Please accept our request for a height variance which is necessary for the development of two mixed-use residential buildings and a multi-story parking structure located along 2nd Avenue South between Hansen Street S. and Shoshone Street S. in the Commercial Central Business District in the city of Twin Falls. We are requesting variance to a maximum parapet height of 75 feet, similar to the scale of the neighboring 160 Main building. We are also asking for a maximum height of 85 feet to the top of the roof appurtenance structures related to the elevator and roof top amenity deck.

The height variance is needed to accommodate two structures in a 5- and a 6-story building that are similar in design to the 160 Main project that is currently under construction. Added building height is necessary to provide a project with scale large enough to assure economic feasibility and to also meet the City's goal of providing adequate parking spaces to the District. We feel that the design and height of the new structures will complement existing buildings in the area and will not negatively affect the viability of neighboring businesses.

The project will contain two residential structures:

- The building at the corner of Hansen will contain 48 units in 4 residential floors over podium structure with ~325 parking stalls and ~1,000 square feet of on-grade retail (6 total floors). Included in the design is a roof top deck and a generous 2nd floor amenity area overlooking Hansen Street which will contain a resident lobby, bicycle parking and fitness area.
- Proposed parking stall counts are listed below:

100	Public
45	Office, 160 Main
50	Office, 102 Main (replacement)
50	Residential Hansen Street
50	Residential Shoshone Street
<u>30</u>	<u>Residential 160 Main</u>
325	Total
- The building at the corner of Shoshone will contain 48 units in four floors over ~1,400 square feet of on-grade retail and a residential lobby (5 total floors) and four (4) live/work townhomes. The newly designed townhomes will be located on grade level and will open to a pedestrian courtyard that connects 2nd Avenue South to the alley retail access.
- The two buildings and parking structure will be operated as a single property. Construction permit applications will be submitted separately to allow for a phased development with the construction of the parking structure occurring first. Construction completion on the parking structure is scheduled for November 2022.
- The residential units above the parking garage (2nd & Hansen) will begin construction as soon as the 5th level of parking garage is poured, and the tensioning cables are stressed. The building at 2nd & Shoshone will begin construction when the permits are approved at the city, currently programmed in April 2022.

Existing water and sewer infrastructure is adequate to support new development in the area. It is anticipated that Idaho Power will need to upgrade its transformers to current standards. Once the parking structure is completed, parking infrastructure will be adequate to accommodate the economic activity that this project will create.

The residential buildings will contain a mix of studio, 1- and 2-bedroom units and bring much-needed housing to the urban core of Twin Falls. Current unit matrix is listed below:

2nd & Hansen

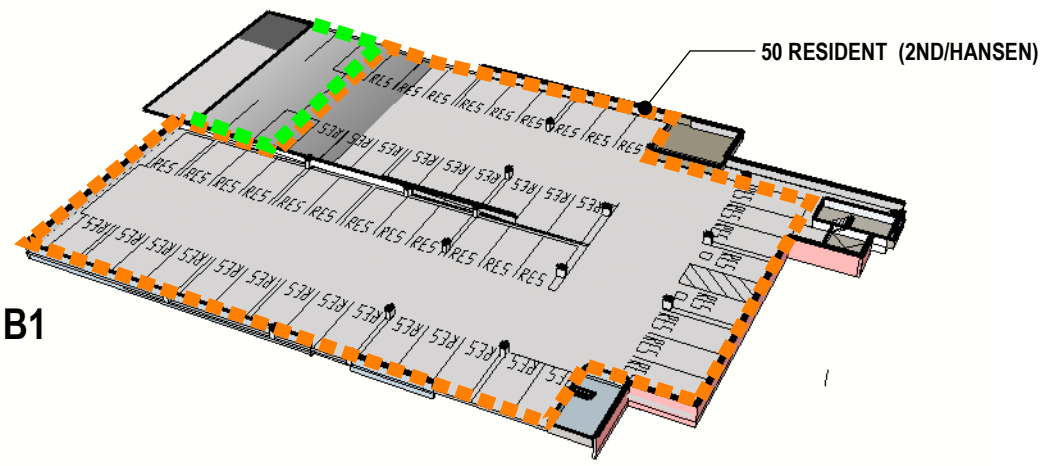
Unit Type	Beds	Baths	Unit SF	Total Units	% of Total
Studio/1BA	0.0	1.0	482 SF	10	10.0%
JR 1BR/1BA	1.0	1.0	514 SF	6	6.0%
1BR/1BA	1.0	1.0	775 SF	15	15.0%
2BR/2BA	2.0	2.0	1,023 SF	5	5.0%
2BR/2BA	2.0	2.0	1,114 SF	12	12.0%
			Total	48	48.0%

2nd & Shoshone

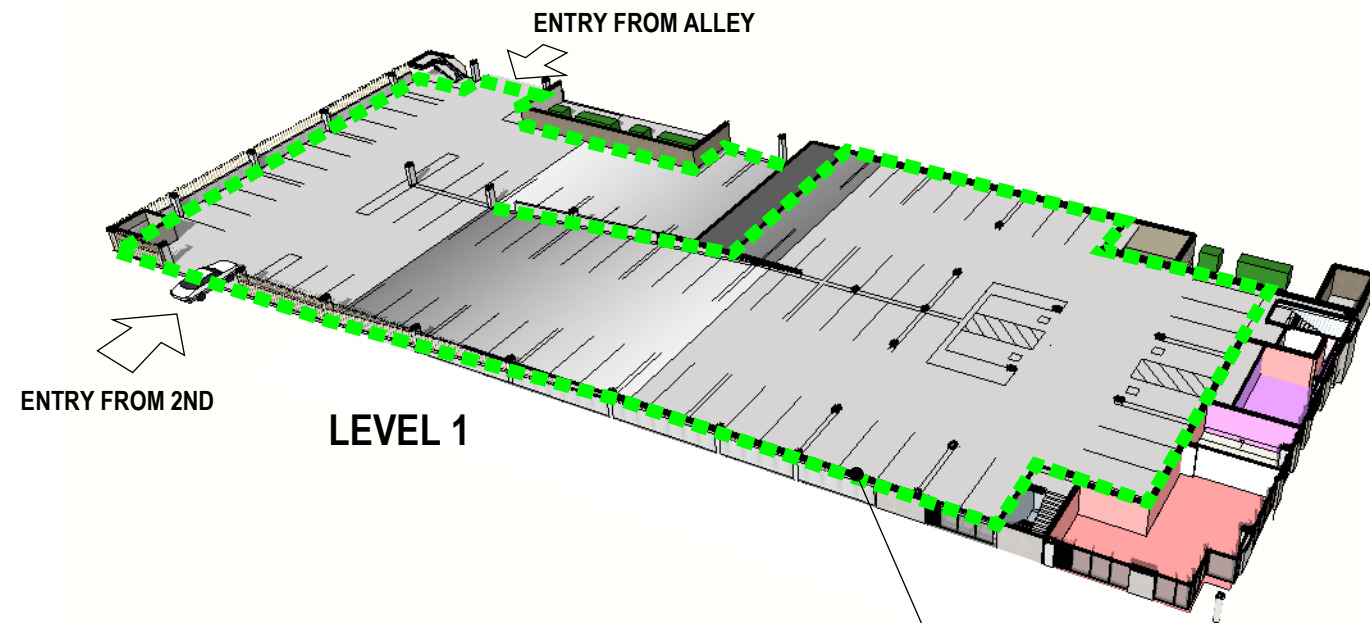
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1BR/1BA	1.0	1.0	548 SF	2	2.0%
1BR/1BA	1.0	1.0	594 SF	5	5.0%
1BR/1BA	1.0	1.0	616 SF	8	8.0%
2BR/2BA	2.0	2.0	758 SF	10	10.0%
2BR/2BA	2.0	2.0	921 SF	5	5.0%
Townhomes	2.0	2.0	1,163 SF	4	4.0%
			Total	52	52.0%

The creation of residential units, retail spaces, and public parking is in alignment with the City of Twin Falls comprehensive plan and economic development goals. The project will leverage the original TFURA and City of Twin Falls investments into the Old Main Avenue renewal area and will bring significant economic activity to the district. Neighboring businesses will benefit from increased demand created by residents living in the area and the ease of accessible parking will encourage visitors, thus increasing the District's tax base.

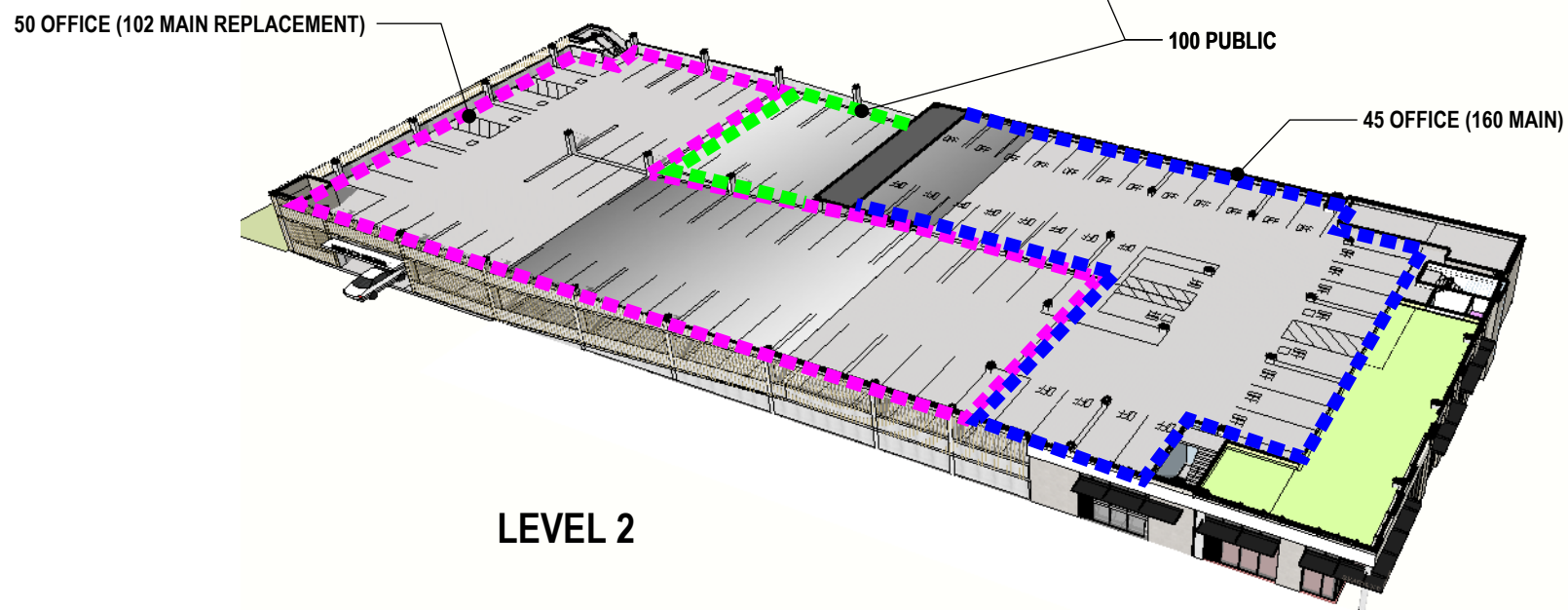
LEVEL B1



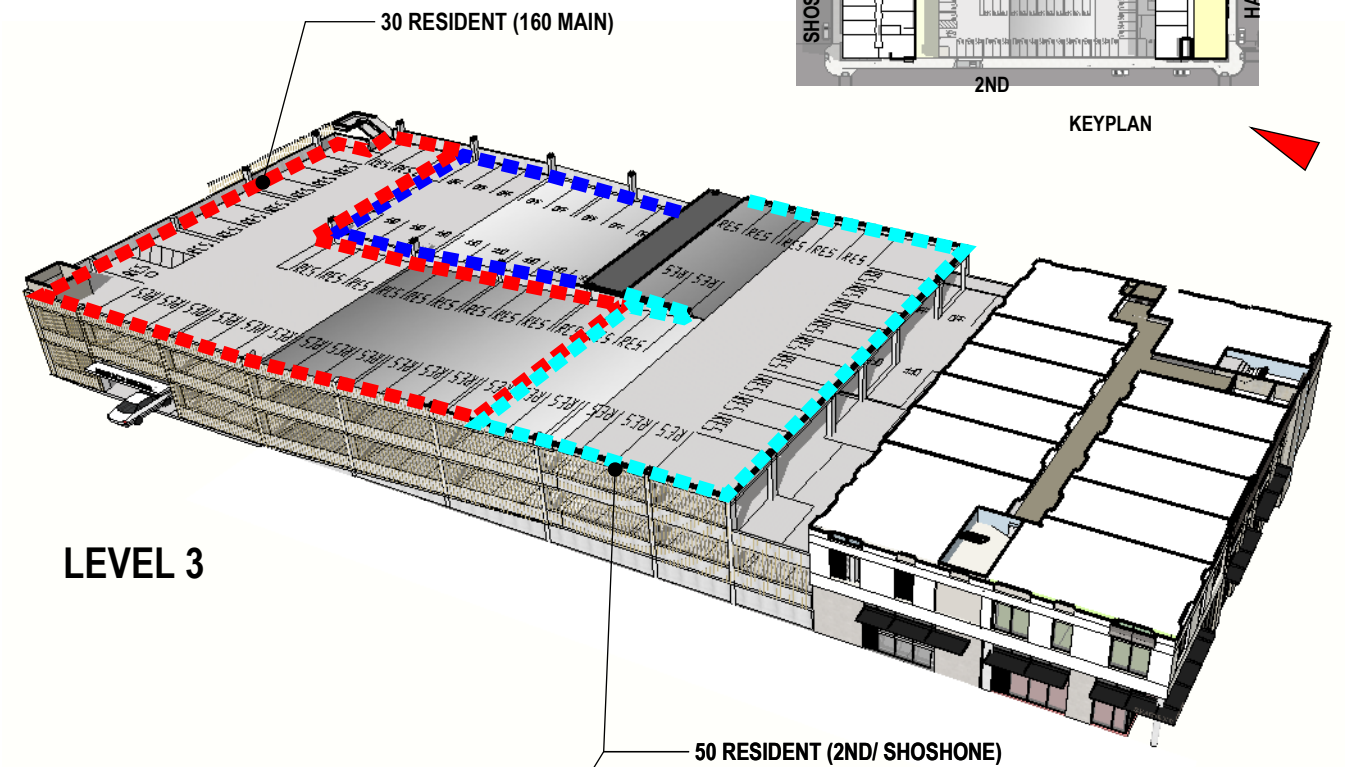
LEVEL 1



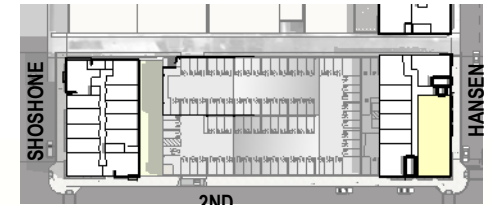
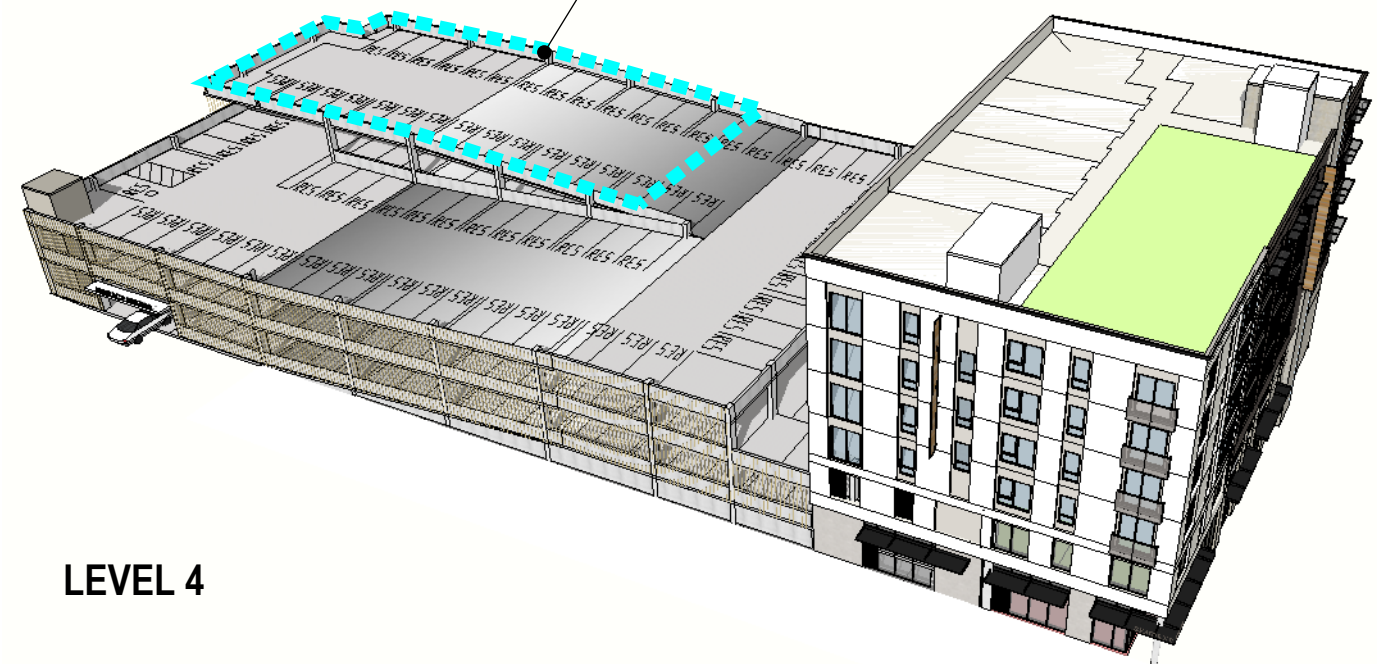
LEVEL 2



LEVEL 3



LEVEL 4

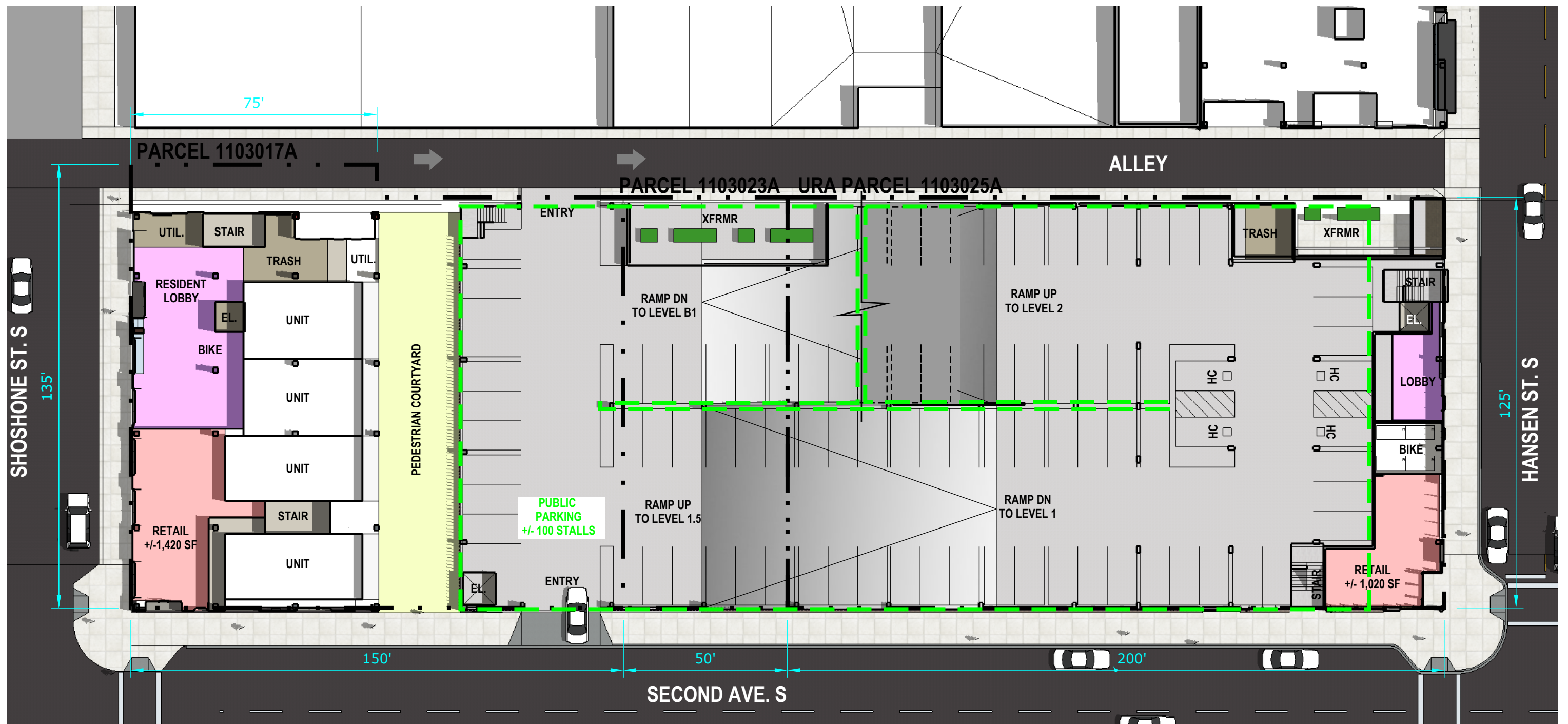


KEYPLAN

CONCEPT PARKING DIAGRAM

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX



CONCEPT SITE PLAN - LEVEL 1

SCALE: 1"=30'

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX





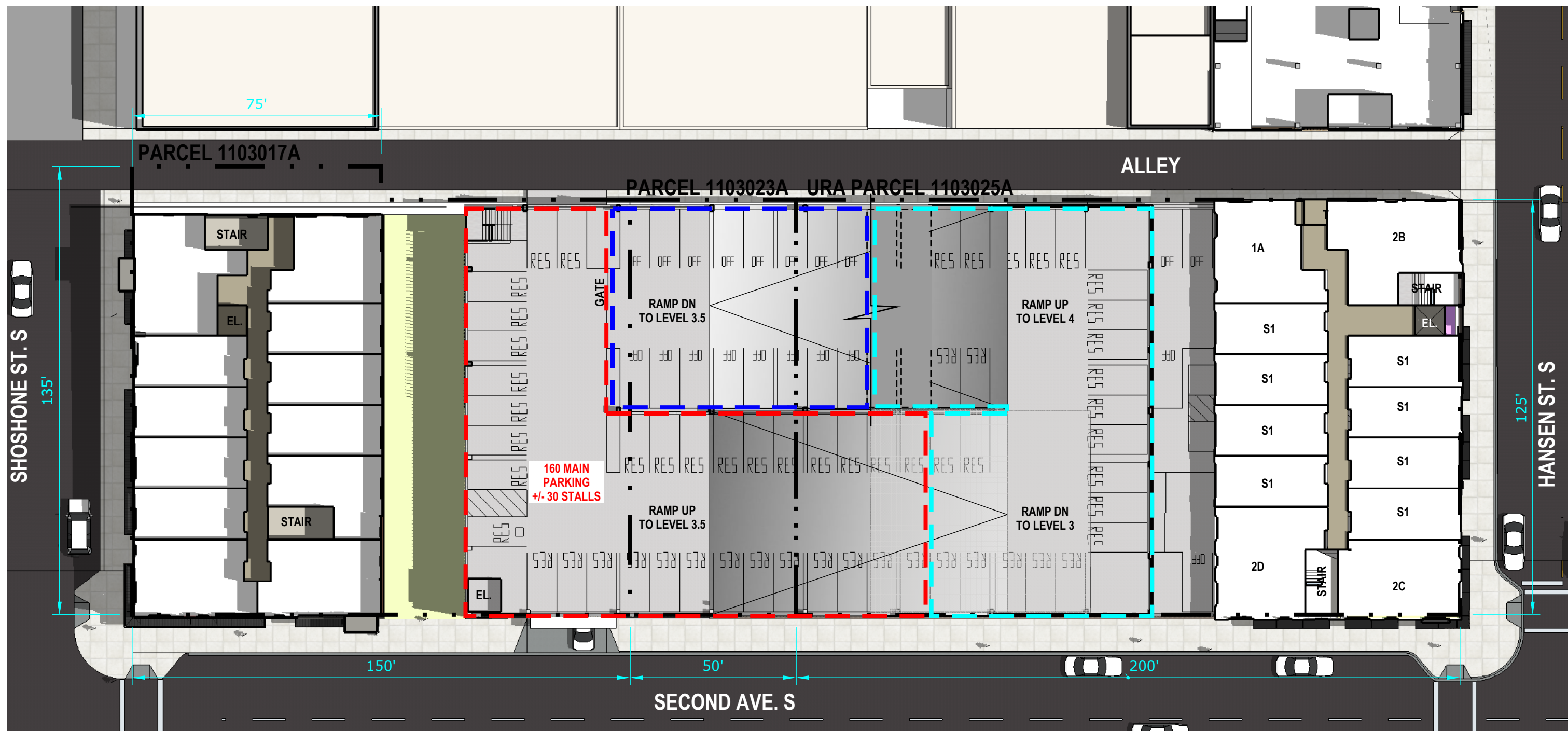
CONCEPT LEVEL 2 PLAN

SCALE: 1"=30'

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX





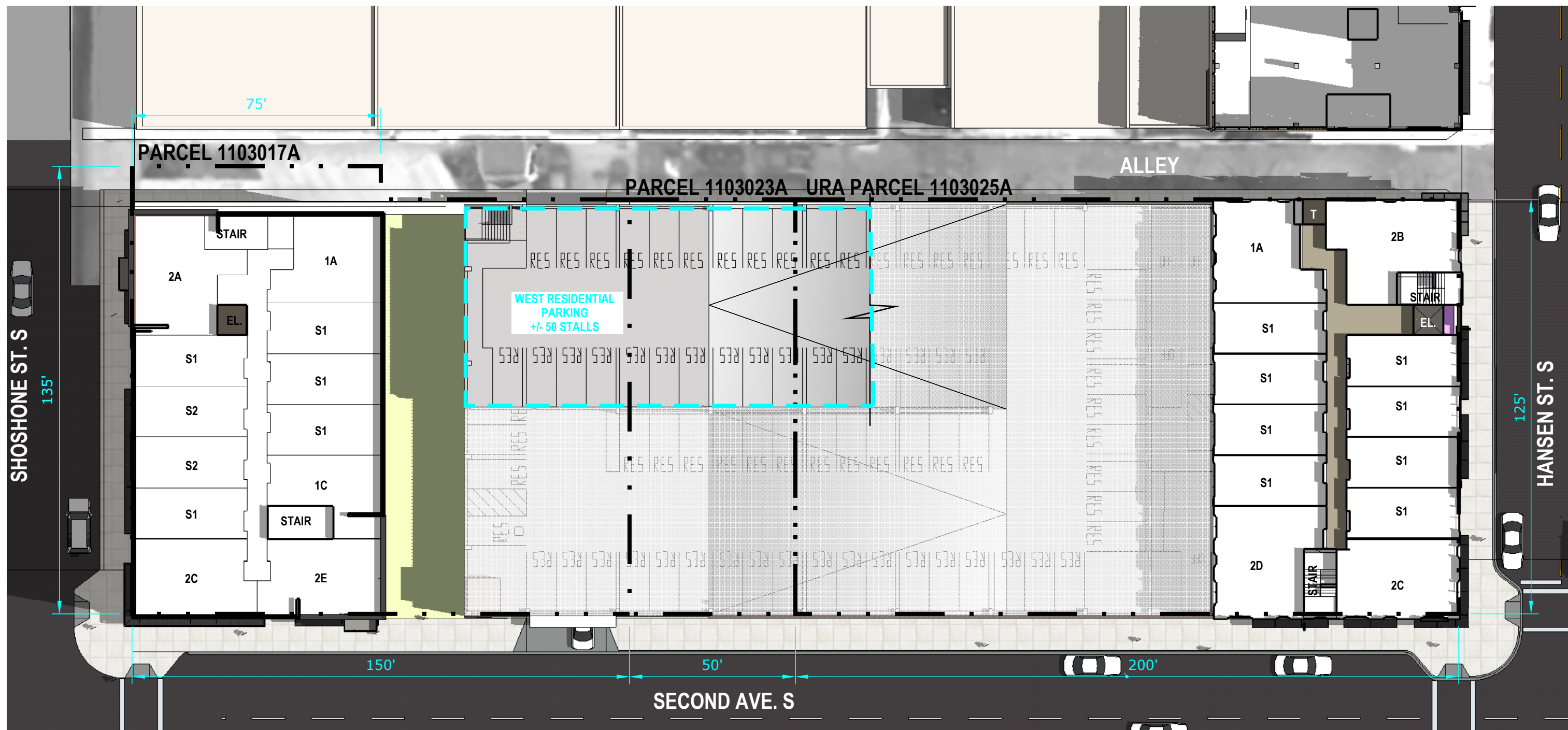
CONCEPT LEVEL 3 PLAN

SCALE: 1"=30'

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX





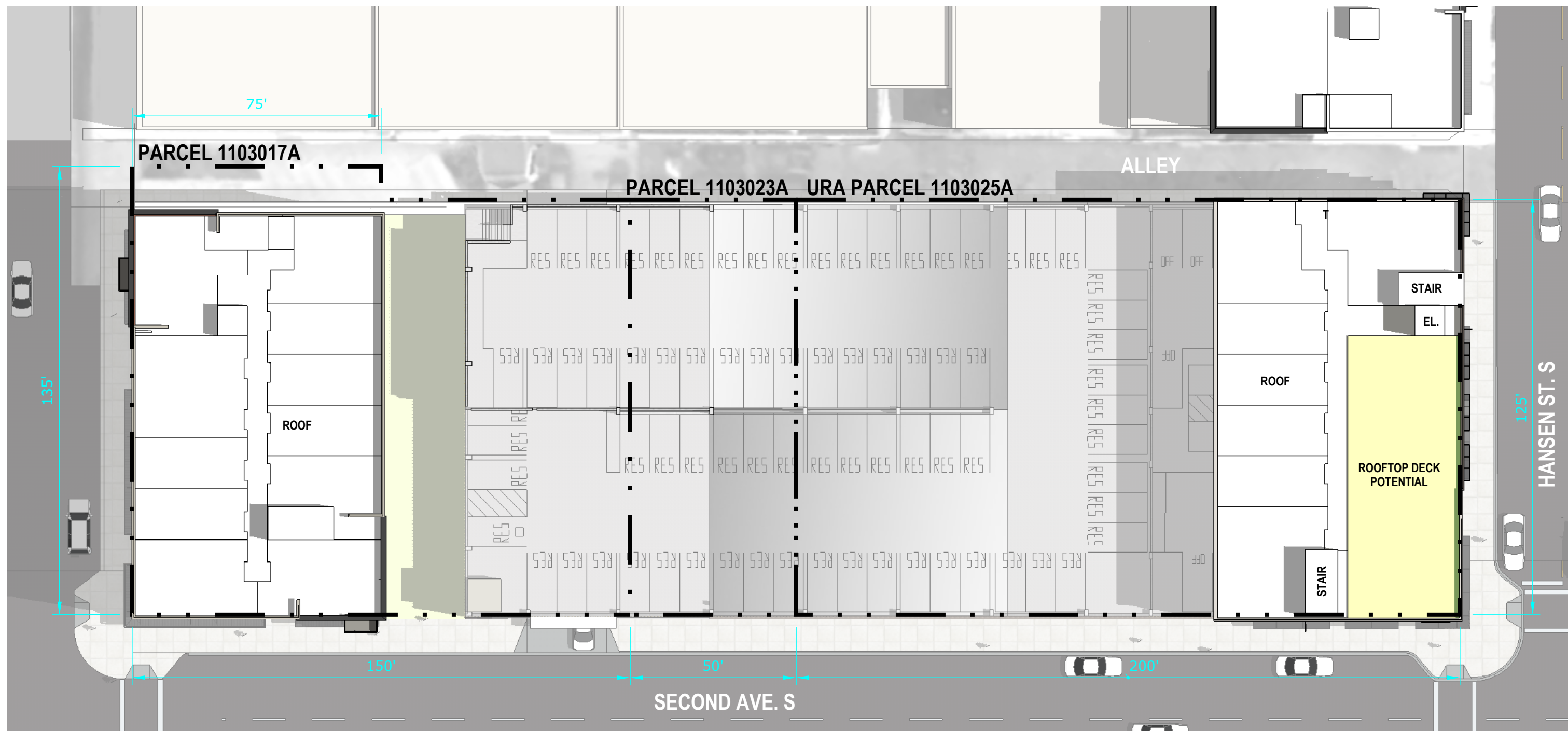
CONCEPT TYPICAL UPPER PLAN

SCALE: 1"=30'

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX





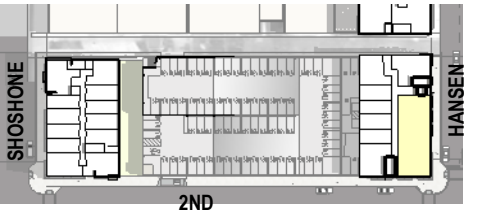
CONCEPT ROOF PLAN

SCALE: 1"=30'

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX





KEYPLAN



CONCEPT ELEVATION SCALE: 1"=20'

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX



VIEW TO CORNER OF 2ND AND HANSEN, LOOKING N

CONCEPT PERSPECTIVE VIEWS

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX

v1

10.12.2021



VIEW TO CORNER OF 2ND AND SHOSHONE, LOOKING E

CONCEPT PERSPECTIVE VIEWS

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX

v2

10.12.2021







2nd Ave

130 2nd Ave S

Twin Falls, Idaho



Street View - Jul 2021

2nd Ave S

APRICOT HOME

Consignments

FURNITURE HOME DECOR
ANTIQUES & MORE



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Jonathan Spendlove, PZ Dir.
 Request: A recommendation to City Council to allow for **Additional Building Height** beyond 50 feet on property located on 2nd Ave South, between Hansen Street and Shoshone Street.

Application: PZ21-0159
 Applicant & Representative:
 Galena Opportunity, Inc
 c/o Bill Truax

Public Hearing: November 9 , 2021

Analysis

This is a request for Additional Building Height to allow two eighty-five foot (85') tall mixed use buildings. The subject property is located within the CB (Commercial Business) Zoning District and P-1 Parking Overlay.

The future buildings are proposed with a mix of Retail/Office/Residential type uses. The drawings depict building finishes of Glass, Metal, Concrete, and other common rock/stone like materials.

Similar, but not exact copies of the building at 160 Main Ave South, these buildings would be among the tallest structures in the vicinity and will create shadows on adjacent buildings, streets, and alleys. These additional tall buildings will add to the changing skyline of downtown, bringing additional housing, businesses and activity to the central core of downtown.

An additional aspect of this proposed project, although partially outside the scope of this application, is the construction of parking garage containing ~300 parking spaces.

Approval Process

A request for additional height follows the public hearing process for zoning

map amendments as described in subsection 10-14-5(B) and section 10-14-7 of City Code.

The Planning & Zoning Commission shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. The Commission shall then transmit its recommendation to City Council.

After receiving the recommendation, the City Council shall conduct a public hearing, and make a final decision on the request.

History

The current use of the property as Parking lots have been in place for over three decades. No further pertinent zoning history is known at this time.

Applicable Regulations or Codes

Per City Code 10-7-3, The council may allow greater than standard building heights with or without extra setback requirements, by following certain public hearing requirements.

Per City Code 10-10-12, Off-street parking is not required within the P1 district as for outright permitted uses.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as

"Downtown" This request meets this designation and other comprehensive plan guidelines by encouraging development and infill, while also providing downtown housing options.

The 2009 Master Transportation plan identifies the surrounding 2nd Avenues as arterial roadways and the immediate Main and Hanson Streets as a local streets. Staff has determined that the adjacent roadways are sufficient to accommodate the proposed use based on existing and expected future roadway capacities.

City Staff determines this request follows the City's comprehensive plans.

Potential Impacts

The applicant and Staff do not anticipate detrimental impacts beyond reasonable levels. However, Staff does anticipate specific impacts such as

- The proposed building will be among the tallest building downtown and add to the progressing change of the current downtown skyline.
- Due to the height of the building there will a significant increase in the amount of shaded area in proximity to the building.

Public Hearing: November 9 , 2021

- Due to both the commercial and residential uses which will occupy the building there will.
- There will be an increase in vehicle traffic to and around the proposed building.

Staff believes the majority of these impacts will have positive reverberations in terms of increased vibrancy, economic benefits, and redevelopment of underutilized properties.

The increased vehicles generated by this project will be largely mitigated by the proposed parking structure that is to be constructed as part of the overall project.

Conclusion

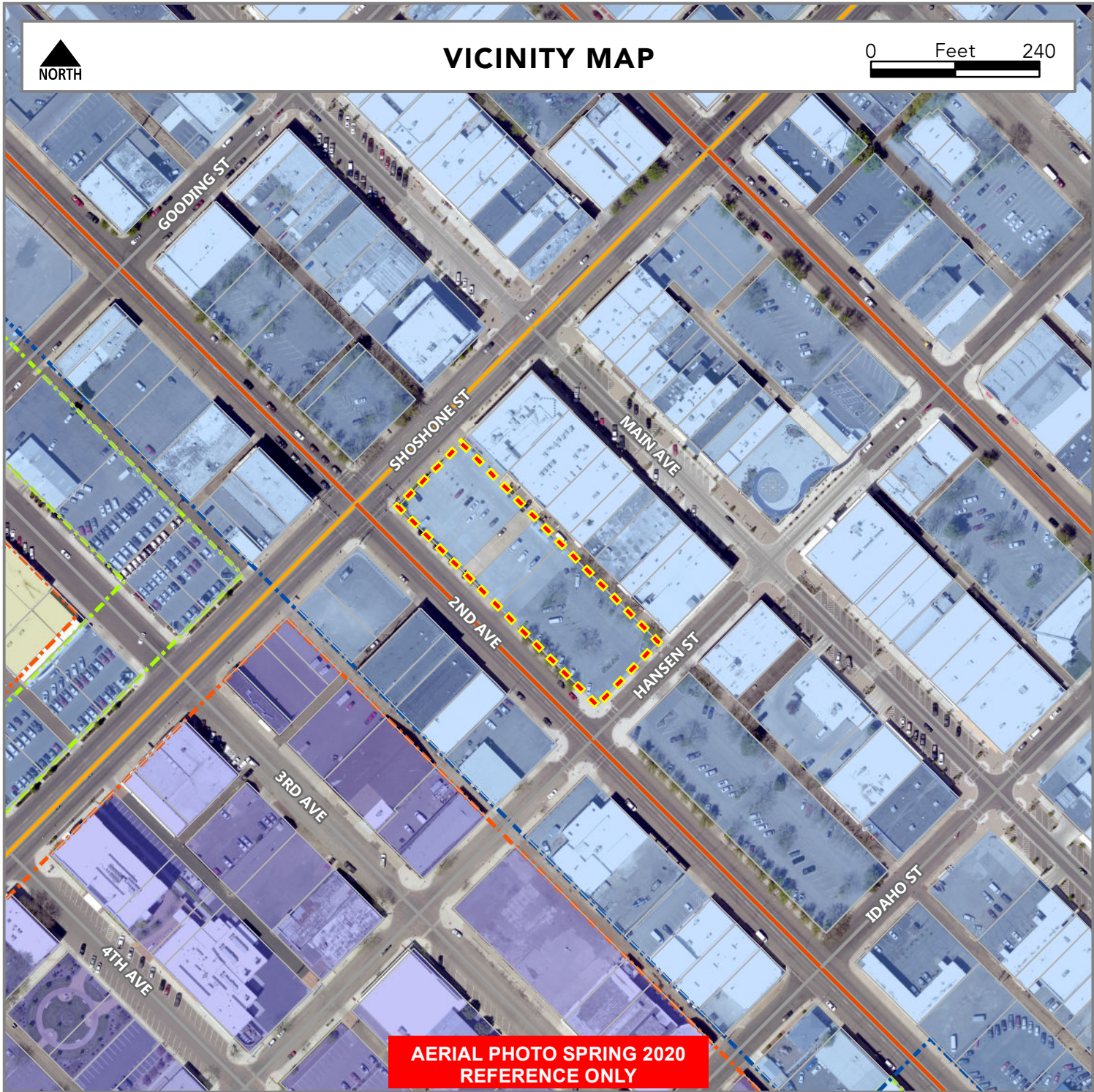
The commission may recommend to City Council that additional height be approved as requested, approved with modifications, tabled for additional information, or it may recommend that the request be denied.

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.
2. Subject to continued compliance with the application materials and drawings submitted by the applicant.
3. Subject to the maximum height of the building to include all mechanical and service equipment.

Attachments

1. Vicinity Map
2. Applicant Narrative
3. Applicant Site Plan – By level
4. Applicant Elevations
5. Photos



- P1 Overlay
- P2 Overlay
- P3 Overlay
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- M-2
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Current Zoning: C-B & P-1 Overlay
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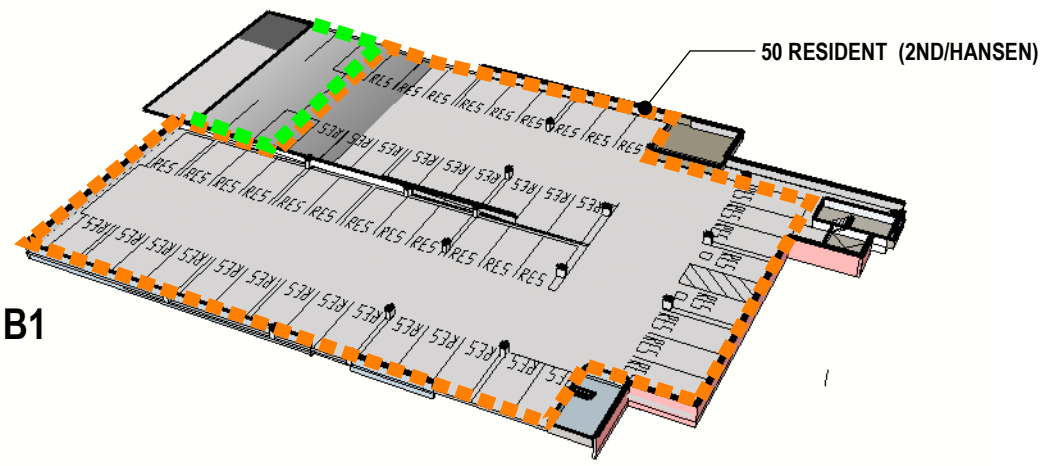
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2nd & Shoshone

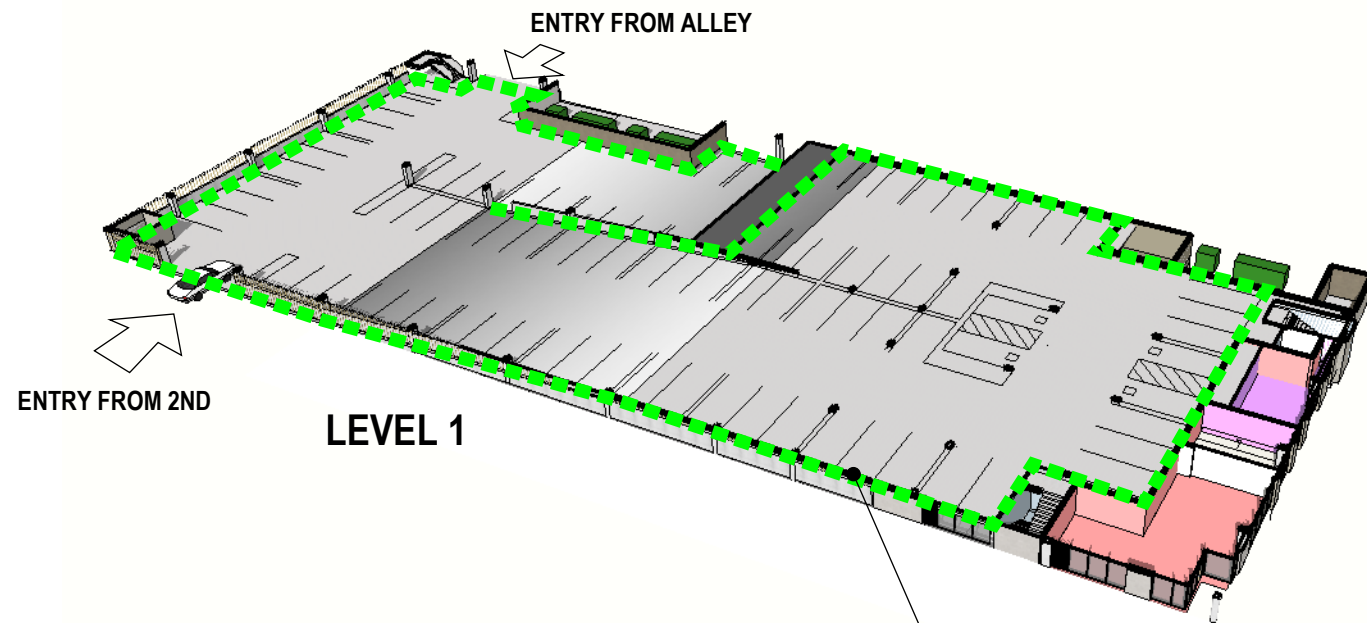
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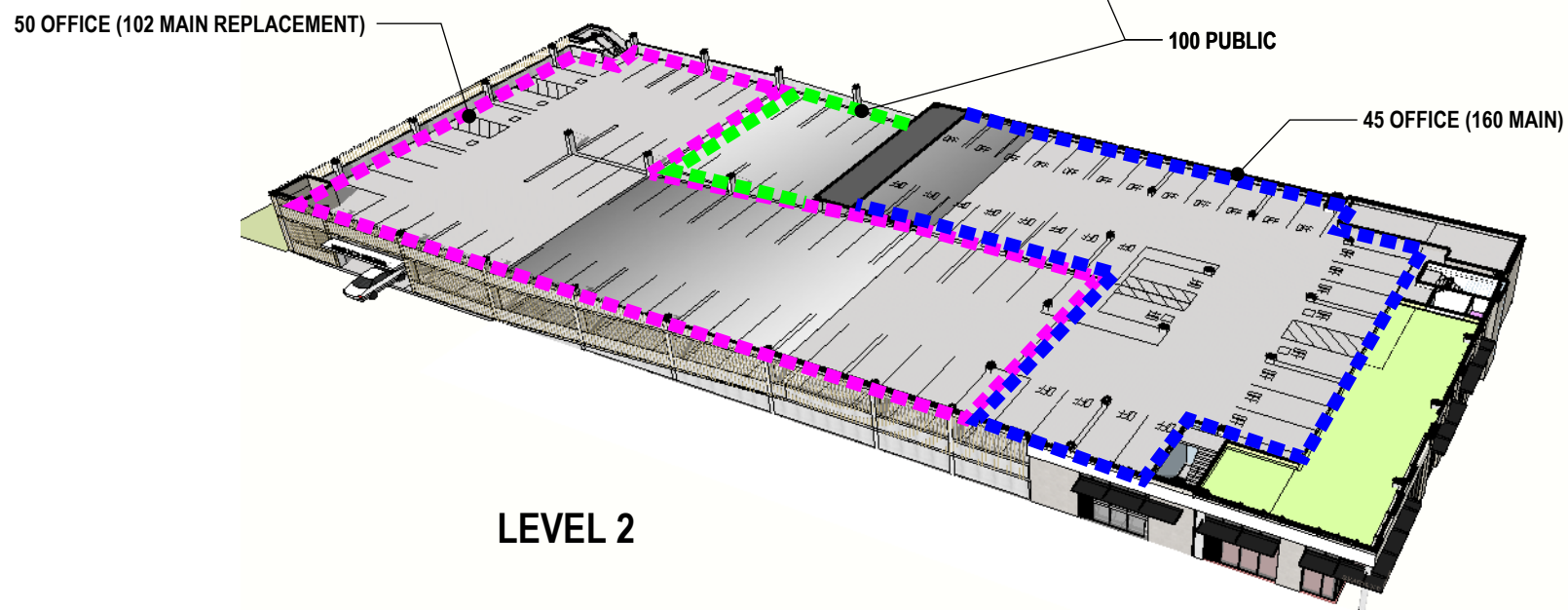
LEVEL B1



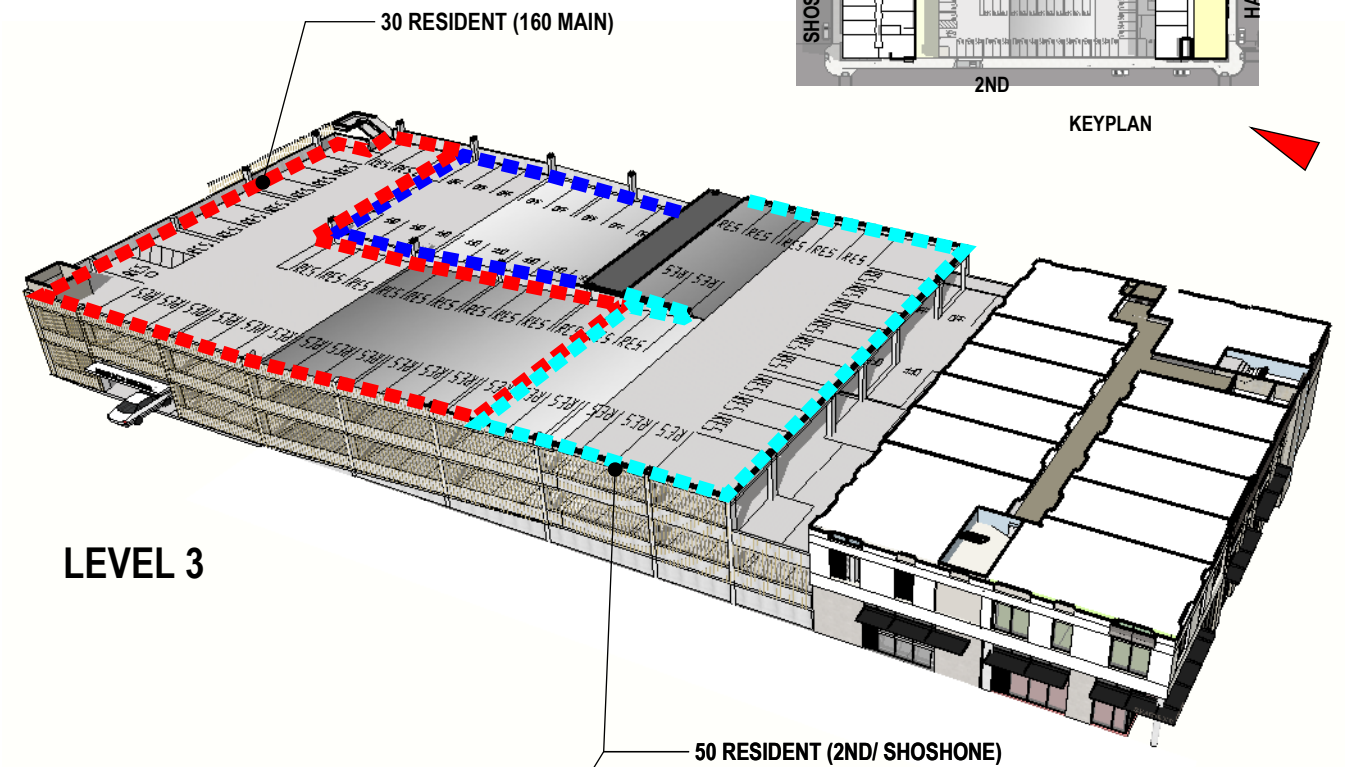
LEVEL 1



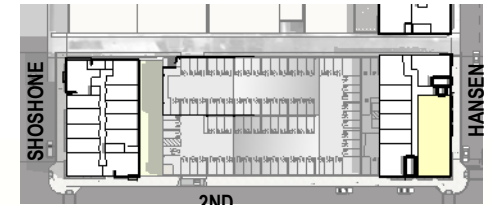
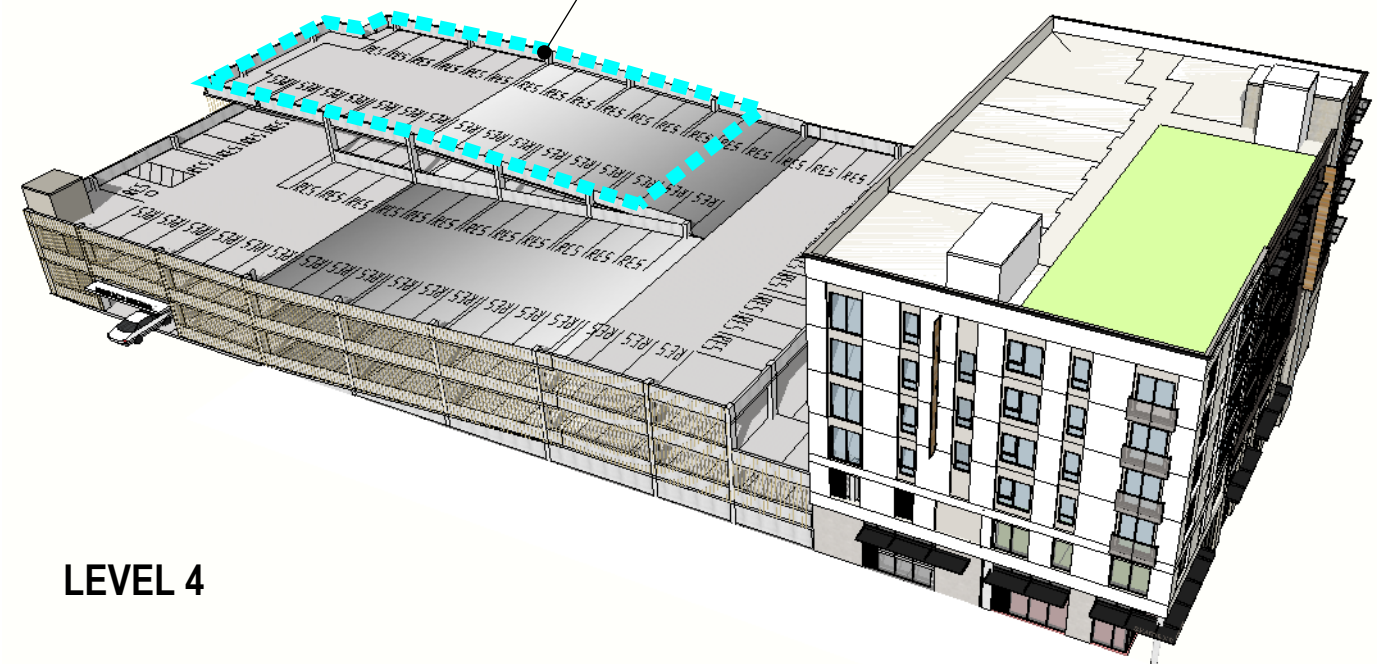
LEVEL 2



LEVEL 3



LEVEL 4

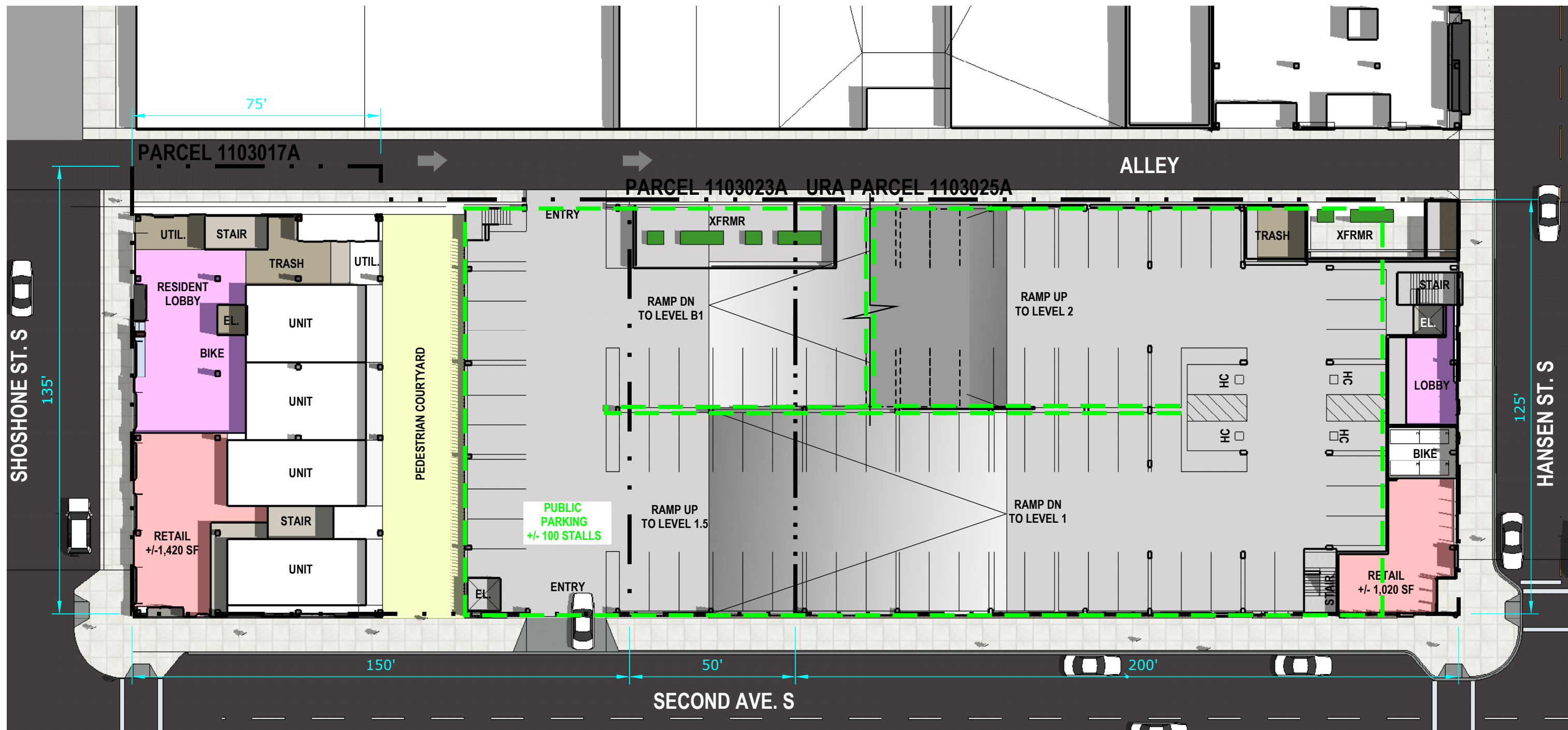


KEYPLAN

CONCEPT PARKING DIAGRAM

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX



CONCEPT SITE PLAN - LEVEL 1

SCALE: 1"=30'

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX





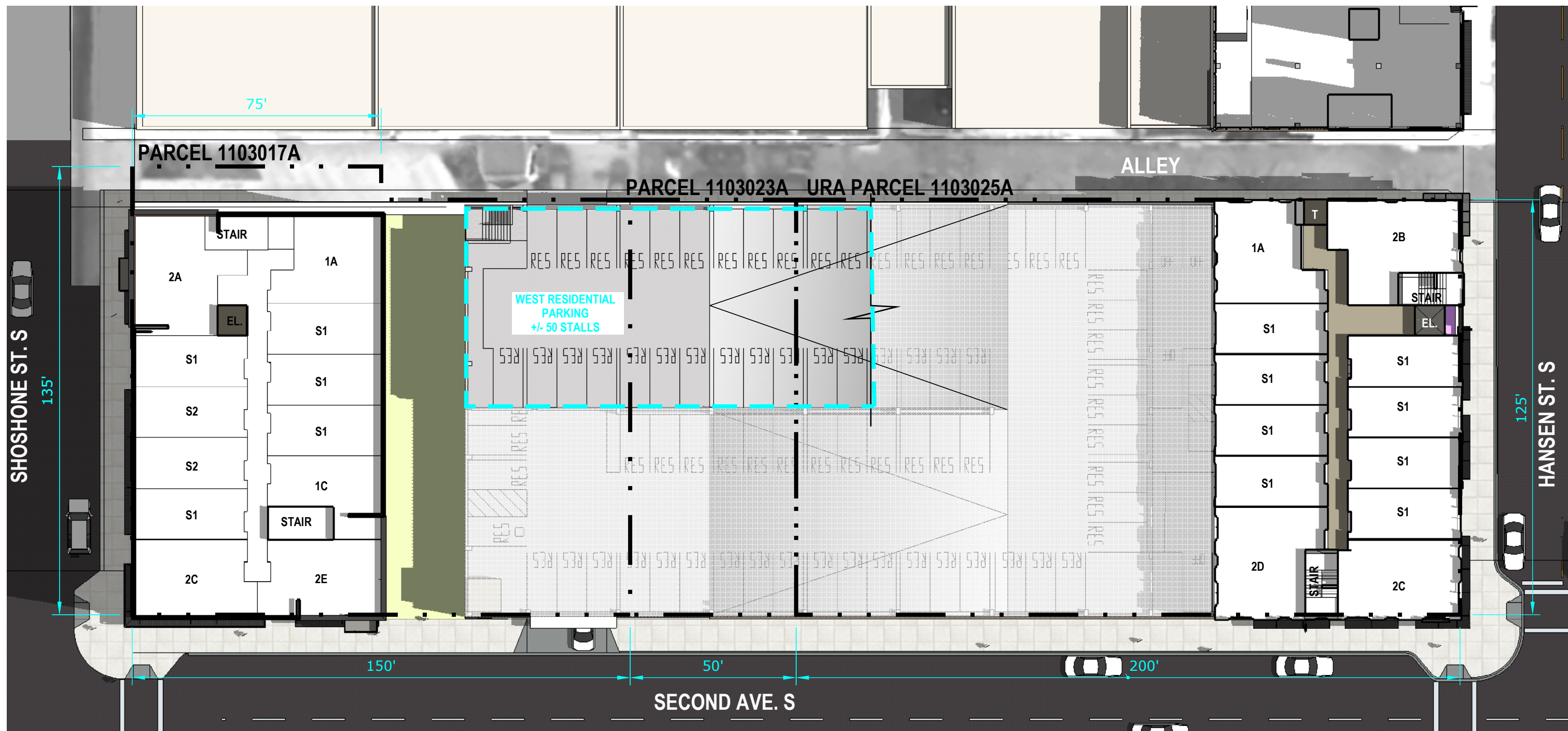
CONCEPT LEVEL 2 PLAN

SCALE: 1"=30'

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX





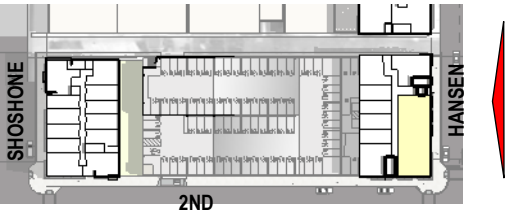
CONCEPT TYPICAL UPPER PLAN

SCALE: 1"=30'

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX





KEYPLAN



CONCEPT ELEVATION SCALE: 1"=20'

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX



VIEW TO CORNER OF 2ND AND HANSEN, LOOKING N

CONCEPT PERSPECTIVE VIEWS

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX

v1

10.12.2021



VIEW TO CORNER OF 2ND AND SHOSHONE, LOOKING E

CONCEPT PERSPECTIVE VIEWS

2nd & Hansen

2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX

v2

10.12.2021







Date: Tuesday, November 9, 2021
To: Planning and Zoning Commission
From: Elizabeth Hart, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow an indoor recreation facility (gym) on property located at 2634 Addison Avenue East c/o EHM Engineers, Inc. on behalf of Center of Physical Rehabilitation. (app. PZ21-0160)

Time Estimate:

15 minutes for staff and applicant presentation, with discussion to follow.

Background:

The applicant is requesting approval of a special use to allow the operation of an indoor recreation facility. The subject property is located at 2634 Addison Avenue East and is zoned C1.

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.

Budget Impact:

NA

Regulatory Impact:

Per City Code 10-4-8 states "a special use permit is required for an indoor recreation facility".

The 2016 Comprehensive Plan; "Grow With Us" designates this Area as appropriate for "Neighborhood Commercial," which identifies neighborhood-serving commercial as appropriate uses. The future land use map shows the subject property to be part of a commercial corridor along Addison Avenue. Staff has determined this special use request is compliant with the 2016 comprehensive plan. The request is for a small business that is expanding. The site will continue to complement the existing and future neighboring uses.

History:

The subject property has been used for retail purposes in the past.

T's Beverage Barn in 2005, and Pro Rentals and Sales went in sometime around 2012 and relocated recently.

Analysis:

The subject property is 1.04 acres, zoned C1, and has an existing building on site, approximately 3000 SF. The applicant is proposing to operate an indoor recreation facility and a future expansion of 4000 SF to the existing building.

The applicant is moving their physical therapy business to the subject property. In addition to the physical therapy center, members will be allowed to use their facility as a gym. The physical therapy center is an outright permitted use. The gym is considered an indoor recreation facility that requires a special use. Surrounding properties have existing commercial and residential uses on them. To the north, properties are zoned C1 and used for agricultural purposes. To the east and west, the properties are zoned C1 and have existing residential and commercial uses. To the south, properties are zoned R2 and have existing residential units on them.

The proposed special 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.

Conclusion:

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.

Attachments:

1. PZ21-160 PZ SR SUP 2634 Addison Ave E
2. PZ21-0160 Vicinity Map
3. 452-21 SUP Supplemental Information
4. 452-21 Site Exhibit-Site Plan



Special Use Permit Staff Report

To: Planning & Zoning Commission

Presenter: Liz Hart, City Planner

Request: for a **Special Use** to allow an indoor recreation facility on property located at 2634 Addison Avenue East

Application: PZ21-0160

Applicant & Representative:

Center for Physical Rehabilitation
c/o Dave Thibault
EHM Engineers, Inc
621 N. College Rd., Ste. 100

Public Hearing: November 9, 2021

Background:

The applicant is requesting approval of a special use to allow the operation of an indoor recreation facility. The subject property is located at 2634 Addison Avenue East and is zoned C1.

History:

The subject property has been used for retail purposes in past.

T's Beverage Barn in 2005, and Pro Rentals and Sales went in sometime around 2012 and relocated recently.

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.

Applicable Zoning Regulations:

Per City Code 10-4-8 states "a special use permit is required for indoor recreation facility".

Comprehensive Plan Compliance:

The 2016 Comprehensive Plan; "Grow With Us" designates this Area as appropriate for "Neighborhood Commercial." Which identifies neighborhood- serving commercial as appropriate uses. The future land use map shows the subject property to be part of a commercial corridor along Addison Avenue. Staff has determined this special use request is compliant with the 2016 comprehensive plan. The request is for a small business that is expanding, the site will continue to complement the existing and future neighboring uses.

Analysis and Potential Impacts:

The subject property is 1.04 acres, zoned C1, and has an existing building on site, approximately 3000 SF.

The applicant is proposing to operate an indoor recreation facility

and a future expansion of 4000 SF for the existing building.

The applicant is moving their physical therapy business to the subject property. In addition to the physical therapy center, members will be allowed to use their facility as gym. The physical therapy center is an outright permitted use. The gym is considered an indoor recreation facility that requires a special use.

Surrounding properties have existing commercial and residential uses on them. To the north properties are zoned C1 and used for agricultural purposes. To the east and west the properties are zoned C1 and have existing residential and commercial uses. To the south properties are zoned R2 and have existing residential on them.

The proposed special 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.

Conclusions:

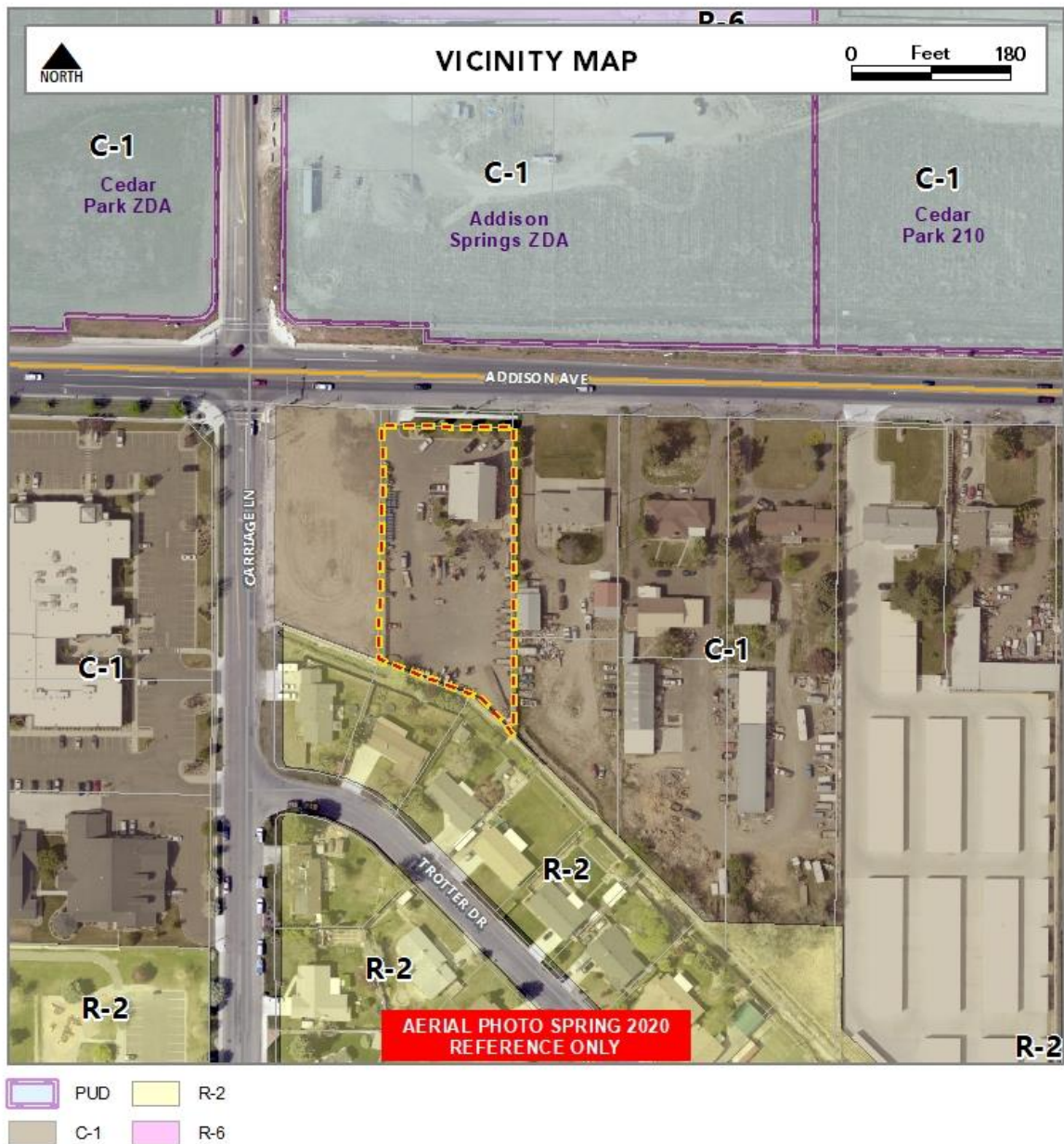
Upon conclusion should the Commission recommend approval of

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.

Attachments:

1. Vicinity Map
2. Narrative
3. Exhibits
4. Photos



Current Zoning: C-1 Commercial

Existing Land Use: Retail

Comprehensive Plan: Neighborhood Commercial

Proposed Land Use: Indoor Recreation Facility

Surrounding Zoning Designations & Land Use(s)

North: C1 PUD, vacant/undeveloped

East: C1, Residential

South: R2, Residential

West: C1, Medical Office

Applicable Regulations

10-1-4, 10-1-5, 10-4-8, 10-13-2-2



Supplemental Information
For
Special Use Permit in Support of the Center for Physical Rehabilitation

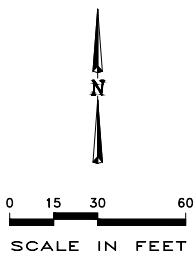
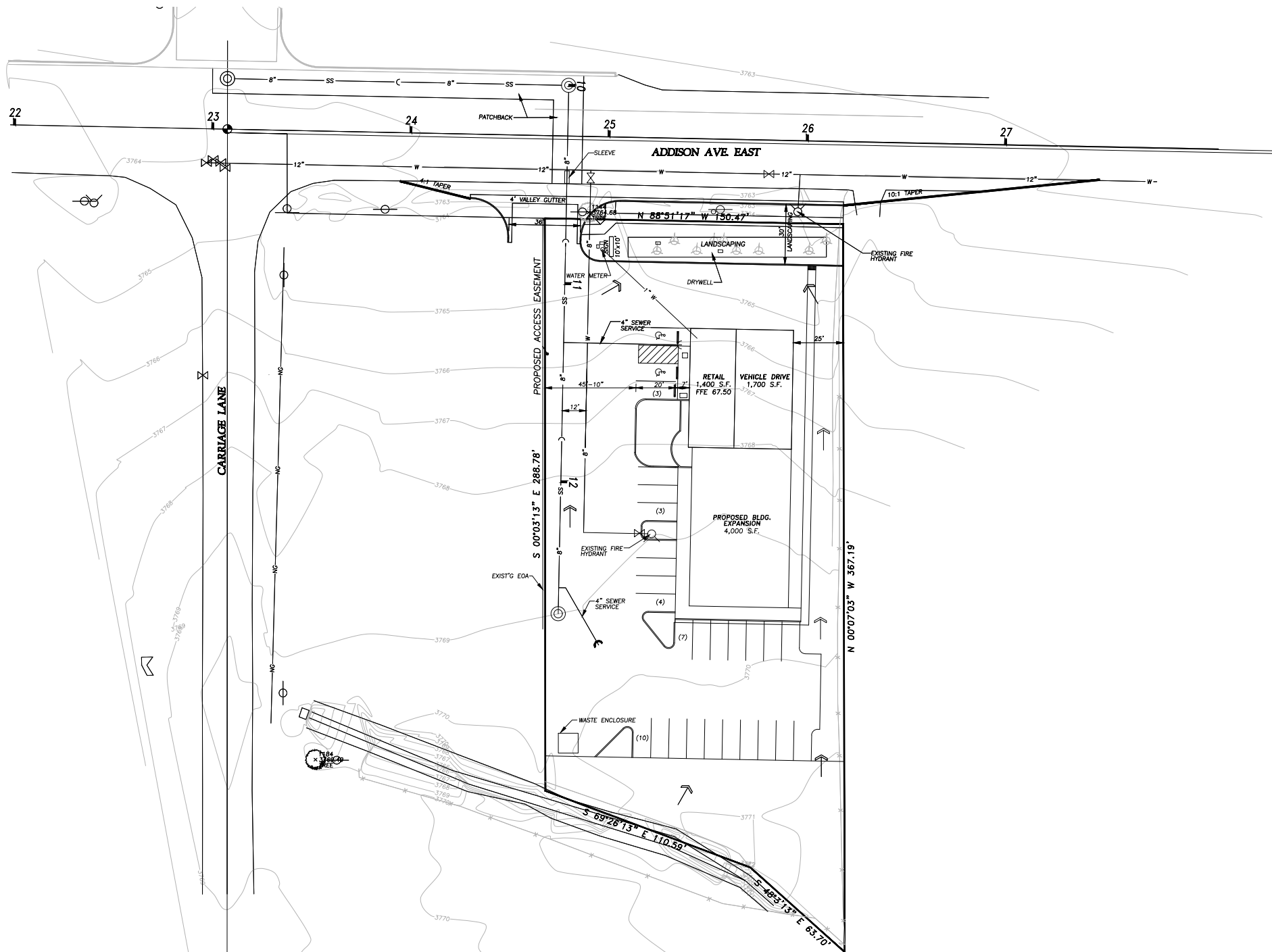
This formal request for special use permit is in support of the operation of the Center for Physical Rehabilitation (CPR) to provide group therapy sessions for recovering athletes and patients with similar rehabilitation exercise regiments. The subject property is approximately 1.04 acres and includes an approximate 3,000 sq. ft. metal building with large open space (sally-port drive thru) which will be converted into a synthetically turfed area for group training/recovery sessions. Additionally, the floor area is sufficient to provide for common exercise and strengthening equipment (i.e. treadmills, stationary cycles, etc.). The property is zoned with a C-1 zoning designation and the general use for a physical therapy office is permitted, however, due to the proposed group setting and training operation, a special use is required. We hereby request approval of a special use permit to allow the group training operations and the ability to begin training sessions as early as 6AM Monday thru Friday, and as early as 7AM on Saturdays.

The hours of operation are proposed between the hours of 6AM to 8PM Monday thru Friday with occasional sessions planned for Saturdays between the hours of 7AM and 8PM. Typically group training size varies between 3-4 clients per session with approximately 2 sessions occurring at the same time. Staffing needs would bring the total occupancy to between 10-12 persons for these group trainings. The trainings are planned to be conducted indoors for the most part. Minimal traffic impacts are anticipated as an estimated maximum total of an additional twelve persons would be at the facility as a result of issuance of this special use permit. The most common times for these group sessions also moves the times outside of the peak hours in most cases.

No significant impacts to the subject property or the surrounding properties as they relate to noise, glare, odor, fumes, or vibrations. During the construction activities for the proposed future addition, some vibration is anticipated which will be temporary and limited to the construction schedule.

The applicant is also considering a building expansion at the site which may include approximately 4,000 sq. ft. of building expansion to accommodate additional business demands.

621 North College Rd., Suite 100 • Twin Falls, Idaho 83301 • [208] 734-4888 • Fax [208] 734-6049
3501 W. Elder St., Suite 100 • Boise, Idaho 83705 • [208] 386-9170 • Fax [208] 386-9076



PARKING REQUIREMENTS

OFFICE SPACE AREA: 5,400 S.F. x 1 SPC./250 S.F. = 22 SPACES
OPEN TRAINING AREA: 1,700 S.F. x 1 SPC./500 S.F. = 4 SPACES
PARKING PROVIDED = 27 SPACES

LEGEND:

PROPERTY BOUNDARY	---
PROPOSED BUILDING	=====
PARKING	----
CURB & GUTTER	=====
EXISTING EDGE OF ASPHALT	=====
PROPOSED EOA TAPER	-----
EXISTING FENCE	-----

Runoff Factors:

Impervious Areas	= 0.95
Undeveloped Area	= 0.50
Landscaped Area	= 0.20
Pre-Development	= 0.35

EXISTING STORMWATER RETENTION INFO.

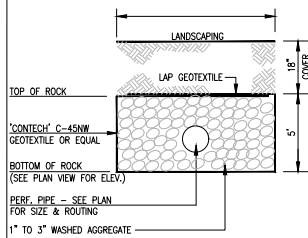
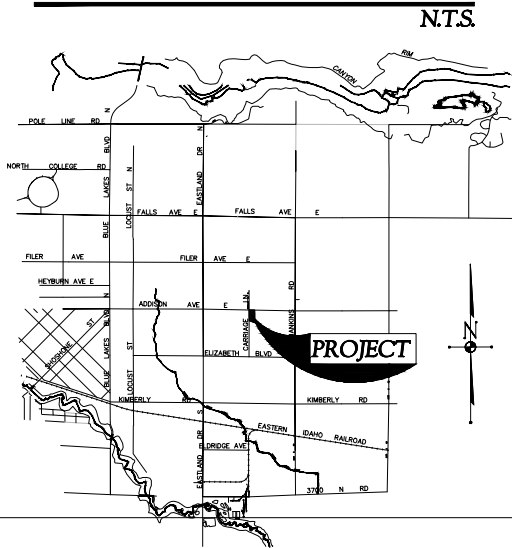
AREA 1:

Total Impervious Area	1.6/12 x .95 x 43,515 = 5,512 cf
Total Landscaped/Grass Area	1.6/12 x .20 x 5,177 = 138 cf
Total	5,650 cf
Pre-Development Allowance	1.6/12 x -.35 x 26,899 = 1,223 cf
Retention Required	4,427 cf
Retention Provided	1,760 cf

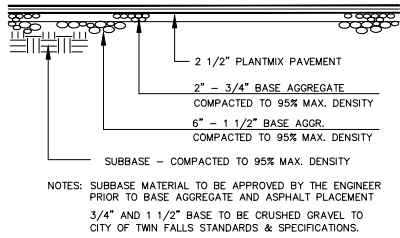
(Drywell 22' Wide x 40' Long x 5' Deep x .40)

ABBREVIATIONS:

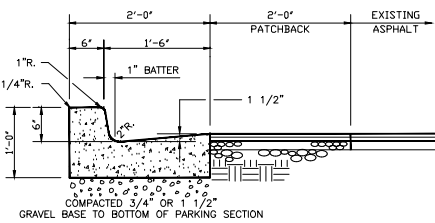
VICINITY SKETCH



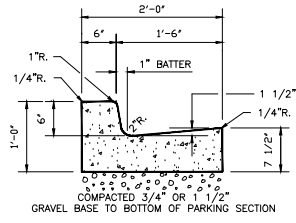
Drywell Detail



Typ. Parking Lot Section



Typ. Patchback Section



Typ. Curb & Gutter Section