



Twin Falls Planning & Zoning Commission Agenda

Tuesday, May 24, 2022, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

Members -

City Limits: Craig Kelley, Chairperson; Carolyn Bolton, Vice-Chair; Shelley McEuen; Todd Rambur; Cortney Campbell; Marilu Perez

Area of Impact: David Detweiler

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) Approval of minutes from the following meeting: May 10, 2022
- 3) Items of Consideration
 - a) **ACTION ITEM:** Preliminary Presentation for the consideration of the zoning district change and zoning map amendment from R-4 to R-4 ZDA for property located at the 1200-1300 blocks of the east side of Harrison Street South, c/o EHM Engineers, Inc. on behalf of Idaho Land Holding, LLC. (app. PZ22-0035)
By: Lisa Strickland, City Planner
 - b) **ACTION ITEM:** Request for the consideration of the preliminary plat for Twin Falls Harrison Subdivision, approximate 12 (+/-) acres consisting of 46 lots located at the Harrison Street and Clinton Drive intersection, c/o Civil Science, on behalf of Cal Kunkel. (app. PZ22-0085)
By: Ian Zollinger, City Planner
- 4) Public Hearings
 - a) **ACTION ITEM:** Request for a recommendation to City Council to allow for additional height beyond 50 feet on property located on 2nd Avenue South between Hansen Street and Shoshone Street c/o Bill Truax on behalf of Galena Opportunity, Inc. (PZ22-0051)
By: Jonathan Spendlove, Planning & Zoning Director
 - b) Request for a Special Use Permit to allow for a drive-through on property located at 1241 Falls Avenue East c/o EHM Engineers, Inc. on behalf of The Human Bean Coffee Shop. (PZ22-0072) - ***rescheduled to June 14, 2022***
 - c) Request for a Special Use Permit for a sixty (60) foot Wireless Communication Facility with a utility owned structure greater than three (3) feet on property located at 169 Madrona Street c/o Horrocks Engineering, on behalf of TDS Metrocom, LLC. (PZ22-0076) - ***rescheduled to June 14, 2022***
 - d) **ACTION ITEM:** Request for a Special Use Permit to allow for a utility-owned structure greater than three (3) feet aboveground, on property located on 971 Carriage Ln c/o Tilson Technology

Management, on behalf of TDS Metrocom, LLC. (PZ22-0089)

By: Lisa Strickland, City Planner

5) Upcoming Meeting(s)

- a) Wednesday, June 1, 2022 - Worksession
Tuesday, June 14, 2022
Tuesday, June 28, 2022

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, May 10, 2022, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

Members -

City Limits: Craig Kelley, Chairperson; Carolyn Bolton, Vice-Chair; Shelley McEuen; Todd Rambur; Marilu Perez

Area of Impact: David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Chairman Kelley called the meeting to order at 06:02 PM

A quorum was present.

Members Present: Kelley, Bolton, Detweiler, Rambur

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

2) Consent Calendar

MOTION: Carolyn Bolton moved to approve the Consent Calendar, as presented.

David Detweiler seconded the motion.

Motion Approved by a vote of 3-0-1.

- a) Approval of minutes from the following meeting: April 26, 2022

3) Items of Consideration

- a) Request for approval to group landscaping on property located at 1741 Park View Drive c/o EHM Engineers, Inc. on behalf of Rydell Management Company. (PZ22-0079)

Staff Presentation:

City Planner Strickland presented the request for approval to group landscaping on property located at 1741 Park View Drive c/o EHM Engineers, Inc. on behalf of Rydell Management Company. (PZ22-0079)

This is an item of consideration to allow the commission to review the proposed plan. The interior landscape island requirement is intended to mitigate the visual impact of large parking lots. By requiring approval of an alternative plan, it allows the commission the opportunity to evaluate whether or not the proposal meets the intent of the code.

This request is similar to one previously approved for the Subaru to the east.

City staff is aware of the request from ITD not to plant trees in shrubs within this thirty foot (30') strip which is what generated the Subaru request approved in January 2021. ITD has made the same request for this property. Staff understands the limitation of gateway trees and shrubs within this thirty foot (30') strip however staff has received verbal inquiries/complaints regarding the limited amount of trees and shrubs provided along the front of the Subaru property.

The purpose of the interior landscaping requirement in City Code is to break up the "Sea of Asphalt" that

occurs with large parking lots. The approved PUD states to help mitigate the negative impacts of parking areas, seven percent 7% of the parking area shall be landscaped. The required landscaping following the PUD/City Code Parking islands, and general City Code landscaping section is 40 trees and 200 shrubs.

The purpose of the gateway arterial landscaping is to provide an additional buffer to mitigate the impact of businesses along a gateway. City Code defines this area as a thirty foot (30') landscape stripe directly behind the sidewalk. The gateway area would require 31 trees and 156 shrubs.

The total required amount of landscaping per the PUD and the gateway arterial equals 71 trees and 356 shrubs.

The Commission is given this opportunity to determine if the proposed plan meets the intent of the code requirement and may approve the request as presented, approve the request with conditions, deny the request or table for additional information.

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, Fire, Engineering and Zoning Officials to comply with current city codes and standards.

Applicant Presentation:

Tim Vawser, EHM Engineers, Inc., applicant representative, presented the request for approval to group landscaping on property located at 1741 Park View Drive. He stated the reason for the request is to do with the arterial landscape requirement. There is an ITD right of way and a TF Canal Co. irrigation easement. He stated the canal company does not allow trees to be planted over their pipes. The alternate landscape plan will be similar to Subaru.

PZ/Questions & Comments:

- Commissioner Rambur asked where the landscape will be moved.
- City Planner Strickland clarified where the landscaping will change.

Discussions Followed:

- Vice Chair Bolton this area is unique that begs for landscape changes. She is in favor of this request.
- Commissioner Detweiler stated he is in favor of this request. He stated the landscape fits the area.
- Commissioner Rambur is in favor of this request.
- Chairman Kelley stated a precedent was set with Subaru and believes owner wants to make it appealable.

MOTION: Vice Chair Bolton moved to approve the request for approval to group landscaping on property located at 1741 Park View Drive c/o EHM Engineers, Inc. on behalf of Rydell Management Company. (PZ22-0079), as presented, with staff recommendations.
Commissioner Detweiler seconded the motion.

Unanimously Approved by a vote of 4-0.

4) Public Hearings

- a) Request for a Special Use Permit to allow fourplexes on property located at 321 and 329 Pheasant Road West c/o TD&H Engineering, Inc. on behalf of Derrick Ellis. (PZ22-0052)

Staff Presentation:

City Planner Zollinger presented the request for a Special Use Permit to allow fourplexes on property located at 321 and 329 Pheasant Road West c/o TD&H Engineering, Inc. on behalf of Derrick Ellis. (PZ22-0052)

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 decide 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 Rains Subdivision, originally platted in 1994, was intended to be a subdivision to allow for the construction of 4 fourplexes. Two of the original buildings were previously constructed. The 2016 Comprehensive Plan "Grow With Us" designates this property as "Town Neighborhood". Staff has determined that this request complies with the Comprehensive Plan.

The R-4 Zoning District allows for fourplexes to be constructed with a Special Use Permit if the development standards are met. These two particular lots meets the development standards for fourplexes found in 10-4-5.3(B)

"The minimum lot area per single household dwelling shall be four thousand (4,000) square feet, seven thousand (7,000) square feet for a duplex and the lot area for multiplex dwelling units will increase over the duplex area by two thousand (2,000) square feet per dwelling unit or one thousand (1,000) square feet per unit above or below the ground level unit."

Lot 3 consists of 9,077 sf and Lot 4 consists of 9447 sf. Each lot meets the minimum lot required for a fourplex if the building is constructed with units above or below ground. The elevations submitted show the manner and type of construction that meets this portion of the City Code (10-4-5.3(B)).

The subject properties are surrounded by properties zoned R-4 with similarly constructed fourplexes to the west as well as multiplex-constructed but individually owned properties to the south and east and a manufactured home park to the north.

Sufficient room on the property is available to meet the parking requirements outlined in 10-10, two per unit.

The proposed fourplexes would be consistent with the pattern of development that has already taken place.

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:

Rex Harding, applicant representative, presented the request for a Special Use Permit to allow fourplexes on property located at 321 and 329 Pheasant Road West. He stated this request works with

neighborhood, surrounded by fourplexes.

PZ/Questions & Comments: none

Public Hearing: Opened and closed without input

Discussions Followed: without concerns, as it suits the Comprehensive Plan and fits with current development.

MOTION: Vice Chair Bolton moved to approve the request for a Special Use Permit to allow fourplexes on property located at 321 and 329 Pheasant Road West c/o TD&H Engineering, Inc. on behalf of Derrick Ellis. (PZ22-0052), as presented, with staff recommendations. Commissioner Detweiler seconded the motion.

Unanimously Approved by a vote of 4-0.

- b) Request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at the intersection of Carriage Lane North and Chuckwagon Place c/o Tilson Technology Management on behalf of TDS Metrocom, LLC. (PZ22-0058)

Staff Presentation:

City Planner Strickland presented the request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at the intersection of Carriage Lane North and Chuckwagon Place c/o Tilson Technology Management on behalf of TDS Metrocom, LLC. (PZ22-0058)

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 decide 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.

Standards Applicable to Special Uses:

- Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- Will not create excessive additional requirements at public cost for public facilities and services

- and will not be detrimental to the economic welfare of the community.
- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

This area is zoned C-1; Commercial Highway District. Due to its size, the cabinet requires approval of a special use permit. However, it is similar in nature to other utility cabinets found within the surrounding area.

This request is associated with a large project proposed to take place within the city's right of way in order for Tilson/TDS to provide fiberoptic services throughout the city. The installation of a utility cabinet to house the equipment necessary to provide this service is similar to other cabinets used by utility service companies. The special use permit allows the commission the opportunity to look at the location of the cabinet and address any visual impacts that may require mitigation. Staff has reviewed the request. There are other utility service cabinets located within the vicinity that have not generated public concern. Therefore, staff does not foresee any issues with the proposed location of the cabinet.

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:

Jared Paul, applicant, presented the request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at the intersection of Carriage Lane North and Chuckwagon Place.

PZ/Questions & Comments:

- Commissioner Detweiler asked if the utility box is fenced off.
- City Planner Strickland stated the are is not fenced.
- Chairman Kelley asked if the box is in the access road on the plat.
- City Planner Strickland stated she did not look at the plat to see if in the access. She stated the applicant can work with property owner, if needed, to place the box.
- Planning & Zoning Director Spendlove stated TDS' right is through the utility easement. He stated he has encouraged the applicant to work with property owner, if needed, for placement of box. He stated the commission can grant an SUP for general area.
- Mr. Paul stated they will work to place in an appropriate location.

Public Hearing: Opened

- Tim Vawser, representing the property owner, wants to make sure this plan works with the new plat that will be presented at a later date. He stated they will work with TDS on box placement.
- Jared Paul stated he will follow up with Mr. Vawser tomorrow.

Public Hearing: Closed

Discussions Followed:

- Commissioner Detweiler does not see placement will be an issue. He stated the box height should not be an issue.
- Chairman Kelley reviewed the request.

MOTION: Commissioner Detweiler moved to for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at the intersection of Carriage Lane North and Chuckwagon Place c/o Tilson Technology Management on behalf of TDS Metrocom, LLC. (PZ22-0058), as presented, with staff recommendations.
Vice Chair Bolton seconded the motion.

Unanimously Approved by a vote of 4-0.

- c) Request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at 163 Pole Line Road c/o Tilson Technology Management on behalf of TDS Metrocom, LLC.(PZ22-0059)

Staff Presentation:

City Planner Strickland presented the request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at 163 Pole Line Road c/o Tilson Technology Management on behalf of TDS Metrocom, LLC.(PZ22-0059)

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 decide 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.

Standards Applicable to Special Uses:

- Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

This area is zoned C-1; Commercial Highway District. Due to its size, the cabinet requires approval of a special use permit. However, it is similar in nature to other utility cabinets found within the surrounding area.

This request is associated with a large project proposed to take place within the city's right of way in order for Tilson/TDS to provide fiberoptic services throughout the city. The installation of a utility cabinet to house the equipment necessary to provide this service is similar to other cabinets used by utility service companies. The special use permit allows the commission the opportunity to look at the location of the cabinet and address any visual impacts that may require mitigation. Staff has reviewed the request. There are other utility service cabinets located within the vicinity that have not generated public concern. Therefore, staff does not foresee any issues with the proposed location of the cabinet.

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.
2. Subject to applicant obtaining appropriate approval from the Idaho Department of Transportation, if applicable.

Applicant Presentation:

Jared Paul, applicant, presented the request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at 163 Pole Line Road.

PZ/Questions & Comments:

- Chairman Kelley asked how the box can be compared to landscape.
- City Planner Strickland clarified the sight triangle rules and stated this box is not in triangle.
- Planning and Zoning Director Spendlove stated utilities are allowed in the right of way per state code.
- Commissioner Rambur asked about other utility boxes.
- City Planner Strickland clarified the locations of other utility boxes in the area.

Public Hearing: Opened and closed without input

Discussions Followed: without concerns

MOTION: Commissioner Detweiler moved to approve the request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at 163 Pole Line Rd.

Commissioner Bolton seconded the motion.

Unanimously Approved by a vote of 4-0.

- d) Request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at the intersection of Orchard Drive and Harrison Street South c/o Tilson Technology Management on behalf of TDS Metrocom, LLC. (PZ22-0060)

Staff Presentation:

City Planner Strickland presented the request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at the intersection of Orchard Drive and Harrison Street South c/o Tilson Technology Management on behalf of TDS Metrocom, LLC.

(PZ22-0060)

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 decide 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.

Standards Applicable to Special Uses:

- Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

This area is zoned R-4, Residential Medium Density and Duplex District. Due to its size, the cabinet requires approval of a special use permit. However, it is similar in nature to other utility cabinets found within the surrounding area.

This request is associated with a large project proposed to take place within the city's right of way in order for Tilson/TDS to provide fiberoptic services throughout the city. The installation of a utility cabinet to house the equipment necessary to provide this service is similar to other cabinets used by utility service companies. The special use permit allows the commission the opportunity to look at the location of the cabinet and address any visual impacts that may require mitigation. Staff has reviewed the request. There are other utility service cabinets located within the vicinity that have not generated public concern. Therefore, staff does not foresee any issues with the proposed location of the cabinet.

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:

Jared Paul, applicant, presented the request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at the intersection of Orchard Drive and Harrison Street South.

PZ/Questions & Comments: none

Public Hearing: Opened and closed without input

Discussions Followed: without concern

MOTION: Vice Chair Bolton moved to approve the request for a Special Use Permit to allow for a Utility owner structure greater than three (3) feet aboveground, on property located at the intersection of Orchard Drive and Harrison Street South, as presented, with staff recommendations. Commissioner Detweiler seconded the motion.

Unanimously Approved by a vote of 4-0.

- e) Request for a drive-through service on property located at 1309 Blue Lakes Boulevard North c/o Suburban Construction Management, LLC on behalf of DJDK Properties, LLC. (PZ22-0064)

Commissioner Rambur recused himself from this item and stepped into audience.

Staff Presentation:

City Planner Zollinger presented the request for a drive-through service on property located at 1309 Blue Lakes Boulevard North c/o Suburban Construction Management, LLC on behalf of DJDK Properties, LLC. (PZ22-0064)

Per City Code 10-13-2-2

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. The Administrator, if conditions are placed on the permit, shall issue a special use permit listing the specific conditions specified by the Commission for approval. Conditions shall be implemented within 6 months or the permit will be voided.

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.

This property had previously been used as a restaurant, without a drive through.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Mixed Use." Staff has determined this request is in compliance with the 2016 Comprehensive Plan.

The applicant has stated within their application that the anticipated use of the drive-through will be approximately 1-2 cars an hour.

The design of the drive through meets the requirements found within City Code 10-10-10 for stacking

and providing the escape lane.

Striping must be installed providing an accessible route from the handicap spaces to the front entrance of the urgent care facility.

Potential Impacts

When considering Special Use Permit applications, the Commission must consider the standards applicable to special uses as found within City Code 10-13-2.2(D). Staff does not anticipate any significant increase of detrimental impacts from this request on the surrounding properties. Drive-through uses are common in the commercial area surrounding Blue Lakes. The proposed drive-through has sufficient stacking for their request.

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

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

Applicant Presentation:

Andrew Di Pietro, applicant representative, presented the request for a drive-through service on property located at 1309 Blue Lakes Boulevard North. He stated this will be a similar set up to the Urgent Care facility on Addison Avenue. He stated there will be a drive through window, with a bump out from the building. He stated they are expecting 1-2 cars per hour, not a steady stream of traffic like the restaurant.

PZ/Questions & Comments:

- Vice Chair Bolton asked if the vehicle stacking will cross the main entrance to the facility.
- City Planner Zollinger stated yes, it will cross the entrance.
- Commissioner Detweiler asked if there is a building entry off the north side.
- Mr. DiPietro answered they are removing the existing entrance and changing it to east side of the building. The pharmacy will have walk up service inside, as well.
- Commissioner Detweiler asked about exiting onto North College Rd.
- Mr. Di Pietro answered the exit will be a right turn only.

Public Hearing: Opened and closed without input

Discussions Followed:

- Vice Chair Bolton stated she is in support of this request. She stated it is needed in the community and in compliance with comp plan.
- Commissioner Detweiler stated he is in support of this request. He stated there are drive throughs all up and down Blue Lakes Blvd.
- Chairman Kelley stated he is in support, as it is in compliance with zoning and comprehensive plan.

MOTION: Commissioner Detweiler moved to approve the request for a drive-through service on property located at 1309 Blue Lakes Boulevard North c/o Suburban Construction Management, LLC on behalf of DJDK Properties, LLC. (PZ22-0064).

Vice Chair Bolton seconded the motion.

Motion Approved by a vote of 3-0.

- f) Request for a Special Use Permit to allow for Automobile and truck sales, service and/or repair on

property located at 1741 Park View Drive c/o EHM Engineers, Inc. on behalf of Rydell Management Company. (PZ22-0065)

Commissioner Rambur returned to dais.

Staff Presentation:

City Planner Strickland presented the request for a Special Use Permit to allow for Automobile and truck sales, service and/or repair on property located at 1741 Park View Drive c/o EHM Engineers, Inc. on behalf of Rydell Management Company. (PZ22-0065)

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 decide 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.

Standards Applicable to Special Uses:

- Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

This property is located in the Canyon Trails No. 5 Subdivision and is part of the C-1 portion of the Canyon Properties PUD. Both the Subaru and this property are owned by Rydell Management. The Subaru property was approved for a special use permit in November 2018.

In January 2021, the southern portion of this newly proposed site was approved for Subaru to use for additional car display. Should this request be approved, this area will be included as part of the Chevrolet Dealership special use permit.

Staff has reviewed the request for the auto/truck sales service and repair for impacts related to the proposed land use. The entrance to the dealership will be obtained through a shared access located along Park View currently used by Subaru.

The applicant has stated they anticipate employing 60-70 individuals with 100-150 trips per day and they will operate from 7am - 7pm Monday thru Saturday. The applicant does not anticipate any increase in noise, fumes or odors due to this proposed land use and they anticipate it will be generally compatible with the surrounding area.

The site plan provided does declare the use of the required landscaping area to have two vehicle display pads. If the request is approved, as presented, these pad sites are limited to this defined location.

Should the Subaru dealership wish to use additional areas of their required landscaping for vehicle display, it will require an additional special use permit approval. The impact on the surrounding area should not increase substantially from what the area is already experiencing. Based on the standards applicable to a special use permit, staff do not foresee any major impacts on the surrounding area that could be detrimental to the neighboring properties.

Upon conclusion, should the commission approve the request as presented, staff recommends the following conditions.

1. Subject to compliance with all local, state and federal code requirements and other standards as applicable.
2. Subject to all parts for service and or repair, and non-operating vehicles to be screened or stored indoors.

Applicant Presentation:

Tim Vawser, EHM Engineers, applicant representative, presented the request for a Special Use Permit to allow for Automobile and truck sales, service and/or repair on property located at 1741 Park View Drive. He stated they came through the commission back in 2021 with an amendment to Subaru dealership for overflow parking. The new owner has purchased more property and would like to move Twin Falls Chevy dealership to this location, so a new SUP is needed for this site. The new dealership will have the eastern portion of the property.

PZ/Questions & Comments:

- Vice Chair Bolton asked if it is typical to have display pads in the landscaping.
- City Planner Strickland stated a Special Use Permit is needed to place in the landscape area, as required by code.
- Commissioner Detweiler asked about the front storm water retention area.
- Mr. Vawser stated the storm water retention area in the front is for ITD use only but allowed to turf and sprinkler. He clarified where the storm water retention area is on the Subaru dealership site.
- Commissioner Rambur asked where the storm water retention will be on the Chevy dealership site.
- Mr. Vawser stated the final site plan has not been completed, but will probably be an underground retention area.

Public Hearing: Opened and closed without input

Discussions Followed:

- Vice Chair Bolton is in favor of this request. She stated she believes the Subaru dealership has done a good job for that area. She stated it fits in the Comprehensive plan. She appreciates that both dealerships will be under the same ownership.

- Commissioner Detweiler stated he likes the landscape and has no issue with 2 cars out front on display. He believes this will be a great addition to Pole Line Rd.
- Commissioner Rambur stated this is an upgrade from a dirt field and Subaru has done a nice job with the property next door and keeping it clean.
- Chairman Kelley stated he likes they are asking for display pads with this SUP.

MOTION: Vice Chair Bolton moved to approve the the request for a Special Use Permit to allow for Automobile and truck sales, service and/or repair on property located at 1741 Park View Drive c/o EHM Engineers, Inc. on behalf of Rydell Management Company. (PZ22-0065), as presented ,with staff recommendations.

Commissioner Detweiler seconded the motion.

Unanimously Approved by a vote of 4-0.

5) Upcoming Meeting(s)

- a) Tuesday, May 24, 2022

6) Adjournment

The meeting adjourned at 07:15 PM

Kelli Ebersole, Administrative Assistant



Date: Tuesday, May 24, 2022
To: Planning and Zoning Commission
From: Lisa Strickland

ACTION ITEM

Request:

Preliminary Presentation for the consideration of the zoning district change and zoning map amendment from R-4 to R-4 ZDA for property located at the 1200-1300 blocks of the east side of Harrison Street South, c/o EHM Engineers, Inc. on behalf of Idaho Land Holding, LLC. (app. PZ22-0035)

Time Estimate:

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

Background:

This is a preliminary presentation for a request to rezone property located between the 1200-1300 block of Harrison. The request, if approved, would rezone the property from R-4 to R-4 ZDA for approximately 34 acres.

Approval Process:

Per Twin Falls City Code 10-6-1.7(E), Approval of a ZDA shall be based on the following standards: The proposed uses shall not be detrimental to any surrounding uses, nor shall they be detrimental to the health, safety and general welfare of the public.

Any variation from the underlying zoning district development requirements must be warranted by the design and amenities incorporated in the conceptual development plan.

The underlying zoning district and the conceptual development plan shall conform to the comprehensive plan.

Existing and/or proposed streets and utility services must be suitable and adequate for the proposed development.

Budget Impact:

N/A

Regulatory Impact:

Per City Code 10-6-1 A preliminary presentation of the request is required before a public hearing in front of the Planning & Zoning Commission.

A zoning development agreement (ZDA) is designed to accommodate appropriate combinations of uses that may be planned, developed, and operated as integral land use units either by a single owner or a combination of owners. A ZDA is intended to accomplish some, or all of the following:

- Foster and promote a variety of appropriate land use combinations in a preplanned development pattern;
- Encourage developers to use a creative approach in land development;
- Retain and conserve natural land and topographic features;

- Promote greater use of streetscape and pedestrian-oriented aesthetics;
- Promote the creation and efficient use of open spaces;
- Create flexibility and variety in the location of improvements on lots;
- Provide flexibility in development standards to facilitate creative land development concepts.

Land uses in the ZDA shall conform to the standards and regulations of the underlying zoning district(s), unless otherwise approved and included within the ZDA. The ZDA shall be comprised of a list of land use exceptions being requested, any development exceptions requested and shall be incorporated into the conceptual development plan. The ZDA shall provide exceptions requested shall not be detrimental to any surrounding uses or to the health, safety and general welfare of the public.

History:

The property has no zoning history and is undeveloped.

Analysis:

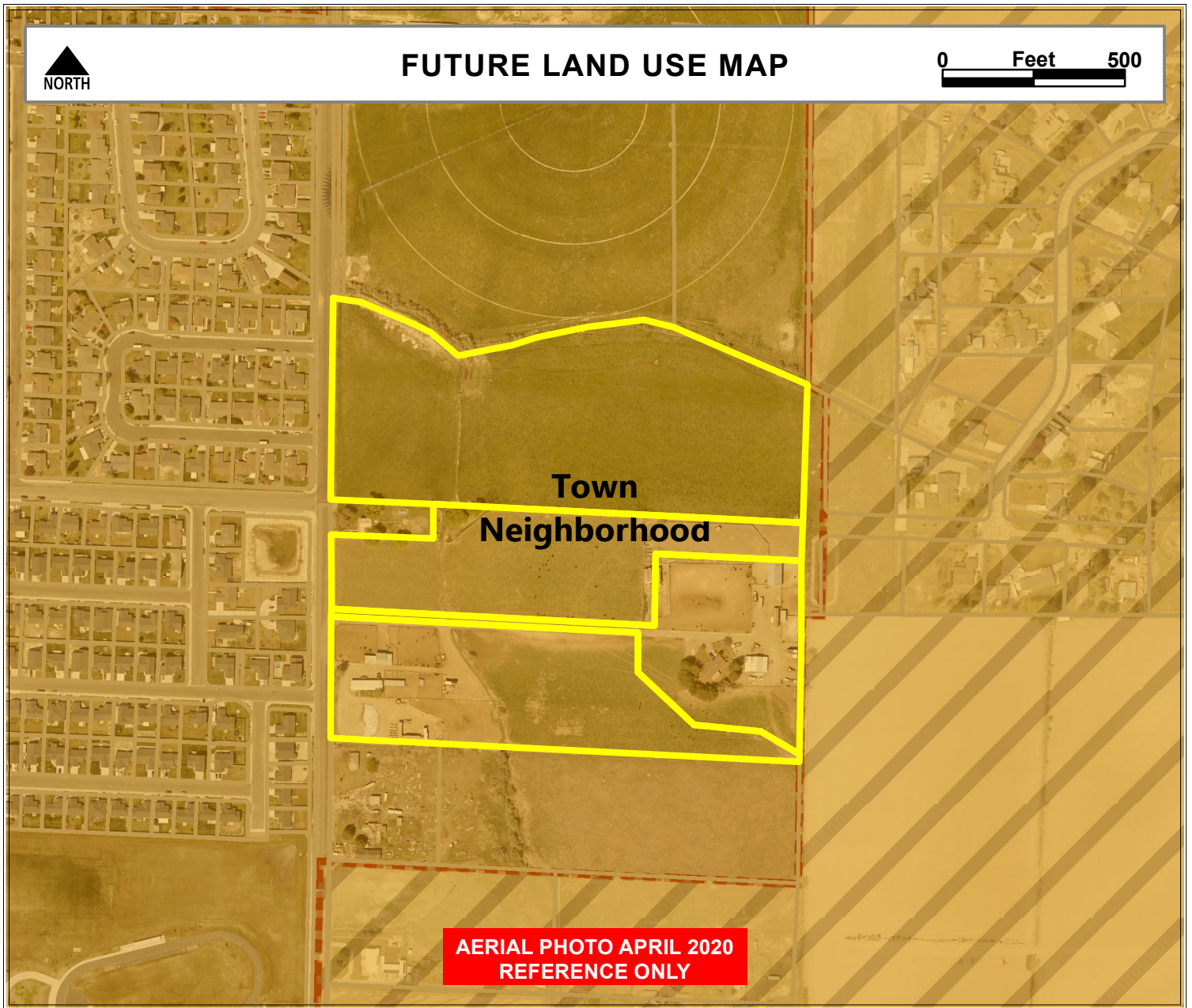
The proposed development is for attached dwellings with 4 units per building. The site will contain 75 buildings equaling 300 residential units within the 34 acre development. The current uses in the area are agricultural and residential in nature with a mixture of lot sizes. The design of the development will require platting and is designed to provide townhouses with adequate open space with landscaping, play areas and walking/riding trails. The R-4 zoning allows for fourplex dwellings with an approved special use permit. The proposed plan is to have 4 dwellings per building outright permitted and to have each unit individually platted to allow for individual ownership. This presentation consists of a general overview of the proposed development. Staff makes no recommendations at this time, and analysis of the request will be presented at the public hearing.

Conclusion:

Upon conclusion, the preliminary presentation allows the Commission to preview the request to ask questions and give suggestions to applicants about the proposed project. The Commission may also grant the public the opportunity to do the same. A public hearing is scheduled for June 14, 2022. At the public hearing, the Commission will hear the request, take public testimony, deliberate and make a recommendation to the Council. The Commission may recommend approval, recommend approval with conditions, recommend denial or table the request for additional information.

Attachments:

1. PZ22-0035 Zoning Map
2. PZ22-0035 Future Land Use Map
3. PZ22-0035 Applicant Exhibits



Future Land Use

 Town Neighborhood

PROSPERITY HILLS ZDA TOWNHOUSE SUBDIVISION
ZONING DISTRICT CHANGE AND ZONING MAP AMENDMENT
ZONING DEVELOPMENT AGREEMENT APPLICATION
PROJECT JUSTIFICATION, CONFORMANCE AND COMPATIBILITY

a. Reason for the request:

The property for the proposed Prosperity Hills ZDA Townhouse Subdivision is located in the R-4 Medium Density Residential District. This application for Zoning District Change and Zoning Map Amendment is in accordance with the City of Twin Falls Code Section 10-4-5.2 8.6.c that allows the construction of attached dwellings with 4 units per building with a special use permit in the R-4 Zone. This townhome subdivision will be developed following the Master Development Plan that is included with this application. The ZDA plan shows the intended use of the land in a visual manner and by written documentation of the proposals and standards.

b. Statement:

i. Relationship to Comprehensive Plan

The Future Land Use Map included in the 2015 City of Twin Falls Comprehensive Plan designates the subject property and surrounding area as Town Neighborhoods. The proposed development with attached dwellings with 4-unit buildings will have 75 buildings with 300 residential units within the 34 acre development. This provides an area compatible with the Comprehensive Plan designation that is intended to promote and preserve medium density residential development and provide a residential environment to allow the present and future residents to live and play in an area with space for personal privacy, minimum vehicular traffic that is free from the encumbrance by commercial and industrial activities.

ii. Compatibility with the Surrounding Area

The proposed development is compatible with the existing uses in the surrounding area. The adjacent properties along the west property boundary, across Harrison St. South, are part of the Golden Eagle Subdivision No.'s 3 & 6, and Villa Vista Subdivision No.'s 7 & 8. The property located to the north is undeveloped but a Preliminary Plat of Calistoga Springs Subdivision has been approved by the City. The property located to the south is undeveloped. The property located adjacent to the east boundary is a mixture of undeveloped farm ground and partly borders South Blue Lakes Vista Subdivision. The current uses in the area are agricultural and residential in nature with a mixture of lot sizes and affordable construction. The proposed development provides another component to the mixture of affordable housing and is compatible with the existing mixture of residential uses in the area.

iii. Intended Use/Development of the Property

The intended development of the property includes 75 residential buildings that include 4 attached dwelling units each with off street parking. An additional clubhouse building is also proposed for the use of the Prosperity Hills Homeowners. The building density provides affordable townhomes with adequate open space with landscaping, play areas and walking/riding trails.

iv. Requested Exceptions for Specific Uses and/or Development Standards

The R-4 Zoning District allows duplex dwellings. Fourplex dwellings are not permitted outright, however they are with a Special Use permit. This development will have 4 dwelling units per building with each individually owned dwelling on a separate platted lot. No other land use/development allowances are requested.

Prosperity Hills ZDA Townhouse Residential Development

ZDA Development Commitment

Pursuant to All Parts of the Planning Exhibit

This ZDA Development Commitment is made and entered into this _____ day of _____, 2022, by and between the CITY OF TWIN FALLS, State of Idaho, a municipal corporation, hereinafter called "City" and Idaho Land Holding, LLC, hereinafter called "Developer" for the purpose of developing a residential subdivision as a Zoned Development Agreement (ZDA). The legal description of the property is a portion of the Southwest Quarter of the Northeast Quarter and Northwest Quarter of the Southeast Quarter, Section 28 Township 10 South, Range 17 east of the Boise Meridian in Twin Falls County, Idaho.

Development and Improvements shall conform to the standards and regulations of the Twin Falls City Code Title 10 — Chapter 4 — Section 5 and Chapter 6 - Section 1, and all references to other sections therein, as amended, except for the following:

(1) Use Regulations:

(A) Permitted Uses: Modified to include: Dwellings — Attached single household (aka Townhouse)

(B) Special Uses: No Changes Requested.

(C) Prohibited Uses: None Requested.

(2) Property Development Standards:

(A) Lot Area: Modified as Follows: Residential Lots: Minimum 722 Square Feet
Open Space or Common Area Tracts: No Minimum

(B) Lot Occupancy: Modified As Follows: Residential Lots: 100% of Lot Area
Open Space or Common Area Tracts: 0% Occupancy

(C) Building Height: no change requested.

(D) Yards: Modified as Follows: Residential Lots: No property Line Setback Required
All Buildings shall be a Minimum of 7 feet from exterior boundary.
Street Setbacks: Street setbacks on south side of Feather Avenue to be reduced to 12 feet minimum. No Change Requested for all other streets.

(E) Access: Modified As shown

1. Harrison St. South to be developed as public collector streets. Pheasant Rd., Gregory Way, Lacasa Ave., and Feather Ave. to be developed as public residential streets. Access to the buildings will be through private driveways and parking lots.

(F) Landscaping: Landscaping shown on Master Development Plan to be installed, owned and maintained by Homeowners Association.

(G) Off Street Parking: Two off street parking places are provided for each 1 to 2-bedroom unit. Two and one-half off street parking places are provided for each 3-bedroom residential unit.

(H) Signs: Modified to include the following

1. Freestanding signs along Harrison St. South will be erected to identify the development as the Prosperity Hills Subdivision. The signs will be permitted through the Twin Falls Building Department. A photo of a sign similar to the one that is proposed is attached.
- (I) Walls, Fences, Hedges, Trees, Shrubs, and Landscaping Structures: Modified to Include: A minimum of 6' tall white vinyl fence will be installed as exterior screen fencing along the exterior property boundary, to be installed per phase.
- (3) Other Site development Criteria — if applicable
 - (A) Building Elevations: Project to be Constructed in accordance with the Building Elevations Provide with This Agreement.
 - (B) Density: No Change Requested.
 - (C) Residential Lot Width: Platted townhouse lot width will be 19 feet minimum.
 - (D) Residential Lot Depth: Platted townhouse lot length will be 38 feet minimum.
 - (E) Open Space or Common Area: No minimum or maximum size
 - (F) Multi-Use Transportation Access: No amenities specifically designed for multi-use transportation access are planned.
 - (G) Park: No Change Requested to Park Dedication Procedure.
 - (H) Pathways: The sidewalks along collector streets will be set back 5 feet from the curb and be 6 feet wide. The sidewalks along public residential streets will be adjacent to the curb and 5 feet wide. Sidewalks along private drives and parking areas will be a mixture of offset from and adjacent to the curb and be 5 feet wide minimum.
 - (I) Screening: Modified to include the following
 1. Trash containers, outdoor storage, and such facilities shall be visibly screened from roadways, adjacent residential areas, and adjacent properties. Screening may consist of landscaping, masonry walls, or vision barrier fencing.
- (4) Architectural Standards: The buildings will be constructed by the developer in accordance with the building elevations included with this application.
- (5) Management Associations: A Prosperity Hills Homeowner's Association will be formed with documentation recorded at Twin Falls County.
- (6) Project Phasing: The development is intended to be constructed in 4 phases starting at the north end and working to the south and east. The estimated schedule for the construction is to complete one or more phases each year starting in the fall of 2022 and to be completed by 2027.

If no development has occurred on the ZDA subject parcel within the time identified, the planning and zoning commission and city council may review the original ZDA development requirements and conceptual development plan to ensure their continued validity. If the city determines the concept is no longer valid, then:

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

STATE OF _____

County of _____

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____, known to me to be the persons whose names are subscribed to the within instrument on behalf of said Owner and acknowledged to me that said Owner executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year of this certificate first above written.

Notary Public for _____

Residing at: _____

Date: _____



PROSPERITY HILLS SUBDIVISION, A ZDA
Located In A Portion of
SW⁴ NE⁴ & NW⁴ SE⁴, Section 28
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2022

Design Data:

PARCEL NUMBER:	APR01010728720 APR01010728761 APR01010728761 APR01010728150	IRRIGATION:	CITY PRESSURE IRRIGATION
OWNER/DEVELOPER:	NEW EARTH DEVELOPMENT, INC. P.O. BOX 14854 JACKSON HOLE, WY. 83302 PH: (207) 413-5713	STREETS:	HARRISON ST. SOUTH, PHASANT RD., & CROSBY WAY TO BE CDD COLLECTOR STREETS. LACASA AVE. & FEATHER AVE. TO BE CDD RESIDENTIAL STREETS. ALL OTHER INTERNAL ROADS TO BE PRIVATE STREETS/DRAWINGS.
ENGINEER:	EHM ENGINEERS, INC. 621 N. COLLEGE RD., SUITE 100 TWIN FALLS, ID. 83301 (208) 734-4888	SETBACKS:	BUILDING SETBACKS IN THIS SUBDIVISION AS PER THE ZDA.
EXISTING ZONE:	R-4	EASEMENTS:	15' UTILITY EASEMENT ALONG ALL ROADWAY FRONTAGES. ALL OTHER EASEMENTS ARE LABELED.
PROPOSED ZONE:	R-4	UTILITIES:	UNDERGROUND POWER, TELEPHONE, GAS, & CABLE TELEVISION
EXISTING USE:	AGRICULTURAL		
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL TOWNHOUSE		
DEVELOPMENT AREA:	34.05 ACRES	BENCHMARK:	CDD HWM 1856-2940 NW CORNER S LACASA LOOP EAST SIDE OF HARRISON ST. BOLL ELEV. = 3056.04
VARIANCE:	PER ZDA		
SEWER:	CITY SEWER		
WATER:	CITY WATER		

Landscape Requirements:

Parcel	Plant's Scope	Per's Trees	Per's Bushes
Area (A)	(10% of Parcel)	1/2000'	1/2000'
1,483,071	148,307	297	1,483

Landscape Notes:
Required landscape area based on 10% of total parcel area per Section 10-4-5.3(c) of the Twin Falls City Code.
At least 50% of required trees and bushes shall be evergreen per Section 10-11-2 of the Twin Falls City Code.
Landscape requirements listed are the minimum based upon City Code. The number of trees and bushes in any landscaping, beyond the minimum requirements of City Code will be determined solely by the developer.
Complete landscape plans will be provided by the developer at the time construction drawings are submitted.

Residential Unit Calculations:

The proposed calculations for Prosperity Hills are as follows:
1-bedroom Units = 88
2-bedroom Units = 53
3-bedroom Units = 159
Total Units = 300
This calculation is provided for informational purposes only and developer reserves the right to make changes to the bedroom count in each unit without notice.

Topographic Legend:

PROPOSED	EXISTING
IRRIGATION VALVE	
SEWER MANHOLE	
FIRE HYDRANT	
WATER VALVE	
POWER POLE	
TELEPHONE RISER	
BUSH / SHRUB	
SANITARY SEWER LINE	
STORM DRAIN LINE	
WATER LINE	
GRAVITY IRRIGATION LINE	
PRESSURE IRRIGATION LINE	
TELEPHONE LINE	
FENCE LINE	
EDGE OF ASPHALT	
VERTICAL CURB AND GUTTER	
ROLLED CURB AND GUTTER	
CONCRETE SIDEWALK	
BUILDING FOOTPRINT	
EXISTING GROUND CONTOUR	
TOWNHOUSE (4 UNITS) 2 STORY 2-3 BEDROOMS	
TOWNHOUSE (4 UNITS) 1 STORY SINGLE BEDROOM	

Boundary Legend:

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

EHM Engineers, Inc.
Engineers / Surveyors / Planners
621 North College Road, Suite 100 Twin Falls, Idaho 83301
P: (208) 734-4888 Fax: (208) 734-4849 web: ehm.com

MASTER DEVELOPMENT PLAN
for
PROSPERITY HILLS SUBDIVISION, A ZDA

REVISIONS

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

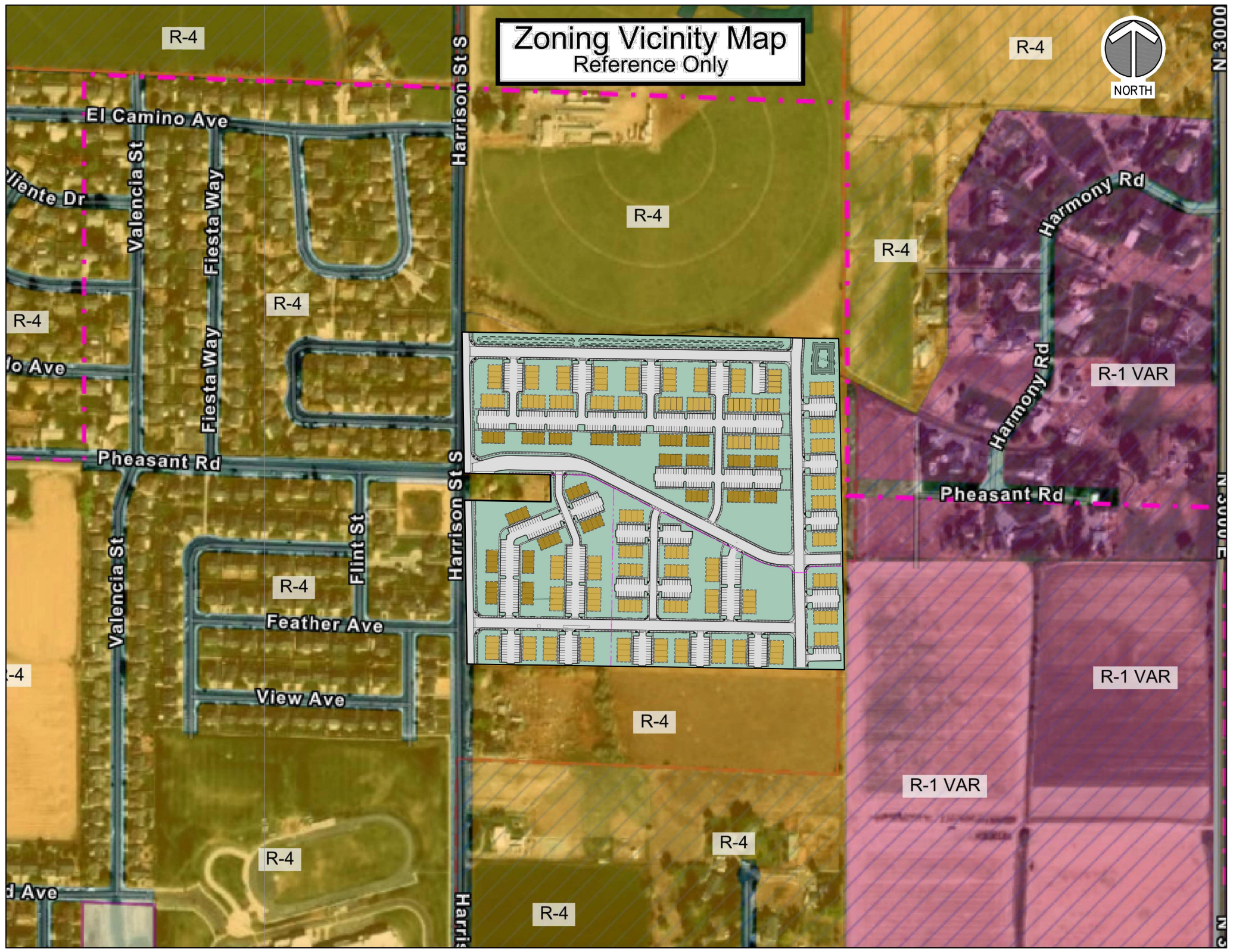
STAMP

PRELIMINARY

APPROVED
DESIGN
DRAWN
DATE 1/2/2022
SCALE AS SHOWN
462-20 MDP
SHEET
MDP

Zoning Vicinity Map

Reference Only



R-4

R-4

R-4

R-4

R-1 VAR

R-4

R-4

R-1 VAR

R-1 VAR

R-4

R-4

R-4

R-4

R-4

R-4

N 3000 E

Aerial Photo Map

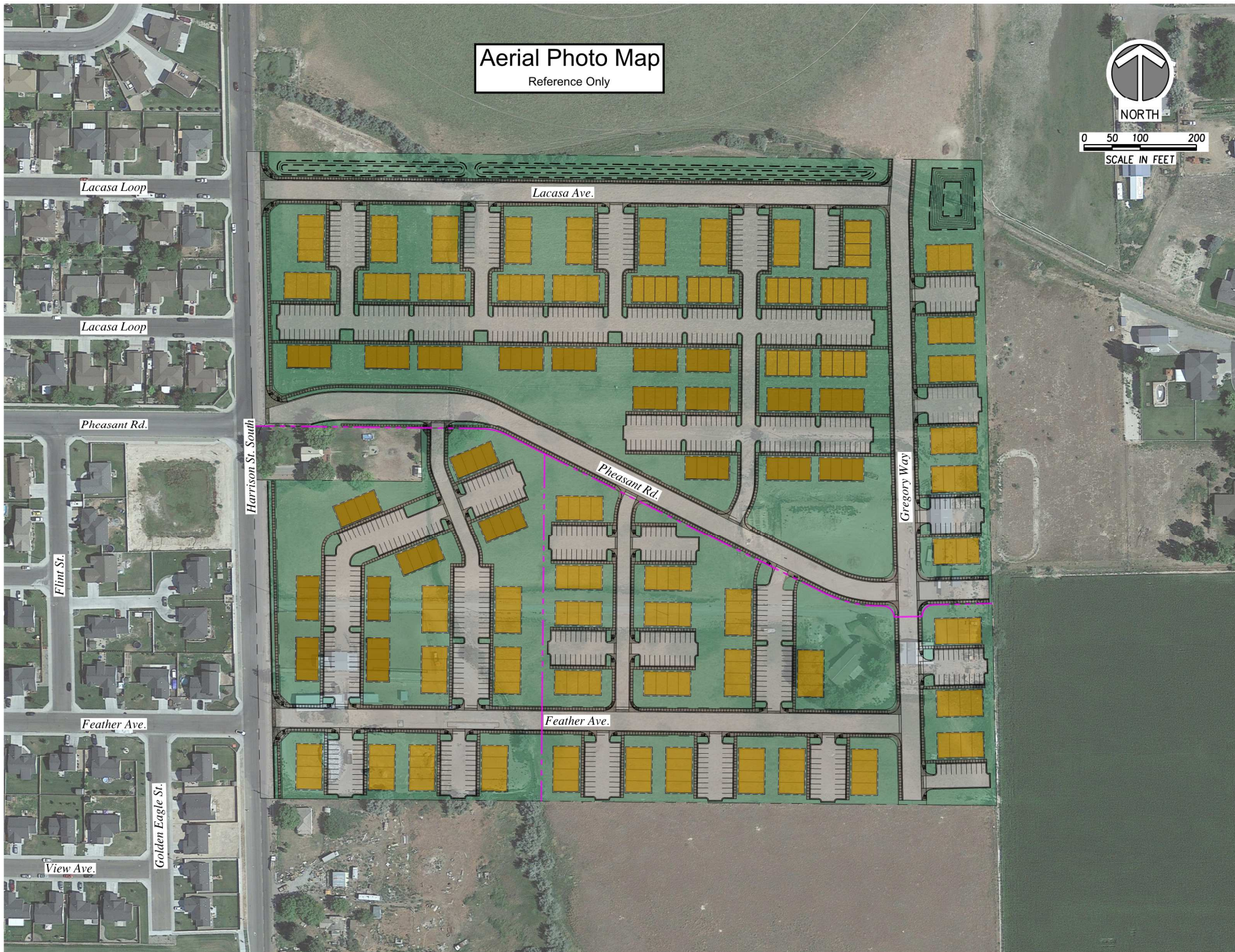
Reference Only



NORTH

0 50 100 200

SCALE IN FEET



Disclosure: All floor plans and elevations are for conceptual purposes only. Owner has the right to modify these plans without notice.



Disclosure: All floor plans and elevations are for conceptual purposes only. Owner has the right to modify these plans without notice.





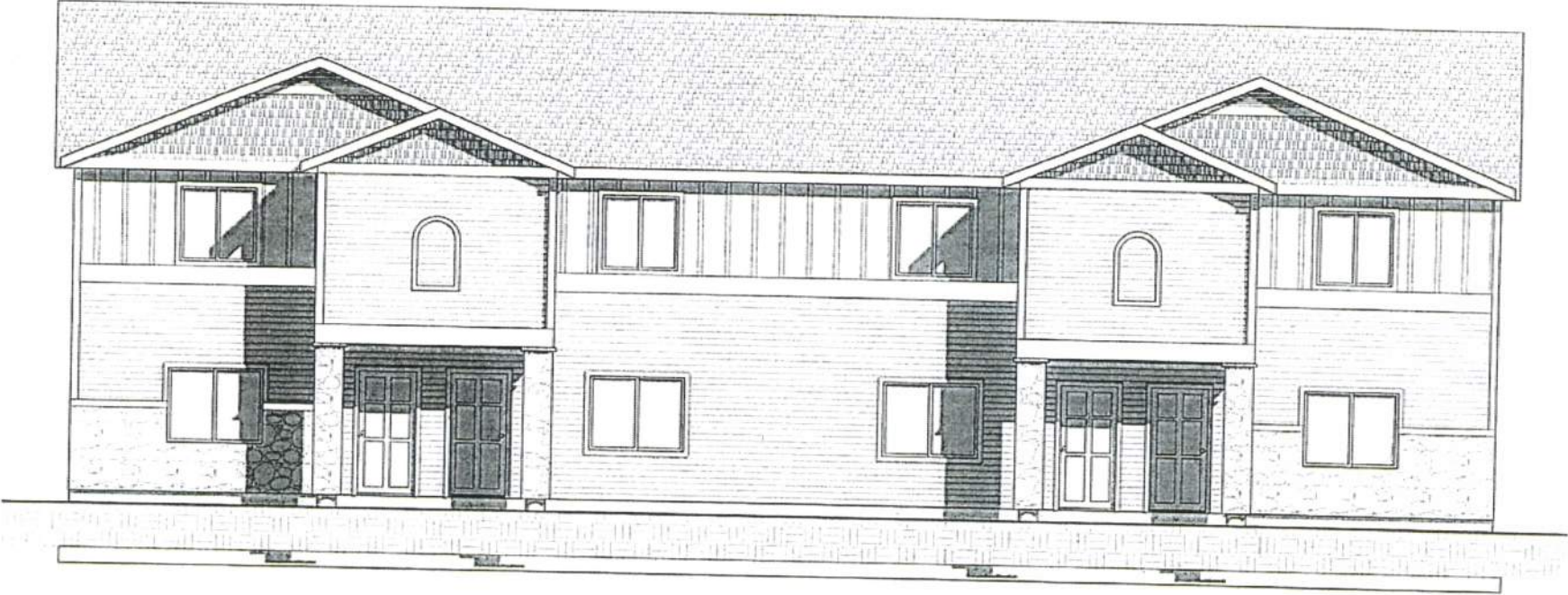
Opt A



Opt B



Opt C





Date: Tuesday, May 24, 2022
To: Planning and Zoning Commission
From: Ian Zollinger

ACTION ITEM

Request:

Request for the consideration of the preliminary plat for Twin Falls Harrison Subdivision, approximate 12 (+/-) acres consisting of 46 lots located at the Harrison Street and Clinton Drive intersection, c/o Civil Science, on behalf of Cal Kunkel (app. PZ22-0085)

Time Estimate:

15 Minutes for presentation from staff and the applicant.

Background:

This is a request for approval of a Preliminary Plat. The applicant is proposing to subdivide 11.98 acres into 46 lots. The subject property is located west of the intersection of Harrison Street South and Clinton 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:

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 R-4 zoning district.

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

History:

The area to be called Twin Falls Harrison Subdivision was annexed into the City in 2021 (Application PZ21-0028) with a Zoning designation of R-4. The property was one single piece of property owned by the Eternal Life Church.

Analysis:

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 to subdivide 45 residential lots and 1 non-buildable lot designated for stormwater retention.

As stated on the subdivision documents, the applicant intends for this to be a duplex subdivision. Each residential lot will consist of 7,000sf or more, which would allow for duplexes to be constructed in accordance with the R-4 zoning district.

Access into the subdivision will be from Harrison Street South and Clinton Drive. Clinton Drive will be completed and connected to Harrison Street South.

Two new streets will be constructed, Honeycrisp Drive, and Grannysmith Way.

On December 9th, 1997, the Planning & Zoning Commission granted Special Use Permit # 518 to allow for the construction and operation of a religious facility. The Commission attached a condition to the property that when Harrison Street is developed, sidewalk will be constructed and the approach of the church be removed from its existing location along Orchard Drive and relocated to Harrison Street.

As shown on the subdivision documents, sidewalk will be constructed from the southern portion of the subdivision along Harrison Street to the intersection of Harrison Street and Orchard Drive.

The new approach for the Eternal Life Church will be shown on the construction plans.

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. Twin Falls Harrison Subdivision-Preliminary Plat 8.5 x 11
2. Vicinity Map
3. FLU Map

PRELIMINARY PLAT OF THE
TWIN FALLS HARRISON SUBDIVISION

45 RESIDENTIAL LOTS (2-FAMILY) - 11.98 ACRES
LOCATED IN SECTION 21
T. 10 S., R. 17 E., B.M.
TWIN FALLS COUNTY, IDAHO

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE E1/2 SE1/4 SW1/4, SECTION 21, T. 10 S., R. 17 E., BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SAID SECTION 21 FROM WHICH THE WEST 1/4 CORNER OF SECTION 21 BEARS N 00°26'50" E, 2701.96 FT. THE BASIS OF BEARING OF THIS DESCRIPTION, RUN THENCE S 87°06'43" E ALONG THE SOUTHERLY BOUNDARY OF SECTION 21 A DISTANCE OF 1967.39 FT. TO A CALCULATED POINT IN ORCHARD STREET, RUN THENCE N 00°23'36" E A DISTANCE OF 330.08 FT. TO A 5/8" REBAR WITH A PLASTIC CAP, RUN THENCE N 87°06'21" W A DISTANCE OF 6.45 FT. TO A 5/8" REBAR WITH A PLASTIC CAP, RUN THENCE N 00°22'12" E A DISTANCE OF 163.765 FT. TO A 5/8" REBAR WITH A PLASTIC CAP SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

CONTINUE THENCE N 00°22'12" E A DISTANCE OF 842.82 FT. TO A 5/8" REBAR WITH A PLASTIC CAP;

THENCE S 86°41'49" E A DISTANCE OF 621.33 FT. TO A 5/8" REBAR WITH A PLASTIC CAP WHICH IS A POINT ON THE WESTERLY RIGHT-OF-WAY OF HARRISON STREET;

THENCE S 00°20'45" W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 838.64 FT. TO A 5/8" REBAR WITH A PLASTIC CAP IN AN EXISTING FENCE LINE;

THENCE N 87°05'04" W ALONG SAID FENCE LINE A DISTANCE OF 621.49 FT. TO THE POINT OF TERMINUS.

CONTAINING 11.98 ACRES MORE OR LESS.

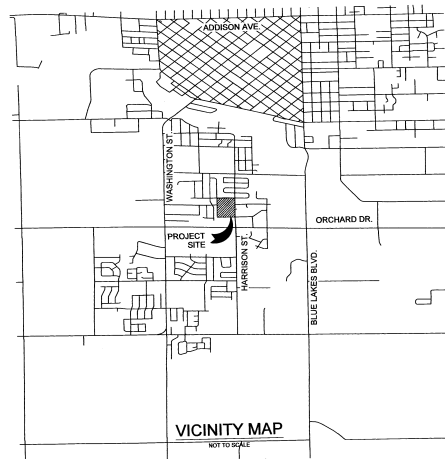
SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESERVATIONS OR PATENTS, RESTRICTION, CONDITIONS AND/OR INSTRUMENTS OF RECORD.

EASEMENTS

ALL LOTS, UNLESS OTHERWISE NOTED, SHALL HAVE A 15' UTILITY EASEMENT ALONG FRONT LOT LINES ADJACENT TO STREET FRONTAGES.

15' UTILITY EASEMENTS ALONG REAR OR SIDE LOT LINES AS DEEMED NECESSARY ARE SHOWN ON THIS PRELIMINARY PLAT.

BLOCK 1 SHALL CONTAIN THREE (3) 24' WIDE UTILITY/DRIVEWAY EASEMENTS AS SEEN ON THIS PRELIMINARY PLAT.



PREVIOUS SURVEY RECORDS

CP&F

INST. #2021-0121338
INST. #2011-000351
INST. #2011-002466
INST. #2015-015473

Final Plat for SOUTH ESTATES
INST. #2008-025806

Record of Survey for ETERNAL LIFE CHRISTIAN CENTER
INST. #2008-014052

Record of Survey for CALVIN GOOLD
INST. #1998-002674

Record of Survey for T.K.O. INC.
INST. #2005-002890

INTENDED USE

THE INTENDED USE OF THIS SUBDIVISION IS RESIDENTIAL MULTI-FAMILY HOUSING (DUPLEX).

PROPERTY ZONING

THIS PROPERTY IS CURRENTLY ZONED AS R-4. ALL SURROUNDING PROPERTY'S ARE ALSO ZONED AS R-4.

UTILITIES

EACH LOT WILL BE SERVICED BY THE CITY OF TWIN FALLS DOMESTIC WATER, SEWER, & PRESSURE IRRIGATION.

LOT SUMMARY

BLOCK 1 - 9 RESIDENTIAL DUPLEX LOTS, 1 STORMWATER RETENTION LOT
BLOCK 2 - 18 RESIDENTIAL DUPLEX LOTS
BLOCK 3 - 9 RESIDENTIAL DUPLEX LOTS
BLOCK 4 - 9 RESIDENTIAL DUPLEX LOTS

FLOOD ZONE

OVERALL PARCEL LOCATED IN FLOOD ZONE X (AREA OF MINIMAL FLOODING).

RIGHT-OF-WAY LANDSCAPE STRIP MAINTENANCE

THE DEVELOPMENT OWNER WILL MOW AND MAINTAIN THE LANDSCAPE STRIPS WITHIN THE RIGHT-OF-WAY ALONG CLINTON DRIVE AND HARRISON STREET ALONG AND WITHIN THIS SUBDIVISION BOUNDARY.

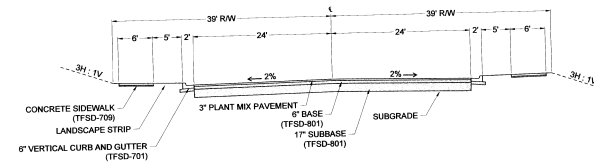
CONTACT INFORMATION			
TITLE	NAME	PHONE #	ADDRESS
LAND OWNER/DEVELOPER	CAL KUNKEL	208-360-0387	2728 ASPEN WAY BILLINGS, MT 59106
ENGINEER	STEPHEN ANDERSEN	208-737-0007	376 FALLS AVE. TWIN FALLS, IDAHO 83301
SURVEYOR	MITCH BARERRAS	208-737-0007	376 FALLS AVE. TWIN FALLS, IDAHO 83301

DRAFT COPY FOR
REVIEW ONLY

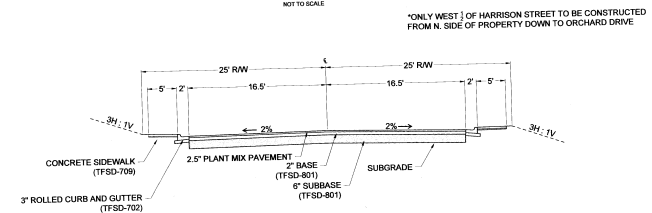


376 FALLS AVENUE
TWIN FALLS, IDAHO 83301
208.737.0007

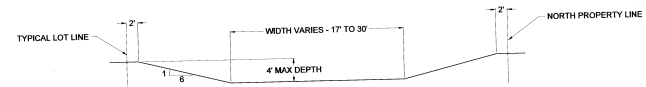
ROADWAY SECTIONS



CLINTON DR./HARRISON ST. TYPICAL SECTION
(TFSD-801)
NOT TO SCALE



RESIDENTIAL TYPICAL SECTION
(TFSD-801)
NOT TO SCALE



STORMWATER RETENTION SECTION
(TFSD-801)
NOT TO SCALE

PROJ. # 1520222.DD
DRAWN BY: JBS
CHECKED BY: JBS
DATE: 2/14/2022
SCALE OF SHEET: N/A
SHEET 1
OF 2

PRELIMINARY SUBDIVISION PLAT
for CAL KUNKEL

CAL KUNKEL
TWIN FALLS HARRISON LLC
2728 ASPEN WAY
BILLINGS, MT 59106
208-360-0387

PRELIMINARY PLAT OF THE TWIN FALLS HARRISON SUBDIVISION

45 RESIDENTIAL LOTS (2-FAMILY) - 11.98 ACRES
LOCATED IN SECTION 21
T. 10 S., R. 17 E., B.M.
TWIN FALLS COUNTY, IDAHO

SCALE: 1" = 60'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

LEGEND

- EX. POWER POLE
- EX. IRRIGATION VALVE
- EX. WATER VALVE
- EX. COMMUNICATIONS PEDESTAL
- EX. FIRE HYDRANT
- EX. SIGN
- EX. SANITARY SEWER MANHOLE
- EX. WATER LINE
- EX. SANITARY SEWER
- EX. PRESSURE IRRIGATION LINE
- EX. EDGE OF ASPHALT/CURB/GUTTERS/SIDEWALK
- EX. PROPERTY BOUNDARY
- EX. GAS LINE
- PR. LIGHT POLE
- PR. IRRIGATION VALVE
- PR. WATER VALVE
- PR. SANITARY SEWER MANHOLE
- PR. CATCH BASIN
- PR. STORM SEWER MANHOLE
- PR. HYDRANT
- PR. WATER SERVICE
- PR. SEWER SERVICE
- CALCULATED POINT
- FOUND 1/2" REBAR W/ PLASTIC CAP, AS NOTED
- SET 1/2" REBAR W/ PLASTIC CAP, PLS #13024
- SECTION MONUMENT, AS NOTED
- QUARTER SECTION MONUMENT, AS NOTED
- CENTER QUARTER SECTION MONUMENT, AS NOTED
- PR. 8" PRESSURE IRRIGATION
- PR. 8" WATER LINE
- PR. 12" STORM DRAIN
- PR. 8" SANITARY SEWER
- ROADWAY CENTERLINE
- SECTION LINE
- EASEMENT LINE
- LOT BOUNDARY

EASEMENTS

- A 15' UTILITY EASEMENT
- B 24' x 143' DRIVEWAY/UTILITY EASEMENT
- C 24' x 85' DRIVEWAY/UTILITY EASEMENT
- D EXISTING 22.5' UTILITY EASEMENT
- E EXISTING 15' UTILITY EASEMENT
- F 62' HARRISON STREET SETBACK FROM CENTERLINE

RIGHT-OF-WAY (R/W) STORM WATER CALCULATIONS

PRE-DEVELOPMENT RUNOFF FACTOR (A) = 0.2
STORM INTENSITY (B) = 1.9 INCHES/24-HOURS (50 YEAR, 24 HOUR STORM)
TOTAL R/W AREA* (C) = 186,975 SF
IMPERMEABLE AREA RUNOFF FACTOR (D) = 0.95 (ASSUMED OVER ENTIRE R/W)
PRE-DEVELOPMENT ALLOWANCE (E) = (A)(B)(12)(C) = (0.2)(1.9)(12)(186,975) = 5,921 CF
R/W RUNOFF (F) = (B)(12)(D)(C) = (1.9)(12)(0.95)(186,975) = 26,124 CF
DETENTION VOLUME (REQUIRED) = (F) - (E) = (26,124) - (5,921) = 20,203 CF
DETENTION VOLUME (AVAILABLE) = 28,789 CF
*TOTAL R/W AREA INCLUDES CLINTON DRIVE (78' R/W), HONEYCRISP DRIVE (50' R/W), GRANNYSMITH WAY (50' R/W), BRAEBURN WAY (50' R/W), GRAVENSTEIN WAY (50' R/W), AND HARRISON STREET (39' R/W - HALF) FROM NORTH PROPERTY LINE TO ORCHARD DRIVE.
*RETENTION POND OVERSIZED TO ACCOUNT FOR 100 YEAR STORM. CATCH BASIN FEEDING RETENTION POND TO ACT AS OVERFLOW. OVERFLOW WATER TO RUN DOWN ROAD.
EACH LOT SHALL RETAIN ITS OWN STORMWATER.

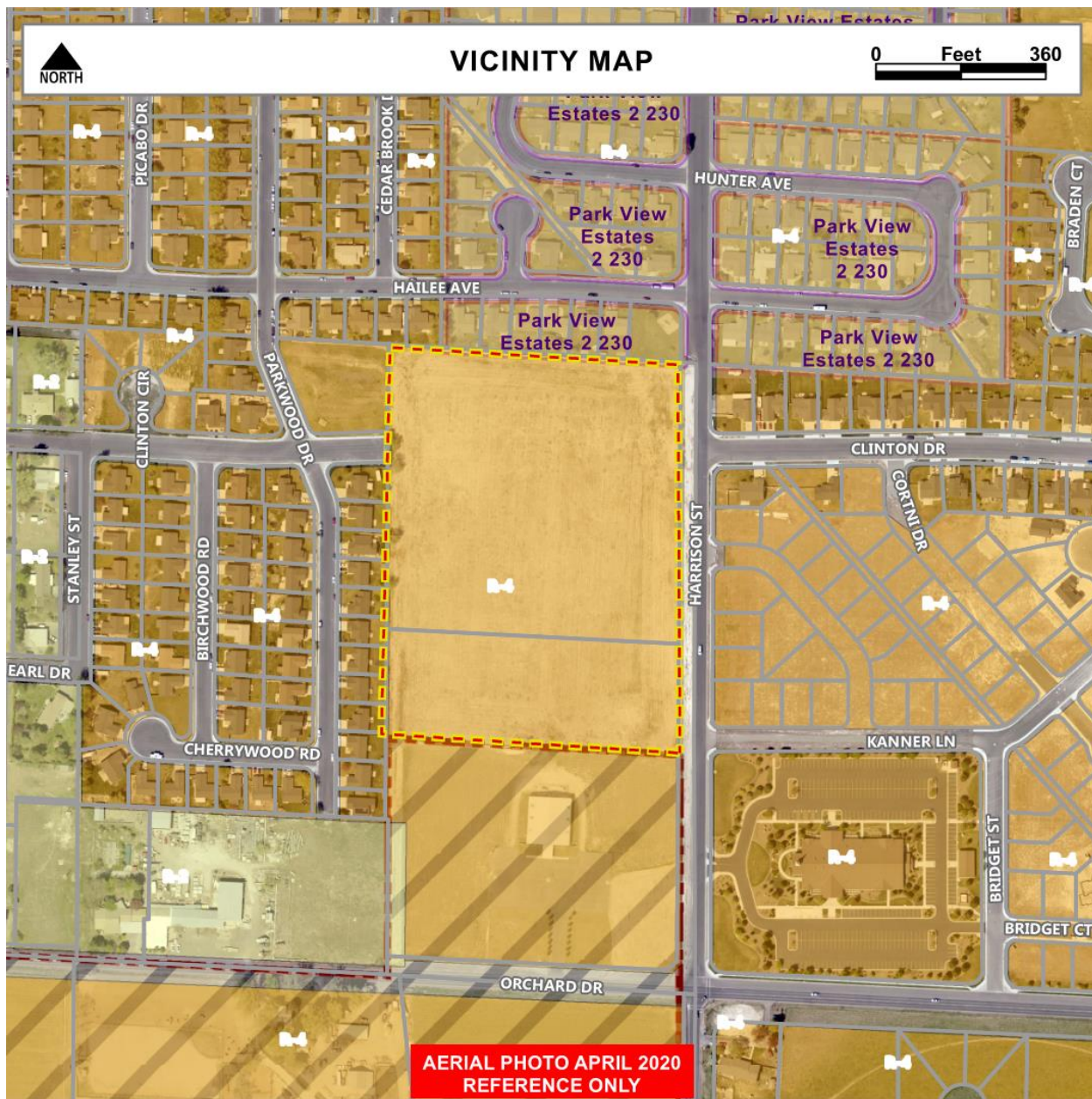
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	18.86	12.00	90°02'24"	S 45°21'48" W	16.98
C2	21.20	13.50	89°57'42"	S 44°38'01" E	18.09
C3	18.54	63.50	16°43'35"	S 08°10'04" E	18.47
C4	43.87	63.50	39°34'45"	S 36°10'14" E	43.00
C5	34.49	63.50	31°07'27"	S 71°31'20" E	34.07
C6	14.32	63.50	12°55'00"	S 86°27'28" W	33.06
C7	40.57	63.50	36°38'23"	N 61°41'45" E	49.79
C8	47.71	63.50	43°02'48"	N 21°52'09" E	46.59
C9	21.22	13.50	90°34'44"	N 45°21'57" E	19.10
C10	21.21	13.47	90°14'45"	S 44°38'03" E	19.09
C11	21.21	13.50	90°02'18"	N 45°21'59" E	19.10
C12	21.81	13.50	92°34'12"	S 46°37'51" W	19.52
C13	20.60	13.50	87°25'48"	N 43°22'10" W	18.66
C14	21.20	13.50	89°57'39"	S 44°38'02" E	19.09
C15	21.22	13.50	90°02'25"	N 45°21'58" E	19.10
C16	20.60	13.50	87°25'48"	N 43°22'08" W	18.66
C17	21.81	13.50	92°34'12"	S 46°37'51" W	19.52
C18	21.20	13.50	89°57'35"	S 44°38'03" E	19.09

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	14.89	S 00°16'32" W
L2	46.90	S 00°20'45" W
L3	50.16	S 89°36'51" E
L4	31.83	N 00°20'46" E
L5	17.82	S 87°09'04" E
L6	60.75	S 89°36'51" E
L7	60.75	S 89°36'51" E
L8	60.76	S 89°36'51" E
L9	60.99	S 89°36'51" E
L10	75.74	S 89°36'51" E

PROJ. # FC0222.00
DRAWN BY: JBS
CHECKED BY: SA
DATE: 04/02/22
SCALE OF SHEET: 1" = 60'
SHEET 2
OF 2
2

PRELIMINARY SUBDIVISION PLAT for CAL KUNKEL

CAL KUNKEL
TWIN FALLS HARRISON LLC
2729 ASPEN WAY
BILLINGS, MT 59108
206-360-0397



Current Zoning: R-4, Residential

Existing Land Use: Vacant/ Undeveloped

Comprehensive Plan: Town Neighborhood

Proposed Land Use: Duplex Subdivision

Surrounding Zoning Designations & Land Use(s)

North: R-4, Residential

East: R-4, Residential

South: R-4, Residential

West: R-4, Residential

Applicable Regulations

10-1-4, 10-4-5, 10-12



FUTURE LAND USE MAP

0 Feet 360





Date: Tuesday, May 24, 2022
To: Planning and Zoning Commission
From: Jonathan Spendlove, Planning & Zoning Director

ACTION ITEM

Request:

Request for a recommendation to City Council to allow for additional height beyond 50 feet on property located on 2nd Avenue South between Hansen Street and Shoshone Street c/o Bill Truax on behalf of Galena Opportunity, Inc. (PZ22-0051)

Time Estimate:

Approximately fifteen (15) minutes for Staff and applicant presentation. Public Hearing comments and Council questions aside.

Background:

This is a request for Additional Building Height to allow a Parking Garage (previously approved land use) to extend to sixty (60) feet tall. The subject property is located within the CB (Commercial Business) Zoning District and P-1 Parking Overlay.

A previously approved extra height application PZ21-0159 contained two future buildings adjacent to this property. That application approved heights of eighty five (85) feet.

This parking garage will be a standalone structure of concrete tilt-up construction, and per the Special Use Permit for the land use, will have a façade, and landscaping corridor along 2nd Ave South, that will be reviewed by the Planning and Zoning Commission.

Approval Process:

A request for additional height follows the public hearing process for zoning map amendments as described in subsection 10-14-5(B) and section 10-14-7 of City Code.

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

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

Budget Impact:

N/A

Regulatory Impact:

If approved, this structure will be allowed to be constructed up to sixty (60) feet tall, inclusive of structural related equipment such as elevator shafts.

History:

The current use of the property as Parking lots have been in place for over three decades. Special Use Permit PZ21-0158 was approved for the Garage Land Use and PZ-0159 was approved for extra height on neighboring properties, in November 2021.

Analysis:

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 and their accessory, or related, land uses. City Staff has determined this request follows the City’s comprehensive plans.

Potential Impacts

The applicant and Staff do not anticipate detrimental impacts beyond reasonable levels based on the previously approved extra height limitations on the adjacent properties.

Conclusion:

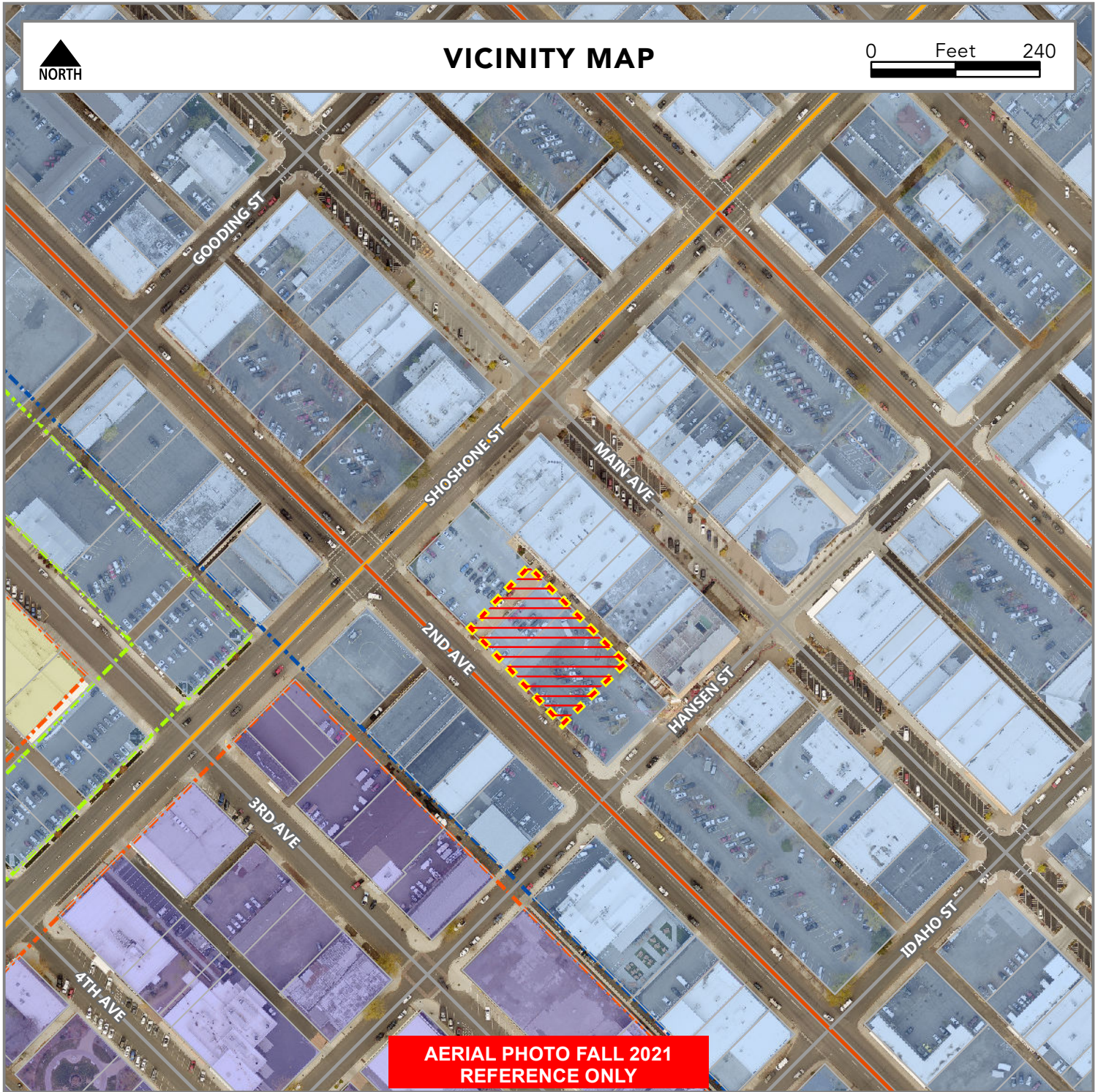
The commission may recommend to City Council that additional height be approved as requested, approved with modifications, tabled for additional information, or it may recommend that the request be denied.

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

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to continued compliance with the application materials and drawings submitted by the applicant.
3. Subject to the maximum height of sixty (60) feet to include all mechanical and service equipment.

Attachments:

1. #1 PZ22-0051 ADDHGT - Vicinity Map
2. #2 PZ22-0051 ADDHGT - Applicant Narrative
3. #3 PZ22-0051 ADDHGT - Applicant Site Plans
4. #4 PZ22-0051 ADDHGT - Applicant Elevations
5. #5 PZ21-0051 ADDHGT - Site Photos



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

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

Existing Land Use: Parking Lot
Proposed Land Use: Parking Garage with Additional Height

Surrounding Zoning Designations & Land Use(s)	
North: Shoshone St; CB P-1, Mixed Use Commercial/Office/Retail	East: Alley; CB P-1, Mixed Use Commercial/Office/Retail
South: Hansen St; CB P-1, Mixed Use Commercial/Office/Retail	West: 2nd Ave S; CB P-1, Mixed Use Commercial/Office/Retail

Applicable Regulations of Note
 10-1-3, 10-1-5, 10-7-3, 10-10-12

PROJECT NARRATIVE

HEIGHT VARIANCE NARRATIVE:

Please accept this request for a height variance approval for the parking structure, constituting part of our mixed use project, to be located along the northeastern side of 2nd Avenue South between Hansen Street East and Shoshone Street. This approval is requested due to a design change that increases the height of the parking structure to +/-60 feet, which exceeds the maximum allowed in the District. An earlier height variance request for the residential building located at the corner of 2nd Avenue South and Hansen Street East was approved in January 2022.

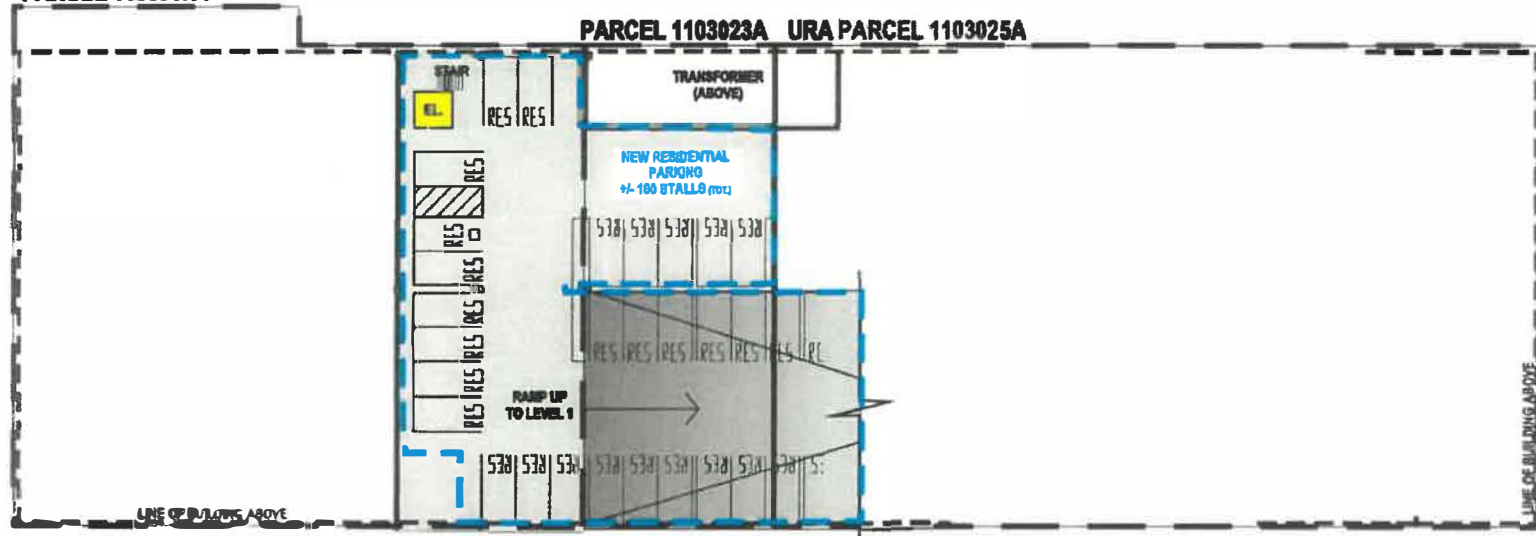
The increase in the height of the parking structure is a consequence of decreasing the footprint of the parking structure in connection with decoupling the parking structure from the residential buildings. All the parking stalls will be contained in the freestanding parking structure. The parking stall count will remain at 325, with 100 reserved for public use.

The project will continue to consist of two residential buildings, one located at the corner of 2nd Avenue South and Hansen Street East and the other at the corner of 2nd Avenue South and Shoshone Street, and the parking structure, now to be freestanding, located between the residential buildings. Each of the residential buildings will now contain 48 residential units, including ground level lofts, and ground level retail space. The ground level loft units will open onto tree-lined pedestrian courtyards between the residential buildings and the parking structure and provide easy access to neighboring business across the alley.

The development of additional residential units, retail spaces, and public parking is in alignment with the City of Twin Falls comprehensive plan and economic development goals. Neighboring businesses will benefit from increased demand created by residents living in the area and the ease of accessible parking will encourage visitors.

PARCEL 1103017A

PARCEL 1103023A URA PARCEL 1103025A



CONCEPT PLAN LEVEL B1

SCALE: 1"=40'

2nd & Hansen

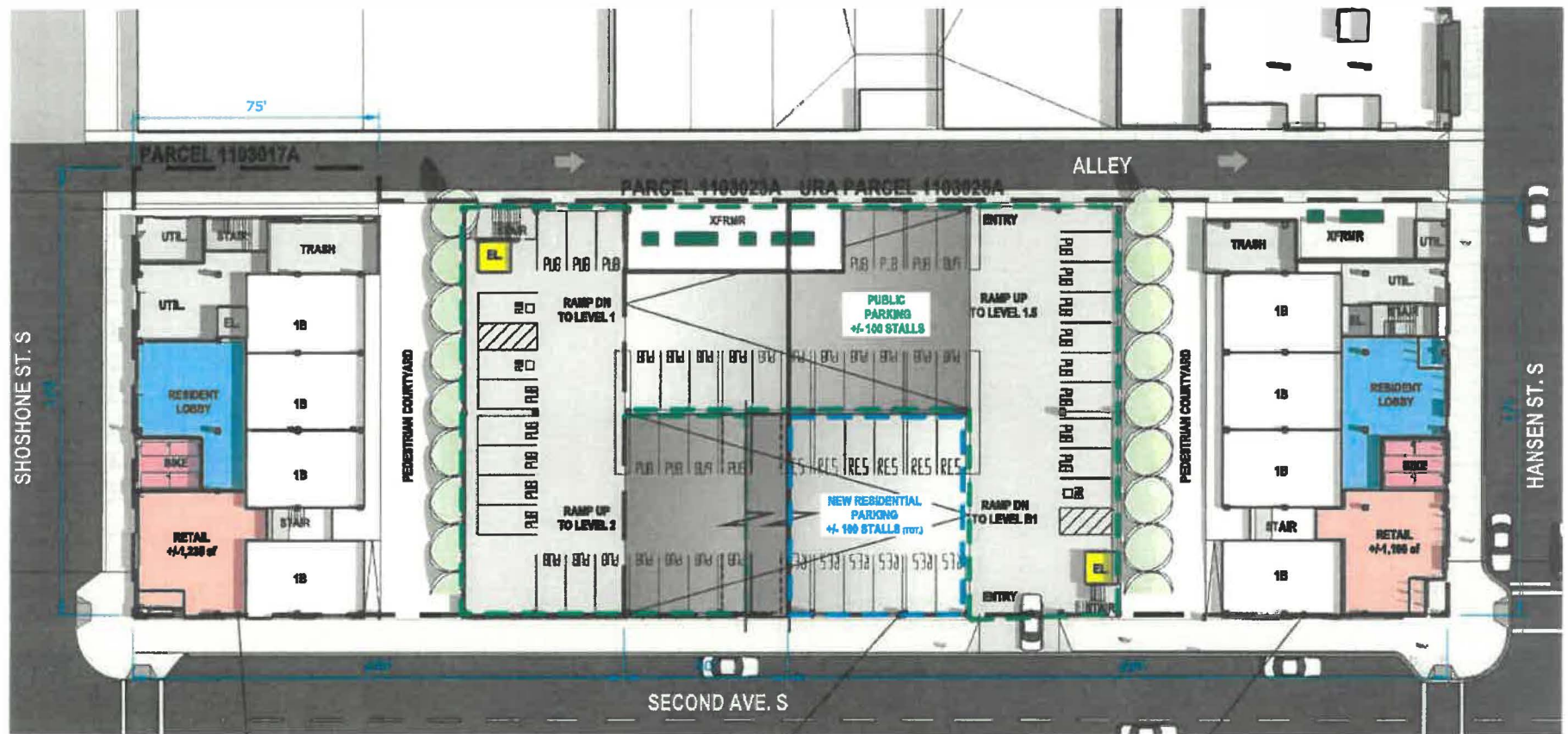
2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-00X



01

03.14.2022





PROPOSED 4-OVER-1 RESIDENTIAL BUILDING
HEIGHT: +/- 69'2" TOP OF STRUCTURE FROM SECOND AVE. CURB

PROPOSED 4.5 LEVEL GARAGE
HEIGHT: +/- 60' TOP OF STRUCTURE FROM SECOND AVE. CURB

PROPOSED 4-OVER-1 RESIDENTIAL BUILDING w/ ROOF DECK
HEIGHT: +/- 78'2" TOP OF STRUCTURE FROM SECOND AVE. CURB

CONCEPT SITE PLAN - LEVEL 1

SCALE: 1"=30'

2nd & Hansen

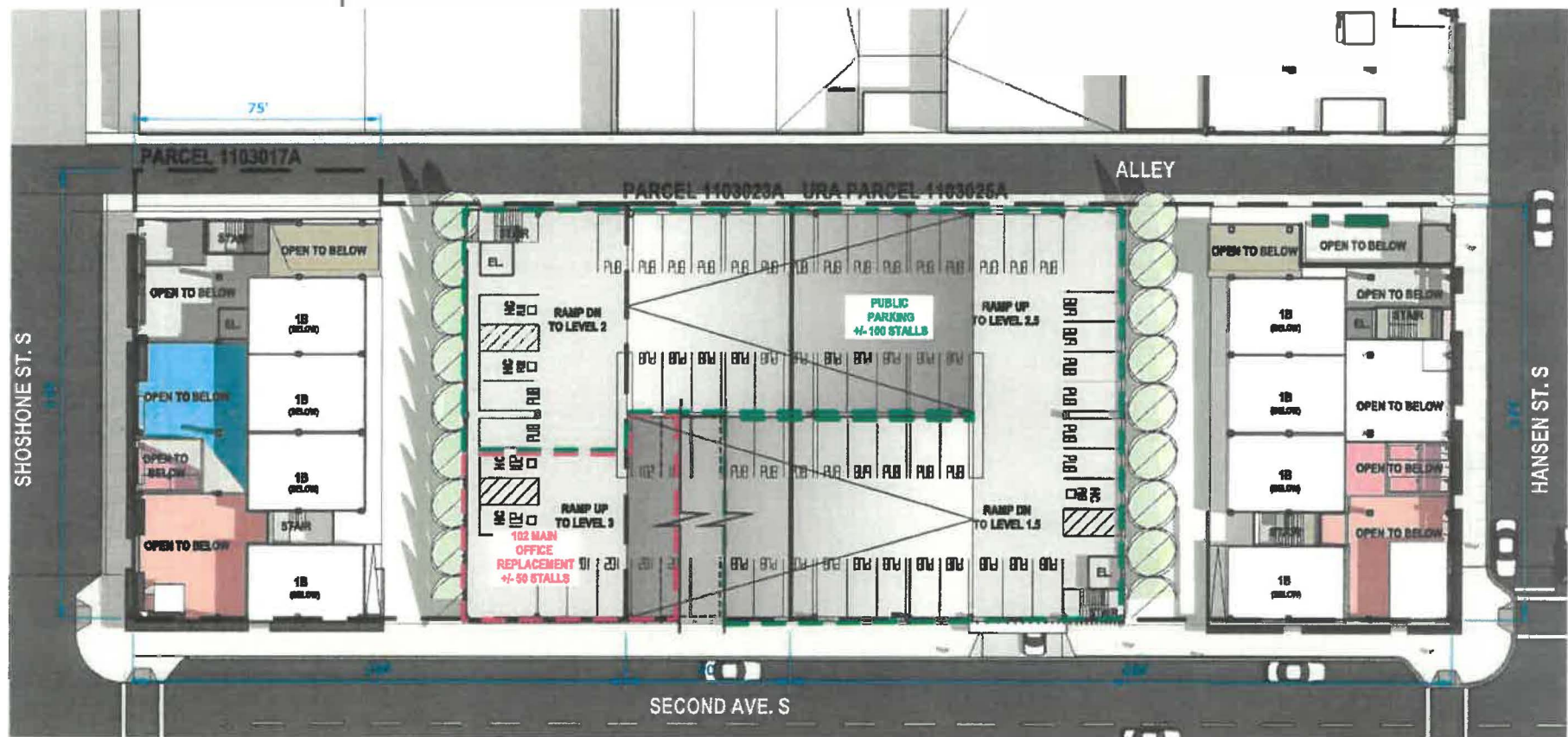
2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX



02

03.14.2022





CONCEPT LEVEL 2 PLAN
2nd & Hansen

SCALE: 1"=40'

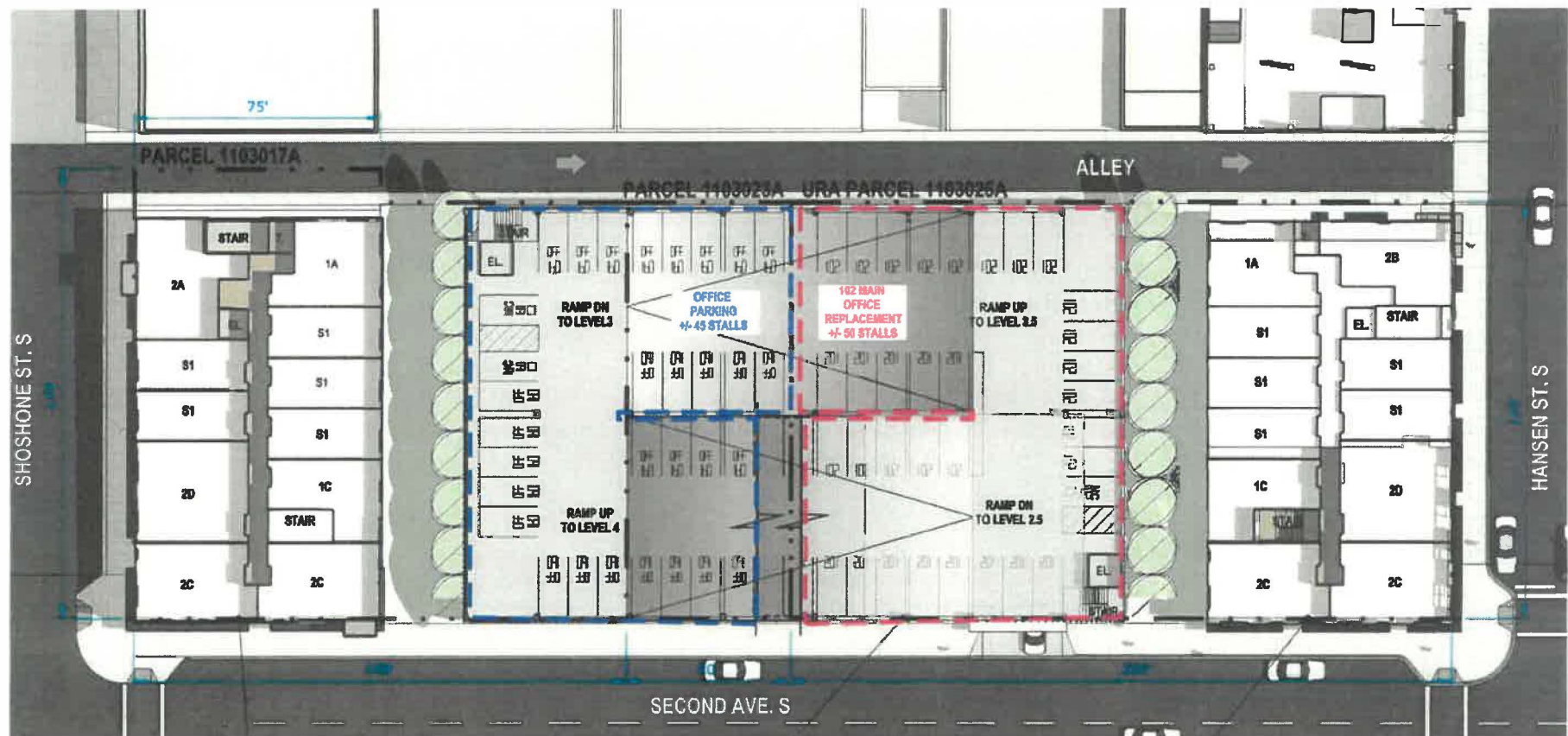
2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX



03

03.14.2022

expat north
ARCHITECTURE



PROPOSED 4-OVER-1 RESIDENTIAL BUILDING
HEIGHT: +/- 69'2" TOP OF STRUCTURE FROM SECOND AVE. CURB

PROPOSED 4.5 LEVEL GARAGE
HEIGHT: +/- 60' TOP OF STRUCTURE FROM SECOND AVE. CURB

PROPOSED 4-OVER-1 RESIDENTIAL BUILDING
HEIGHT: +/- 69'2" TOP OF STRUCTURE FROM SECOND AVE. CURB

CONCEPT LEVEL 3 PLAN

SCALE: 1"=30'

2nd & Hansen

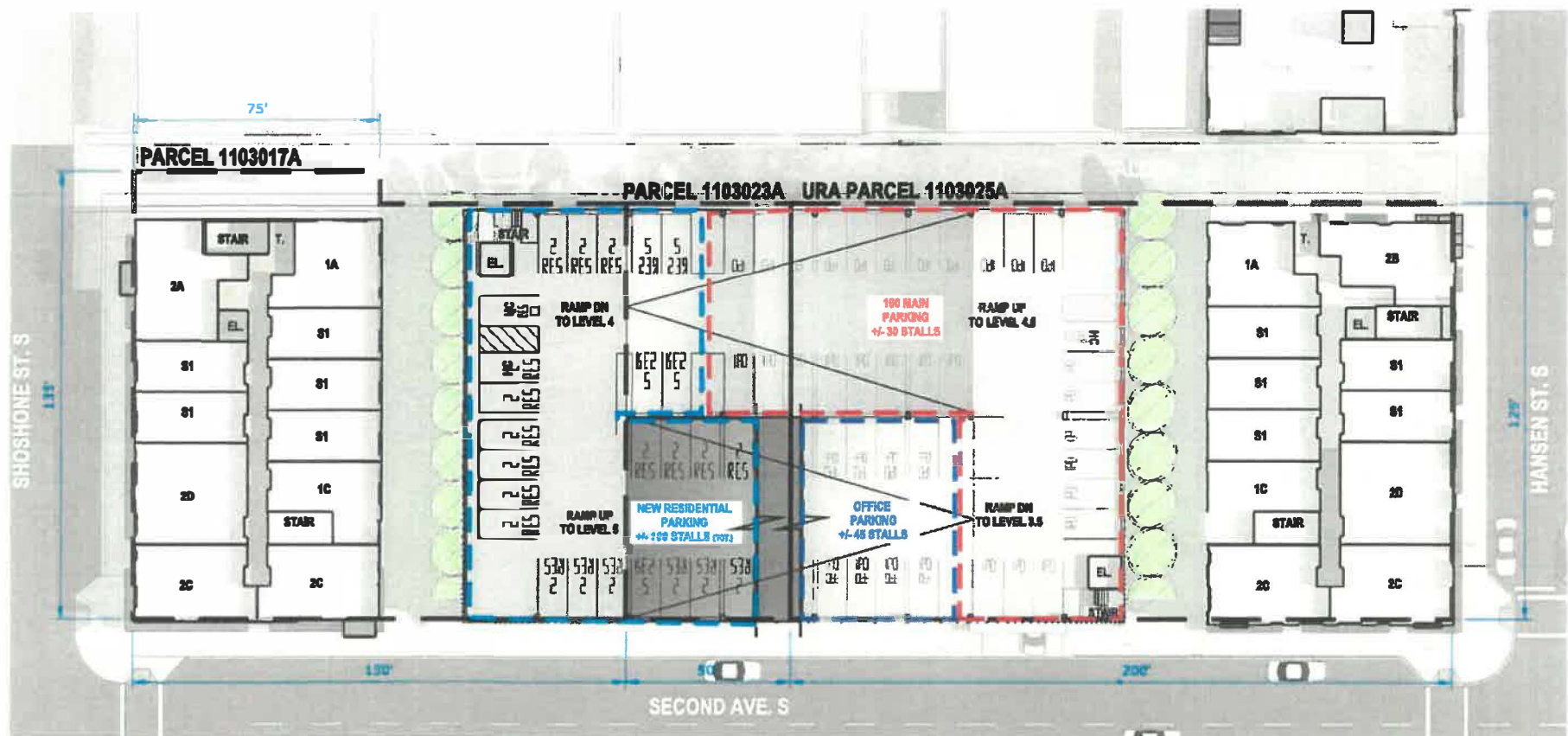
2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX



04

03.14.2022

pivot north
ARCHITECTURE



CONCEPT TYPICAL UPPER PLAN

SCALE: 1"=40'

2nd & Hansen

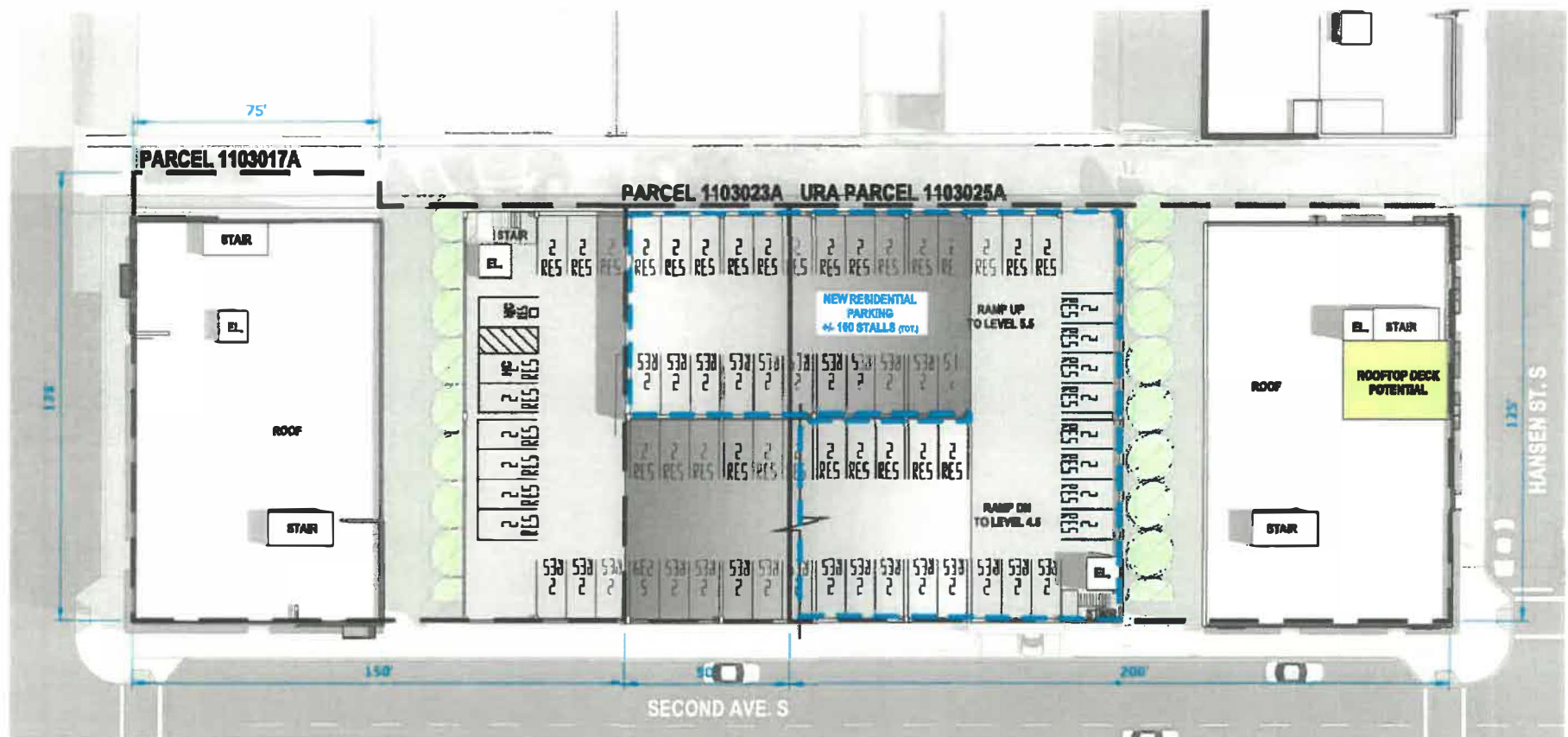
2nd & Hansen St., Twin Falls, ID 83301
PNa JOB # 21-0XX



05

03.14.2022

pnarchitect
ARCHITECTURE



CONCEPT ROOF PLAN

2nd & Hansen

SCALE: 1"=30'

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



06

03.14.2022





VIEW TO CORNER OF 2ND AND HANSEN, LOOKING N

CONCEPT PERSPECTIVE VIEWS

2nd & Hansen

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

v1

04.19.2022



VIEW TO CORNER OF 2ND AND SHOSHONE, LOOKING E

CONCEPT PERSPECTIVE VIEWS

2nd & Hansen

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

v2

04.19.2022

NORTH



WEST





EAST





Date: Tuesday, May 24, 2022
To: Planning and Zoning Commission
From: Lisa Strickland

ACTION ITEM

Request:

Request for a Special Use Permit to allow for a utility-owned structure greater than three (3) feet aboveground, on property located on 971 Carriage Ln c/o Tilson Technology Management, on behalf of TDS Metrocom, LLC. (PZ22-0089)

Time Estimate:

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

Background:

This is a request to allow for a utility-owned structure to be located at 971 Carriage Ln (aka Thomsen Park). The applicant is a fiberoptic provider that will be installing a cabinet at this location to house the equipment necessary to maintain and operate the node that will provide service located within this area. This site is one of many that will coincide with a large infrastructure project to install and to provide fiberoptic connections throughout the city.

Approval Process:

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

The Commission shall decide 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.

Standards Applicable to Special Uses:

- Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Budget Impact:

n/a

Regulatory Impact:

Per City Code 10-4-8 states "a special use permit is required for "a utility owned structure greater than three (3) feet aboveground"

10-13-2-2: Upon Granting A Special Use Permit, Conditions May Be Attached To A Special Use Permit Including, But Not Limited To, Those:

1. Minimizing adverse impact on other developments.
2. Controlling the sequence and timing of development.
3. Controlling the duration of development.
4. Assuring that development is maintained properly.
5. Designating the exact location and nature of development.
6. Requiring the provision for on-site or off-site public facilities or services.
7. Requiring more restrictive standards than those generally required in this Title.

The 2016 Comprehensive Plan; "Grow With Us" designates this area as appropriate for "Town Neighborhood." Allows for primarily residential development with some open space and clustered development. This service will the residents located within this area, staff has determined this request is compatible with the comprehensive plan.

History:

This area is zoned R-2, Residential Single Household or Duplex District. The cabinet will be located on the southeast corner of Thomsen Park.

Analysis:

This request is associated with a large project proposed to take place within the city's right of way in order for Tilson/TDS to provide fiberoptic services throughout the city. The installation of a utility cabinet to house the equipment necessary to provide this service is similar to other cabinets used by utility service companies. The special use permit allows the commission the opportunity to look at the location, of the cabinet and address any visual impacts that may require mitigation. The staff has reviewed the request and does not foresee any issues with the proposed location of the cabinet.

Conclusion:

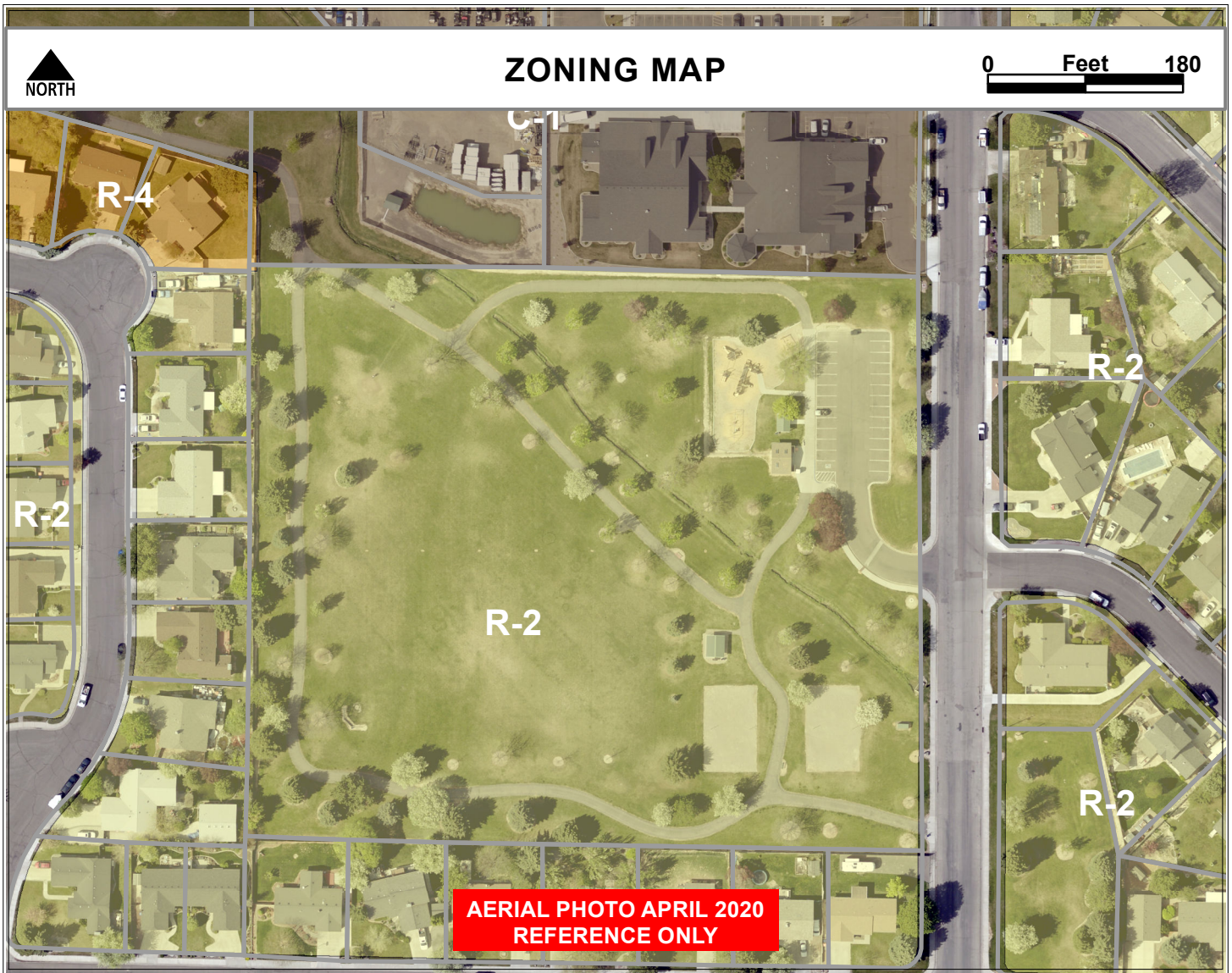
Upon conclusion, should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Fire, Engineering, and Zoning Officials to ensure compliance with all applicable codes and standards.

Attachments:

1. PZ22-0089 Zoning Map

2. PZ22-0089 Future Land Use Map
3. PZ22-0089 Vicinity Map
4. PZ22-0089 Exhibits



Subject Property

Current Zoning Designation:	R-2
Existing Land Use:	Park
Proposed Land Use:	Utility Cabinet
Comprehensive Plan Designation:	Town Neighborhood

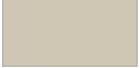
Surrounding Properties

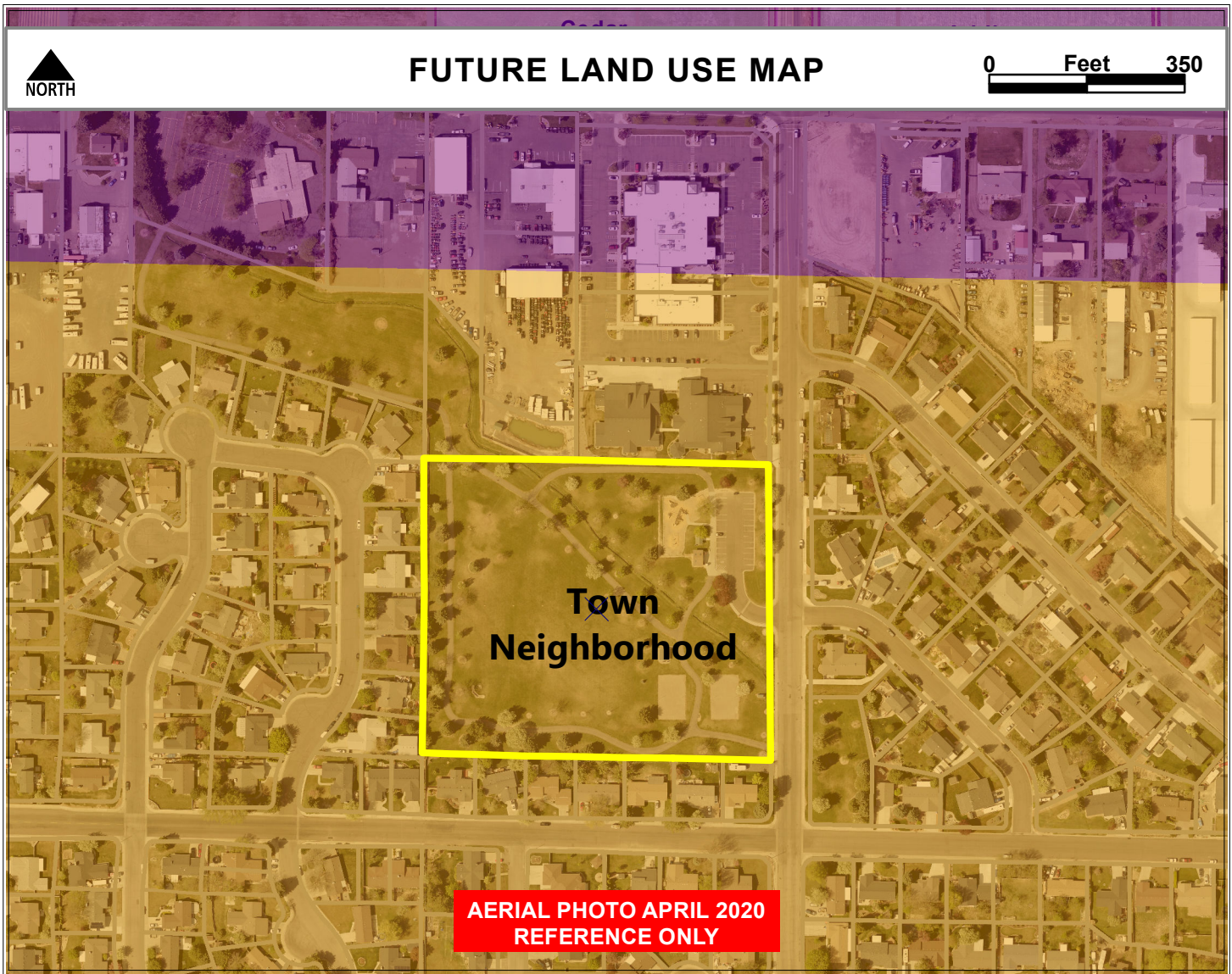
North:	Commercial
South:	Residential
East:	Carriage Lane/Residential
West:	Residential

Applicable Zoning Regulations

10-1, 10-4-5, 10-13-2.2

Zoning

	C-1
	R-2
	R-4

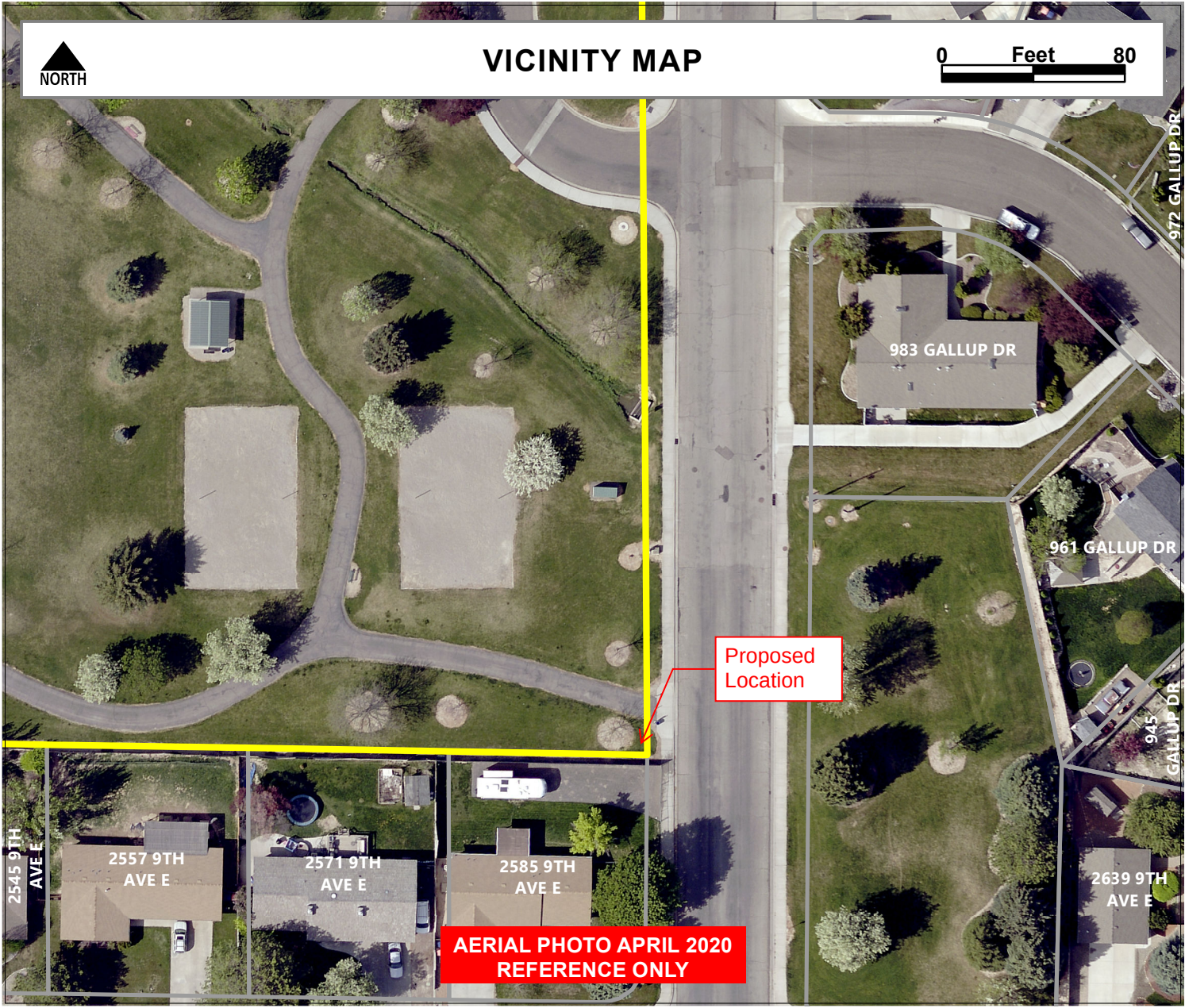


Future Land Use

-  Neighborhood Commercial
-  Town Neighborhood

VICINITY MAP

0 Feet 80



Proposed
Location

AERIAL PHOTO APRIL 2020
REFERENCE ONLY

Public Hearing for the DSA Cabinets

TDS is looking to place DSA (Node) Cabinets in areas of Twin Falls ID. These DSA cabinets will serve as a data transmission and redistribution cabinet to homes and or businesses in that area for those individuals who would like to acquire internet, cable, or telephone services with TDS. The DSA cabinet is the central hub for internet traffic to be routed out from. We need to place the DSA cabinets in areas we are building out to in order to be able to bring internet, TV and phone services to an address.

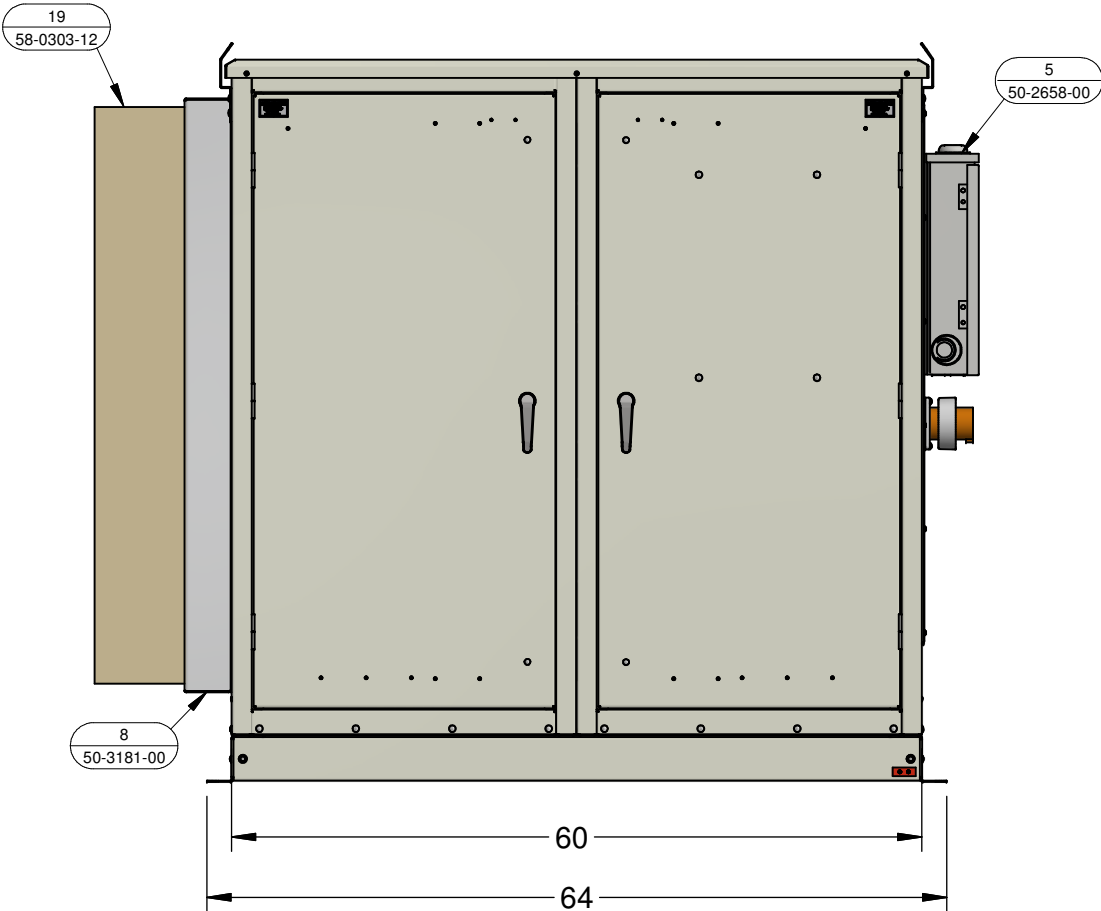
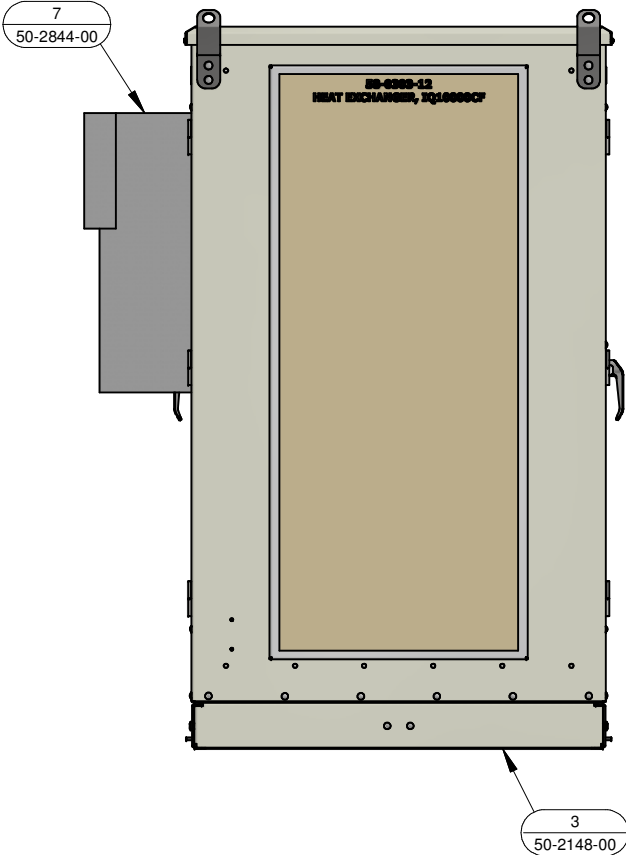
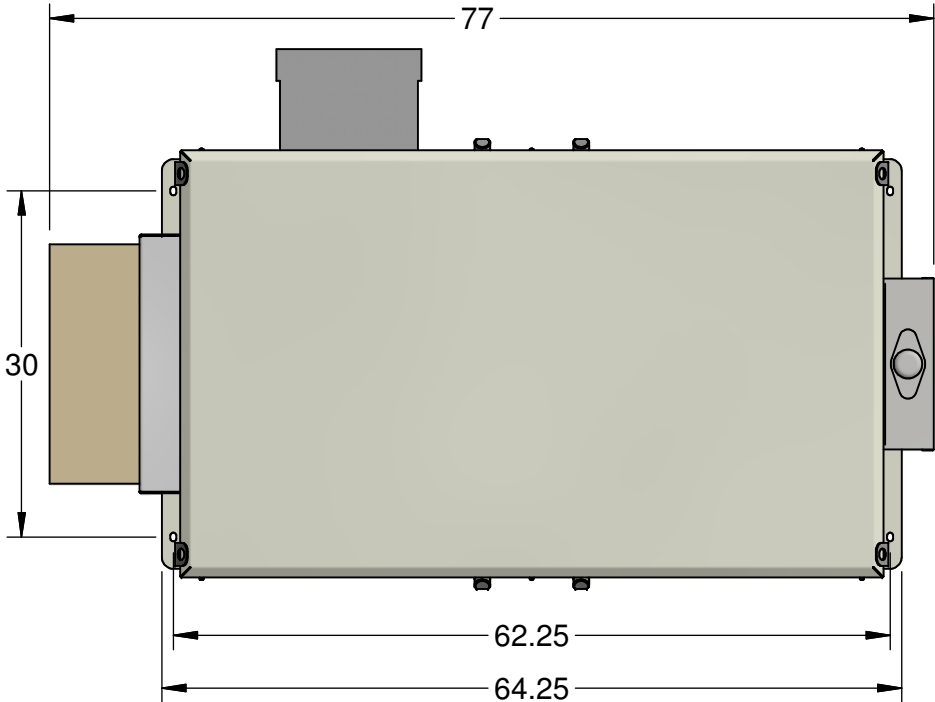
AM58P-6036-60RU-VIK

NOTE:

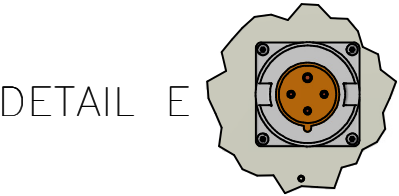
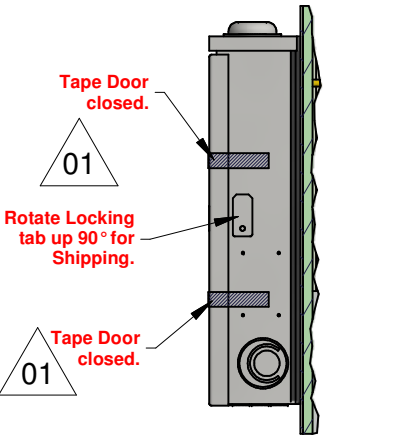
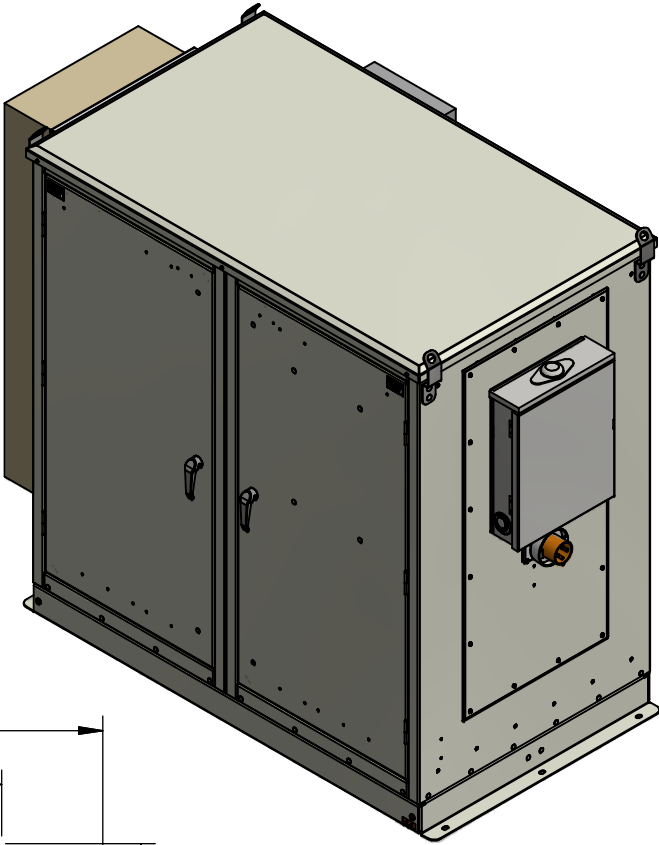
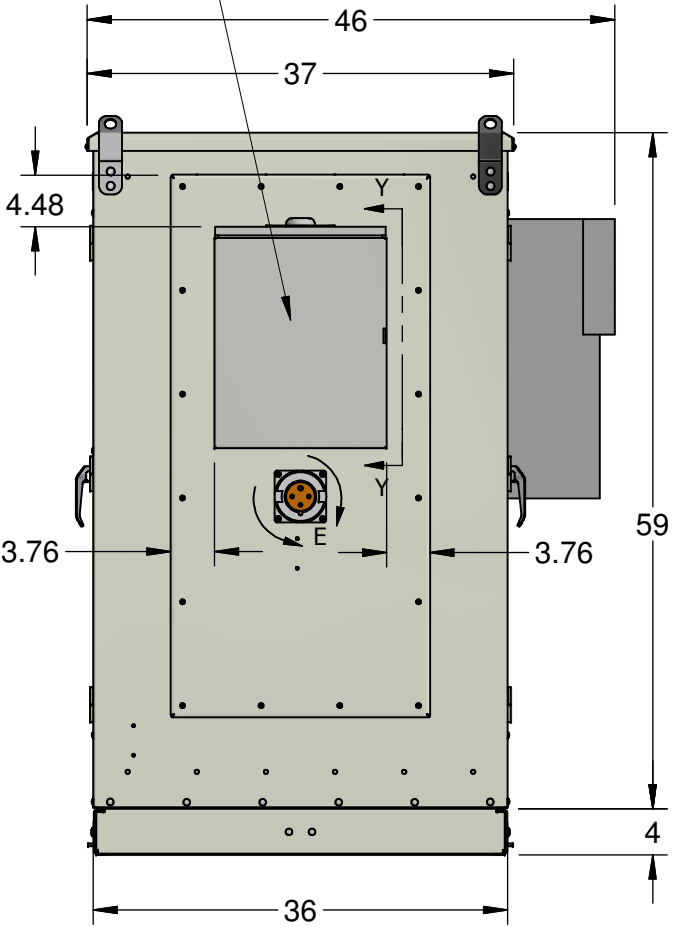
- 01
- 1- Both Quad Recep outlets are to be wired SEPERATE to 20amp breakers on RIGHT Side of Load Center, under generator breaker.

2- ADD 8-10" of slack from Quad Recepts to J-Box; Per Customer Request.

3- Customer Request to leave LEFT Side of Load Center OPEN for 2-Pole Breakers for the Power Bay (we do NOT supply these breakers).



01
SEE NOTES 1 thru 3
before WIRING!



*REFERENCE PAINT SPEC
SHEET FOR COLOR

CUSTOMER
WALKER

REVISION HISTORY				
DCN NO.	REV	DESCRIPTION	DATE	APPROVED
E7742	01	Updated Per DR #6135	08/03/17	wrb
E7823	02	Chg'd battery tray to 50-3310-00 @ top	12/04/17	wrb
UNLESS OTHERWISE SPECIFIED:		MATERIAL:		
ALL DIMENSIONS ARE IN INCHES.		FINISH:		
ALL TOLERANCES APPLY TO THE FINISHED PART, EXCLUDING PAINT.		DWN BY: WRB		
TOLERANCES		CHK BY: TD		
.X = ±	ANGLES ± 1°	APR BY: TD		
.XX = ±	HOLES ± .003"	DATE: 12/11/2015		
.XXX = ±	± .003"	SCALE: NTS		
THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF AMERICAN PRODUCTS LLC.		SHEET 1 OF 5		
ISSUED IN STRICT CONFIDENCE AND SHALL NOT BE REPRODUCED, COPIED OR USED FOR ANY PURPOSE WHATSOEVER, WITHOUT PRIOR WRITTEN PERMISSION.		TITLE: AM58P-6036-60RU-VIK		
		DRAWING NUMBER: 50-3180-00		
		REV: 02		



DSA: 0898JA

CARRIAGE LN

42.55971240,-114.43107081

TWIN FALLS, ID

