



Twin Falls Planning & Zoning Commission Agenda

Tuesday, November 30, 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 meeting: November 9, 2021
- 3) Items of Consideration
 - a) **ACTION ITEM:** Request for approval of the Preliminary Plat for the Mary Alice Lake at the Preserve, A PUD, Subdivision, consisting of 19.38 (+/-) acres to develop of 64 lots on property located at the northeast corner of Cheney Drive and Eastland Drive c/o Harmony Design & Engineering on behalf of Mark Kelly, Preserve PUD, LLC. (PZ21-0165)
By: Ian Zollinger, City Planner
 - b) **ACTION ITEM:** Request for approval of the Preliminary Plat for The Residences at Breckenridge No. 1 Subdivision, consisting of 10.03 (+/-) acres to develop 58 lots on property located at the 500 block of Canyon Falls Drive c/o Gerald Martens. (PZ21-0169)
By: Elizabeth Hart, Senior Planner
 - c) **ACTION ITEM:** Request for approval of the Preliminary Plat for The Residences at Breckenridge Subdivision No. 2, consisting of 3.46 (+/-) acres to develop 24 lots on property located at the 600 block of Canyon Falls Drive c/o Gerald Martens. (PZ21-0170)
By: Elizabeth Hart, Senior Planner
- 4) Public Hearings
 - a) **ACTION ITEM:** Request for a recommendation to City Council on the appropriate Zoning District for property proposed to be Annexed located at 3262 E 3700 N c/o Summit Creek Development on behalf of Twins Industrial LP and Gregg Hamann, Trustee of the Gregg Hamann Family Trust UDT dated 4/25/86 as amended. (PZ21-0162)
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 located at 3270 E 3700 N c/o Summit Creek Development on behalf of Twin Industrial, LP. (PZ21-0163).
By: Lisa Strickland, City Planner

- c) **ACTION ITEM:** Request for a Special Use Permit to allow for filling within one hundred feet (100') of the canyon rim on property located at 520 Locust Street South c/o EHM Engineers, Inc. on behalf of Robert Stephens. (PZ21-0167)

By: Elizabeth Hart, Senior Planner

5) Upcoming Meeting(s)

- a) **INFORMATIONAL:** Tuesday, December 14, 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, 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

Commissioner Bolton called the meeting to order at 06:00 PM
A quorum was present.

Members Present: In Person - Bolton, Musser, Detweiler By Phone - Hansen, Kelley
Staff Present: Spendlove, Ebersole, Hart, Zollinger, Strickland, Vitek

2) Consent Calendar

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

Unanimously Approved by a vote of 5 to 0.

- a) Approval of minutes from the following meetings:
October 26, 2021
November 3, 2021

3) Items of Consideration - None

4) Public Hearings

- a) 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)

Staff Presentation:

City Planner Strickland the 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)

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.

The Denton Subdivision was platted in 2009.

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.

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.

Applicant Presentation:

Leonard Denton, applicant, presented the request to vacate the Denton Subdivision Plat on property located at 449 Dubois Avenue. He stated the original plan was to sell off the back acre of the property but won't work due to lack of access to services. He stated he wants to reestablish the original plat.

PZ/Questions & Comments: none

Public Hearing: Opened and Closed without input

Discussions Followed: without concerns

MOTION: Commissioner Musser moved to approve the request for a recommendation to City Council to vacate the Denton Subdivision Plat on property located at 449 Dubois Avenue c/o Leonard Denton, as presented, with staff recommendations. (app. PZ21-0152). Commissioner Detweiler seconded the motion.

Unanimously Approved by a vote of 5 to 0.

- b) 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)

Staff Presentation:

City Planner Zollinger presented the 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)

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)

The subject properties are located within the area of impact and have a zoning designation of SUI/Canyon Rim Overlay. Applicant is requesting R6 CRO zoning, and must go through the ZDA process if annexation is approved.

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.

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.

Applicant Presentation:

Rex Harding, representing applicant, presented the 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. He stated the request is for R6 CRO zoning to be approved with the annexation. He stated the whole property will be included in a larger ZDA after the annexation and the whole property will have city sewer and water.

PZ/Questions & Comments:

- Commissioner Musser asked what equivalent zoning in the city to SUI in the county is.
- Planning and Zoning Director Spendlove clarified the surrounding zoning and what is similar zoning to SUI. He clarified the commission's recommendation to City Council and the future processes to develop the property.
- Commissioner Hansen asked for clarification of the location of the property.
- City Planner Zollinger clarified the location of the property in question.

Public Hearing: Opened

- Lamar Orton, citizen, stated his concern about not knowing what zone was being requested on the public notification. He stated he believes that R2 zoning is more appropriate for the area.
- Commissioner Hansen asked about the public notification.
- Planning and Zoning Director Spendlove clarified the public notice states the commission is being asked to recommend the appropriate zoning for this property, and it was not noticed as specific zoning. He stated on the public notice for City Council, the commission's recommendation for zoning will be stated on the notice.

Public Hearing: Closed**Discussions Followed:**

- Commissioner Hansen stated his concern regarding proper notification and concern about R6 zoning on the canyon rim.
- Commissioner Kelley agreed regarding the zoning.
- Commissioner Detweiler agreed and asked for clarification on the vote tonight.
- Planning and Zoning Director Spendlove clarified what the commission is voting on tonight is a recommendation for the appropriate zone for the property to be annexed. City Council will vote on the appropriate zoning for the annexed property.
- Commissioner Detweiler stated he isn't sure R6 zoning is appropriate for the canyon rim.
- Commissioner Musser asked for R2 zoning clarification.
- Planning and Zoning Director Spendlove clarified the R2 zoning vs. R6 zoning.
- Commissioner Bolton asked if the public notification was appropriate.
- Planning and Zoning Director Spendlove stated, with an annexation request, there is no zoning associated with the property. The zoning comes through as part of the annexation request.
- Commissioner Kelley stated the commission can table this item for further information.
- Commissioner Hansen stated the notification was done by law and spoke to surrounding property zoning. He stated he does not believe that R6 is an appropriate zoning for these lots but believes R2 or R4 is appropriate.
- Planning and Zoning Director Spendlove clarified the tabling process.
- Discussion ensued regarding tabling the item.

MOTION: Commissioner Musser moved to approve the recommendation to City Council of R2 CRO zoning 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), as presented with staff recommendations. Commissioner Detweiler seconded the motion.

Motion Approved by a vote of 4 to 1.

- c) 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)

Staff Presentation:

City Planner Strickland presented the 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)

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.

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

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.

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.

Applicant Presentation:

Jerry Naylor, applicant, presented the 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. He stated the desire to develop the property. He stated he has met the requirements and prepared to issue easement request.

PZ/Questions & Comments: none**Public Hearing: Opened and Closed without input****Discussions Followed: without concerns**

MOTION: Commissioner Detweiler moved to approve the 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, as presented with staff recommendations. (app. PZ21-0156)

Commissioner Musser seconded the motion.

Unanimously Approved by a vote of 5 to 0.

- d) 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)

Staff Presentation:

Planning and Zoning Director Spendlove presented the 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)

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.

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 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.

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

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.

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

Applicant Presentation:

Bill Truax, applicant, presented the 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. He stated he has worked with the URA and the City for months on making this a viable project. He stated the parking garage would double the current public parking.

PZ/Questions & Comments: none

Public Hearing: Opened

- Paul Graff, business owner, stated his concern as being the most affected business with this construction project. He stated he is okay with a parking garage, but is concerned about parking during construction, as there is a parking issue now with current construction. He asked about parking lot management.
- Mr. Truax addressed parking lot management and how it will be documented. He stated his company will work with businesses regarding parking during construction.
- Planning and Zoning Director Spendlove stated the garage will be done as the first phase prior to the other buildings, with the public parking open as soon as possible. He stated they are trying to limit impact.
- Commissioner Hansen asked if parking garage can be required to be built first as a condition.
- Planning and Zoning Director Spendlove stated the commission could add that condition to add to the record.

Public Hearing: Closed

Discussions Followed:

- Commissioner Hansen discussed adding construction phasing condition. (garage first)

MOTION #1: Commissioner Hansen moved to add a condition to the Special Use Permit that the parking structure is completed prior to other construction.
Commissioner Musser seconded the motion.

Motion Approved by a vote of 4 to 1.

Motion #2: Commissioner Musser made a motion to approve the 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, on behalf of Galena Opportunity, Inc. (app. PZ21-0158), with the amended condition.
Commissioner Detweiler seconded the motion.

Unanimously Approved by a vote of 5 to 0.

- e) 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)

Staff Presentation:

Planning and Zoning Director Spendlove presented the 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)

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.

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.

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.

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.

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.

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.
- 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.

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.

Applicant Presentation:

Bill Truax, applicant, presented the 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. He stated he has worked with the URA and the City for months on making this a viable project. He stated the parking garage would double the current public parking.

PZ/Questions & Comments: none

Public Hearing: Opened

- Lisa Maas, citizen, stated her disapproval of this request. She stated her concern for traffic congestion and changing the scope of the city. She stated she would like this project to be put in another district and wants a cap on the height restriction in the downtown area.
- Arnel Culum, citizen, stated his opposition to this project. He stated his concern for the size of the apartments and for the lack of audience at the meeting.

Public Hearing: Closed

Discussions Followed:

- Commissioner Kelley stated his support for the project. He likes building up in the city, not out. He does not want to build up on the canyon rim and stated downtown is the location to build up.
- Commissioner Hansen stated his support for the project. He understands the growing pains, but Twin Falls is a growing town. He stated downtown living will take cars off road and this project is similar to the height of the other downtown project.
- Commissioner Detweiler stated there is a need for the garage and is in favor of building up downtown. He stated if we don't grow downtown, it will dry up. URA is working on renewing our downtown.
- Commissioner Musser stated he believes the downtown needs to grow, not die. This project will bring a strong downtown and this is where the height should be.

MOTION: Commissioner Hansen moved to approve the 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), as presented with staff recommendations. Commissioner seconded the motion.

Unanimously Approved by a vote of 5 to 0.

- f) 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)

Staff Presentation:

Senior Planner Hart presented the 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)

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 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. 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.

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 app, presented the request for a Special Use Permit to allow an indoor recreation facility (gym) on property located at 2634 Addison Avenue East. He spoke to the building expansion being conducive to this type of service. He stated the physical therapy presence in the area makes sense with the surrounding businesses and care center.

PZ/Questions & Comments:

- Commissioner Musser asked if the expansion requires additional landscaping.
- Senior Planner Hart stated the existing landscaping meets current code.

Public Hearing: Opened and Closed without input

Discussions Followed: without concern

MOTION: Commissioner Musser moved to approve the 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), as presented with staff recommendations. Commissioner Detweiler seconded the motion.

Unanimously Approved by a vote of 5 to 0.

5) Upcoming Meeting(s)

a) Tuesday, November 30, 2021

6) Adjournment

The meeting adjourned at 07:36 PM

Kelli Ebersole, Administrative Assistant



Date: Tuesday, November 30, 2021
To: Planning and Zoning Commission
From: Ian Zollinger

ACTION ITEM

Request:

Request for approval of the Preliminary Plat for the Mary Alice Lake at the Preserve, A PUD, Subdivision, consisting of 19.38 (+/-) acres to develop of 64 lots on property located at the northeast corner of Cheney Drive and Eastland Drive c/o Harmony Design & Engineering on behalf of Mark Kelly, Preserve PUD, LLC. (PZ21-0165)

Time Estimate:

15 Minutes for presentation and questions.

Background:

This is a request for approval of a Preliminary Plat. The applicant is proposing to subdivide 19.83 acres into 64 lots. The subject property is located on the Northeast corner of Cheney Drive and Eastland Drive.

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 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, the plat may be recorded, and lots sold for development.

Budget Impact:

NA

Regulatory Impact:

Standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, all regulations regarding the Preserve PUD, R2 and CRO Zoning District development standards.

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

History:

The "Preserve" was annexed into the City in 2005 and 2006 with a master plan. The Preserve PUD Agreement for this portion of property was created in January 2012. The Springs at the Preserve plat was approved in 2019, which included the subject property as Tract A of Block 1.

Analysis:

The applicant is proposing a detached and attached single family residential subdivision as allowed within city code and the Preserve PUD. There are 58 residential lots and 6 non-buildable lots designated for retention and open space. The 6 lots for retention and open space (Lots 59- 63) are to be maintained by the HOA.

Access into the subdivision will be from Cheney Drive. Fire and Emergency access/egress will be provided on the north side of the subdivision from the City's Canyon Rim Trail trailhead. This access will be for emergency access only.

The subdivision will be serviced by city utilities.

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. PZ 21-0165 - Staff Report
2. 2021-08-30 21057-Mary Alice Lake PP
3. Zoning Vicinity Map



Preliminary Plat Staff Report

To: Planning & Zoning Commission

Presenter: Ian Zollinger, City Planner

Request: for consideration of the **Preliminary Plat** for Mary Alice Lake at the Preserve approximately 19.83 (+/-) acres to develop 64 lots located on the Northeast corner of Cheney Drive and Eastland Drive.

Application: PZ21-0165

Applicant & Representative:

Mark Kelly
Preserve PUD, LLC
313 N. Main Street
Hailey, ID 83333

Planning Commission Public Hearing: November 30, 2021

Background:

This is a request for approval of a Preliminary Plat. The applicant is proposing to subdivide 19.83 acres into 64 lots. The subject property is located on the Northeast corner of Cheney Drive and Eastland Drive.

History:

The "Preserve" was annexed into the City in 2005 and 2006 with a master plan. The Preserve PUD Agreement for this portion of property was created in January 2012. The Springs at the Preserve plat was approved in 2019 which included the subject property as Tract A of Block 1.

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 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, the plat may 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 Preserve PUD, R2 and CRO Zoning District development standards.

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 Town Neighborhood. Staff has determined this request complies with the 2016 Comprehensive Plan.

Analysis:

The applicant is proposing a detached and attached single family residential subdivision as allowed within city code and the Preserve PUD. There are 58

residential lots and 6 non-buildable lots designated for retention and open space. The 6 lots for retention and open space (Lots 59- 63) are to be maintained by the HOA.

Access into the subdivision will be from Cheney Drive. Fire and Emergency access/egress will be provided on the north side of the subdivision from the City's Canyon Rim Trail trailhead. This access will be for emergency access only.

The subdivision will be serviced by city utilities.

Conclusion:

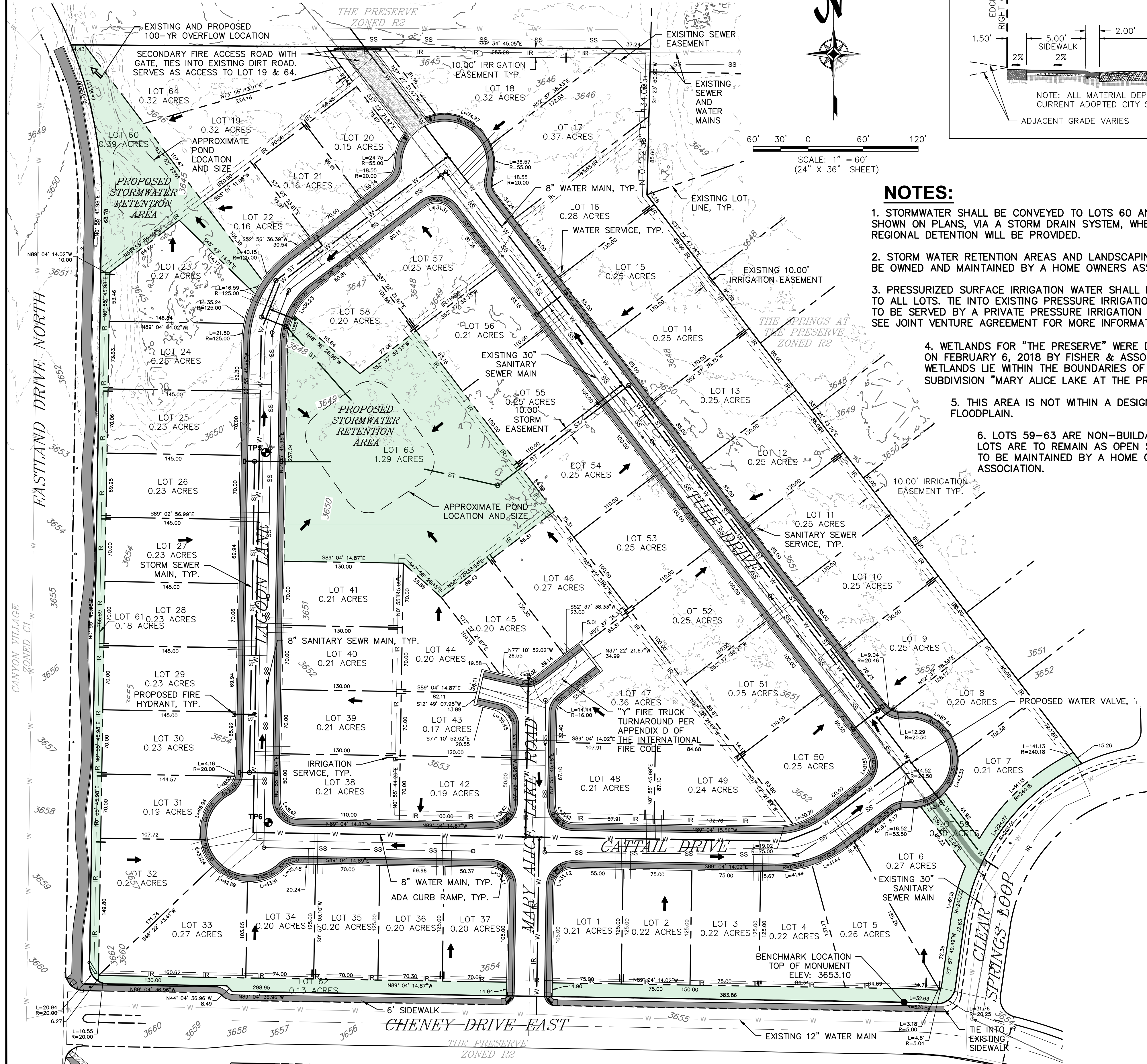
Upon conclusion, should the Commission approve this request as presented, staff recommends approval be subject to the following conditions:

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

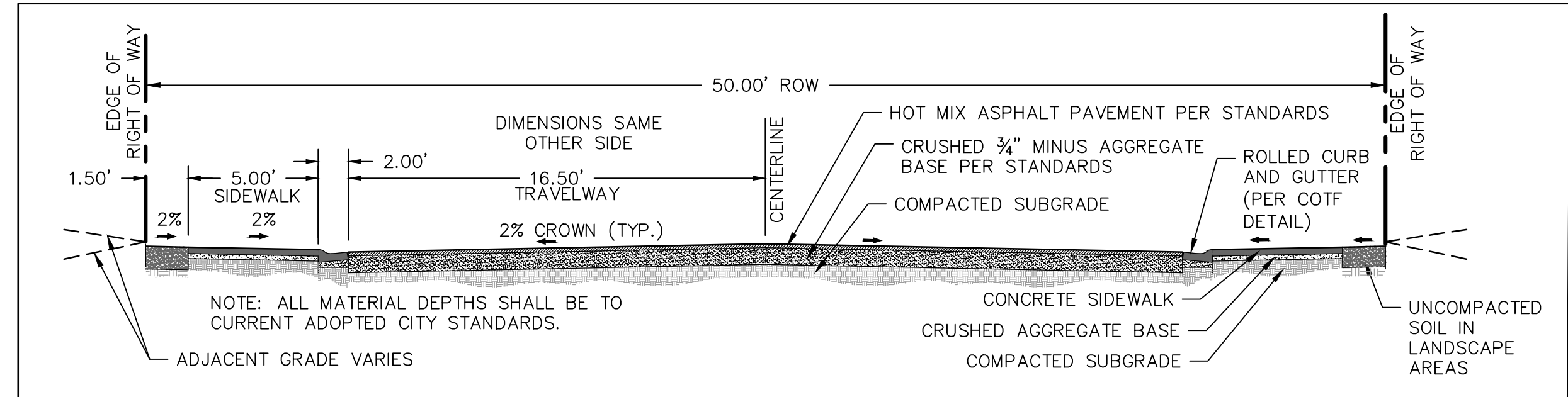
Attachments:

1. Vicinity Map
2. Exhibits

MARY ALICE LAKE AT THE PRESERVE, A P.U.D.
LOCATED IN SECTION 2, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN
TWIN FALLS COUNTY, IDAHO

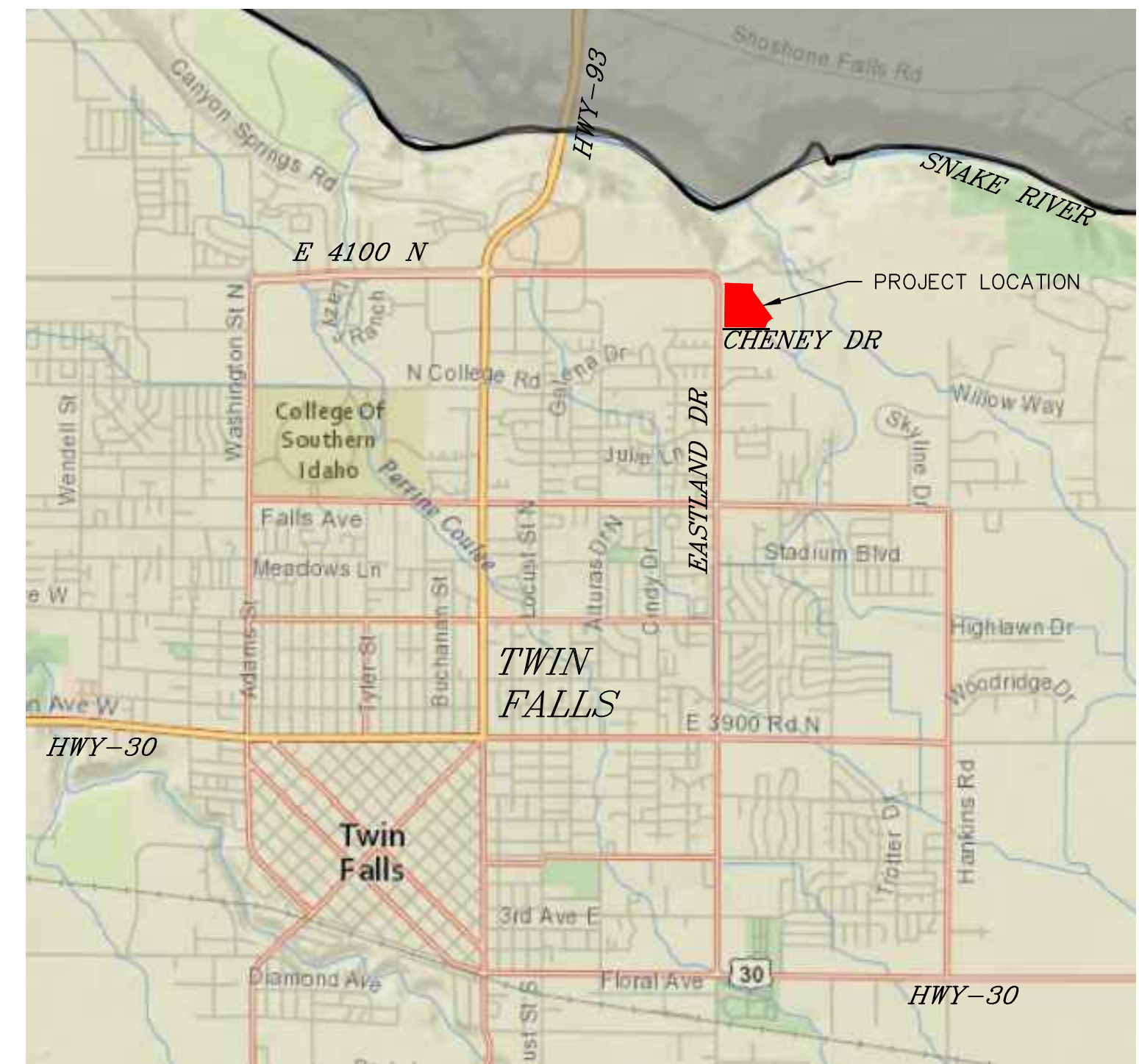


TYPICAL ROADWAY SECTION



NOTES:

1. STORMWATER SHALL BE CONVEYED TO LOTS 60 AND 63 AS SHOWN ON PLANS, VIA A STORM DRAIN SYSTEM, WHERE REGIONAL DETENTION WILL BE PROVIDED.
2. STORM WATER RETENTION AREAS AND LANDSCAPING AREA TO BE OWNED AND MAINTAINED BY A HOME OWNERS ASSOCIATION.
3. PRESSURIZED SURFACE IRRIGATION WATER SHALL BE PROVIDED TO ALL LOTS. TIE INTO EXISTING PRESSURE IRRIGATION SYSTEM, TO BE SERVED BY A PRIVATE PRESSURE IRRIGATION STATION. SEE JOINT VENTURE AGREEMENT FOR MORE INFORMATION.
4. WETLANDS FOR "THE PRESERVE" WERE DELINEATED ON FEBRUARY 6, 2018 BY FISHER & ASSOCIATES. NO WETLANDS LIE WITHIN THE BOUNDARIES OF THE SUBDIVISION "MARY ALICE LAKE AT THE PRESERVE".
5. THIS AREA IS NOT WITHIN A DESIGNATED FLOODPLAIN.
6. LOTS 59-63 ARE NON-BUILDABLE. THESE LOTS ARE TO REMAIN AS OPEN SPACE AND TO BE MAINTAINED BY A HOME OWNERS ASSOCIATION.



VICINITY MAP
NOT TO SCALE

GROUNDWATER DEPTH	
TEST PIT	DEPTH TO GROUNDWATER
TP5	11.5 FT
TP6	7.5 FT

LEGEND:

- PROPERTY BOUNDARY LINE
- PROPOSED LOT LINE
- EASEMENT LINE
- EXISTING SEWER MAIN
- PROPOSED 8" WATER MAIN
- PROPOSED 8" SEWER MAIN
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE
- PROPOSED PRESSURE IRRIGATION
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM SEWER CURB INLET
- PROPOSED SIDEWALK
- OPEN SPACE/ NON-BUILDABLE LOTS
- GRAVEL ROAD
- PROPOSED SURFACE WATER FLOW DIRECTION
- EXISTING AND PROPOSED 100-YR OVERFLOW PATH
- BENCHMARK LOCATION
- APPROXIMATE TEST PIT LOCATION

HARMONY
DESIGN & ENGINEERING
18 N MAIN STE 305 • DRIGGS ID 83422
208.354.1331 • www.harmonydesigninc.com

DATE: 6/28/2021

REVISIONS:

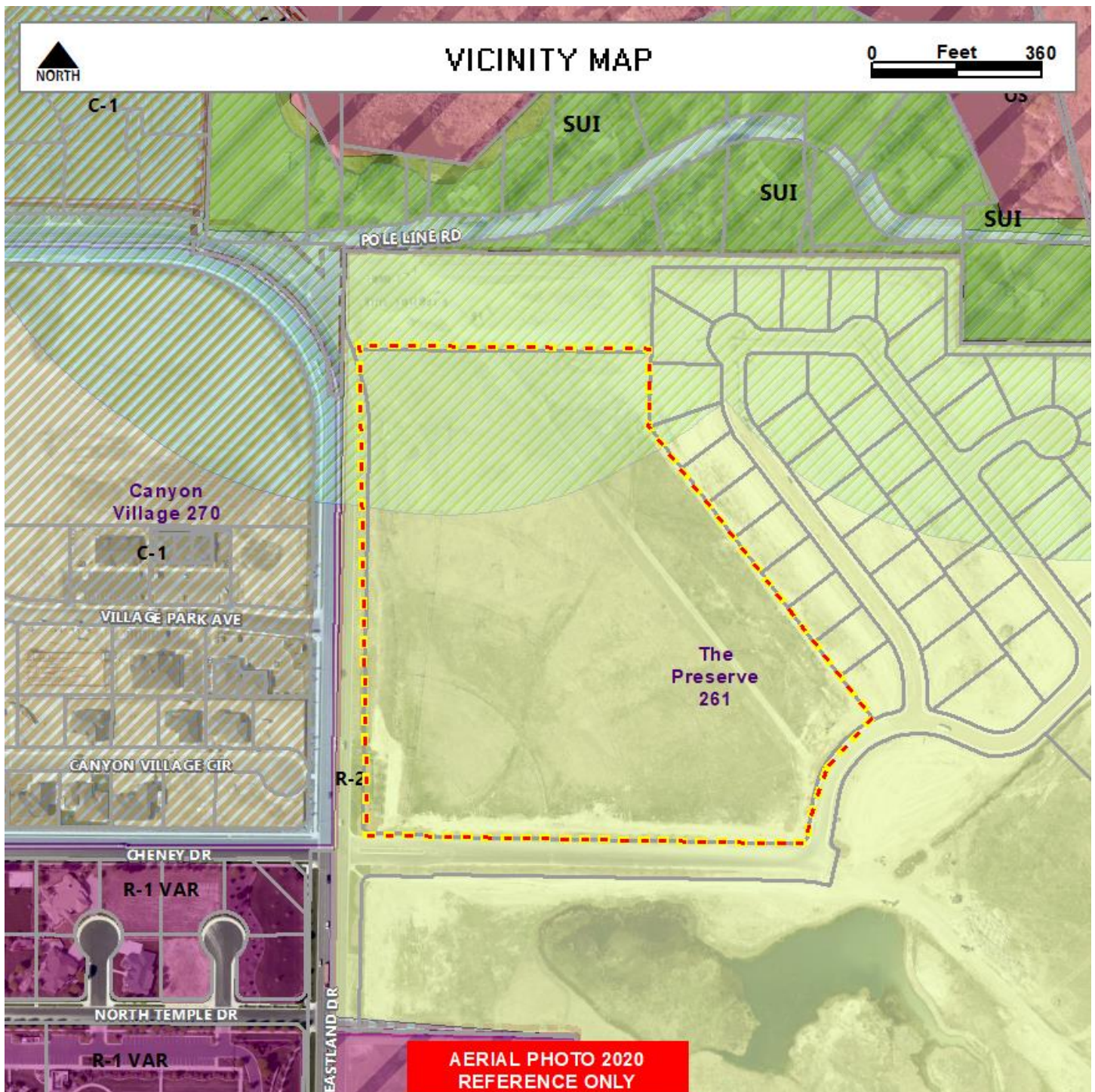
NO.	DATE	DESCRIPTION
1	8/12/21	CITY COMMENTS

PROJECT NAME
MARY ALICE LAKE AT THE PRESERVE, A P.U.D.

TWIN FALLS, IDAHO

PRELIMINARY PLAT

SHEET #
1 OF 1



=

Current Zoning: R2 CRO, PUD

Existing Land Use: Vacant/ Undeveloped

Comprehensive Plan: Town Neighborhood

Proposed Land Use: Residential

Surrounding Zoning Designations & Land Use(s)

North: SUI, CRO, Residential

East: R2 PUD, Residential

South: R2 PUD, Vacant/ Undeveloped

West: C1 PUD, Mixed Use

Applicable Regulations

10-1-4, 10-1-5, 10-4-4, 10-4-19, , 10-12-2-3



Date: Tuesday, November 30, 2021
To: Planning and Zoning Commission
From: Elizabeth Hart, City Planner

ACTION ITEM

Request:

Request for approval of the Preliminary Plat for The Residences at Breckenridge No. 1 Subdivision, consisting of 10.03 (+/-) acres to develop 58 lots on property located at the 500 block of Canyon Falls Drive c/o Gerald Martens. (PZ21-0169)

Time Estimate:

15 minutes for presentation and questions

Background:

This is a request for approval of a Preliminary Plat. The applicant is proposing to subdivide 10.03 acres into 55 lots. The subject property is located at the 500 Block of Canyon Falls Drive.

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 the 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, the plat will be recorded, and lots sold for development.

Budget Impact:

NA

Regulatory Impact:

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 Breckenridge Concept Investors ZDA, and the R4, R6 and CRO Zoning District development standards.

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

History:

The Breckenridge Concept Investors ZDA was approved for the property on April 19, 2021. The property is zoned R4 CRO, R6 ZDA.

Analysis:

The applicant is proposing a detached and attached single family residential subdivision. There are 54 residential lots and 1 retention/open space lot.

The subdivision is proposed to be gated and maintained by the HOA. The internal roadways and sidewalks are proposed to be private. Access into the subdivision is from the East off Filmore Street. The Harrison Street access is for Fire and Emergency access/egress, which will also have a gate.

The subdivision will be serviced by city utilities.

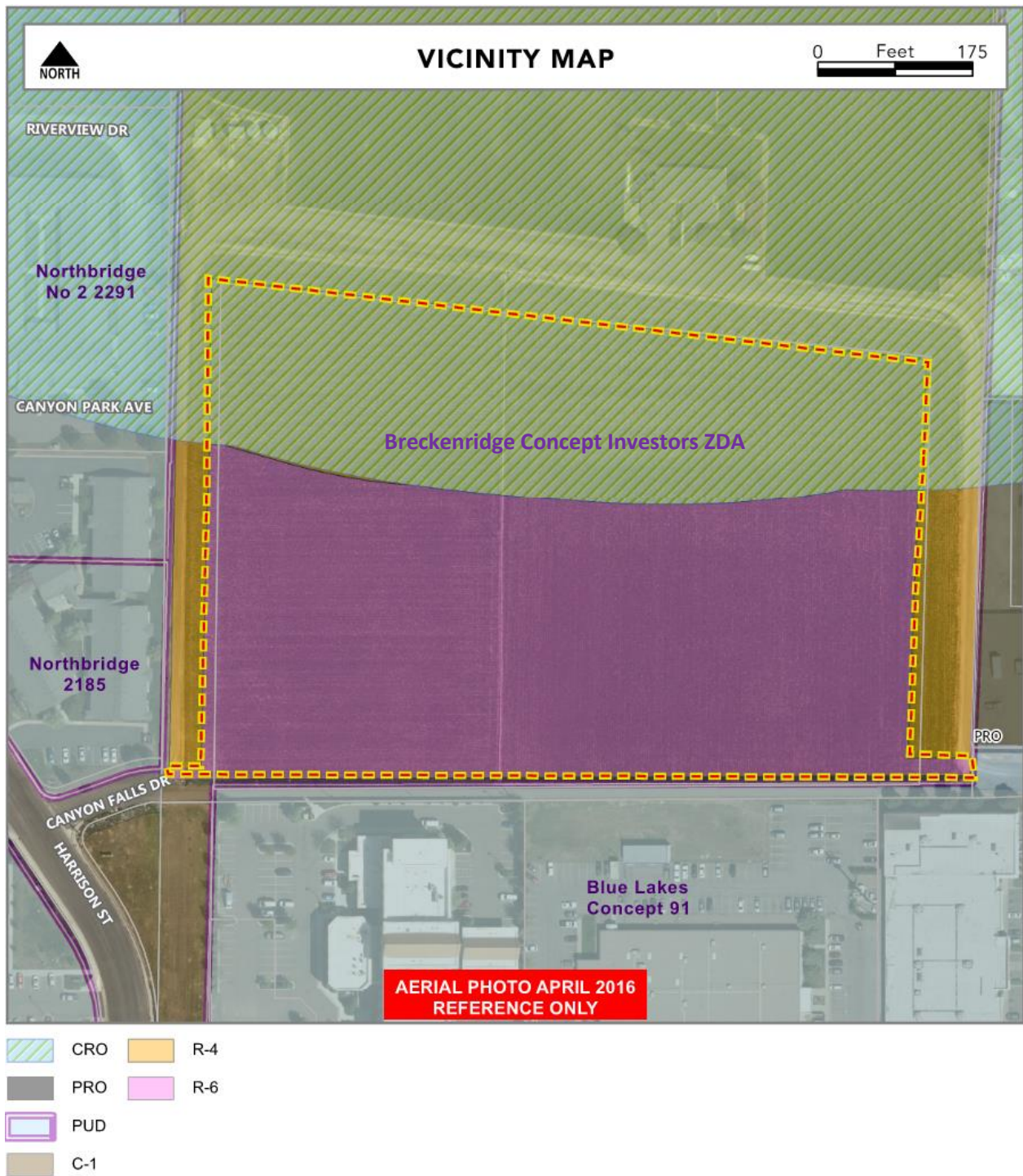
Conclusion:

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. Zoning Vicinity Map
2. PZ21-0169 Prelim Plat
3. PZ21-0169 Public Comment #1



Current Zoning: R4 CRO, R6 ZDA

Existing Land Use: Vacant

Comprehensive Plan: Mixed Use

Proposed Land Use: Residential

Surrounding Zoning Designations & Land Use(s)

North: R4 CRO, Residential

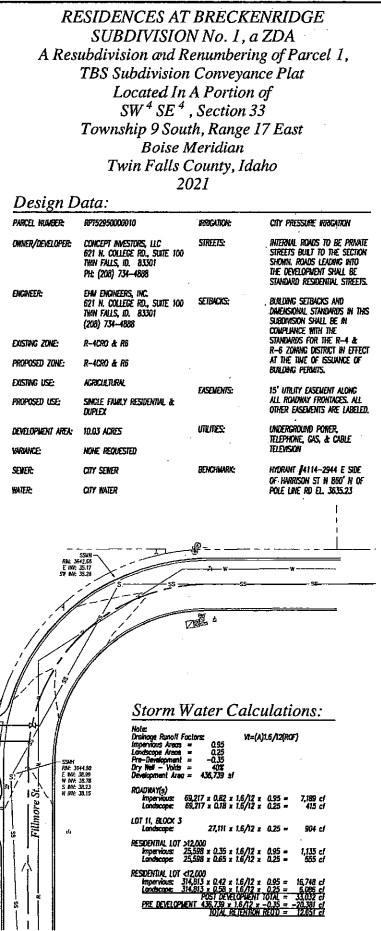
East: R4 and C1 PUD, Residential

South: C1 PUD, Commercial

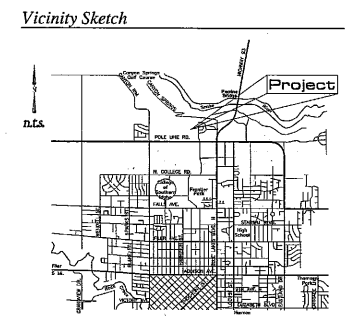
West: R4 and C1 PUD, Multifamily

Applicable Regulations

10-1-4, 10-1-5, 10-4-5, 10-4-6, 10-4-19, 10-11, 10-12-2-3



- ALL ACCESS FROM COLLECTOR SHEETS ARE REQUIRED TO HAVE AN EGRESS UNDERGROUND AND BE CONSIDERED TO BE THE RESPONSIBILITIES OF THE CITY OF TWIN FALLS STANDARD JAWING 3700-TIED ON AN ALTERNATE LOCATION TO BE APPROVED BY THE CITY SHOWN ON A SITE PLAN INCLUDED WITH THE BUILDING PERMIT APPLICATION.
- LOT 11, BLOCK 3 SHALL BE DEVELOPED AS A STORM WATER RETENTION AND OPEN SPACE. SAID LOT 11, BLOCK 3 SHALL BE OWNED AND MAINTAINED BY THE RESIDENTS AT BREDERICKS SEVENTEEN HOMEOWNERS ASSOCIATION.
- AN EXISTING 15' BORDEN CULVERT RUNNING APPROXIMATELY NORTH AND SOUTH ACROSS THE PROPERTY FOR AN ARCADE GRASS POND SHALL BE WIDENED. A NEW EASEMENT SHALL BE PROVIDED FOR A FURTHER PAVED PIPELINE APPROXIMATELY AS SHOWN ON THIS PRELIMINARY PLAN.
- THE EXISTING UNDERGROUND PONDHOLE AND 15' EASEMENT RUNNING NORTH AND SOUTH ACROSS THE PROPERTY SHALL BE WIDENED. SAID PONDHOLE SHALL BE RELOCATED UNDERGROUND AND A NEW EASEMENT PROVIDED.
- THE ROADWAY PARCEL WILL BE DEEDED TO THE HOMEOWNERS' ASSOCIATION.
- THE ROADWAY PARCEL AND SIDEWALKS WILL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- THIS DEVELOPMENT WILL BE CONNECTING PRESSURIZED PAVEMENT TO THE HIGHWAY IN STADIUM.



Storm Water Calculations:

Notes:	
Drainage Runoff Factor:	$V = (1.48 / 3.28) Q$
Impervious Area:	0.55
Landscaped Area:	0.25
Grass Area:	0.10
Dry Wet - Water:	425
Discharge Area:	4,061.75 SF

Q (MG/HR)	
Impervious:	$69.917 \times 0.55 = 16.717 = 0.55 = 7.288 \text{ cfs}$
Landscaped:	$25.258 \times 0.25 = 6.3145 = 0.25 = 4.12 \text{ cfs}$
Grass:	
LOT 11, BLOCK 3	
	$27.111 \times 0.10 = 2.711 = 0.10 = 904 \text{ cfs}$

RESPONDING LOT 10,000	
Impervious:	$25.258 \times 0.55 = 16.717 = 0.55 = 1.133 \text{ cfs}$
Landscaped:	$25.258 \times 0.25 = 6.3145 = 0.25 = 550 \text{ cfs}$

RESPONDING LOT 4,000	
Impervious:	$17.813 \times 0.55 = 16.717 = 0.55 = 16.718 \text{ cfs}$
Landscaped:	$17.813 \times 0.25 = 4.45325 = 0.25 = 4.453 \text{ cfs}$
Grass:	
PRE DEVELOPMENT CFS	$17.813 \times 0.10 = 1.7813 \text{ cfs}$
POST DEVELOPMENT CFS	$17.813 \times 0.10 = 1.7813 \text{ cfs}$
NOTE: RETENTION 2000 = 10,000 cfs	

EHM Engineers, Inc.
Engineers / Surveyors / Planners
631 North Central Expressway, Suite 1400, Atlanta, GA 30301
P (202) 734-6886 F (202) 734-6049 Web: ehm.com

PRELIMINARY PLAT
for
RESIDENCES AT BRECKENRIDGE SUBDIVISION
No. 1, A ZDA

REVISIONS

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL
CONDITIONS AND DIMENSIONS FOR THE
JOB SITE AND NOTIFY THE
ENGINEER OF ANY DISCREPANCIES,
DISCREPANCIES OR OMISSIONS PRIOR TO
BEGINNING OR RESUMING ANY WORK.

DRAWN BY M. Lee
CHECKED BY C. 335--20 TOPPO
DATE 9/2/2020
SCALE AS SHOWN

PPLAT

Box 685

Picabo, Idaho 83348

November 24,2021

RE: Breckenridge Subdivision No. 1 & 2 on Canyon Falls Drive & Fillmore St.

PLANNING AND ZONING COMMISSION – NOVEMBER 30,2021

As adjacent property owners, we ask that the following information and questions and facts are read into the record for the November 30,2021 for the Gerald Martens preliminary plat design on the Breckenridge Subdivision No. 1 & 2:

POWER EASEMENT: Where is the new power easement? The power location must not change where it currently enters Katie's property.

IRRIGATION EASEMENT/STORM RUN-OFF: Our property cannot handle any irrigation/storm run-off due to the fact that the City of Twin Falls, Gerald Marten and the Breckenridge Homeowners Association demanded that we remove the culvert and stop all the water flow from Martens property's current property during the Canyon Rim Stabilization project. Irrigation/storm run-off must flow to the west along Martens property and enter the culvert on the SW drain and flow to the coulee. The City of Twin Falls designed the 'irrigation overflow for Katie's property when they purchased the canyon rim for the walking path and for the rim stabilization work. The system cannot handle both properties without endangering the stabilization of the wall and the walking path itself. The irrigation water for Katie's property must enter her property at the current location due to the gravity flow irrigation design on her property.

CITY SERVICES: The City of Twin Falls guaranteed Katie that she would have full city services if/when she either sold her property or chose to develop the property. This was part of the purchase price of her canyon rim property for the rim stabilization and walking path project along her 950' canyon rim property that the City now owns.

ACCESS TO KATIE'S PROPERTY: The access approach to Katie's property on both the Fillmore St. and Harrison St. sides must be a minimum of 60' wide.

TRAFFIC ACCESS: Traffic flow access must be on both Fillmore St. and Harrison St.sides – not just Fillmore Street. A traffic light should be installed on the Harrison/Pole Line intersection as part of the preliminary plat.

KATIE'S NAME "BRECKENRIDGE": The name of "Breckenridge" has always been associated with agriculture – on a local, state, regional and national level. "Agriculture" is farming, livestock and people – basically dirt, manure and neighbors. There is nothing in this subdivision that in any way resembles the agriculture industry and Katie. Therefore, she will not allow the use of her name for any of these proposed subdivision.

HEIGHT RESTRICTION: Follow the height restriction on the property line between Martens north boundary and Katie's south boundary.

Please review all these facts, etc. and address them at the P&Z meeting on November 30, 2021.

Katie Breckenridge & Rob Struthers

Property owners that surround Subdivision #1 on three sides



Date: Tuesday, November 30, 2021
To: Planning and Zoning Commission
From: Elizabeth Hart, City Planner

ACTION ITEM

Request:

Request for approval of the Preliminary Plat for The Residences at Breckenridge Subdivision No. 2, consisting of 3.46 (+/-) acres to develop 24 lots on property located at the 600 block of Canyon Falls Drive c/o Gerald Martens. (PZ21-0170)

Time Estimate:

15 minutes for presentation and questions.

Background:

This is a request for approval of a Preliminary Plat. The applicant is proposing to subdivide 3.46 acres into 23 lots. The subject property is located at the 600 Block of Canyon Falls Drive.

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 the 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, the plat will be recorded, and lots sold for development.

Budget Impact:

NA

Regulatory Impact:

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 Blue Lakes Concept 91 PUD, and the R4 and C1 Zoning District development standards.

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

History:

The Blue Lakes Concept 91 PUD was approved for the property in 1992. The property is zoned R4 C1 PUD.

Analysis:

The applicant is proposing a detached and attached single family residential subdivision. There are 22 residential lots and 1 retention/open space lot.

The subdivision is proposed to be maintained by the HOA. The internal roadways and sidewalks are proposed to be private. Access into the subdivision is from Filmore Street and Canyon Falls Drive. The subdivision will be serviced by city utilities.

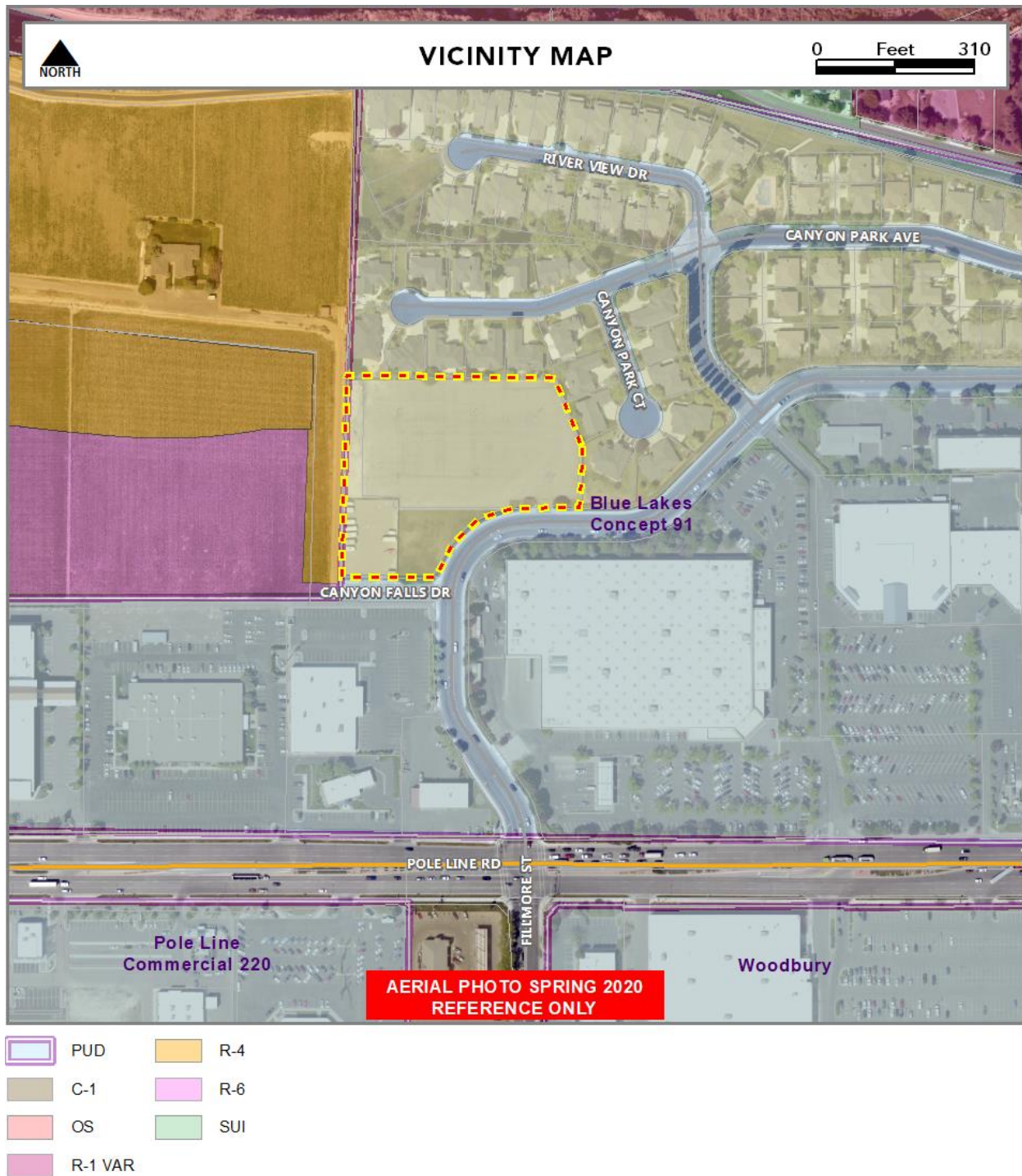
Conclusion:

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. Current Zoning Vicinity Map
2. PZ21-0170 Prelim Plat
3. PZ21-0170 Public Comment #1



Current Zoning: R4 C1 PUD

Existing Land Use: Vacant

Comprehensive Plan: Mixed Use

Proposed Land Use: Residential

Surrounding Zoning Designations & Land Use(s)

North: R4 C1 PUD, Residential

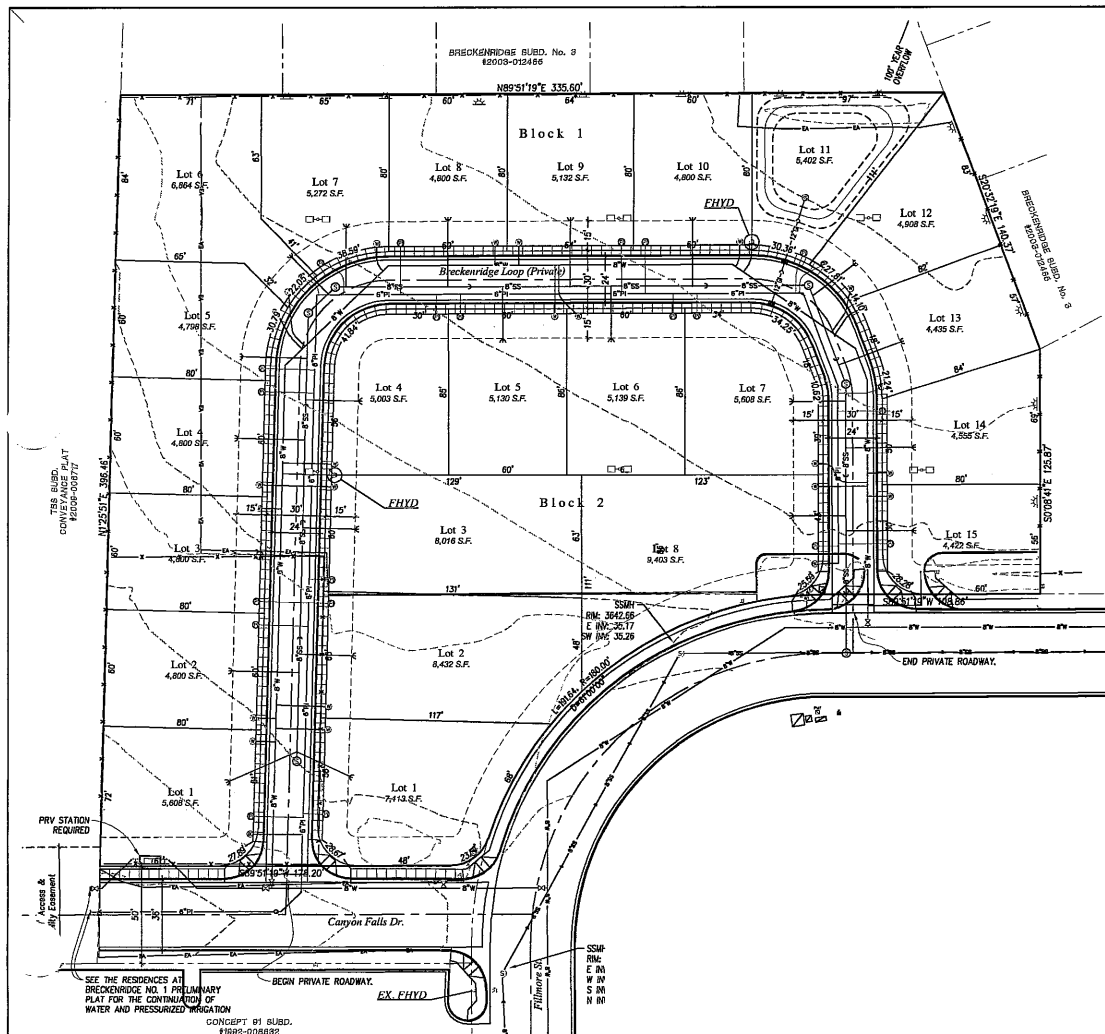
East: R4 C1 PUD, Residential

South: R4 C1 PUD, Commercial

West: R4 CRO, R6 ZDA, Proposed Residential

Applicable Regulations

10-1-4, 10-1-5, 10-4-5, 10-4-8, 10-11, 10-12-2-3



Storm Water Calculations:

Note:
Drainage Runoff Factor: $R = 0.05$
Impervious Area: $A = 0.25$
Permeable Area: $A = 0.15$
Dry Wet - $A = 0.05$
Development Area: $A = 150,000$ sf

ROADSIDE (S)
Impervious: $21,331 \times 0.05 \times 1.0/12 \times 0.05 = 2,275$ sf
Permeable: $21,331 \times 0.15 \times 1.0/12 \times 0.05 = 728$ sf
Total: $3,003$ sf

LOT 11, BLOCK 1
Impervious: $5,402 \times 0.05 \times 1.0/12 \times 0.05 = 188$ sf
Permeable: $5,402 \times 0.15 \times 1.0/12 \times 0.05 = 63$ sf
Total: 251 sf

RESIDENTIAL LOT 413,000
Impervious: $120,000 \times 0.05 \times 1.0/12 \times 0.05 = 6,572$ sf
Permeable: $120,000 \times 0.15 \times 1.0/12 \times 0.05 = 2,188$ sf
Total: $8,760$ sf

PRE DEVELOPMENT: $150,000 \times 0.05 \times 1.0/12 \times 0.05 = 7,500$ sf
TOTAL DEVELOPMENT: $150,000$ sf

RESIDENCES AT BRECKENRIDGE SUBDIVISION No. 2 A Resubdivision and Renumbering of Tracts E & F, Breckenridge Estates Subdivision No. 3 Located In A Portion of S² SE⁴, Section 33 Township 9 South, Range 17 East Boise Meridian Twin Falls County, Idaho 2021

Development Notes:

- ALL LOTS ADJACENT TO COLLECTOR STREETS ARE REQUIRED TO HAVE AN ONSITE TURNAROUND AND BE CONSTRUCTED TO THE REQUIREMENTS OF THE CITY OF TWIN FALLS STANDARD DRAWING 1750-7100 OR AN ALTERNATE LAYOUT TO BE APPROVED BY THE CITY SHOWN ON A SITE PLAN INCLUDED WITH THE BUILDING PERMIT APPLICATION.
- LOT 11, BLOCK 1 SHALL BE DEVELOPED AS A STORM WATER RETENTION AND OPEN SPACE. SAID LOT 11, BLOCK 1 SHALL BE FINISHED AND MAINTAINED BY THE RESIDENTS AT BRECKENRIDGE SUBDIVISION HOMEOWNERS ASSOCIATION.
- THE HOMEOWNERS ASSOCIATION SHALL BE REQUIRED TO MAINTAIN THE TURNAROUND.
- THE TURNAROUND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THIS DEVELOPMENT WILL BE CONNECTING PRESSURIZED IRRIGATION TO THE HARRISON PI STATION. SEE RESIDENCES AT BRECKENRIDGE NO. 1 FOR THE CONNECTION TO THE HARRISON PI STATION.

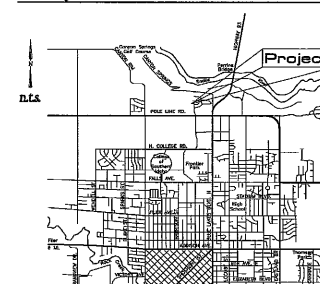
Design Data:

PARCEL NUMBER:	IRIGATION:	CITY PRESSURE IRRIGATION
APR0147000000	STREETS:	INTERNAL ROADS TO BE PRIVATE STREETS BUILT TO THE SECTION SHOWN, RANGES LEAVING INTO THE DEVELOPMENT SHALL BE STANDARD RESIDENTIAL STREETS.
OWNER/DEVELOPER: CONCEPT INVESTMENTS, LLC 821 N. COLLEGE RD., SUITE 100 TWIN FALLS, ID. 83401 PH: (208) 734-4888	SEWERAGE:	BUILDING SEWERAGE AND DRAINAGE STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE STANDARDS FOR THE R-4 & R-5 ZONING DISTRICT IN EFFECT AT THE TIME OF ISSUANCE OF BUILDING PERMITS.
ENGINEER: EHM ENGINEERS, INC. 821 N. COLLEGE RD., SUITE 100 TWIN FALLS, ID. 83401 (208) 734-4888	UTILITIES:	15' UTILITY EASEMENT ALONG ALL PROPERTY LINES. ALL OTHER EASEMENTS ARE LABELED.
EXISTING ZONE: R-4 PRO CHD	DEVELOPMENT AREA: 146 ACRES	UNDERGROUND POWER, TELEPHONE, GAS & CABLE TELEVISION
PROPOSED ZONE: R-4 PRO CHD	VARIANCE: NONE REQUESTED	BENCHMARK: HIGHEST 14110-207 ELEVATION: 5,507' W. OF POLE LINE NO. W. SIDE EL. 3646.52
EXISTING USE: AGRICULTURAL	SEWER: CITY SEWER	
PROPOSED USE: SINGLE FAMILY RESIDENTIAL & DUPLEX	WATER: CITY WATER	

Topographic Legend:

PROPOSED	EXISTING
CATCH BASIN	100
PRESSURE IRRIGATION METER	100
IRIGATION VALVE	100
BLOW-OFF ASSEMBLY	100
SEWER MANHOLE	100
CLEAN OUT	100
WATER METER	100
FIRE HYDRANT	100
WATER VALVE	100
LIGHT POLE	100
POWER POLE	100
TELEPHONE RISER	100
MAIL BOX	100
DRAINAGE FLOW ARROW	100
BUSH / SHRUB	100
SANITARY SEWER LINE	100
STORM DRAIN LINE	100
WATER LINE	100
GRAVITY IRRIGATION LINE	100
PRESSURE IRRIGATION LINE	100
TELEPHONE LINE	100
FENCELINE	100
EDGE OF ASPHALT	100
EDGE OF GRAVEL	100
VERTICAL CURB AND OUTER ROLLED CURB AND OUTER CONCRETE SIDEWALK	100
BUILDING FOOTPRINT	100
EXISTING GROUND CONTOUR	100

Vicinity Sketch

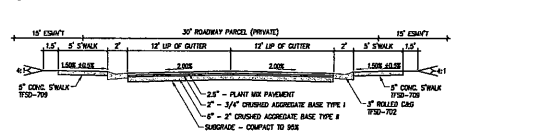


Boundary Legend:

SURVEY BOUNDARY LINE	---
SECTION LINE	---
SUBDIVISION SECTION LINE	---
PROPOSED EASEMENT LINE	---
ADJACENT PROPERTY LINE	---
CENTERLINE OF STREET	---
PLATTED LOT LINE	---

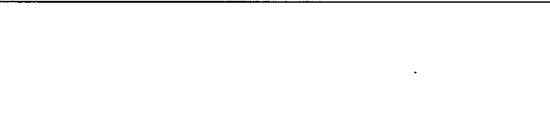
1 RESIDENTIAL TYPICAL PAVEMENT SECTION

CANYON FALLS DRIVE



2 PRIVATE ROAD TYPICAL PAVEMENT SECTION

BRECKENRIDGE LOOP



EHM Engineers, Inc.
Engineers / Surveyors / Planners
621 N. Main, Suite 100, Twin Falls, Idaho 83401
P (208) 734-4888 Fax (208) 734-4009 web: ehm-inc.com

PRELIMINARY PLAT
for
RESIDENCES AT BRECKENRIDGE SUBDIVISION
No. 2

REVISIONS
1-2-2021
2-2-2021
3-2-2021
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DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL
CONDITIONS AND DIMENSIONS AT
THE JOB SITE AND NOTIFY THE
ENGINEER OF ANY DISCREPANCIES
BEFORE BEGINNING OF CON-
STRUCTION OF EXISTING AND NEW
CONSTRUCTION.

PRELIMINARY

APPROVED: _____
DESIGN: _____
DATE: 10/23/2020
SCALE: AS SHOWN
SHEET NO. C 335-20 TOP02
SHEET

Box 685

Picabo, Idaho 83348

November 24,2021

RE: Breckenridge Subdivision No. 1 & 2 on Canyon Falls Drive & Fillmore St.

PLANNING AND ZONING COMMISSION – NOVEMBER 30,2021

As adjacent property owners, we ask that the following information and questions and facts are read into the record for the November 30,2021 for the Gerald Martens preliminary plat design on the Breckenridge Subdivision No. 1 & 2:

POWER EASEMENT: Where is the new power easement? The power location must not change where it currently enters Katie's property.

IRRIGATION EASEMENT/STORM RUN-OFF: Our property cannot handle any irrigation/storm run-off due to the fact that the City of Twin Falls, Gerald Marten and the Breckenridge Homeowners Association demanded that we remove the culvert and stop all the water flow from Martens property's current property during the Canyon Rim Stabilization project. Irrigation/storm run-off must flow to the west along Martens property and enter the culvert on the SW drain and flow to the coulee. The City of Twin Falls designed the 'irrigation overflow for Katie's property when they purchased the canyon rim for the walking path and for the rim stabilization work. The system cannot handle both properties without endangering the stabilization of the wall and the walking path itself. The irrigation water for Katie's property must enter her property at the current location due to the gravity flow irrigation design on her property.

CITY SERVICES: The City of Twin Falls guaranteed Katie that she would have full city services if/when she either sold her property or chose to develop the property. This was part of the purchase price of her canyon rim property for the rim stabilization and walking path project along her 950' canyon rim property that the City now owns.

ACCESS TO KATIE'S PROPERTY: The access approach to Katie's property on both the Fillmore St. and Harrison St. sides must be a minimum of 60' wide.

TRAFFIC ACCESS: Traffic flow access must be on both Fillmore St. and Harrison St.sides – not just Fillmore Street. A traffic light should be installed on the Harrison/Pole Line intersection as part of the preliminary plat.

KATIE'S NAME "BRECKENRIDGE": The name of "Breckenridge" has always been associated with agriculture – on a local, state, regional and national level. "Agriculture" is farming, livestock and people – basically dirt, manure and neighbors. There is nothing in this subdivision that in any way resembles the agriculture industry and Katie. Therefore, she will not allow the use of her name for any of these proposed subdivision.

HEIGHT RESTRICTION: Follow the height restriction on the property line between Martens north boundary and Katie's south boundary.

Please review all these facts, etc. and address them at the P&Z meeting on November 30, 2021.

Katie Breckenridge & Rob Struthers

Property owners that surround Subdivision #1 on three sides



Date: Tuesday, November 30, 2021
To: Planning and Zoning Commission
From: Lisa Strickland

ACTION ITEM

Request:

Request for a recommendation to City Council on the appropriate Zoning District for property proposed to be Annexed located at 3262 E 3700 N c/o Summit Creek Development on behalf of Twins Industrial LP and Gregg Hamann, Trustee of the Gregg Hamann Family Trust UDT dated 4/25/86 as amended. (PZ21-0162)

Time Estimate:

Presentation will take approximately 5-10 minutes with questions/comments to follow.

Background:

The applicant is requesting a recommendation on the appropriate zoning for the property they are requesting to be annexed. The property is approximately 40.92 acres and is located south of Clif Bar and west of Champlin Road. The applicant is proposing an M-2; heavy manufacturing zoning designation with the intent to develop an industrial park.

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:

There will be a minimal increase to City Tax Revenue if annexation is completed.

Regulatory Impact:

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, zoning codes.

History:

N/A

Analysis:

The Comprehensive Plan designates this area as "industrial". Based on this information, staff has determined this request conforms with the "2016 Grow With Us" Comprehensive Plan. A recommendation of an M-2 zoning designation would be supported by staff.

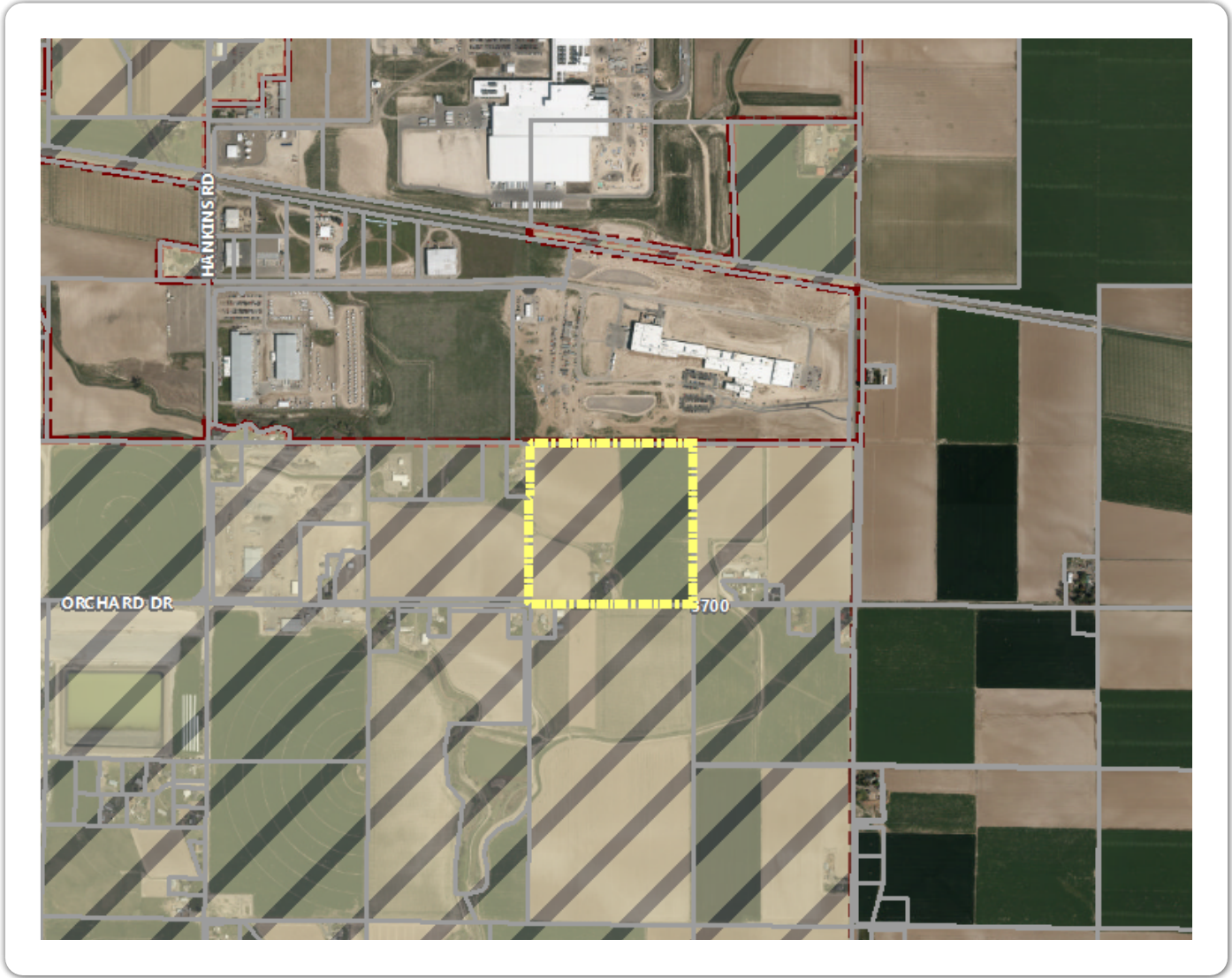
Conclusion:

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. The recommendation will be forwarded to the City Council for a final decision on the zoning designation and the annexation request.

Attachments:

1. Vicinity Map
2. Narrative

Aerial Map



Subject Property	
Current Zoning	M-2; Heavy Manufacturing (AOI)
Existing Land Use	Undeveloped
Proposed Land Use	Industrial Park
Comprehensive Plan Designation	Industrial
Surrounding Properties	
North	Clif Bar
South	Undeveloped/Orchard Dr
East	Undeveloped
West	Undeveloped
Applicable Regulations	
Applicable Regulations	10-1, 10-4-10, 10-12

Zoning Map



- | | |
|-----|---------|
| AG | OS |
| C-1 | R-1 VAR |
| M-2 | R-2 |
| | AOI |

Future Land Use Map



- Agriculture
- Airport
- College of Southern Idaho
- Commercial
- Downtown
- Industrial
- Mixed Use
- Neighborhood Commercial
- Natural Areas
- Rural Residential
- Town Neighborhood

- a. Reason for the request- The property at 3262 E 3700 N, Twin Falls, ID is requested to be annexed into the City of Twin Falls city limits to be included in the official zoning map and have access to city services for industrial development.
- b. Statement-
 - a. The annexation would not change the comprehensive plan as the land is in the AOI and already designated M-2. There is no zoning change requested and the property is in line with the FLU map designation in the Twin Falls Comp Plan.
 - b. The surrounding parcels are zoned either M2 or AG, so the parcel will be a similar use to these neighboring parcels. The property is adjacent to Clif Bar and close to Chobani.
 - c. Our intent is to develop the property into a multi-tenant industrial park and would comply with M2 zoning land uses including but not limited to Business Park, Warehouse/Distribution, General Manufacturing, etc.



Date: Tuesday, November 30, 2021
To: Planning and Zoning Commission
From: Lisa Strickland

ACTION ITEM

Request:

Request for a recommendation to City Council on the appropriate Zoning District for property proposed to be Annexed located at 3270 E 3700 N c/o Summit Creek Development on behalf of Twin Industrial, LP. (PZ21-0163).

Time Estimate:

Presentation will take approximately 5-10 minutes with questions/comments to follow.

Background:

The applicant is requesting a recommendation on the appropriate zoning for the property they are requesting to be annexed. The property is approximately 38.42 acres and is located south of Clif Bar and west of Champlin Road. The applicant is proposing an M-2; heavy manufacturing zoning designation with the intent to develop an industrial park.

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:

There will be a minimal increase to City Tax Revenue if annexation is complete.

Regulatory Impact:

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, zoning codes.

History:

N/A

Analysis:

The Comprehensive Plan designates this area as "industrial". Based on this information, staff has determined this request conforms with the "2016 Grow With Us" Comprehensive Plan. A recommendation of an M-2 zoning designation would be supported by staff.

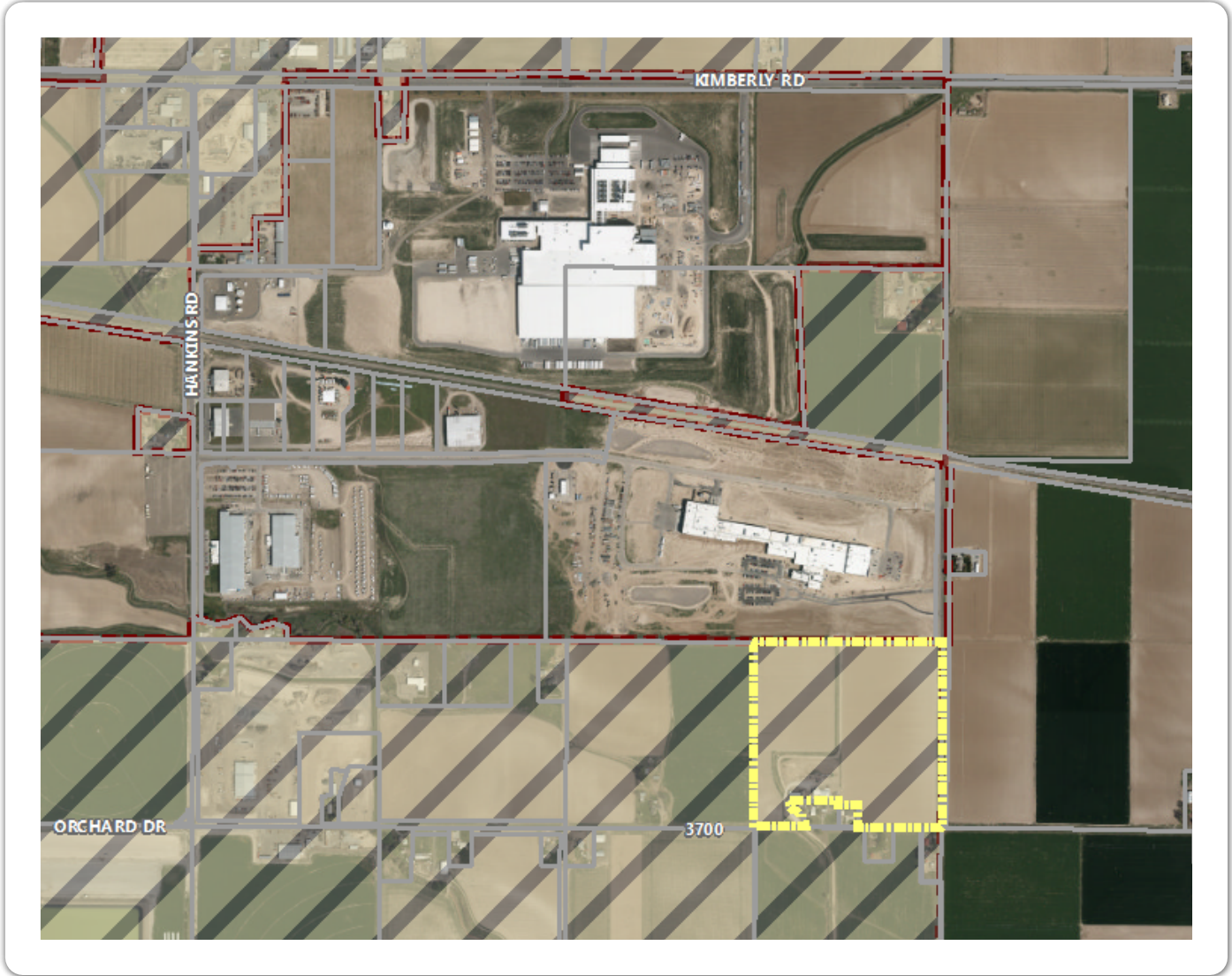
Conclusion:

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. The recommendation will be forwarded to the City Council for a final decision on the zoning designation and the annexation request.

Attachments:

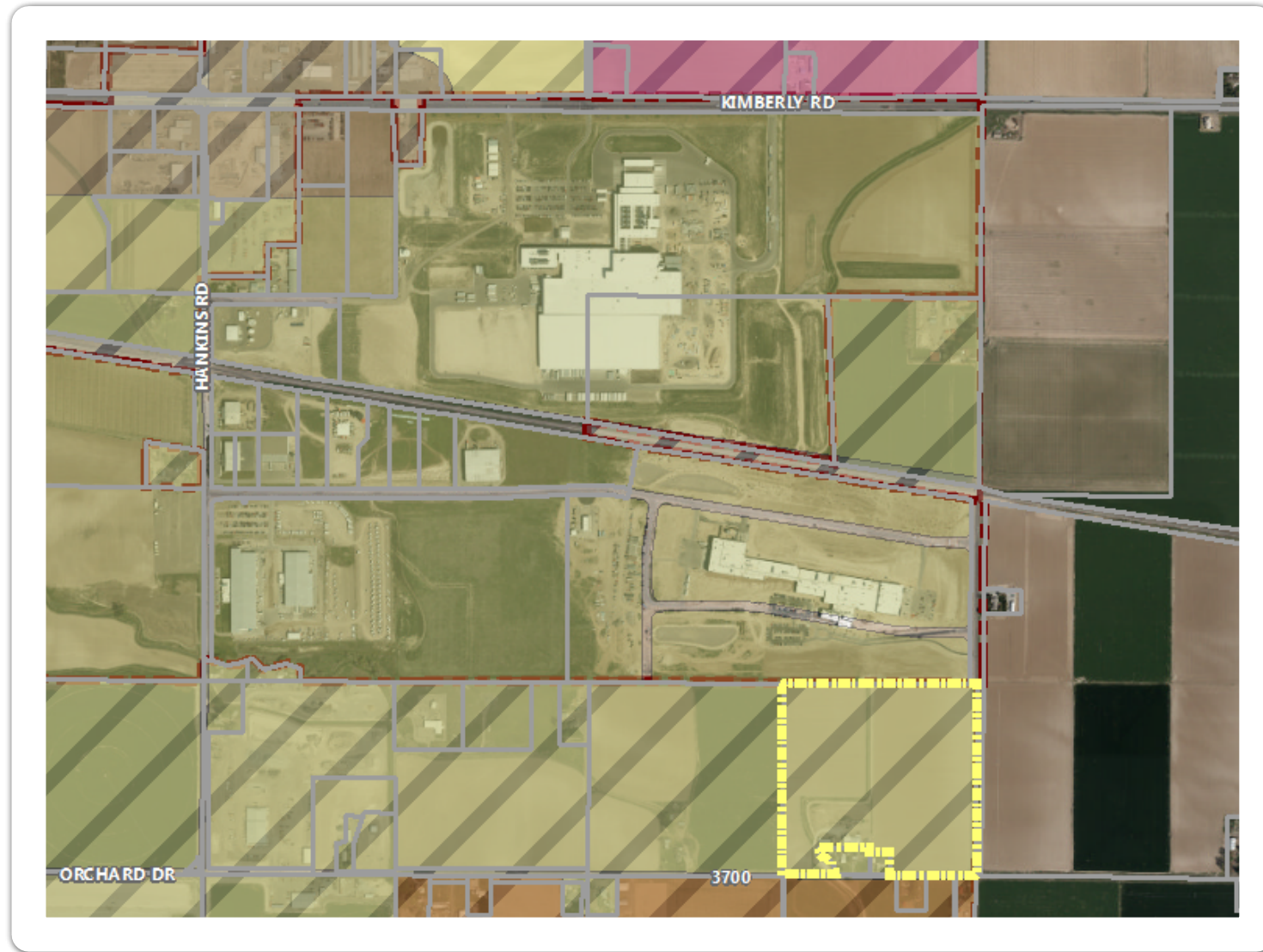
1. Map Exhibits
2. Narrative

Aerial Map



Subject Property	
Current Zoning	M-2; Heavy Manufacturing (AOI)
Existing Land Use	Undeveloped
Proposed Land Use	Industrial Park
Comprehensive Plan Designation	Industrial
Surrounding Properties	
North	Clif Bar
South	Undeveloped/Orchard Dr
East	Undeveloped
West	Undeveloped
Applicable Regulations	
Applicable Regulations	10-1, 10-4-10, 10-15

Zoning Map



- | | |
|-----|---------|
| AG | R-1 VAR |
| C-1 | R-2 |
| M-2 | AOI |

Future Land Use Map



- Agriculture
- Airport
- College of Southern Idaho
- Commercial
- Downtown
- Industrial
- Mixed Use
- Neighborhood Commercial
- Natural Areas
- Rural Residential
- Town Neighborhood

- a. Reason for the request- The property at 3270 E 3700 N Twin Falls, ID is requested to be annexed into the City of Twin Falls city limits to be included in the official zoning map and have access to city services for industrial development.
- b. Statement-
 - a. The annexation would not change the comprehensive plan as the land is in the AOI and already designated M-2. There is no zoning change requested and the property is in line with the FLU map designation in the Twin Falls Comp Plan.
 - b. The surrounding parcels are zoned either M2 or AG, so the parcel will be a similar use to these neighboring parcels. The property is adjacent to Clif Bar and close to Chobani.
 - c. Our intent is to develop the property into a multi-tenant industrial park and would comply with M2 zoning land uses including but not limited to Business Park, Warehouse/Distribution, General Manufacturing, etc.



Date: Tuesday, November 30, 2021
To: Planning and Zoning Commission
From: Elizabeth Hart, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow for filling within one hundred feet (100') of the canyon rim on property located at 520 Locust Street South c/o EHM Engineers, Inc. on behalf of Robert Stephens. (PZ21-0167)

Time Estimate:

15 minutes for presentation and questions.

Background:

This is a request to fill within 100 feet of Rock Canyon. The applicant is proposing an addition to their building which will involve putting back fill within 100 feet of the Rock Creek Canyon Rim. The property is zoned M2.

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 10-7-9, Filling of Canyons states "a special use permit is required for filling within one hundred feet (100') of canyon rims."

History:

The existing facility and land use was established at this location in 2003.

Analysis:

The applicant is proposing a building expansion that requires back fill for the construction of the expansion and a drive aisle for fire access. It is the back fill that requires the special use permit.

It is anticipated that several feet of fill will be required to construct the new addition and only a few feet of fill for the drive aisle. The applicant has stated that all back fill will be placed in a manner to limit the effect on the canyon rim and will be engineered to meet the requirements for stability.

The 2016 Comprehensive Plan; "Grow With Us" designates this Area as appropriate for "Industrial." Staff has determined this request meets the intent of the 2016 comprehensive plan.

The request does not relate to the zoning or land use of the property, the existing use is consistent with the adopted zoning ordinances.

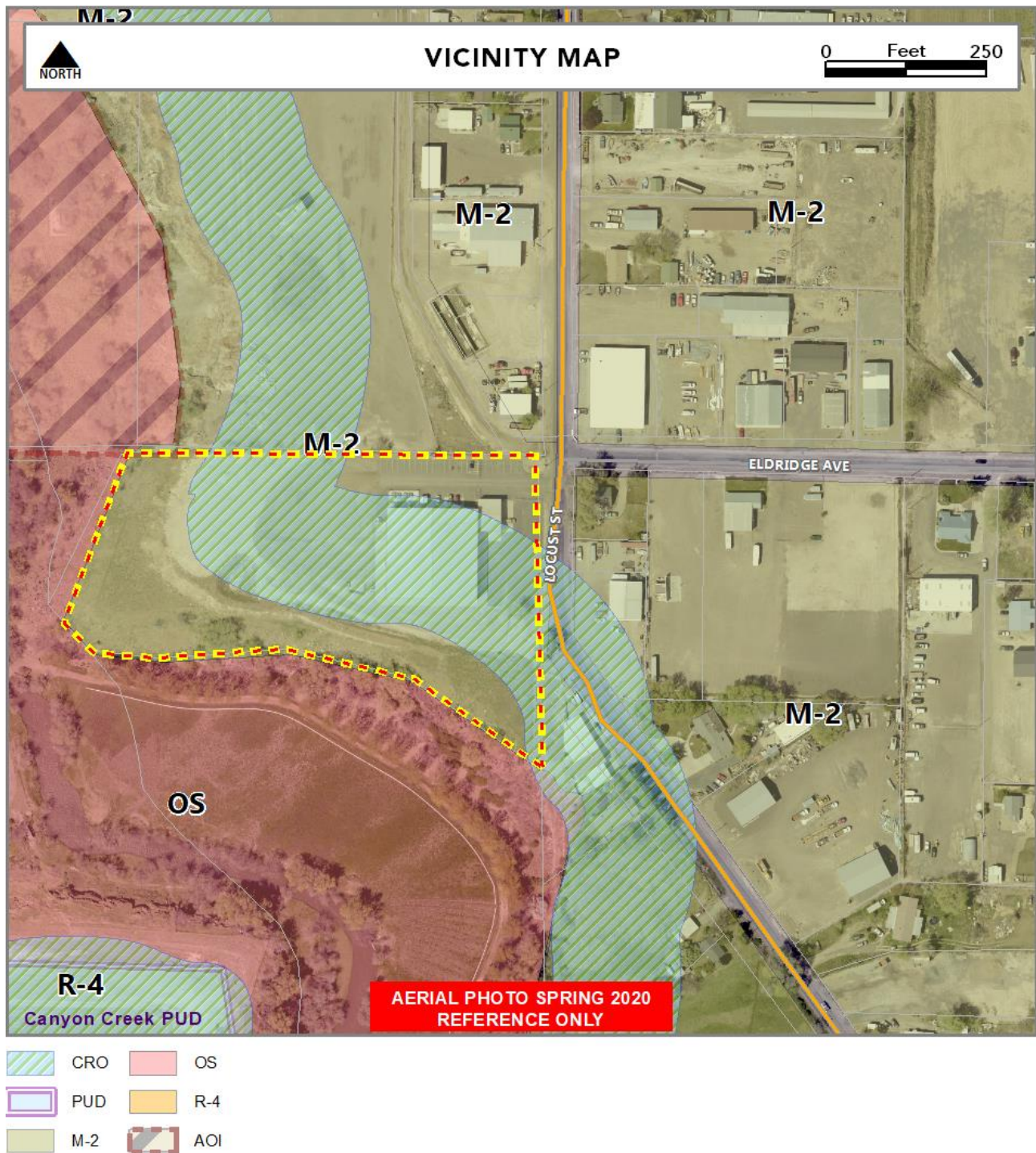
Conclusion:

Upon conclusion, should the Commission approve 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. PZ21-0167 Vicinity Map
2. 430-21 IMC SITE EXBT 11-8-21
3. Narrative
4. IMC Site Images



Current Zoning: M2 CRO

Existing Land Use: Manufacturing, Food Processing

Comprehensive Plan: Industrial

Proposed Land Use: No change in land use

Surrounding Zoning Designations & Land Use(s)

North: M2, Manufacturing

East: M2, Industrial and existing residential unit

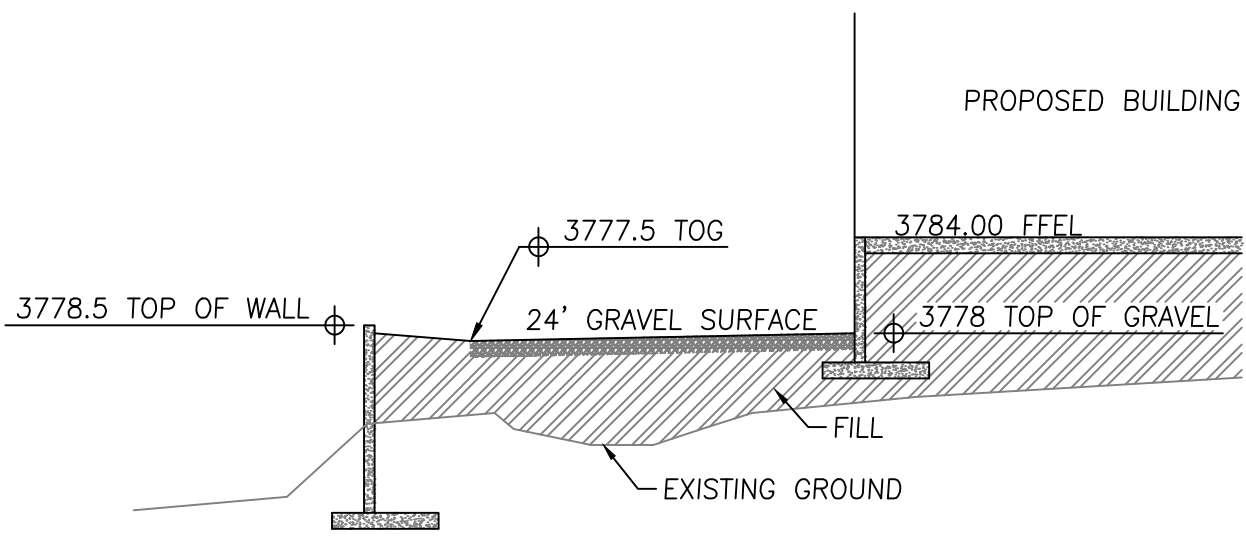
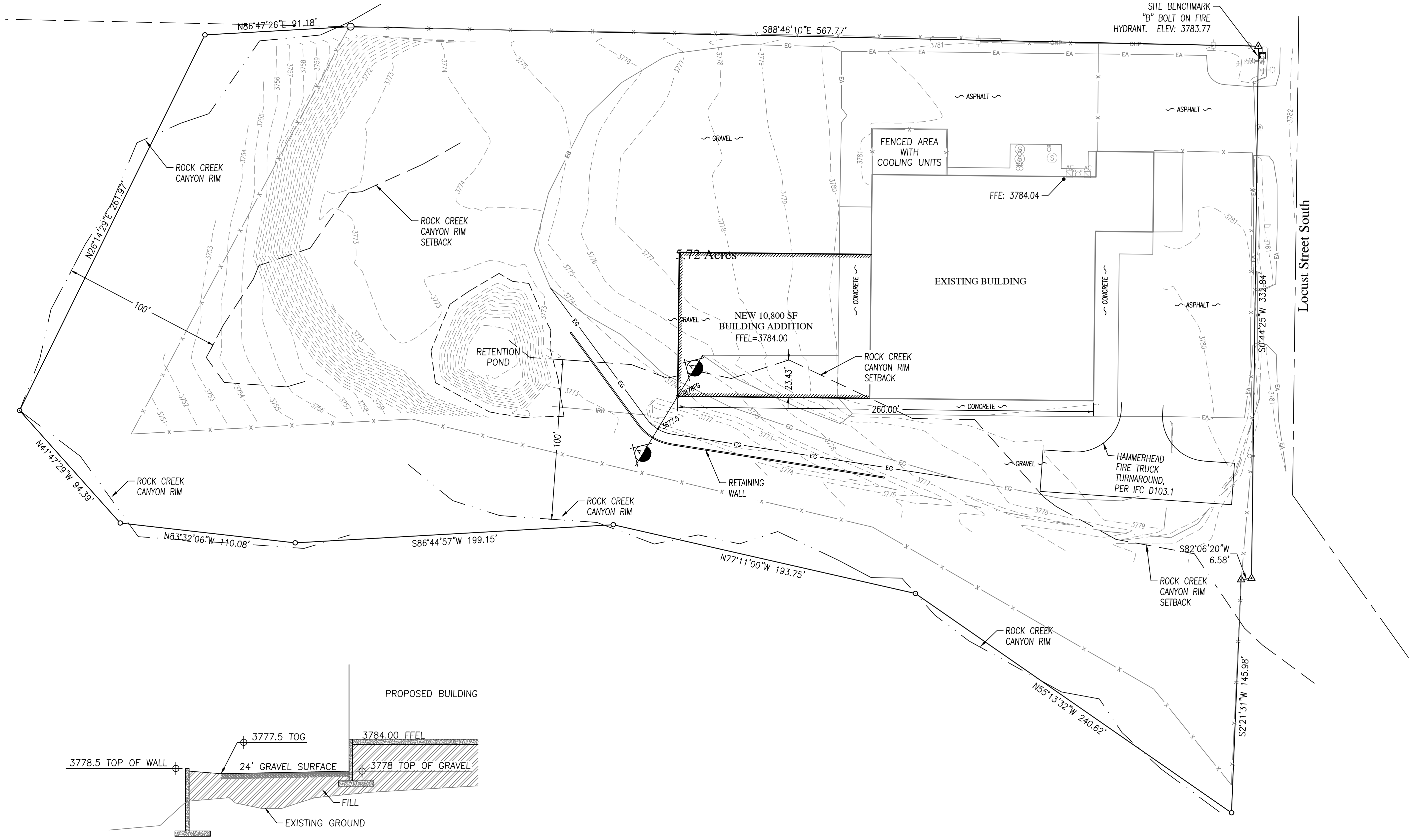
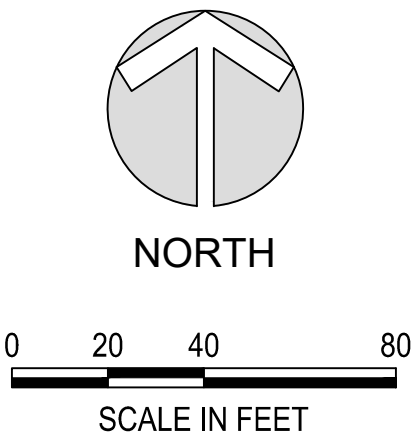
South: OS, Rock Creek Canyon

West: OS, Rock Creek Canyon

Applicable Regulations

10-1-4, 10-1-5, 10-7-9, 10-13-2-2

Located In
A Portion of
NW⁴ SW⁴, Section 22
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2021



Topographic Legend

- IRRIGATION VALVE
- SEWER MANHOLE
- CLEAN OUT
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- FROST FREE HYDRANT
- POWER POLE
- ANCHOR
- POWER JUNCTION BOX
- TELEPHONE RISER
- GAS METER
- SIGN
- MAIL BOX
- HANDICAP PARKING SPACE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATER LINE
- GRAVITY IRRIGATION LINE
- OVERHEAD POWER LINE
- FENCELINE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- DITCH FLOWLINE
- BUILDING FOOTPRINT
- EXISTING GROUND CONTOUR (COTF FIRE HYDRANT DATUM)

NOTES:
1. THE SITE BENCH MARK IS SHOWN HEREON.

SITE EXHIBIT
for
INDEPENDENT MEAT COMPANY
520 LOCUST STREET, TWIN FALLS

REVISIONS:	
STAMP	
PRELIMINARY	
JOB NO.	430-21
APPROVED	
DESIGN	K.NIELD
DRAWN	J.SKEEN
DATE	DATE
SCALE	As Shown
DWGNAME	
Sheet No.:	

4.

a. Section 10-7-9 of the City of Twin Falls Code requires a special use permit for filling of the canyon rim. The proposed project includes a 10,800 sf addition to the existing building located at 520 Locust Street. This addition encroaches into the 100' canyon rim setback. The building will, at maximum, encroach into the canyon rim set back by approximately 24 ft. The filling of the canyon rim will include back fill for the construction of a new building and a drive isle to provide fire access to the perimeter of the structure. It is anticipated that several feet of fill will be required to construct the new addition, as this addition will match the finish floor height of the existing building. The access road will require a few feet of fill. All fill will be placed in a manner to limit the effect to the canyon rim and will be engineered meet the requirements for stability. All fill will be documents and detailed on the plans for future development of the lot.

b.

i. This Special Use Permit application is not asking for a special use related to the zoning use of the property. There are no proposed changes to the hours of operation that requires a special use permit.

ii. This Special Use Permit application is not asking for a special use related to the zoning use of the property. There are no significant proposed changes to the traffic patterns that require a special use permit.

iii. This Special Use Permit application is not asking for a special use related to the zoning use of the property. It is anticipated additional employees will be required.

c.

i. This Special Use Permit application is not asking for a special use related to the zoning use of the property. There are no proposed changes to the noise produced at the site that requires a special use permit.

ii. This Special Use Permit application is not asking for a special use related to the zoning use of the property. There are no proposed changes to the glare produced at the site that requires a special use permit.

iii. This Special Use Permit application is not asking for a special use related to the zoning use of the property. There are no proposed changes to the odors produced at the site that requires a special use permit.

iv. This Special Use Permit application is not asking for a special use related to the zoning use of the property. There are no proposed changes to the fumes and vibration produced at the site that requires a special use permit.

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

v. This Special Use Permit application is not asking for a special use related to the zoning use of the property. The proposed use on this site is consistent with the adopted zoning ordinances.

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IN THE FIELDS OF:
PLANNING • SURVEYING • HIGHWAYS • WATER • SEWAGE • STRUCTURAL • SUBDIVISIONS • BRIDGES • ENVIRONMENTAL • QUALITY CONTROL • CONSTRUCTION MGMT.



South East Corner of the Existing Building Looking West

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West Side of the Existing Building Looking East

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3501 W. Elder St., Suite 100 • Boise, Idaho 83705 • [208] 386-9170 • Fax [208] 386-9076

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