



Twin Falls Planning & Zoning Commission Agenda

Tuesday, January 11, 2022, 6:00 PM

203 Main Avenue East
Twin Falls, ID 8301

COUNCIL CHAMBERS

Members -

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

Area of Impact: David Detweiler

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) **ACTION ITEM:** Approval of Minutes from the following meeting: December 14, 2021
- 3) Items of Consideration
 - a) **ACTION ITEM:** Request for the consideration of the preliminary plat for Eastern Sun Subdivision No. 1, approximately 80 acres consisting of 312 lots located at the 400-600 block of Hankins Road c/o EHM Engineers, Inc. on behalf of Gerald Martens. (PZ21-0184)
By: Lisa Strickland, City Planner
 - b) **ACTION ITEM:** Request for the consideration of the preliminary plat for Golden Eagle Subdivision No. 7, approximately 9 acres consisting of 42 lots located at 1652 Harrison Street South c/o TD&H Engineering, Inc. on behalf of Robert and Kathi Meyers.(PZ21-0185)
By: Lisa Strickland, City Planner
 - c) **ACTION ITEM:** Request for the consideration of the preliminary plat for Sportsman's Warehouse Subdivision, a PUD, approximately 12 acres consisting of 3 lots located at 1940 Bridgeview Boulevard c/o EHM Engineers, Inc. on behalf of Patrick Wood. (PZ21-0191)
By: Jonathan Spendlove, Planning & Zoning Director
- 4) Public Hearings
 - a) **ACTION ITEM:** Request for a Special Use Permit to allow a detached accessory building of over 1000 square feet on property located at 288 Pheasant Road c/o Zernickow Family Investments on behalf of Theresa LaRue Living Trust. (PZ21-0179)
By: Ian Zollinger, City Planner
 - b) **ACTION ITEM:** Request for a Special Use Permit to allow for the use of a hotel on property located at 1771 Pole Line Road East c/o Laughlin Ricks Architecture on behalf of Terra Development, LLC. (PZ21-0182)
By: Lisa Strickland, City Planner
- 5) Upcoming Meeting(s)

a) **INFORMATIONAL:** Tuesday, January 25, 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, por favor llame a Josh Palmer al teléfono (208) 735-7312.

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, December 14, 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

Chairperson Titus called the meeting to order at 06:00 PM
A quorum was present.

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

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

2) Consent Calendar

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

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

- a) Approval of Minutes from the following meeting: November 30, 2021

3) Public Hearings

- a) Request for a recommendation to City Council on the appropriate Zoning District for property proposed to be annexed with a C-1 zoning designation, located at the northwest corner of Kimberly Road and Hankins Road c/o EHM Engineers, Inc., on behalf of The Housing Company/Blake Jumper for MN&R Wood LLC. (PZ21-0174)

Staff Presentation:

IZ presented the Request for a recommendation to City Council on the appropriate Zoning District for property proposed to be annexed with a C-1 zoning designation, located at the northwest corner of Kimberly Road and Hankins Road c/o EHM Engineers, Inc., on behalf of The Housing Company/Blake Jumper for MN&R Wood LLC. (PZ21-0174)

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 properties are located within the Area of Impact and are undeveloped.
The subject properties are located within the area of impact and have a zoning designation of C-1.

The applicant intends to annex the property into the city to receive city utilities and to develop the property in accordance with the permitted uses of the C-1 Commercial Highway Zoning District. The applicant is proposing a multi-family residential development, which the C1 zoning district permits. The subject property and surrounding properties are all within the C-1 zoning district. The subject property and the proposed development would be compatible with surrounding properties and their uses and would act as a natural transition between various types of uses permitted in the C-1 zoning district.

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 approve the request as presented, request a different zoning designation, or deny the request, or request additional information be provided.

Applicant Presentation:

Tim Vawser, EHM Engineers, representing applicant, presented request for a recommendation to City Council on the appropriate Zoning District for property proposed to be annexed with a C-1 zoning designation, located at the northwest corner of Kimberly Road and Hankins Road. The request is for an annexation with a zoning overlay that is compatible with the future land use map. The buyers project fits in the C-1 zone, so a zoning change is not necessary. He stated the proposed project is for a housing development, similar to the Fieldstream Apts.

PZ/Questions & Comments:

- Commissioner Musser asked about alternate zoning to C-1 and why is the applicant not requesting residential zoning.
- City Planner Zollinger answered R-6 zoning is the equivalent for residential, but the C-1 zoning allows for multi-family residential of 5 units or more.
- Commissioner Hansen asked what the first step in development for this project is.
- Planning and Zoning Director Spendlove stated, depending on the project, if the

land use is permitted, the applicant may be able to go to building permits process.

- Planning and Zoning Director Spendlove reviewed commission's decision tonight is the appropriate zoning if the property is annexed.

Public Hearing: Opened and closed without input

Discussions Followed: without concerns

MOTION: Commissioner Hansen moved to recommend approval of the C-1 zoning for the property proposed to be annexed located at the northwest corner of Kimberly Road and Hankins Road c/o EHM Engineers, Inc., on behalf of The Housing Company/Blake Jumper for MN&R Wood LLC. (PZ21-0174), as presented with staff recommendations.

Commissioner Musser seconded the motion.

Unanimously Approved by a vote of 6-0.

4) Items of Consideration

- a) Request for approval of the preliminary plat for the Kenyon Meadow Subdivision, approximately 16.87 (+/-) acres consisting of 103 lots located at the 1500-1600 block of Kenyon Road South, c/o EHM Engineers, Inc. on behalf of BMB Development (app. PZ21-0171)

Staff Presentation:

City Planner Strickland presented the request for approval of the preliminary plat for the Kenyon Meadow Subdivision, approximately 16.87 (+/-) acres consisting of 103 lots located at the 1500-1600 block of Kenyon Road South, c/o EHM Engineers, Inc. on behalf of BMB Development (app. PZ21-0171)

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 plan.

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.

The property was annexed in 2007 and has remained undeveloped.

The 2016 Comprehensive Plan "Grow With Us" designates this area as Town Neighborhood. The staff has determined a residential development in this area is in conformance with the comprehensive plan and will be compatible with the ongoing development in the area.

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 approval of the preliminary plat for the Kenyon Meadow Subdivision, approximately 16.87 (+/-) acres consisting of 103 lots located at the 1500-1600 block of Kenyon Road. He stated this project type is new to area. He stated the request is for a higher density development, meeting the minimum lot size requirement in the R-4 zone. He stated this project is in conformance with the Comprehensive Plan. He stated the access points will be at the collector street, Kenyon Road and at 3600 E(South Hills Drive).

PZ/Questions & Comments:

- Commissioner Hansen asked about the lot lines and required distance between homes.
- Planning and Zoning Director Spendlove answered setback on the side yard is 5 feet to the property line or the homes must be 10 feet apart. He stated the front and rear setbacks are 20' each.
- Chairperson Titus asked about unplanted portion circled in the map.
- City Planner Strickland stated the unplanted portion is not part of request.

Public Hearing: Opened

- Ann Bentley, citizen, shared her concern of no green space/park in this subdivision.
- Mr. Thibault addressed her concern.

Public Hearing: Closed

Discussions Followed:

- Commissioner Musser asked about closest park to the area.
- Planning and Zoning Director Spendlove answered the city's Parks Master Plan has a park in the area. He explained the new parks impact fee program and

how the parks director will choose needed parks in area. He stated the Parks Master Plan is available for view. He stated the parks are determined on the preliminary plat. He pointed out the park area at Pheasant Meadows dedicated to the city for a park with walkways.

- Commissioner Bolton asked if other neighborhoods in town where the density is similar to this project.
- Planning and Zoning Director Spendlove gave examples of areas of density.
- Commissioner Hansen stated even though this meets the minimum requirement for setbacks, is this what is wanted for the area.
- Chairperson Titus asked for clarification on parks. What is in the commission's jurisdiction?
- Planning and Zoning Director Spendlove stated there is limit on a commission's decision, as dictated by the State. He stated the commission can't change the minimum code requirement.

MOTION: Vice Chair Kelley moved to approve the Request for approval of the preliminary plat for the Kenyon Meadow Subdivision, approximately 16.87 (+/-) acres consisting of 103 lots located at the 1500-1600 block of Kenyon Road South, c/o EHM Engineers, Inc. on behalf of BMB Development (app. PZ21-0171), as presented, with staff recommendations.

Commissioner Bolton seconded the motion.

Motion Approved by a vote of 5 to 1.

5) Upcoming Meeting(s)

a) Tuesday, January 11, 2022

6) Adjournment

The meeting adjourned at 06:33 PM

Kelli Ebersole, Administrative Assistant



Date: Tuesday, January 11, 2022
To: Planning and Zoning Commission
From: Lisa Strickland

ACTION ITEM

Request:

Request for the consideration of the preliminary plat for Eastern Sun Subdivision No. 1, approximately 80 acres consisting of 312 lots located at the 400-600 block of Hankins Road c/o EHM Engineers, Inc. on behalf of Gerald Martens. (PZ21-0184)

Time Estimate:

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

Background:

This is a request to subdivide approximately 80 acres into 309 residential lots and 3 retention lots located at the 400-600 block of Hankins Road. The property is zoned R-2 and currently has one existing home and the rest of the property is undeveloped. The minimum lot size permitted in the R-2 district is 6000 sq. ft. for single-family dwellings. The proposal is to final plat the subdivision in phases with access to the subdivision along Hankins Rd on the east side while Elizabeth Blvd and 4th Ave E will be extended to allow for access to the north and south ends of the subdivision.

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 may be recorded, and lots sold for development.

Budget Impact:

n/a

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, and all regulations regarding the R2 Zoning District development standards.

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

History:

The subject property was annexed in 2020 with the Zoning District designation of R2.

Analysis:

N/A

Conclusion:

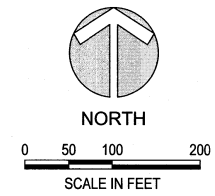
Upon conclusion, should the Commission approve this request as presented, staff recommends approval be subject to the following conditions:

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. Eastern Sun Subdivision No. 1
2. City - Map Exhibits

Preliminary Plat for
Eastern Sun Subdivision No. 1
Located In
N² SW⁴, Section 13
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2021



RECEIVED
JUN 16 2021
CITY OF TWIN FALLS
PLANNING DEPT.

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: ehmic.com

PRELIMINARY PLAT for
EASTERN SUN SUBDIVISION NO. 1
TWIN FALLS, IDAHO

REVISIONS:
AS PER CITY COMMENTS
7-21-21 DJS
AS PER CITY COMMENTS
10-27-21 DJS
AS PER CITY COMMENTS
11-10-21 DJS

STAMP

JOB NO. 209-21

APPROVED

DESIGN

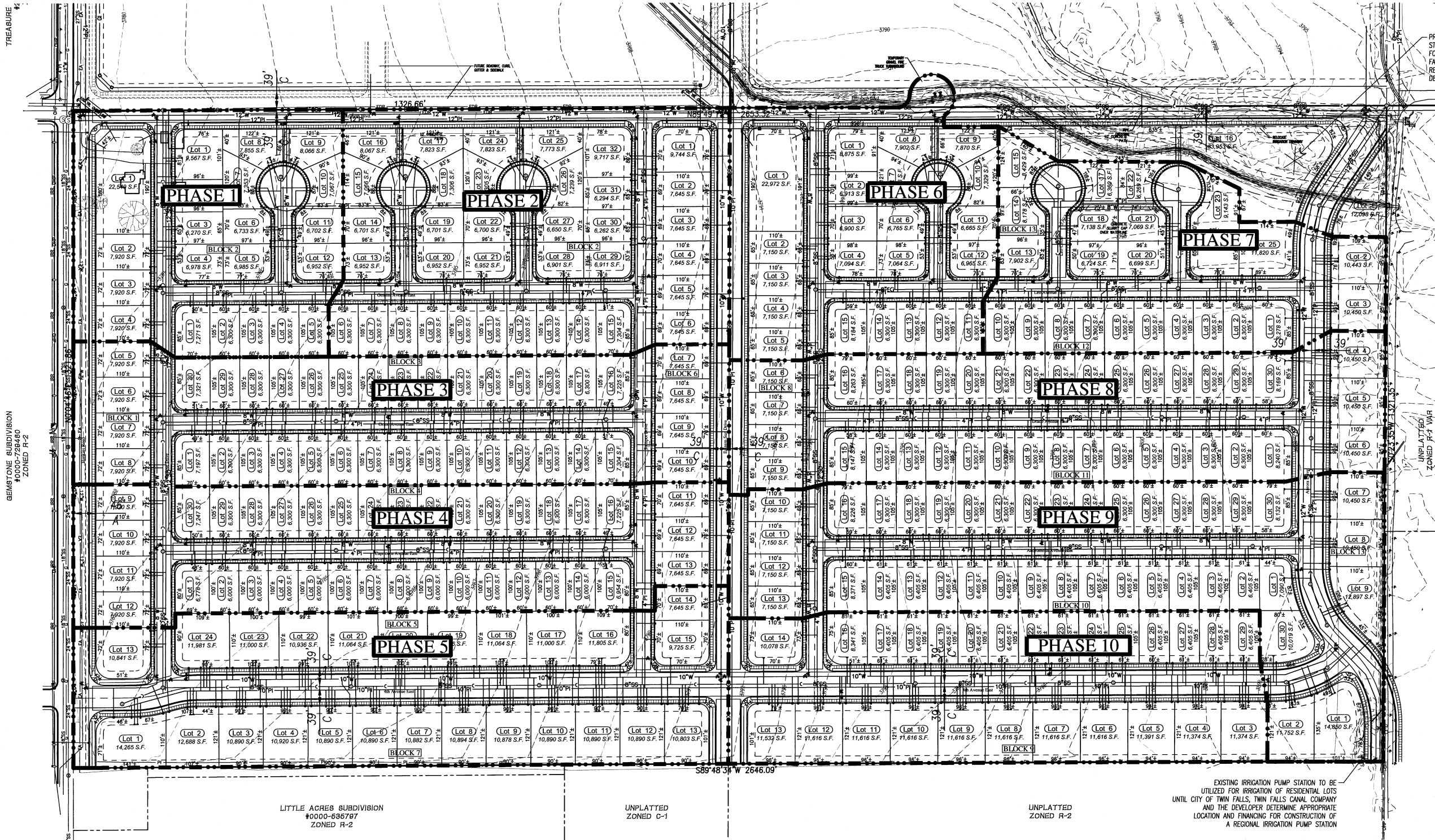
DRAWN DJS

DATE JULY 2021

SCALE As Shown

C 209-21 PP

Sheet No.: PP2

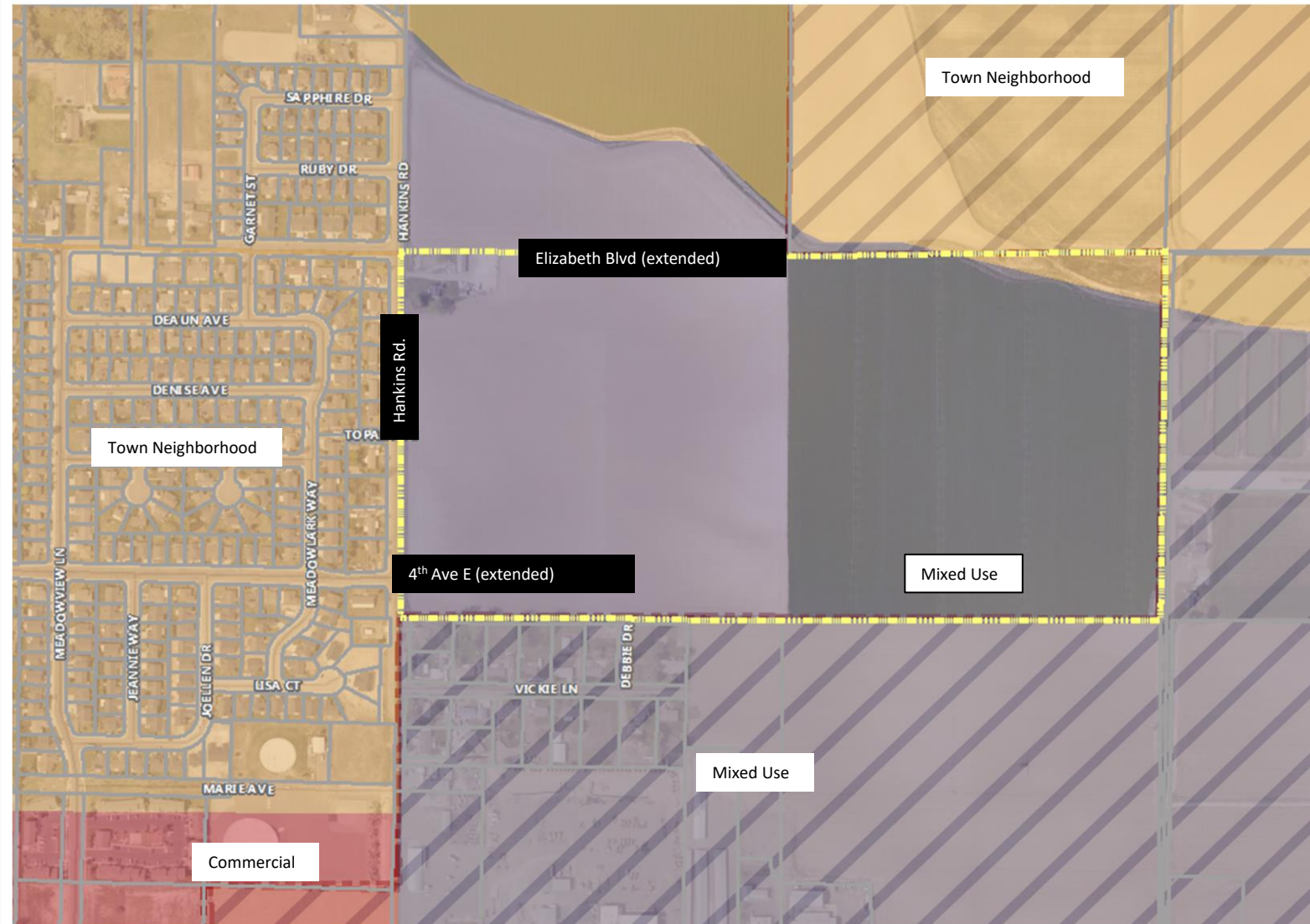


Zoning/Vicinity Map



Subject Property	
Current Zoning	R-2
Existing Land Use	Undeveloped
Proposed Land Use	Residential Subdivision
Comprehensive Plan Designation	Mixed Use
Surrounding Properties	
North	Undeveloped
South	Residential Subd/Undeveloped
East	Undeveloped
West	Residential Subd/Hankins Rd
Applicable Regulations	
Applicable Regulations	10-1, 10-4-4, 10-12

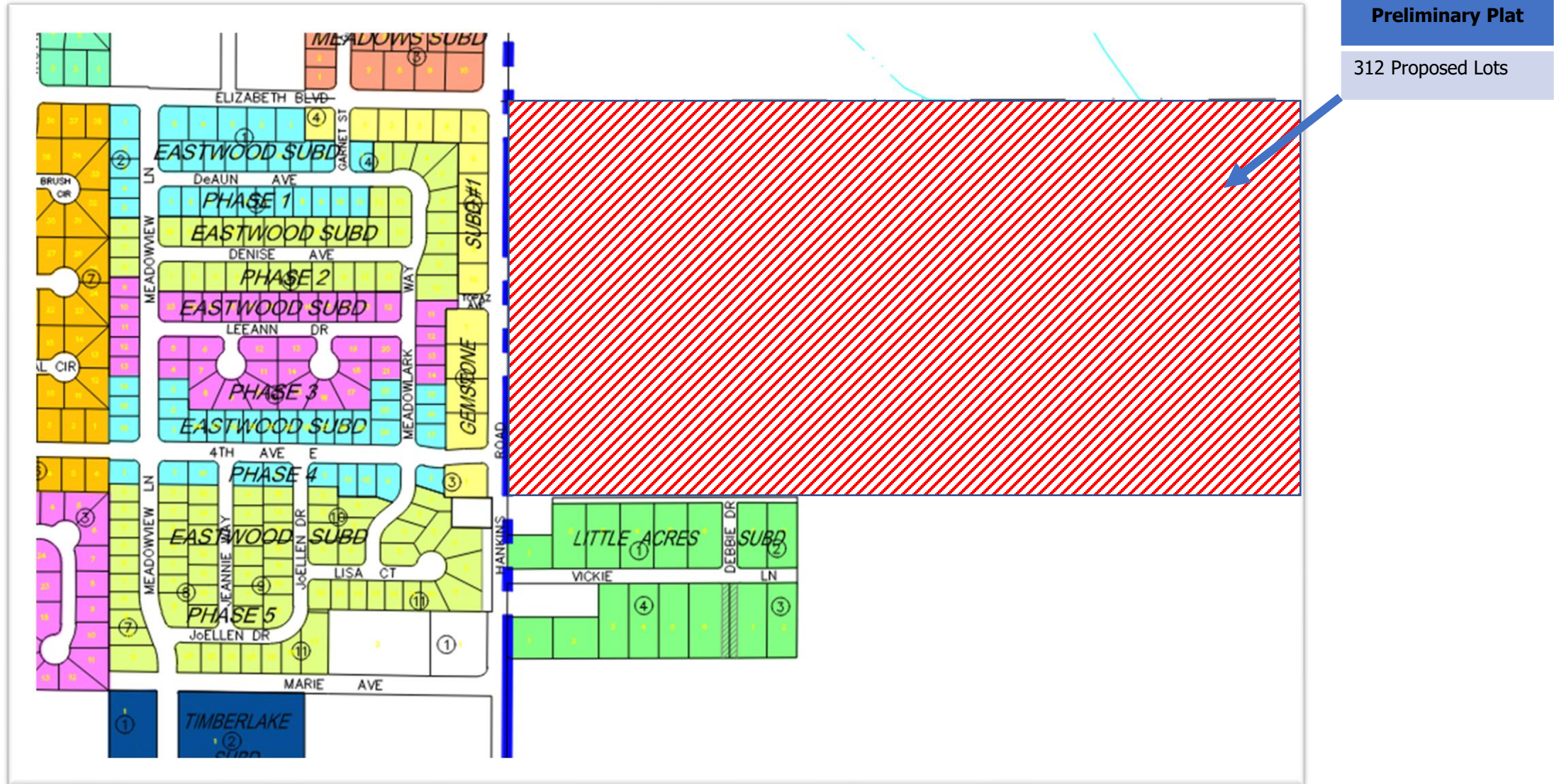
Future Land Use Designation



Comprehensive Plan Designation:
Mixed Use

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

Subdivision Map





Date: Tuesday, January 11, 2022
To: Planning and Zoning Commission
From: Lisa Strickland

ACTION ITEM

Request:

Request for the consideration of the preliminary plat for Golden Eagle Subdivision No. 7, approximately 9 acres consisting of 42 lots located at 1652 Harrison Street South c/o TD&H Engineering, Inc. on behalf of Robert and Kathi Meyers.(PZ21-0185)

Time Estimate:

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

Background:

This is a request to subdivide approximately 9 acres into 41 residential lots and 1 retention lot located on the 1600 block of Harrison St South. The property is zoned R-4 and is currently undeveloped. The minimum lot size permitted in the R-4 district is 4000 sq. ft. for single-family dwellings, and 7000 sq ft for duplex dwellings. The proposal is to final plat the subdivision in phases with access to the subdivision along Harrison St S on the east side and South Hills Road on the South Side. The internal road will be dedicated as public right-of-way.

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 may be recorded, and lots sold for development.

Budget Impact:

N/A

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, and all regulations regarding the R4 Zoning District development standards.

All general criteria found in State Statute 50 - Chapter 13 have also been met.

History:

This property was last included in the Golden Eagle #5 Plat in 2015. That Plat included, and was part of, the Middle School Development to the north.

Analysis:

N/A

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. Golden Eagle Subdivision No. 7
2. City - Map Exhibits

GOLDEN EAGLE SUBDIVISION NO. 7

A Re-Subdivision and Re-Numbering of Lot 2, Block 1 of the Golden Eagle Subdivision No. 5, Located in the Southwest Quarter, Section 28, Township 10 South, Range 17 East, Boise Meridian
Twin Falls County, Idaho

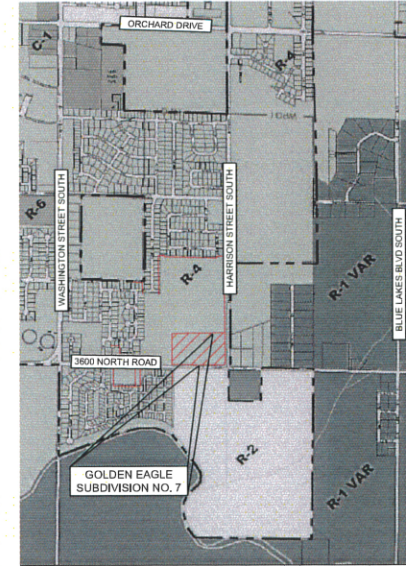
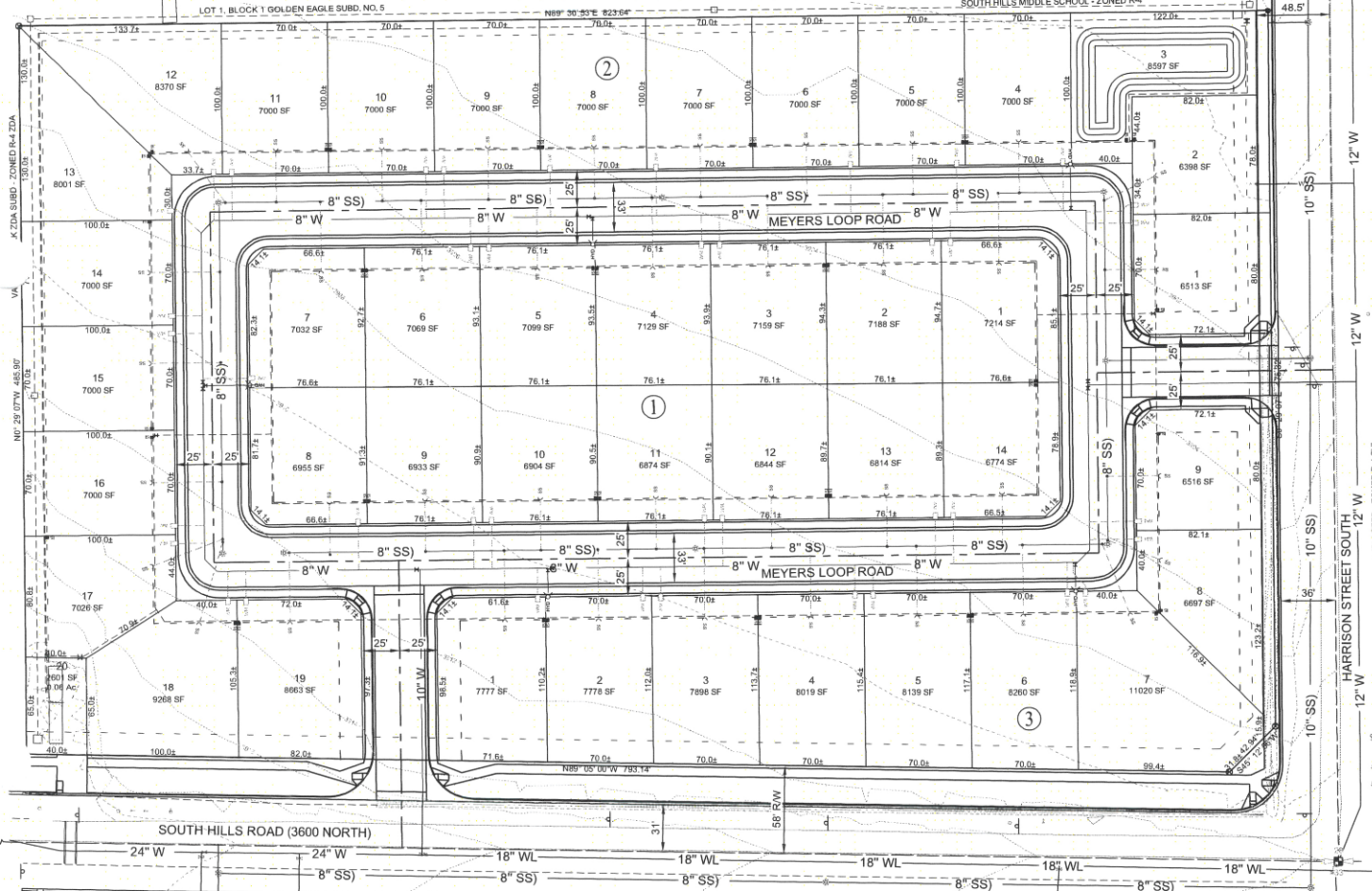
2021

DEVELOPMENT AREA
TOTAL PROPERTY - 9.37 ACRES
NEW DEDICATED STREET RIGHT-OF-WAY - 92,395 SF
RESIDENTIAL LOTS - 41
RESIDENTIAL LOT AREA - 6.99 ACRES
RUNOFF RETENTION AREA - 9,045 SQ.FT.

SUBDIVIDER:
ROBERT AND KATHI MEYERS
3921 NORTH 3300 EAST
TWIN FALLS, IDAHO 83301
PHONE: 208-731-2219
meyersfarms@hotmail.com

ENGINEER / SURVEYOR:
TD&H ENGINEERING, INC.
161 5TH AVENUE SOUTH, STE 105
TWIN FALLS, IDAHO 83301
PHONE: 208-733-2446
EMAIL: rex.harding@tdandhengineering.com
SOUTH HILLS MIDDLE SCHOOL - ZONED R-4

0 40' 80' 120'
SCALE

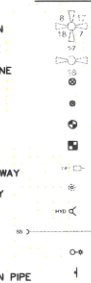


VICINITY MAP
SCALE: 1" = 1000'

EXISTING ZONE: R-4
EXISTING USE: UNDEVELOPED FORMER FARM GROUND
PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION
DEVELOPMENT AREA: 9.37
BENCH MARK: BENCHMARK NO. 3623-2929 EL. 3895.66
DOMESTIC WATER: SUBDIVISION WILL USE CITY OF TWIN FALLS WATER SUPPLY.
SEWER: SUBDIVISION WILL USE CITY OF TWIN FALLS SEWER SYSTEM.
STREETS: ACCESS TO SUBDIVISION WILL BE FROM 3600 NORTH ROAD AND HARRISON STREET.
EASEMENTS: LOTS WILL HAVE 15' EASEMENT ALONG STREETS.
UTILITIES: LOTS WILL BE SERVED BY UNDERGROUND POWER, NATURAL GAS, AND COMMUNICATION.
STORM RUNOFF: STORM WATER RUN-OFF WILL BE RETAINED ON SITE AS REQUIRED BY THE CITY CODE.
DEDICATION: LOT 3 BLOCK 2 WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
LOT 20 BLOCK 2 WILL BE DEDICATED TO THE CITY OF TWIN FALLS.

EXISTING WATER MAIN
EXISTING SEWER LINE
NATURAL GAS PIPELINE
NEW WATER MAIN
NEW SEWER LINE
CENTER LINE
SECTION LINE
EXISTING RIGHT-OF-WAY
CITY LIMIT BOUNDARY
BOUNDARY LINE
LOT LINE
EASEMENT LINE
PRESSURE IRRIGATION PIPE

LEGEND



SECTION CORNER AS NOTED
QUARTER CORNER AS NOTED
FOUND 5/8" W/ CAP
FOUND 1/2" W/ CAP
BRASS CAP
ALUMINUM CAP
NEW WATER METER
NEW MANHOLE
FIRE HYDRANT
SEWER SERVICE
STREET LIGHT
STREET SIGN

GENERAL NOTES:
1. IMPROVEMENTS WILL CONFORM TO THE CITY OF TWIN FALLS AND IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW) DESIGN STANDARDS, ORDINANCES, SPECIFICATIONS AND STANDARD DRAWINGS.
2. THE DETACHED SIDEWALK ALONG 3600 NORTH ROAD WILL BE 6' WIDE. THE ATTACHED SIDEWALK ALONG HARRISON STREET WILL BE 10' WIDE. ALL INTERIOR SIDEWALKS WILL BE 5' IN WIDTH.
3. UNITED STATES POSTAL SERVICE HAS BEEN ADVISED OF THE DEVELOPMENT.
4. THE SPEED LIMIT WITHIN THE SUBDIVISION SHALL BE 25 MPH

GOLDEN EAGLE SUBDIVISION NO. 7
TWIN FALLS, IDAHO

PRELIMINARY PLAT LOCATED IN THE SW QUARTER OF
SECTION 28, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BM

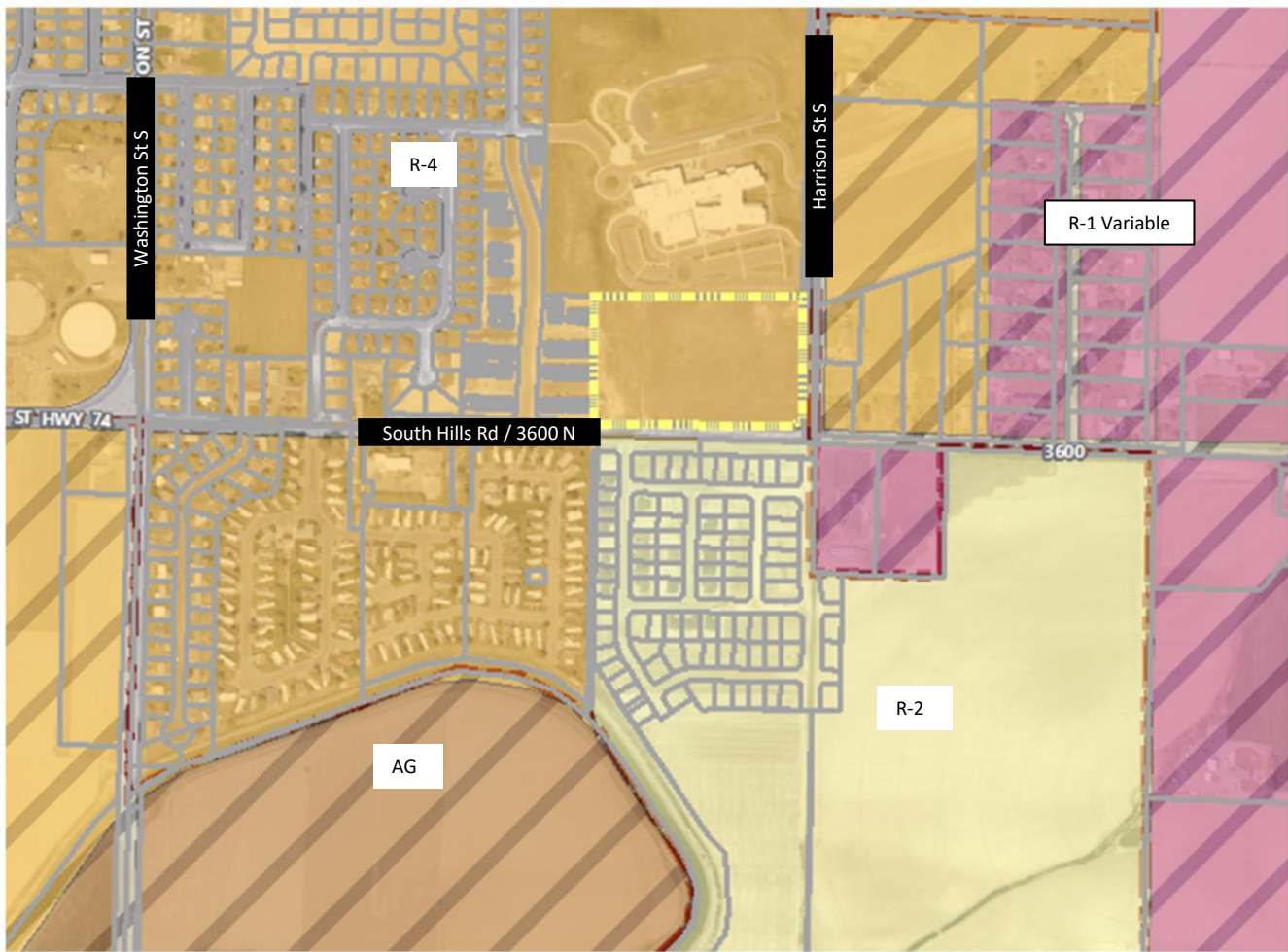
TF21-006 PP.DWG
SHEET 1

REV	DATE	REVISION

DRAWN BY: RLH
DESIGNED BY: RLH
QUALITY CHECK: CB
DATE: 4/6/2021
JOB NO. TF21-006
FIELDBOOK

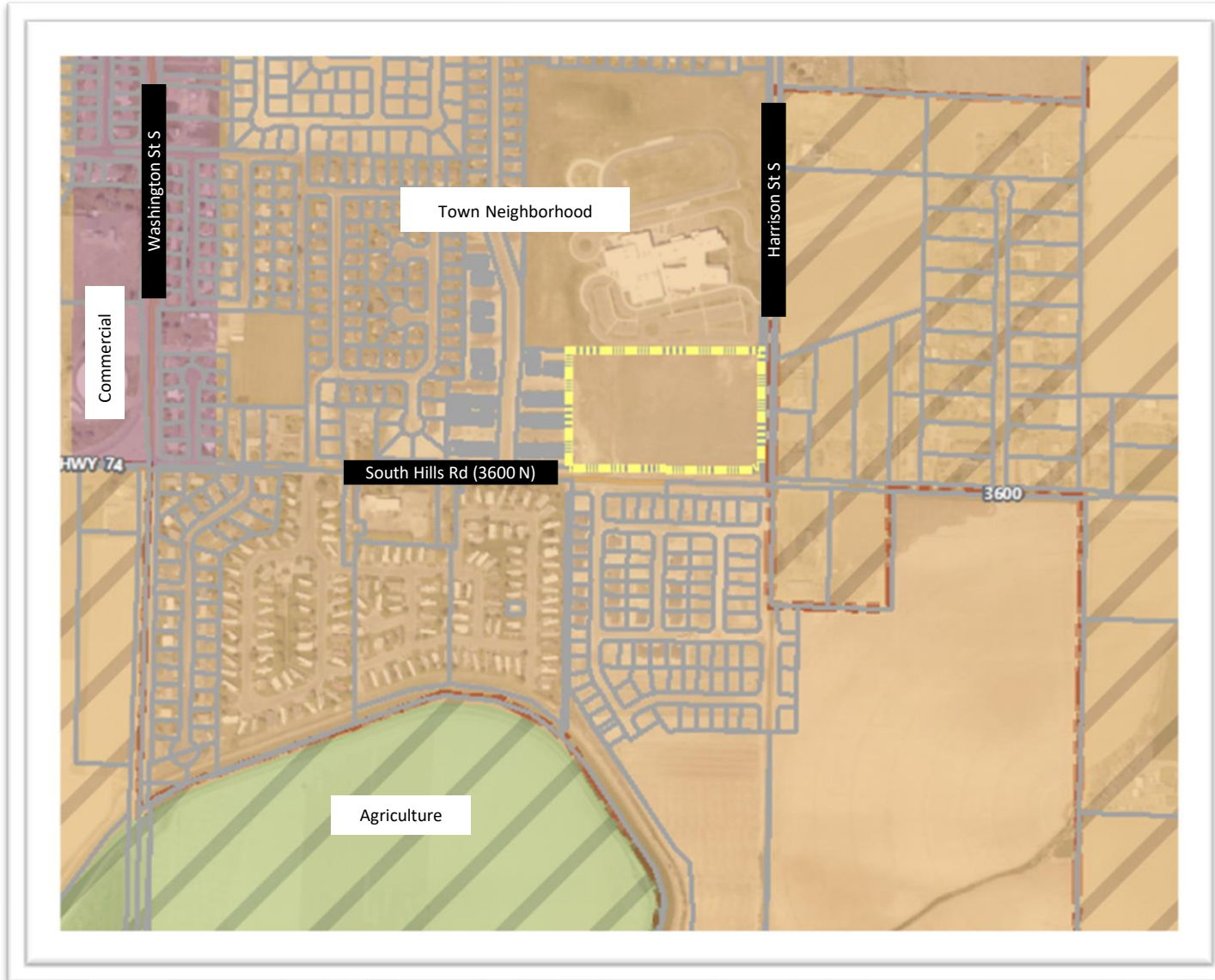
TD&H Engineering
tdandhengineering.com

Zoning/VicinityMap



Subject Property	
Current Zoning	R-4; Residential Medium Density District
Existing Land Use	Undeveloped
Proposed Land Use	Residential Subdivision
Comprehensive Plan Designation	Town Neighborhood
Surrounding Properties	
North	South Hills Middle School
South	Residential; South Hills Rd
East	Residential; Harrison St S
West	Residential
Applicable Regulations	
Applicable Regulations	10-1, 10-4-5, 10-12

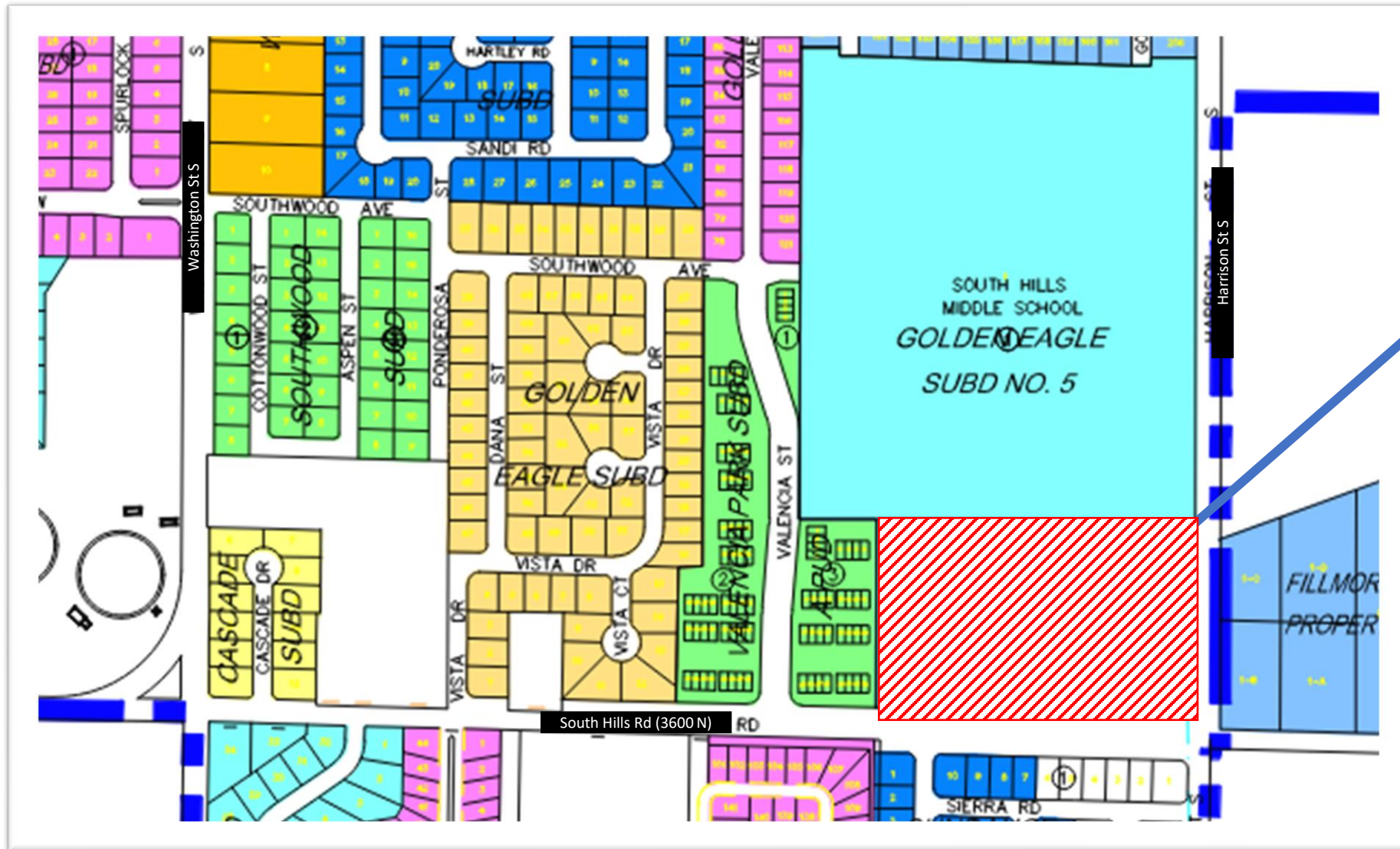
Future Land Use Map



Comprehensive Plan Designation:
Town Neighborhood

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

Subdivision Map



Preliminary Plat

42 Proposed Lots



Date: Tuesday, January 11, 2022
To: Planning and Zoning Commission
From: Jonathan Spendlove

ACTION ITEM

Request:

Request for the consideration of the preliminary plat for Sportsman's Warehouse Subdivision, a PUD, approximately 12 acres consisting of 3 lots located at 1940 Bridgeview Boulevard c/o EHM Engineers, Inc. on behalf of Patrick Wood. (PZ21-0191)

Time Estimate:

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

Background:

This is a request to subdivide approximately 12 acres into 3 lots located at the 1900 block of Bridgeview Blvd. The property is zoned C1 PUD (Canyon Park East 223) and currently has multiple commercial buildings constructed on the property. The C1 district does not have a minimum lot size. The overall purpose of this plat is to allow for separate ownership of the existing commercial buildings. Any further development within the boundary of this plat would require additional zoning actions.

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; 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 may be recorded, and lots sold for development.

Budget Impact:

N/A

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 C1 Zoning District development standards, and the Canyon Park East PUD 223.

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

History:

The subject property went through the subdivision and zoning PUD public hearings during the late 1990's and was constructed in the early 2000's.

Analysis:

N/A

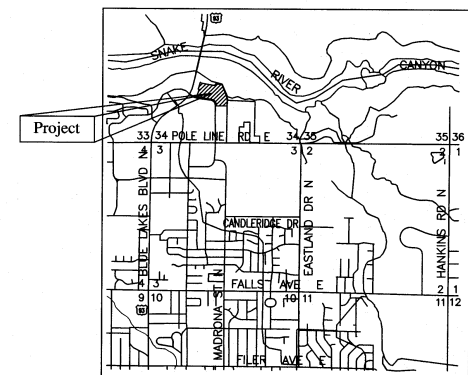
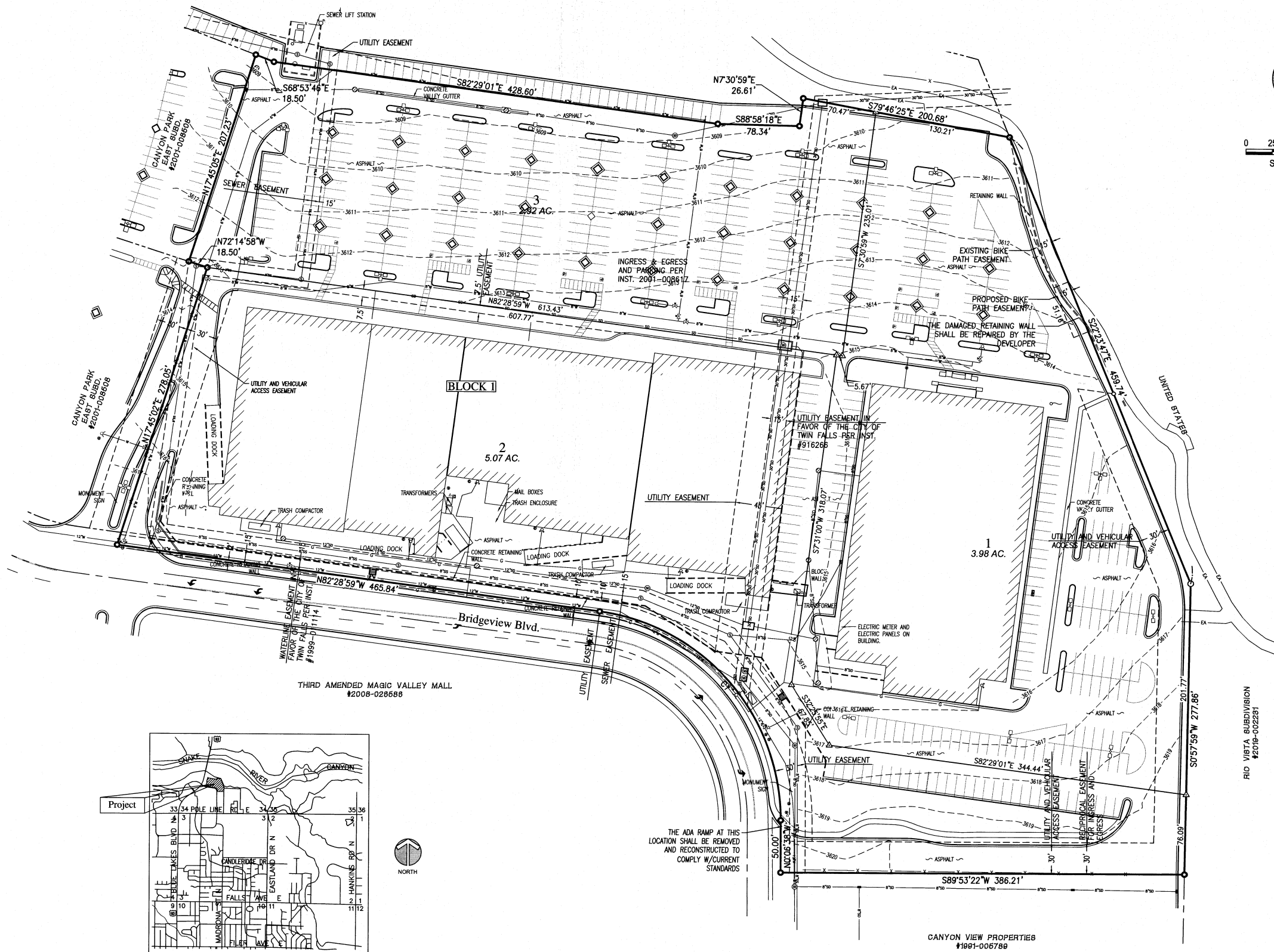
Conclusion:

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. Sportsmans Warehouse Subdivision Preliminary Plat
2. City - Exhibits (PZ21-0191)



Vicinity Map n.t.s

BOUNDARY LEGEND:

SURVEY BOUNDARY LINE	_____
SECTION LINE	_____
QUARTER SECTION LINE	_____
EXISTING EASEMENT LINE	_____
ADJACENT PROPERTY LINE	_____
CENTERLINE OF STREET	_____
PROPOSED LOT LINE	_____

DESIGN DATA

PARCEL NO.s RPT06220010020 & RPT0622001003A			
DEVELOPER/ OWNER:	CANYON PARK EAST, LLC 2950 AIRWAY AVE., STE. A-9 COSTA MESA, CA 92627 PATRICK WOOD	UTILITIES:	EXISTING CITY SEWER, WATER, UNDERGROUND POWER, GAS & CABLE T.V.
ENGINEER:	EHM ENGINEERS INC. 621 N. COLLEGE RD., SUITE 100 TWIN FALLS, IDAHO 83301 PHONE: (208) 734-4888	EXISTING ZONING:	C-1 COMMERCIAL, HIGHWAY CRO - CANYON RIM OVERLAY
EASEMENTS:	15' WIDE FRONT LOT LINE UTILITY EASEMENT ADJACENT TO ALL PUBLIC STREET FRONTS.	EXISTING USE:	COMMERCIAL DEVELOPMENT
SUBD. AREA:	11.97 ACRES	PROPOSED USE:	COMMERCIAL DEVELOPMENT
		SETBACKS:	PER CITY OF TWIN FALLS ZONING ORDINANCE AND PUD AGREEMENT.
		VARIANCES:	NONE REQUESTED
		HYDRANT:	#4125-3042 NE COR OF BRIDGEVIEW BLVD., 850' E. OF BLUE LAKES BLVD. EL. 3619.42

NOTES:

- EASEMENTS FOR PUBLIC UTILITIES WILL BE PROVIDED ON FINAL PLAT.
- STORM WATER IS CURRENTLY RETAINED ON SITE PER CTF STANDARDS.
- DEVELOPMENT SUBJECT TO APPROVED PUD AGREEMENT.
- APPROVAL OF THIS PUD PLAN DOES NOT GUARANTEE THE CITY TO PROVIDE ANY SERVICE.
- BUILDINGS, LOT LINES AND PRIVATE DRIVES ARE SHOWN ARE EXISTING IN ACCORDANCE WITH THE PUD AGREEMENT AND APPROVED BY THE CITY OF TWIN FALLS.
- ALL LANDSCAPING SHALL BE IRRIGATED UTILIZING TFCC SURFACE WATER. PRESSURIZED IRRIGATION TO BE PROVIDED BY EXISTING ENSIGN POINTS PRESSURE IRRIGATION PUMP STATION. UPGRADES AS REQUIRED BY DEVELOPER.
- WATER MAINS ARE PRIVATE UNLESS OTHERWISE NOTED.

Topographic Legend

	STORM DRAIN MANHOLE
	AREA DRAIN
	CATCH BASIN
	IRRIGATION VALVE
	SEWER MANHOLE
	WATER METER
	FIRE HYDRANT
	WATER VALVE
	LIGHT POLE
	ELECTRIC MANHOLE
	ELECTRIC METER
	TELEPHONE RISER
	CABLE RISER
	GAS METER
	GAS VALVE
	FIBER OPTIC RISER
	SIGN
	HANDICAP PARKING SPACE
	NATURAL GAS LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE
	WATER LINE
	FENCELINE
	EDGE OF ASPHALT
	CURB AND GUTTER
	BUILDING FOOTPRINT

SPORTSMANS WAREHOUSE ^{RECEIVED}
SUBDIVISION, a PUD
A Re-Subdivision and Re-Numbering
of
Lot 2 and a Portion of Lot 3, Block 1
Canyon Park East Subdivision
Located In
Gov't Lot 4 & SE 4 SW 4, Section 34
Township 9 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2021

PRELIMINARY PLAT for
SPORTSMANS WAREHOUSE SUBDIVISION, A PUD
TWIN FALLS, IDAHO

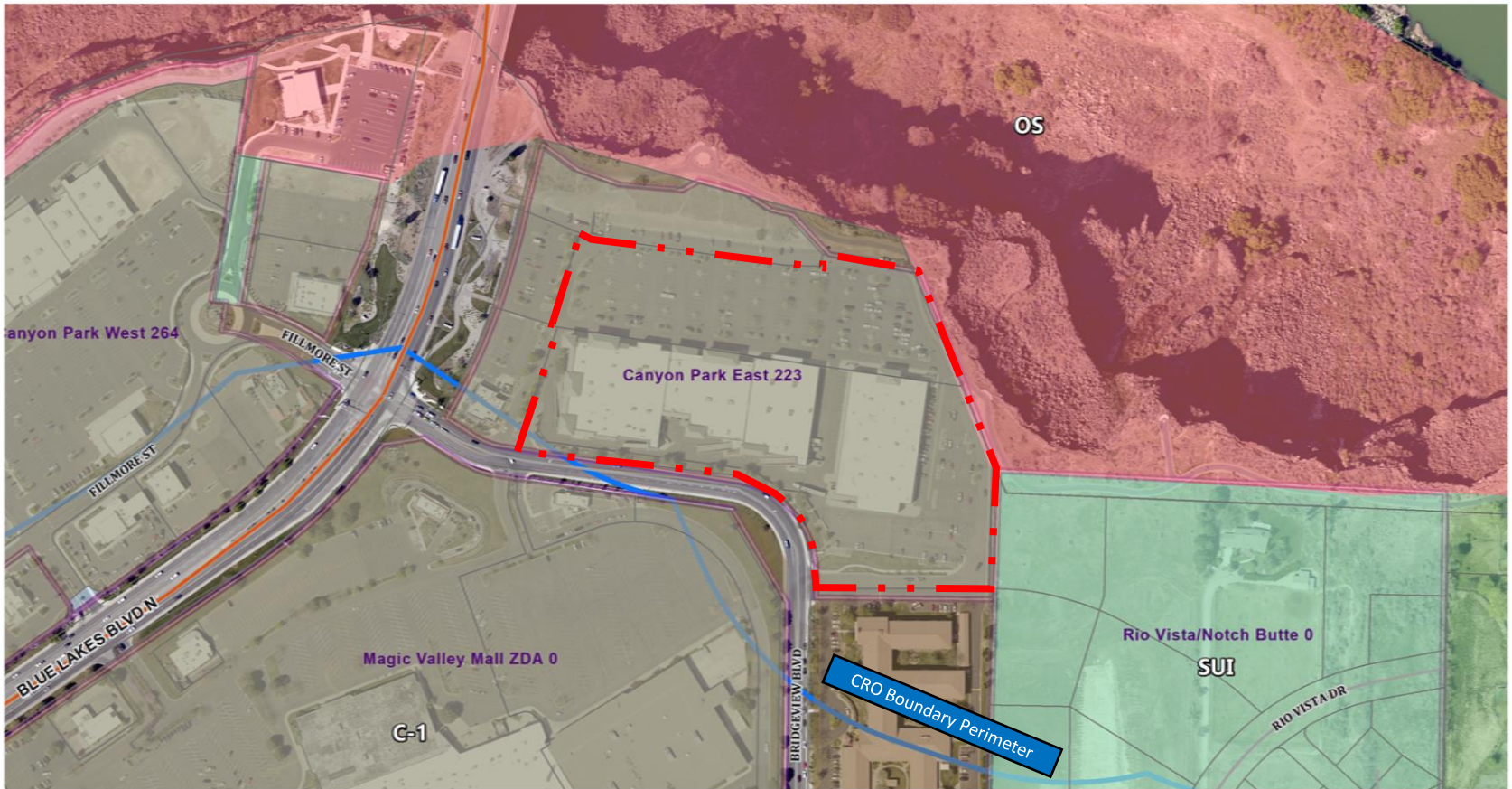
REVISIONS:

STAMP

JOB NO.	096-21
APPROVED	
DESIGN	
DRAWN	DJS
DATE	MARCH 2021
SCALE	As Shown
	V 096-21 PPLAT

Sheet No.:

Zoning Map



Subject Property

Current Zoning	C1 CRO PUD Canyon Park East 223
Existing Land Use	Retail Store (Large Box)
Proposed Land Use	No Change
Comprehensive Plan Designation	Mixed Use

Surrounding Properties

North	Open Space
South	Commercial Retail/Senior Housing
East	Open Space/Undeveloped Residential
West	Commercial Retail

Applicable Regulations

Applicable Regulations	10-1; 10-4-8; 10-12; Canyon Park East PUD 223
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Future Land Use Map



Comprehensive Plan Designation:
Mixed Use

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



Date: Tuesday, January 11, 2022
To: Planning and Zoning Commission
From: Ian Zollinger

ACTION ITEM

Request:

Request for a Special Use Permit to allow a detached accessory building of over 1000 square feet on property located at 288 Pheasant Road c/o Zernickow Family Investments on behalf of Theresa LaRue Living Trust. (PZ21-0179)

Time Estimate:

15 Minutes for Presentation from Staff and Applicant.

Background:

The applicant is requesting a special use permit so they may construct a 2400 sq. ft. accessory building on his property for personal storage.

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:

N/A

Regulatory Impact:

Per City Code 10-4-5: states a special use permit is required for an accessory building that is greater than 1000 sq. ft. in size.

History:

The property is zoned R-4 and is located within the Twin Falls Twin Falls Z Country Estates Subdivision. The home is currently being constructed.

Analysis:

The proposed structure would have a setback greater than what the property development standards for the R4 zoning district permits for primary and accessory structures. The setbacks for primary structures are twenty (20) feet from the front and five (5) feet to the side. The setbacks for accessory structures are three (3) feet to the side and rear. Staff have reviewed the request and do not anticipate substantial negative impacts should the request be approved.

Conclusion:

Upon conclusion should the Commission approve this request as presented, then staff recommends the following conditions.

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

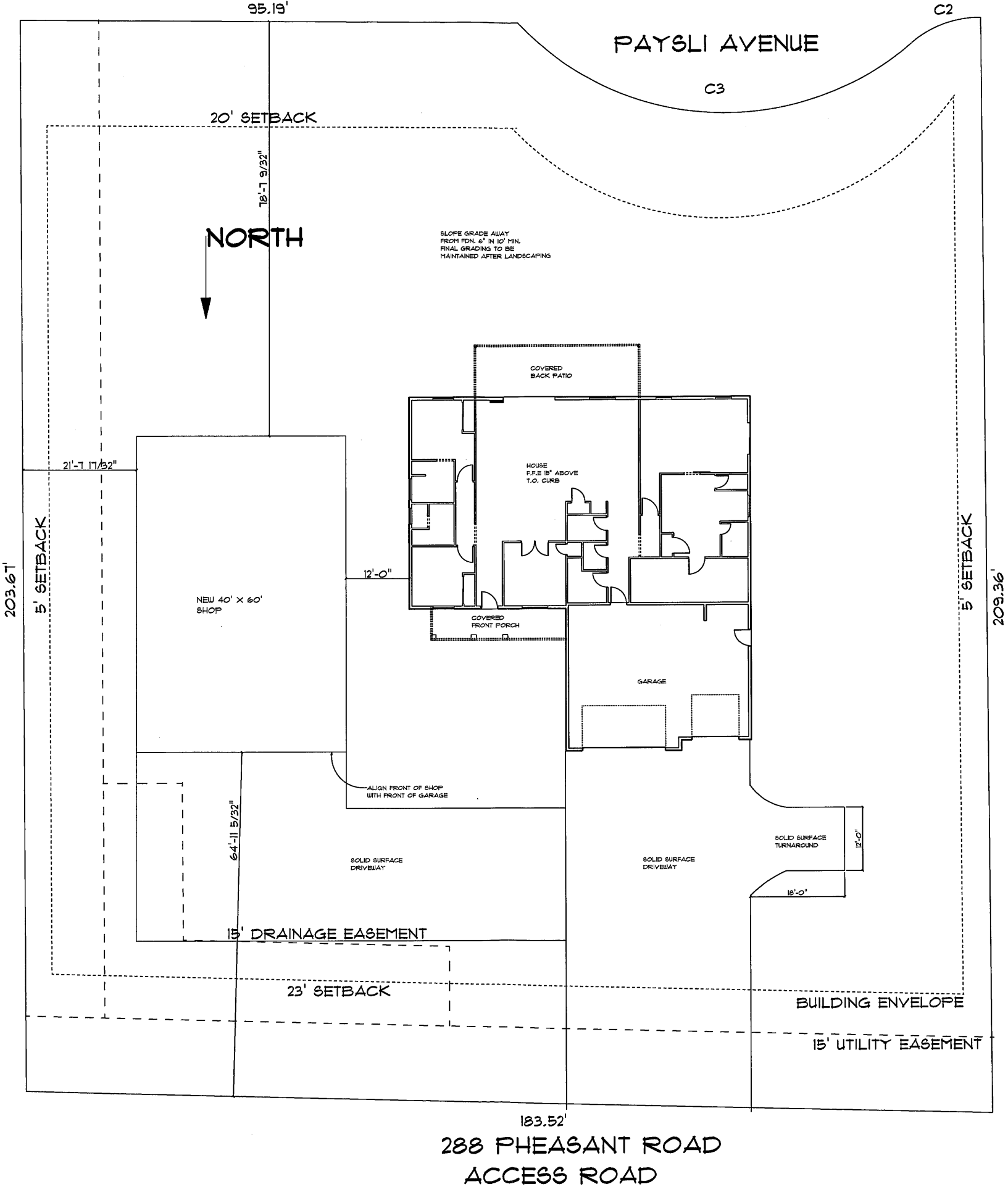
Attachments:

1. Applicant - Site Plan
2. Applicant - Elevations from Building plans
3. City - Exhibit
4. City - Future Land Use Map
5. City - Zoning Vicinity Map

GENERAL SITE PLAN NOTES:

ALL SETBACKS TO COMPLY WITH ALL CODES AND ZONING REQUIREMENTS AND TO BE VERIFIED BY BUILDING INSPECTOR PRIOR TO CONSTRUCTION WATER AND SEWER BY LOCAL WATER COMPANY ALL UTILITIES ARE TO BE UNDERGROUND ALL WORK TO MEET OR EXCEED 2012 IRC AND ALL STATE AND LOCAL CODES AND ORDINANCES CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION

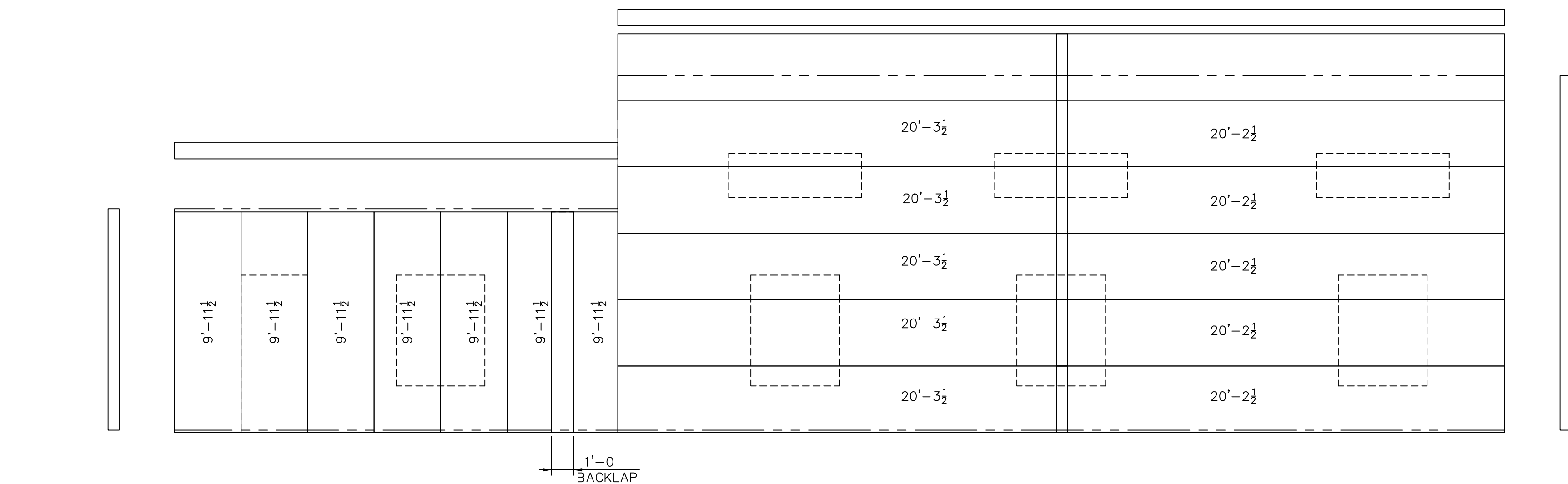
HOUSE TO FOLLOW THE PRESCRIPTIVE METHOD:
R-48 CEILINGS
R-21 WALLS
R-15 FOUNDATION WALLS
R-30 FLOORS
LOW E WINDOWS (.35 U FACTOR)



DISCLAIMER NOTE:
WHILE EVERY ATTEMPT HAS BEEN MADE IN PREPARATION OF THE PLANS TO AVOID MISTAKES, CHAD WITKOWSKI DESIGN CANNOT GUARANTEE AGAINST HUMAN ERROR OR OTHER VARIANCES FROM STANDARD CONSTRUCTION PRACTICES AND TECHNIQUES, CONSEQUENTLY THE HOMEOWNERS AND THE CONTRACTOR ON THE JOB SITE MUST CHECK ALL DIMENSIONS, DETAILS AND APPLICABLE BUILDING CODES FOR COMPLIANCE AND ACCEPTABILITY THEREFORE ALL WRITTEN DIMENSIONS RULE OVER SCALE OF THE PLAN, CONTRACTOR IS RESPONSIBLE FOR FINAL VERIFICATION OF STRUCTURAL INTEGRITY AND MATERIAL LIST QUANTITIES, ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, REGULATIONS, ECT., SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE SAME ARE AT VARIANCE

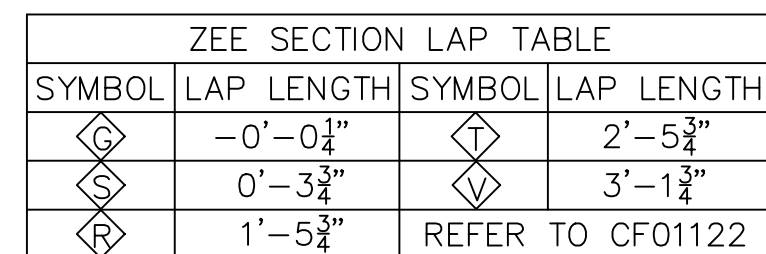
SITE PLAN
SCALE: 1" = 10'-0"

ZFI CONSTRUCTION 288 PHEASANT ROAD LOT 8 BLK 2 PHEASANT ROAD TWIN FALLS, IDAHO PHONE:		CHAD WITKOWSKI DESIGN 418 PIONEER PATH TWIN FALLS ID 83301 chadw@cablenet.net PHONE: 208-358-1089		SCALE: As Noted DRAWN BY: DATE: Wednesday, November 10, 2021	APPROVED: REVISIONS:	PAGE: 1 / 6 SITE
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Non-Standard PBR Wall Panel Fasteners

#4 lap fasteners are to be used for panel to panel and panel to trim attachment in lieu of #4A shown on the R Drawings
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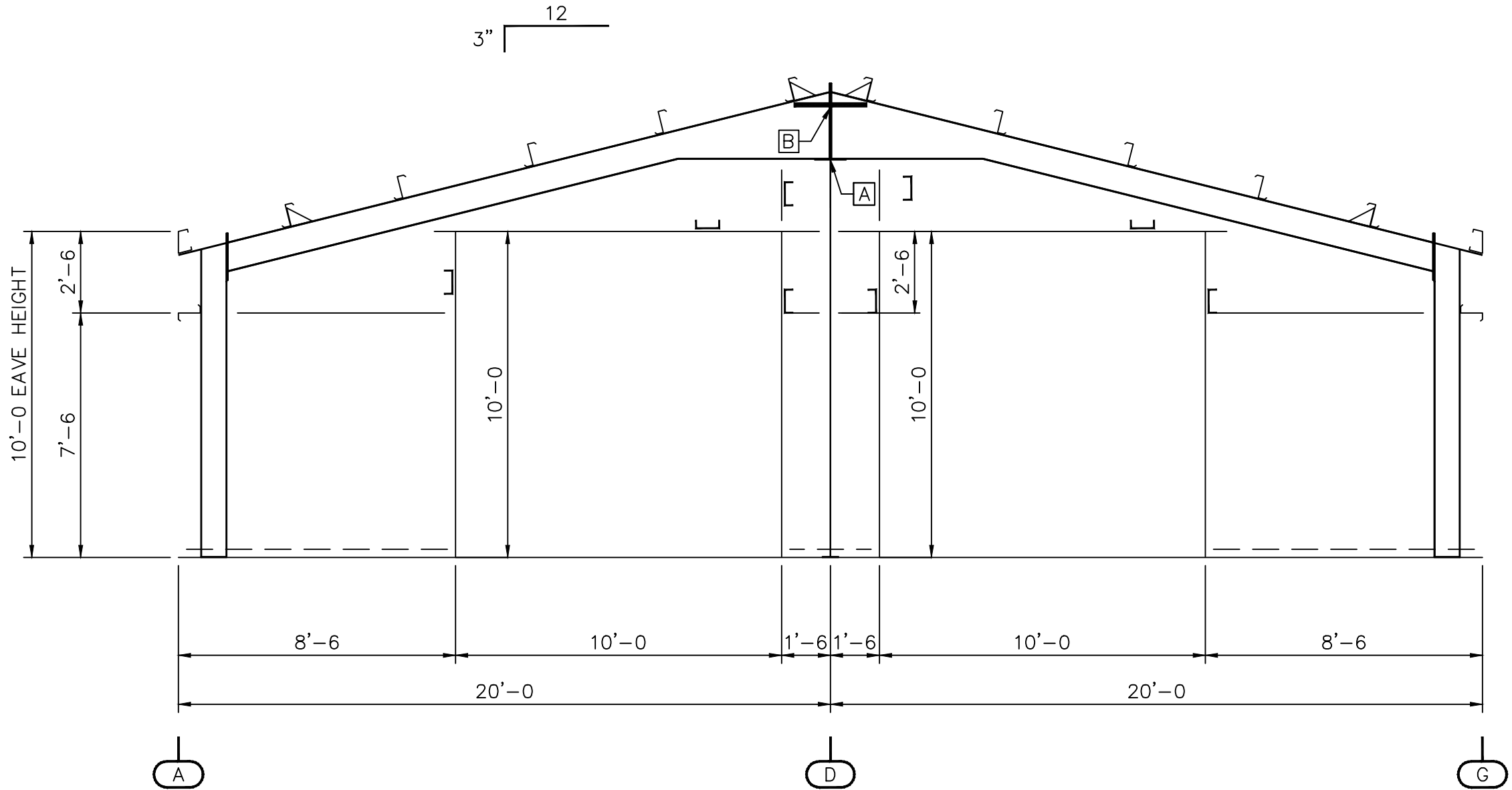


GENERAL STEEL CORPORATION C/O Building Services Group 10819 N. BRADFORD RD. TWIN FALLS, ID. 83407 PHONE: 800-406-5126 FAX: 303-979-0084		Revision	Date	Description	By	Ck'd
Customer: GENERAL STEEL CORPORATION** LITTLETON, CO						
Project Name & Location: DON BOEHM TWIN FALLS, ID						
Drawing Status: ☐ Preliminary ☐ (Not For Construction)		☒ For Construction Permit				
		☐ For Approval ☐ (Not For Construction)				
		☐ For Erector Installation				
Scale: NOT TO SCALE						
Drawn by:						
Checked by:						
Project Engineer: AK						
Job Number: 18-B-17460						
Sheet Number: E5 of 15						
The engineer whose seal appears hereon is an employee for the manufacturer, Cornerstone Building Brands or one of its affiliates, for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.						
RUSSELL MA, P.E. IDAHO P.E. 13451						

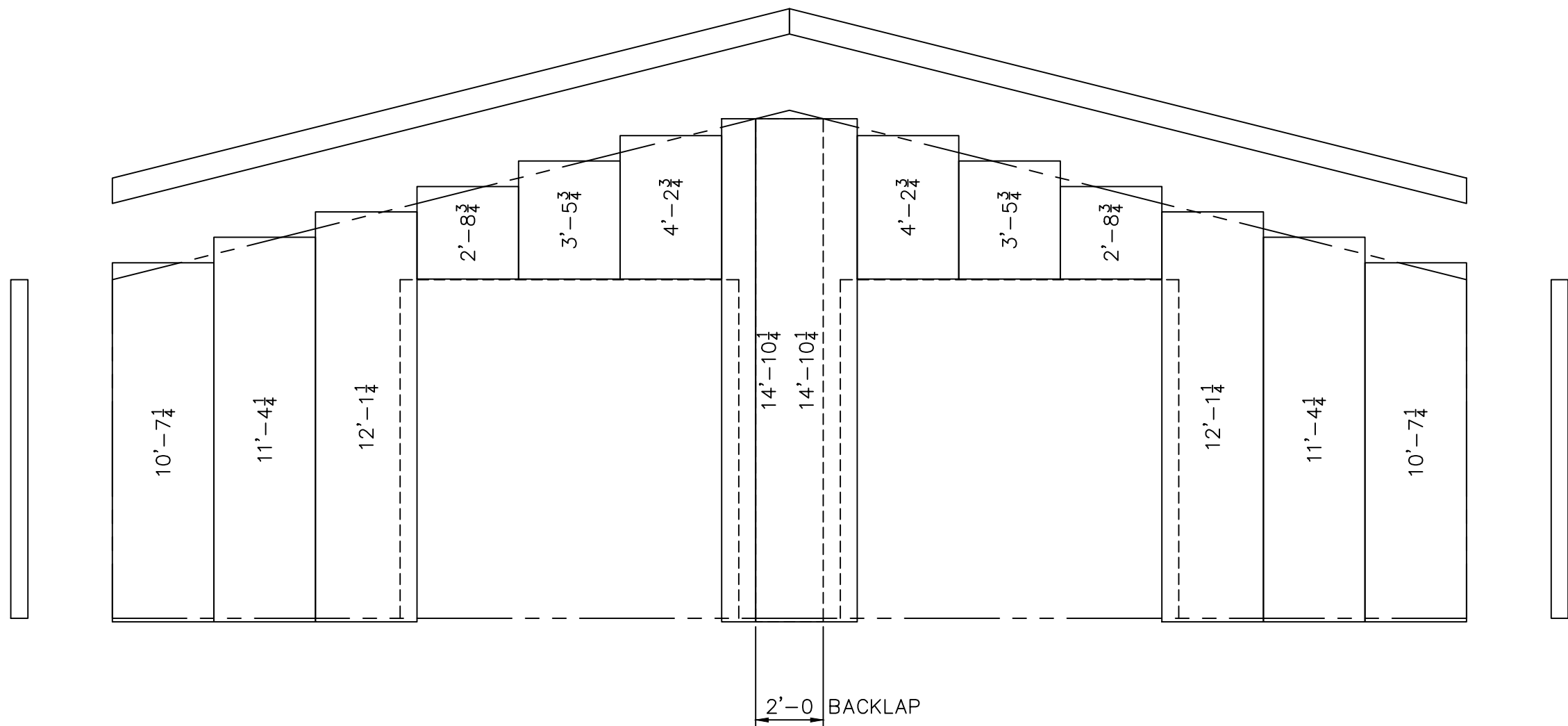
Drawing has been digitally signed.



SPLICE BOLT TABLE				
CONN.	QTY.	SIZE	TYPE	HARDENED WASHERS BEVELED WASHERS
A	(2)	$\frac{1}{2}$ X $1\frac{3}{4}$	A325 B&N	2 0
B	(4)	$\frac{3}{4}$ X $1\frac{3}{4}$	A325 B&N	0 0

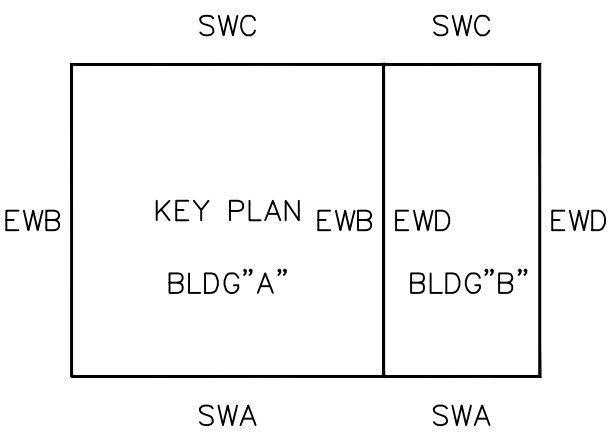


ELEVATION "EWD"
BUILDING "B"



WALL SHEETING ELEVATION "EWD"
BLDG "B"

PBR WALL PANELS
PANEL COVERAGE = 3'-0"
COLOR = POLAR WHITE
PANEL PKG. REQ'D. = PBS-3
Field Cut Panel and Trim as
required per Construction Details



Non-Standard PBR Wall Panel Fasteners

#58 member fasteners are to be used for panel to secondary attachment in lieu of #17A shown on the R Drawings

#4 lap fasteners are to be used for panel to panel and panel to trim attachment in lieu of #4A shown on the R Drawings

Revision	Date	Description	By	Ck'd

GENERAL STEEL CORPORATION C/O Building Services Group 10639 N. BRADFORD RD LITTLETON, CO 80127 PHONE: 303-979-0000 FAX: 303-979-0004	Project Name & Location: DON BOEHM TWIN FALLS, ID	
	Customer: GENERAL STEEL CORPORATION** LITTLETON, CO	Drawing Status: ☐ Preliminary (Not For Construction) ☐ For Approval (Not For Construction) ☒ For Construction Permit ☐ For Erector Installation

Scale:	NOT TO SCALE
Drawn by:	
Checked by:	
Project Engineer:	AK
Job Number:	18-B-17460
Sheet Number:	E9 of 15
The engineer whose seal appears hereon is an employee for the manufacturer, Cornerstone Building Brands or one of its affiliates, for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.	
RUSSELL MA, P.E. IDAHO P.E. 13451	

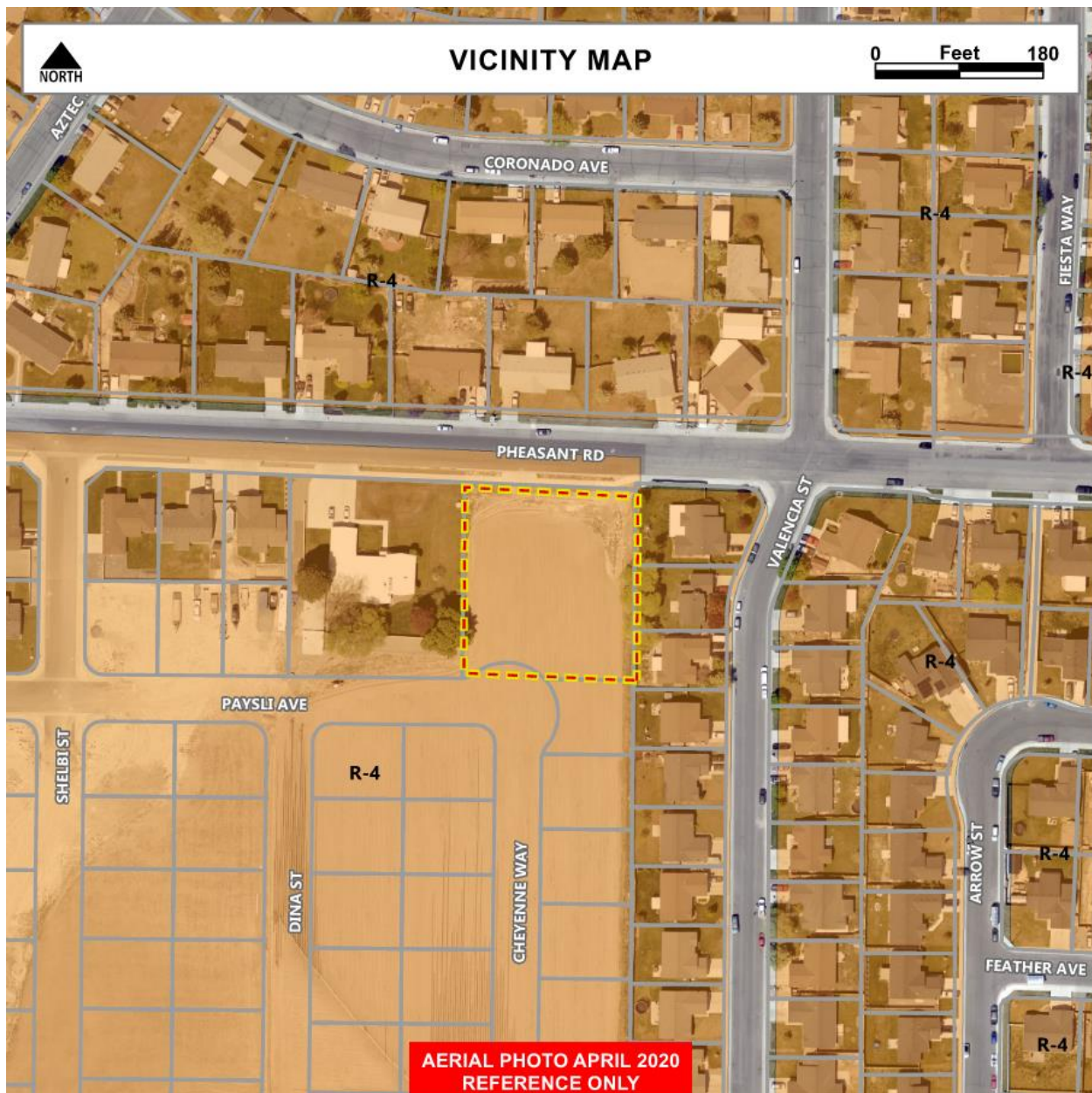




FUTURE LAND USE MAP

0 Feet 190





Current Zoning: R4 Residential

Existing Land Use: Vacant/Undeveloped

Comprehensive Plan: Town Neighborhood

Proposed Zoning: R4 Residential

Surrounding Zoning Designations & Land Use(s)

North: R4, Residential

East: R4, Residential

South: R4, Residential

West: R4, Residential

Applicable Regulations

10-1-4, 10-4-5



Date: Tuesday, January 11, 2022
To: Planning and Zoning Commission
From: Lisa Strickland

ACTION ITEM

Request:

Request for a Special Use Permit to allow for the use of a hotel on property located at 1771 Pole Line Road East c/o Laughlin Ricks Architecture on behalf of Terra Development, LLC. (PZ21-0182)

Time Estimate:

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

Background:

This is a request to construct a hotel on property located at the northeast corner of Pole Line Rd E and Bridgeview Blvd. The property is located in the C-1; Commercial Highway District. Per City Code 10-4-8.2, a Hotel requires approval of a Special Use Permit in the C-1 zoning district.

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:

Regulatory Impact:

Per City Code 10-4-8.2 states "a special use permit is required for a hotel in the C-1 Zoning District. The 2016 Comprehensive Plan; "Grow With Us" designates this Area as appropriate for "Mixed Use." As this is a hotel, it is a prime example of a mixed use. The staff has determined this request is compliant with the 2016 comprehensive plan.

History:

The property had a special use permit for a hotel approved in 2008 for a hotel. The property was never developed. Therefore, the original special use permit is void.

Analysis:

The property is located within the C-1 zoning district and has not been developed. The approach to the hotel will be located off of a platted easement with a recorded cross use agreement between the property owner and the senior living center located to the north. The location of the hotel is near the Magic Valley Mall and several eating establishments, making this an appropriate location for this type of

land use. The impact on the surrounding area will be some additional traffic. However, Pole Line Rd E is an arterial constructed to sustain a large amount of traffic. The existing access from Bridgeview to the Hotel is already used by the senior living facility and could be minimally impacted. The site plan does show sufficient parking, gateway arterial landscaping, a shared access easement, and will have a final review upon submittal for a building permit. The staff doesn't foresee any significantly negative impacts on the surrounding area.

Conclusion:

Upon conclusion, should the Commission approve the request, as presented, staff recommends the following condition:

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

Attachments:

1. Applicant - Narrative
2. Applicant - Site Plan and Elevations
3. City - Map Exhibits

David L Kemp President
Terra Development LLC
2521 Stadium Blvd
Twin Falls, ID 83301
October 21, 2021

Dear Sir/Madam,

I am requesting a special use permit for a proposed Hotel to be located at Bridgeview Dr and Pole Line Rd on the Northeast corner. The hours of operation would be 24 hours a day with most activity taking place from 2 pm to 6 pm and 7 am to 9 am. The number of rooms proposed would be approximately 110 which may be adjusted slightly depending on parking requirements. The approximate number of employees would range between 6 to 13. One to three employees would be working a late night to early morning shift.

There will be a water slide and pool which will be only for the use of the hotel guests and will not be open to the public and consequently we do not anticipate additional parking needs above and beyond the per hotel room requirement.

The only impact on adjoining property anticipated would be an increase of traffic in and out of the parking area which will be accessed off the existing entrance on Bridgeview Dr. Exterior lighting would be primarily in the parking area and entrance lighting to the building which we would not anticipate should be overly intrusive.

The building will be sound deadened so additional noise should be minimal.

The parking area will be primarily on the north and south side of the building.

Bridgeview Residences should be shielded by the building and should be minimally impacted.

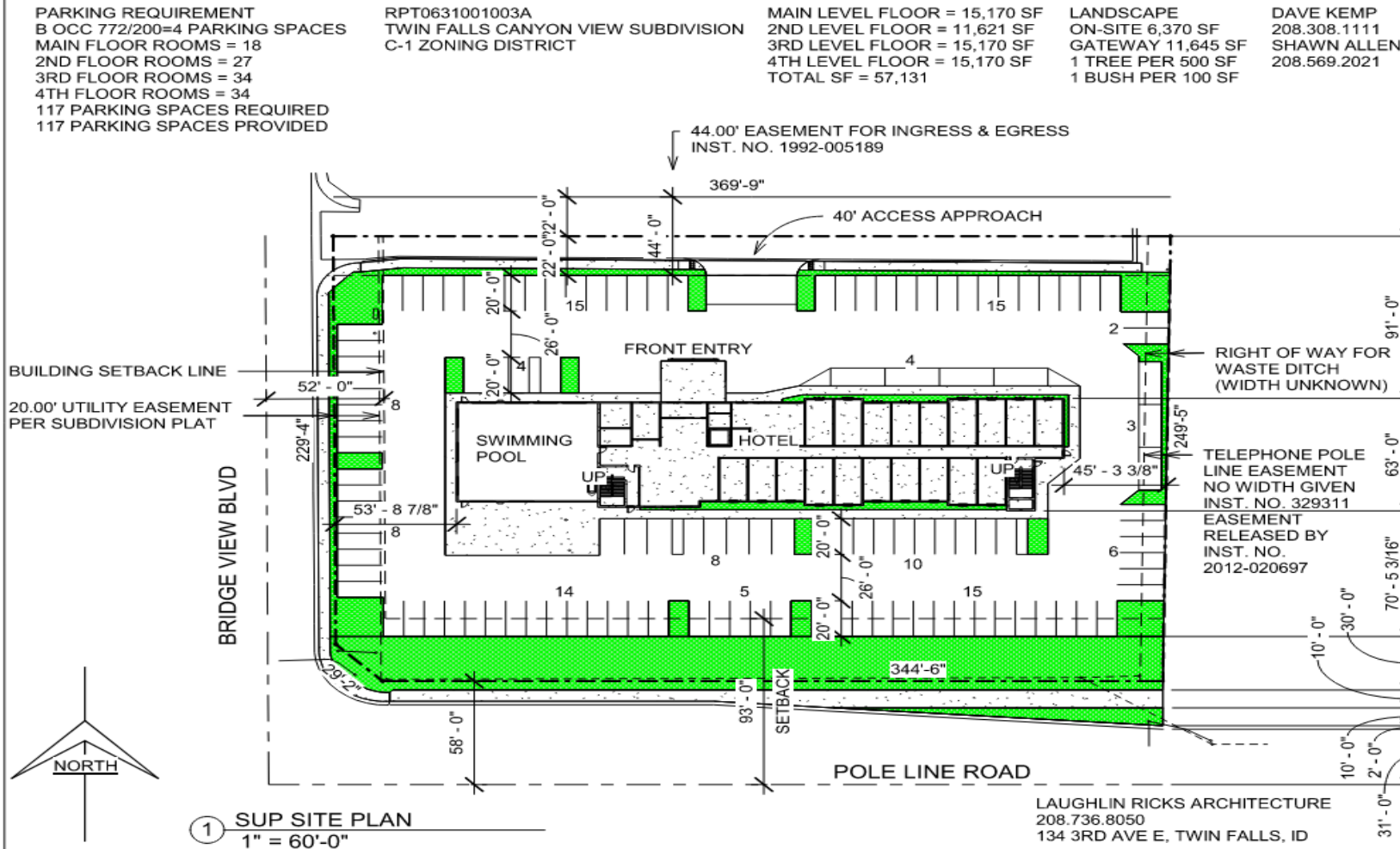
The proposed building will be upscale and aesthetically pleasing and should fit well with the surrounding development. This is an ideal location in our opinion for a hotel in light of its close proximity to the mall, 3 new or recent restaurants and the LDS Temple.

We are hopeful this will be a great addition to Twin Falls and surrounding communities.

Sincerely,

David L Kemp

Site Plan



Applicable Zoning Regulations

10-1	General Zoning Provisions
10-4-8	C1; Commercial Highway District Zoning Regulations
10-7	Zoning Supplementary Regulations
10-10	Off Street Parking & Loading
10-11	Required Improvements
10-13-2.2	Special Use

Site plan approval is subject to amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Elevations



Laughlin Ricks Architecture architecture/planning 134 3 RD Ave. E. • Twin Falls, Idaho 83301 Phone: (208) 736-8050	SHAWN ALLEN HOTEL RPT0631001003A TWIN FALLS CANYON VIEW SUBDIVISION C-1 ZONING DISTRICT	EXTERIOR COLOR ELEVATIONS	
		Drawn by KM Checked by RCR	SUP 3.0 Scale 1/32" = 1'-0"

Elevations



① South
1/32" = 1'-0"



② West
1/32" = 1'-0"

Laughlin Ricks Architecture
—architecture/planning—

134 3RD Ave. E. • Twin Falls, Idaho 83301
Phone: (208) 736-8050

Owner DAVE KEMP 208.308.1111 SHAWN ALLEN 208.569.2021

SHAWN ALLEN
HOTEL

RPT0631001003A
TWIN FALLS CANYON VIEW SUBDIVISION
C-1 ZONING DISTRICT

EXTERIOR COLOR ELEVATIONS

Drawn by KM

Checked by RCR

SUP 3.1

Scale 1/32" = 1'-0"

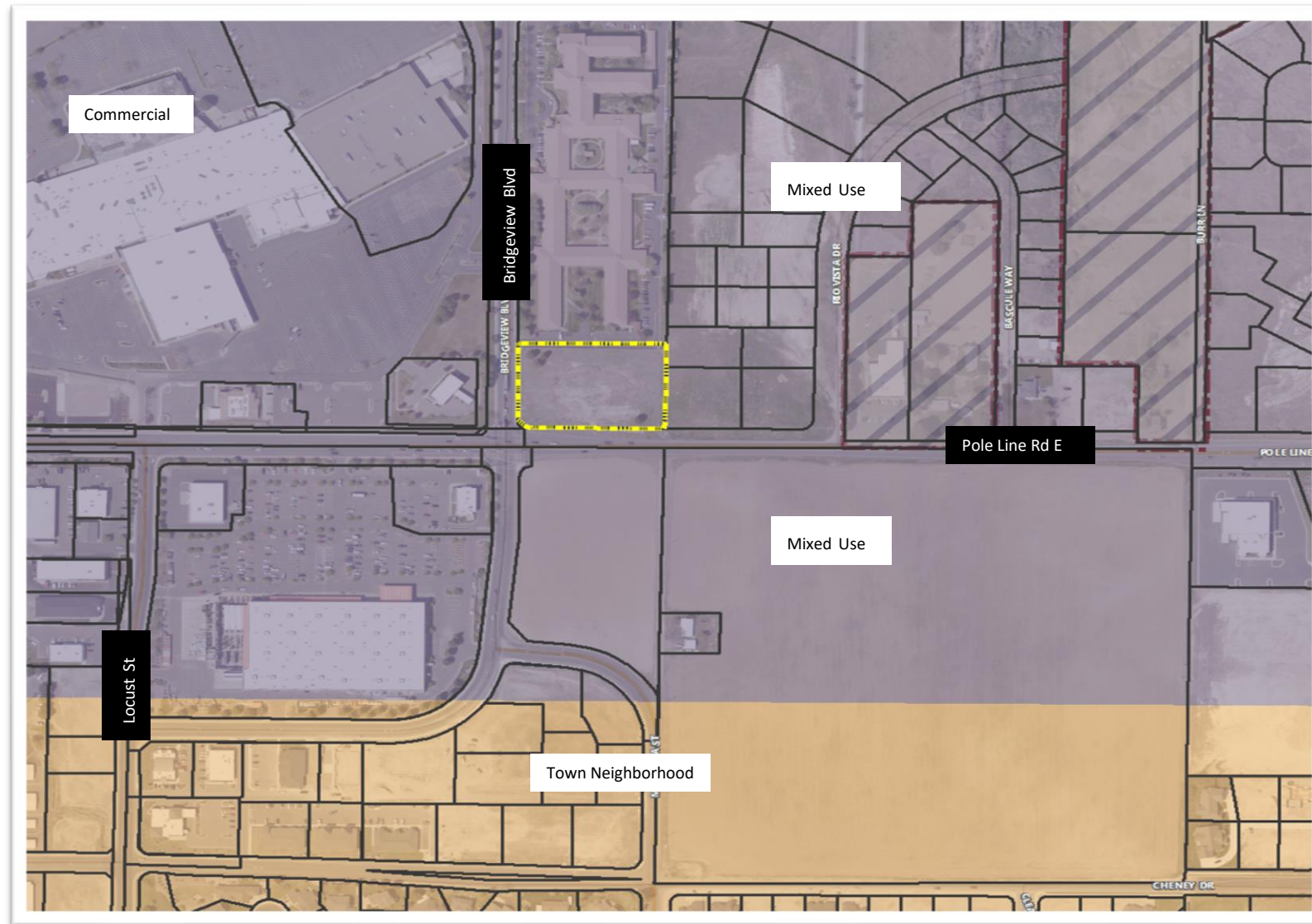
Zoning/Vicinity Map



Current Zoning: C-1

Subject Property	
Current Zoning	C-1; Commercial
Existing Land Use	Undeveloped
Proposed Land Use	Hotel
Comprehensive Plan Designation	Industrial
Surrounding Properties	
North	C1 – Commercial Senior Housing
South	C1 PUD - Undeveloped/Farm ground
East	C1 ZDA - Undeveloped/Farm
West	C1 ZDA – Commercial Retail (Magic Valley Mall)
Applicable Regulations	
Applicable Regulations	10-1, 10-4-8, 10-13

Future Land Use Map



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