



Twin Falls Planning & Zoning Commission Agenda

Tuesday, October 22, 2024, 6:00 PM

203 Main Ave East
Twin Falls, ID 83303

COUNCIL CHAMBERS

Members -

City Limits: Chairperson Danielle Titus; Vice-Chair Cortney Campbell; Todd Rambur; Robyn Weatherford; Kelly Herrgesell; Tiffany Zimmerman

Area of Impact: Susan Petruzzelli

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Conflict of Interest Declaration
- 3) Consent Calendar
 - a) Approval of minutes from the following meeting: October 8, 2024.
- 4) Items of Consideration
 - a) **ACTION ITEM:** Request for the consideration of the Preliminary Plat for Kenyon Meadows Phases 3-6 Subdivision consisting of approximately 44 (+/-) acres located west of Kenyon Rd and north of Highway 74 (3600 N) - aka RPT00107294875. c/o Stephen Andersen on behalf of Brad Beauchamp (PZ24-0100).
By: William Klaver, Senior City Planner
 - b) **ACTION ITEM:** Request for the consideration of the Preliminary Plat for Westpark Commercial Subdivision No. 12 consisting of approximately 8 (+/-) acres located at the 200 Block of Avenida Del Rio Drive c/o Gerald Martens on behalf of David Shotwell (PZ24-0108).
By: William Klaver, Senior City Planner
- 5) Public Hearings
 - a) **ACTION ITEM:** Request for a Special Use Permit for a residential shed (greater than 1000 square feet) on property located at 2256 Detweiler Place. c/o Lance LeBaron on behalf of Mark Gardoski (PZ24-0101).
By: Lisa Strickland, City Planner
 - b) **ACTION ITEM:** Request for a recommendation to City Council on the appropriate zoning district for a proposed annexation of approximately 46 (+/-) acres located east of Sunway Dr N from North College Rd W to Pole Line Rd W. c/o Tim Vawser, EHM on behalf of Gary Nelson (PZ24-0103).
By: Jonathan Spendlove, Planning and Zoning Director
 - c) **ACTION ITEM:** Request for a Special Use Permit to allow commercial painting on property located at 317 Addison Ave W. c/o Kyndell Madsen on behalf of Saul Esquivel (PZ24-0104).
By: Lisa Strickland, City Planner

- d) **ACTION ITEM:** Request for a Special Use Permit to allow a home occupation (in-home daycare) on property located at 2080 Elizabeth Blvd. c/o Kylie Hansen (PZ24-0105).

By: William Klaver, Senior City Planner

6) Upcoming Meeting(s)

- a) November 4, 2024 - Special Meeting
November 19, 2024

7) 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, October 8, 2024, 6:00 PM

203 Main Ave East
Twin Falls, ID 83301

COUNCIL CHAMBERS

Members -

City Limits: Chairperson Danielle Titus; Vice-Chair Cortney Campbell; Todd Rambur; Robyn Weatherford; Kelly Herrgesell; Tiffany Zimmerman

Area of Impact: Susan Petruzzelli

1) Confirmation of Quorum/Call Meeting to Order

Chairperson Titus called the meeting to order at 06:00 PM

Members Attending: Titus, Rambur, Weatherford, Zimmerman

Staff Attending: Spendlove, Klaver, Ebersole, Green, Schuerman

2) Conflict of Interest Declaration

3) Consent Calendar

- a) Approval of minutes from the following meeting: September 24, 2024

Commissioner Zimmerman made a motion to approve the consent calendar, as presented.
Commissioner Rambur seconded the motion.

4) Items of Consideration

- a) Request for the consideration of the Preliminary Plat for Haven Rock Subdivision, consisting of 214 lots on 24.39 acres located at 761 Filer Avenue West. c/o Rex Harding on behalf of Ray Perron. (PZ24-0055).

Staff Presentation:

Senior Planner Klaver presented the request for the consideration of the Preliminary Plat for Haven Rock Subdivision, consisting of 214 lots on 24.39 acres located at 761 Filer Avenue West. c/o Rex Harding on behalf of Ray Perron. (PZ24-0055).

Per City Code 10-12-2-3: The Commission shall review the preliminary plat. The Commission's decision is final unless appealed to the City Council. The final plat is reviewed by the City Council.

Commission's Findings: In determining the acceptance of a proposed subdivision the Commission shall consider the objectives of this Title and at least the following:

1. The conformance of the subdivision with a Comprehensive Plan.
2. The availability of public services to accommodate the proposed development.
3. The continuity of the proposed development with the capital improvement program.
4. The public financial capability of supporting services for the proposed development; and
5. The other health, safety or environmental problems that may be brought to the Commission's attention.

Action On Preliminary Plat: The Commission may approve, conditionally approve, disapprove, or table for additional information when acting on the preliminary plat.

The last official Plat done on this parcel was the Orchalara Subdivision and was done in 1908. Since then, Lots 4,5, & 6 have been broken up. November 11, 2023 the Martin Street Development Zoning District Agreement was adopted for this proposed area.

Staff has reviewed the preliminary plat based on the proposed development plan, the zoning regulations and comprehensive plan and finds that the preliminary plat is within compliance should the applicant conform to Staff's recommended conditions.

Upon conclusion, this preliminary plat complies with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, all regulations regarding R-4 zoning development standards, and the 2016 comprehensive plan. All general criteria for approval have been met, per State Statute 50 - Chapter 13.

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

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 submittal of a preliminary plat submitted, prior to final plat submittal, showing compliance with all conditions and comments in Engineering Memorandum dated July 8, 2024; and
3. Subject to landscape plan submitted, prior to final plat submittal, showing compliance with all conditions and comments in Parks and Recreation Memorandum dated August 19, 2024.

PZ/Questions & Comments:

- Commissioner Rambur asked if it was approved to the east for multifamily.
- Senior Planner Klaver clarified what was approved and that there were no significant changes.
- Commissioner Rambur asked if it was supposed to start in the south end and move north.
- Chairperson Titus asked to clarify any existing roads and if there are any new roads.
- Senior Planner Klaver explained which ones were existing roads and where the new roads will be.
- Commissioner Rambur asked if the roundabout and Martin St exchange were already approved.
- Senior Planner Klaver stated they were part of the condition of the ZDA.
- Commissioner Rambur asked about the canal.
- Senior Planner Klaver stated all water rights will be preserved.
- Director Spendlove stated the phases were not conditions but were discussed.

Applicant Presentation:

Rex Harding corrected the number of single 112 total of 256 units. They are working with the city on the roundabout and Martin Street. The internal streets will be public streets. The south-east area is being worked on and they might go together on water.

PZ/Questions & Comments:

- Commissioner Rambur asked if they have had any dialogue with the neighbors.
- Rex Harding replied that they have talked with one and she wanted to make sure she has access to the water.

- Commissioner Rambur asked about the house to the west.
- Rex Harding stated they have not since the ZDA was approved.

Public Hearing: Opened

- Gerald McNabb asked what is the city going to do with the abandoned property and how are they going to get access to water with the roundabout.

Public Hearing: Closed

- Senior Planner Klaver explained that the roads and roundabout are still being designed and the access for others is always considered.
- Chairperson Titus asked if the city has certain roadways and accesses do they have to have a certain distance from the intersection.
- Senior Planner Klaver replied that they do have standards but he does not have specifics.
- Gary Perron is an applicant and answered the questions about the phasing.

Discussions Followed:

- Commissioner Rambur is in favor of the 50' setback. He feels this fits the comprehensive plan with multifamily close.
- Commissioner Weatherford feels this fits and likes it.

MOTION: Commissioner Rambur moved to approve the request for the consideration of the Preliminary Plat for Haven Rock Subdivision, consisting of 214 lots on 24.39 acres located at 761 Filer Avenue West. c/o Rex Harding on behalf of Ray Perron. (PZ24-0055). Commissioner Weatherford seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

5) Public Hearings

- a) Request for a Special Use Permit for a home occupation (dog grooming) on property located at 782 Bighorn Dr. c/o Stephanie Fort-Baliola (PZ24-0093).

Staff Presentation:

City Planner Ebersole presented the request for a Special Use Permit for a home occupation (dog grooming) on property located at 782 Bighorn Dr. c/o Stephanie Fort-Baliola (PZ24-0093). 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 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 property is zoned R-2, Residential Single Household or Duplex District and located in the

Twin Falls Grandview Estates Subdivision. Per city code, a Home Occupation requires a Special Use Permit in the R-2 zoning district.

According to County Records, the house was built in 2018. Records show the base square footage is 2,740 square feet. According to the narrative and site plan, the applicant will be using one room of the home for the grooming business (144 square feet), meeting the size restriction for a "home occupation" of 400 square feet.

The applicant stated in their narrative that the business will service one dog at a time, with an estimate of five (5) dogs per day. This business will be a sole proprietorship, with no other employees.

Hours of operation are Monday – Thursday, 8:00 am to 5:00 pm. Clients will drop off their dog at their scheduled appointment time and be expected to pick up within 30 minutes of completion. There is accessible customer parking in the driveway and in front of the home.

The surrounding properties are primarily residential. Per their narrative, the applicant has stated there will be minimum impact to the surrounding properties due to noise, as all work will happen indoors, and no impact due to glare, odor, and fumes. The applicant has stated any dog waste will be picked up immediately and disposed of properly.

Per City Code 10-10-2, off-street paved parking is required for a home occupation. The property has a paved driveway with two available spaces for customer drop off and pick up. The street frontage may also be used by customers.

The 2016 Comprehensive Plan; "Grow With Us" designates this area as appropriate for "Town Neighborhood", which is primarily residential in character, lot sizes are smaller than found in Rural Residential, with contiguous, and clustered development to maximize open space and community gathering areas. This designation consists of single-family homes, attached and detached, duplexes, triplexes, and townhomes, parks and recreation facilities, schools, and Civic facilities.

Staff has determined the proposed use is compatible with the comprehensive plan.

Based on the standards for approval, staff does not foresee detrimental impacts related to the land use.

The commission is tasked with making a ruling on the request. The commission may approve the request, as presented, approve the request with added conditions, deny the request, or table for further information. Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project.

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:

Stephanie Fort-Baliola has been a groomer for 7 years. Her clients are established and will follow her to her new business. She can change hours if needed. Everything is indoors. She has a company that comes once a week to clean outside.

Public Hearing: Opened

- Greg Fulton spoke and was concerned about traffic in the future. He asked about the

homeowners association and if they have been contacted because CC&R's don't allow a home business.

- Chairperson Titus spoke that HOA and CC&R's are not enforced by the city.
- Stephanie Fort-Baliola stated the traffic won't change and she did talk to the HOA.
- Chairperson Titus asked if employees can be added.
- Director Spendlove answered no.

Public Hearing: Closed

Discussions Followed:

- Commissioner Rambur feels this is appropriate with town neighborhood.
- Commissioner Zimmerman asked if complaints happen can they revoke the permit.
- City Planner Ebersole replied that yes they can.

MOTION: Commissioner Weatherford moved to approve the request for a Special Use Permit for a home occupation (dog grooming) on property located at 782 Bighorn Dr. c/o Stephanie Fort-Baliola (PZ24-0093). Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

- b) Request for a recommendation to City Council to approve a Zoning District Change from R-6 to C-1 on property located on the south side of the 1900 block of 4th Avenue East. c/o Ajia, LLC on behalf of Perrine Investments, LLC (PZ24-0094).

Staff Presentation:

City Planner Ebersole presented the request for a recommendation to City Council to approve a Zoning District Change from R-6 to C-1 on property located on the south side of the 1900 block of 4th Avenue East. c/o Ajia, LLC on behalf of Perrine Investments, LLC (PZ24-0094).

Per City Code 10-14-4 thru 10-14-7

Zoning districts, zoning subdistricts, and overlay districts shall be amended if the request is in accordance with a comprehensive plan. The commission may recommend, and the council may adopt or reject the ordinance amendment under the notice and hearing procedures. The commission, prior to recommending a zoning map amendment that is in accordance with a comprehensive plan to the council, shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard.

The commission shall transmit its recommendation to the council. The commission may recommend that the amendment be granted as requested, or it may recommend a modification of the amendment requested, or it may recommend that the amendment be denied. The commission shall ensure that any favorable recommendations for amendments are in accordance with a comprehensive plan and established goals and objectives.

The council, prior to adopting, revising or rejecting the amendment to this title as recommended by the commission, shall conduct at least one public hearing using the same notice and hearing procedures as the commission.

The property is currently zoned R-6, Multi-Family Residential. This property is vacant and has never been developed per County records.

This property is located in the Twin Falls Acres Inside, and consists of approximately 6.39 acres. The property is located between Manufacturing and Residential zones.

The applicant has proposed to rezone this property to C-1, Commercial Highway District, to be developed for commercial uses.

City Staff finds the result of this change may create an area that will serve the current development, both residential and manufacturing/businesses.

The potential detrimental impacts on surrounding areas will be largely due to the location of the flood plain, with the canal running through the eastern portion of the property. The applicant will need to have the project surveyed to determine how much of the property is located in the flood plain, and work with the Twin Falls Canal Company during the construction phase of the project to determine appropriate setbacks.

The potential impact of changing the zoning density may pose some problems with land use compatibility for the neighbors to the North and West. The commission should take this into consideration and determine if the uses are compatible.

The Comprehensive Plan designates this area as "Town Neighborhood", which is primarily residential in character. The Future Land Use map shows a small portion designated as "commercial". This line of distinction should be viewed as "fuzzy," allowing the Commission to interpret which designation is most appropriate. With this property's location between a Light Manufacturing zone and residential (multi-family), the Commercial Highway District may make a transitional zone between the two. As this property has never been developed, commercial businesses in this area are a good use of the property, as it may serve the surrounding business and residential communities.

Staff has determined this request is compatible with the 2016 Grow with Us Comprehensive Plan.

This specific project accomplishes a number of goals found in the Comprehensive Plan:

- Land Use Goal 3: Encourage mixed use developments that provide the benefits of more compact, denser development with a mix of living, shopping, and working environments.
- Land Use Goal 5: Create great neighborhoods with a wider range of housing types, mix of uses and amenities.

The Commission is asked to make a recommendation to the City Council on this request. The commission may recommend that the amendment be granted as requested, modify the request, add conditions to the amendment request, or it may recommend that the amendment be denied.

PZ/Questions & Comments:

- Chairperson Titus asked if C-1 has side and rear setbacks are there any with residential.
- City Planner Ebersole replied there are when next to residential.
- Commissioner Rambur asked if when they decide what they are building will that come back to the city.
- City Planner Ebersole replied that it comes for building review as long as it's permitted.

Applicant Presentation:

Ben Lida from Ajia stated they have no plans for development and they want open options.

Public Hearing: Opened and closed with no public input

Discussions Followed:

- Commissioner Rambur feels this is compatible with comprehensive plan.
- Commissioner Weatherford feels this fits with the surrounding area.
- Commissioner Zimmerman would like in addition to the setback more landscaping.

MOTION: Commissioner Weatherford moved to approve the request for a recommendation to City Council to approve a Zoning District Change from R-6 to C-1 on property located on the south side of the 190 block of 4th Avenue East. c/o Ajia, LLC on behalf of Perrine Investments, LLC (PZ24-0094). Commissioner Zimmerman seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

- c) Request for a recommendation to City Council to approve a Zoning District Change from C-1 PUD to C-1 on property located on the north side of the 2000 block of Pole Line Road East (Entirety of Pillar Falls Plaza Subdivision). c/o Greg Elmore on behalf of Dirk Reitsma (PZ24-0095).

Staff Presentation:

Senior Planner Klaver presented the request for a recommendation to City Council to approve a Zoning District Change from C-1 PUD to C-1 on property located on the north side of the 2000 block of Pole Line Road East (Entirety of Pillar Falls Plaza Subdivision). c/o Greg Elmore on behalf of Dirk Reitsma (PZ24-0095).

Zoning districts, zoning subdistricts and overlay districts shall be amended in the following manner:

- A. Requests for an amendment to this title shall be submitted to the commission which shall evaluate the request to determine the extent and nature of the amendment requested;
- B. If the request is in accordance with a comprehensive plan, the commission may recommend and the council may adopt or reject the ordinance amendment under the notice and hearing procedures as herein provided; and (Ord. 2012, 7-6-1981)
- C. If the request is not in accordance with a comprehensive plan, the request shall be submitted to the commission or, in its absence, the council which shall recommend and the council may adopt or reject an amendment to a comprehensive plan under the notice and hearing procedures provided in section 10-7-20 of this title.

Zoning Map Amendment: The commission, prior to recommending a zoning map amendment that is in accordance with a comprehensive plan to the council, shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. Notice for public hearings shall be provided as set forth in section 10-7-20 of this title.

In June 2009, the subject area had a Planned Unit Development (PUD) created called "Pillar Falls Plaza PUD". This PUD called for Townhomes on the North portion, Hotel on the Northwest portion, and the Neighborhood shopping / professional center on the South portion of the property.

In August 2018, a final plat, Pillar Falls Plaza PUD, was recorded with the county. These lots have been in a trust with the City of Twin Falls ever since due to construction of the subdivision

infrastructure not being complete.

Current Entitlements on the Property (C-1 CRO PUD, Pillar Falls Plaza):

1. A master sign plan is required.
2. A master landscape plan is required. Increased of landscape buffer between uses
3. Architectural requirements
4. The Pillar Falls Plaza PUD primarily points to base zoning districts as their intended design.
 - o The residential areas point to R-6 with little to no modification of standards.
 - o The hotel area points to C-1 zoning district, but modifies the height to thirty-five (35') feet and restricts the allowed uses to hotel and sit down restaurant.
 - o The neighborhood commercial area points to the NCO district.

Proposed Entitlements on Property (C-1 CRO):

1. Signs to follow Twin Falls Municipal Code 10-9.
2. No master plan is required. Standards follow Title 10 of Twin Falls Municipal Code.
3. No Architectural requirements
4. Zoning will follow C-1 standards for entire area.
 - o Height: The property is in the Canyon Rim Overlay. This means height requirement is as follows: Twenty-five feet (25') in height measured at fifty linear feet (50') from the canyon rim and rising evenly to thirty-five feet (35') in height measured at one hundred linear feet (100') from the canyon rim, and thereafter rising evenly to fifty feet (50') in height measured at one hundred fifty linear feet (150') from the canyon rim.
 - o No master plan requirement

Comprehensive Plan:

2016 Future Land Use map designates this area as Mixed Use. The Mixed Use designation calls for development that serves local and regional commercial facilities that are sited at intersections of major arterials. Typically, this designation or area is anchored by a grocery store, civic or entertainment uses. The comprehensive plan calls for a land use mixture such as retail, office, restaurants, vertical mixed use, town homes, apartments, hotels, etc.

Upon conclusion, the commission is tasked with making a recommendation to the City Council on the zoning designation being requested by the applicant. The commission may recommend the proposed zone change from C-1 PUD to C-1, recommend the C-1 PUD zoning be maintained, recommend an alternative zoning designation, or table the request to acquire new information.

PZ/Questions & Comments:

- Chairperson Titus asked if the rest of the PUD stays.
- Senior Planner Klaver replied that this would dissolve the whole PUD.
- Commissioner Weatherford asked about the infrastructure.
- Senior Planner Klaver explained the infrastructure is roads, sewer and water.

Applicant Presentation:

Greg Elmore explained that they have been working on this with city staff for a while. They are wanting to remove the PUD to allow them more freedom to develop. He stated they will have to adjust the lots to accommodate what they would like to do. He explained that they do not want to do anything that is not allowed in the C-1 zone. They do not have set plans, they are just

trying to make this property make sense to build on.

PZ/Questions & Comments:

- Chairperson Titus asked staff if they know the zoning in the county for the surrounding areas.
- Director Spendlove replied that SUI (suburban urban interface) is the zone they use.
- Chairperson Titus asked if PUD's were required along the canyon rim.
- Director Spendlove stated that it used to be but was changed. There are still landscape and height requirements.

Public Hearing: Opened

- Cathryn Strong stated her only concern is a gas station with a lot of lights.
- Nick Kirchner owns property near and has concerns with things that might block views and a few things that will be put there.
- Rick Geisler wants to know why a gas station would go there and why change the zoning to allow this. He stated the neighbors were there first.
- Gary Perron was involved in the start of this project. He feels the C-1 zone is appropriate.
- Tyler Elison talked about the property to the south. He owns property in the south property with a C-1 PUD that has the same limitations and doesn't like that a specific area in the PUD changed the zone to change the height restrictions and feels this property is wanting to do the same.

Greg Elmor clarified that they are keeping the zone but removing the PUD. They will follow the required setback from the rim. A lift station will need to be put in and they will have to put that in.

Public Hearing: Closed

Discussions Followed:

- Commissioner Rambur asked what the height restriction difference is.
- Senior Planner Klaver explained that the C-1 PUD limits it to 35' across the whole property. The C-1 has different options depending how far away you are from the rim. Can go up to 50'.
- Commissioner Rambur asked how far the south portion of the lot to the rim is.
- Director Spendlove responded that the east edge is 600' from Pole to the canyon rim.
- Commissioner Zimmerman asked if the use of a building can change.
- Director Spendlove explained that the ZDA locks in what can go where.
- Chairperson Titus feels like the intent behind the original was an attempt to buffer.
- Commissioner Rambur doesn't like the C-1 zone for the whole lot.
- Chairperson Titus likes the look of what was presented with different zones.
- Commissioner Zimmerman feels that they should keep the zones as presented on the original Master Plan keeping the base zone for the north R-6, the east side C-1 and the south C-1 with a NCO overlay and removing the ZDA. She doesn't think the lines need to be moved.

MOTION: Commissioner Zimmerman moved to approve the request for a recommendation to City Council to approve a Zoning District Change from C-1 PUD to R-6 on the north side, C-1 on

the east side and C-1 NCO on the south side on property located on the north side of the 2000 block of Pole Line Road East (Entirety of Pillar Falls Paza Subdivision) c/o Greg Elmore on behalf of Dirk Reitsma (PZ24-0095). Commissioner Rambur seconded the motion. Roll call vote showed all members present voted.

Approved 4 to 0.

- d) Request for a recommendation to City Council on the appropriate zoning designation for a proposed annexation of approximately 9.58 acres on the south side of the 300 block of Diamond Ave W. c/o Gary Palmer (PZ24-0097) - RESCHEDULED TO NOVEMBER 19, 2024

6) Upcoming Meeting(s)

- a) October 22, 2024

7) Adjournment

The meeting adjourned at 08:11 PM

Jody Green, Planning Technician



Date: Tuesday, October 22, 2024
To: Planning and Zoning Commission
From: William Klaver, Senior City Planner

ACTION ITEM

Request:

Request for the consideration of the Preliminary Plat for Kenyon Meadows Phases 3-6 Subdivision consisting of approximately 44 (+/-) acres located west of Kenyon Rd and north of Highway 74 (3600 N) - aka RPT00107294875. c/o Stephen Andersen on behalf of Brad Beauchamp (PZ24-0100).

Time Estimate:

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

Background:

Brad Beauchamp, represented by Stephen Andersen, has submitted an application for a Preliminary Plat. This preliminary plat consist of two hundred twenty-nine (229) residential lots on 44.35 acres (+/-).

Approval Process:

Per City Code 10-12-2-3: The Commission shall review the preliminary plat. The Commission's decision is final unless appealed to the City Council. The final plat is reviewed by the City Council.

Commission's Findings: In determining the acceptance of a proposed subdivision the Commission shall consider the objectives of this Title and at least the following:

1. The conformance of the subdivision with a Comprehensive Plan.
2. The availability of public services to accommodate the proposed development.
3. The continuity of the proposed development with the capital improvement program.
4. The public financial capability of supporting services for the proposed development; and
5. The other health, safety or environmental problems that may be brought to the Commission's attention.

Action On Preliminary Plat: The Commission may approve, conditionally approve, disapprove, or table for additional information when acting on the preliminary plat.

Budget Impact:

N/A

Regulatory Impact:

This preliminary plat shall comply with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3 and all regulatory zoning standards.

All general criteria for approval shall be met, per State Statute 50 - Chapter 13 and shall be compatible with the Comprehensive Plan.

Approval of the preliminary plat will set many parameters to which the final plat must substantially conform, including total number of lots, street layout, sidewalk connections and other similar items.

History:

This piece of land has never been platted before. The R-4 zoning district has been in place since 1981, ordinance 2012.

Analysis:

Staff has reviewed the preliminary plat based on the proposed development plan, the zoning regulations and comprehensive plan and finds that the preliminary plat is within compliance should the applicant conform to Staff's recommended conditions.

Conclusion:

Upon conclusion, this preliminary plat complies with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, all regulations regarding R-4 zoning development standards, and the 2016 comprehensive plan. All general criteria for approval have been met, per State Statute 50 - Chapter 13.

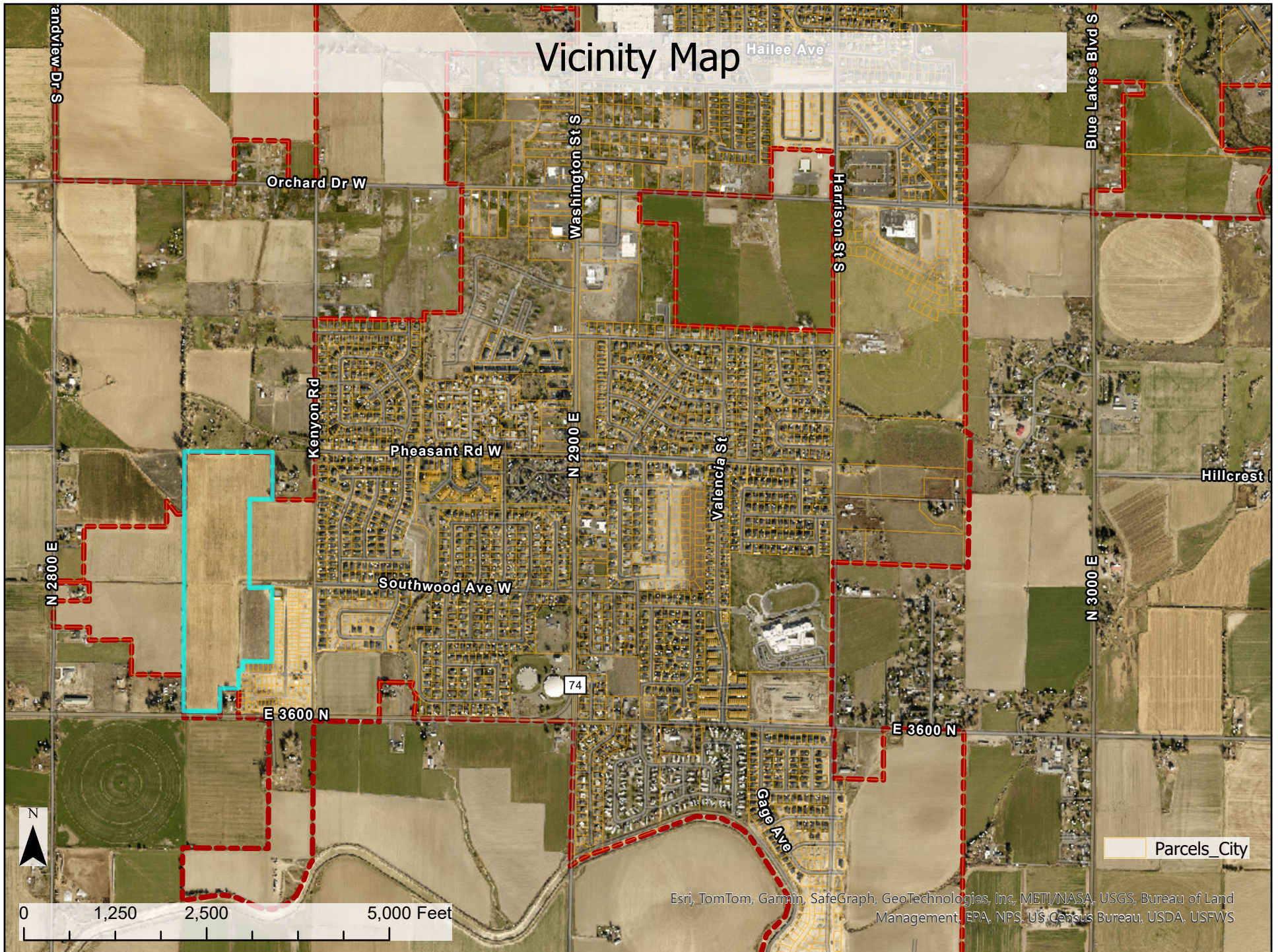
Should the Commission approve this request as presented, staff recommends approval be subject to the following conditions:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards; and
2. Subject to submittal of a preliminary plat, submitted prior to final plat submittal, showing compliance with all conditions and comments in the Engineering Memorandum dated August 30, 2024.

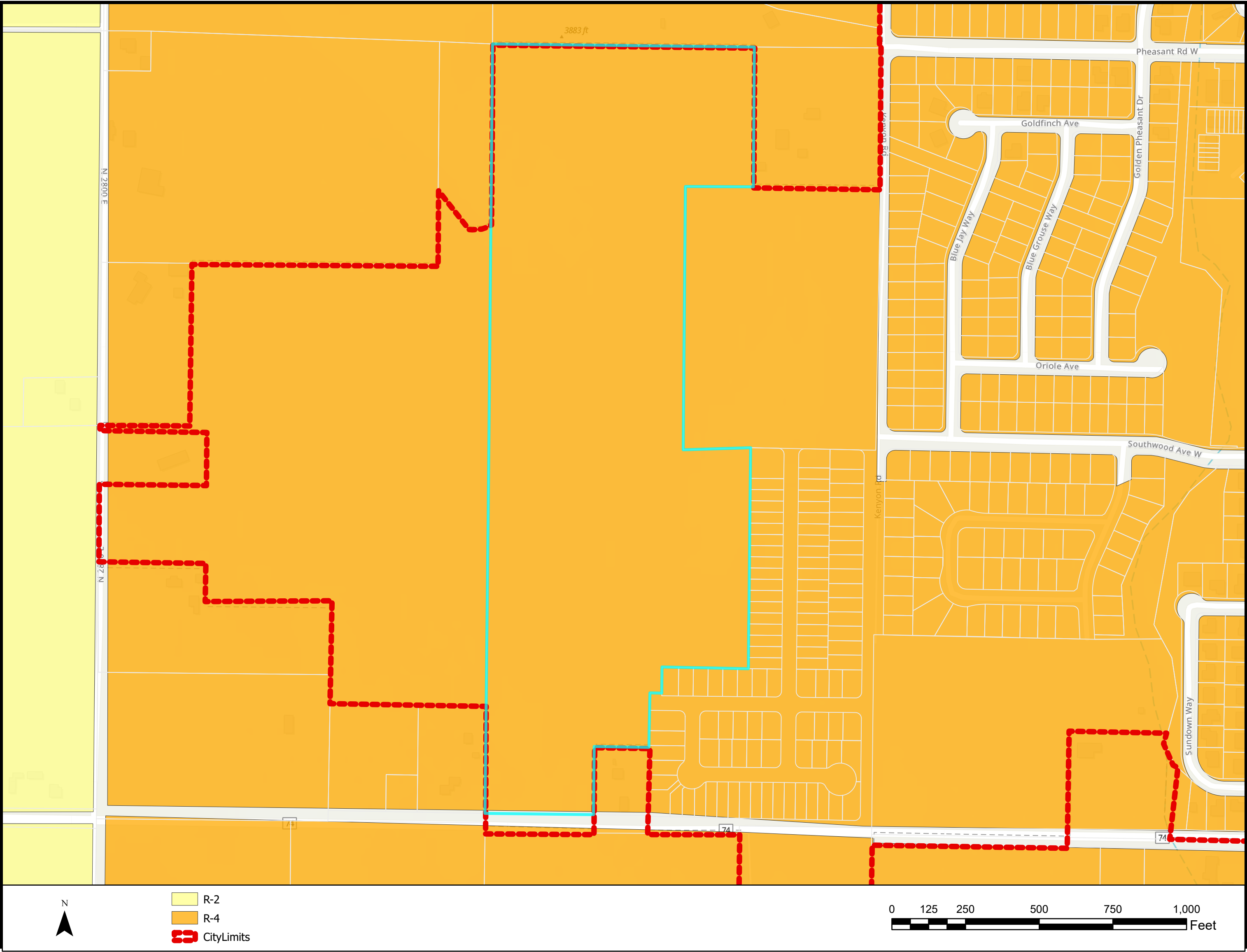
Attachments:

1. PZ24-0100 Vicinity Map
2. PZ24-0100 Presentation Map
3. PZ24-0100 Aerial Map
4. PZ24-0100 Kenyon Meadows Subd. Phases 3-6- Preliminary Plat 7-9-24
5. PZ24-0100 Engineering Memorandum - 8.30.24

Vicinity Map



ZONING MAP



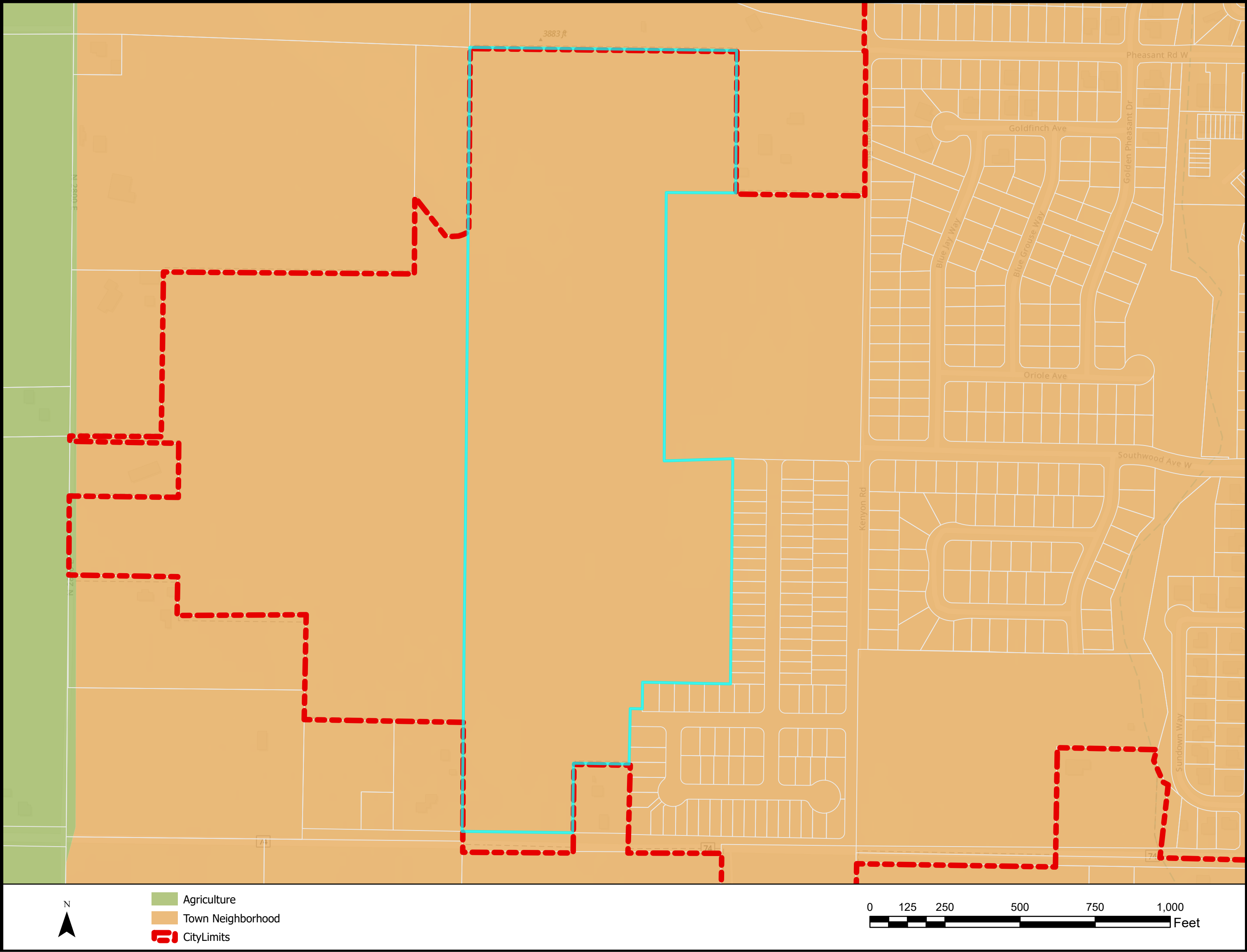
Zoning

Current Zoning:	R-4
Current Land Use:	Undeveloped
Proposed Zoning:	R-4
Proposed Land Use:	Residential

Surrounding Area

North:	Residential (R-4)
South:	Residential (R-4)
East:	Residential (R-4)
West:	Undeveloped (R-4)

FUTURE LAND USE MAP



Regulations

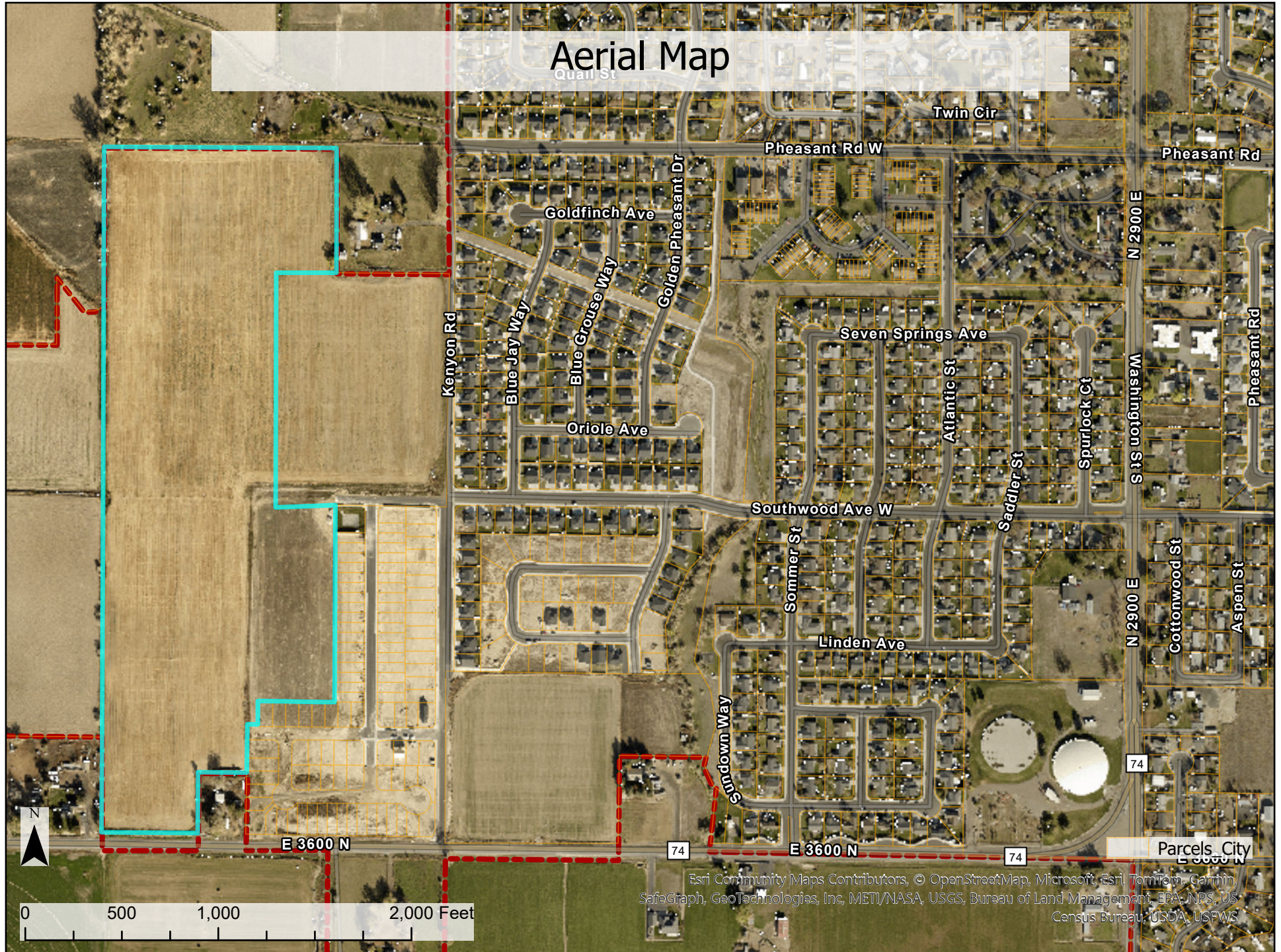
Twin Falls Municipal Code Sections 10-14; 10-12-2-3; & 10-4-5

Future Land Use Category

Town Neighborhood: Primarily residential in character that is contiguous and clustered development to maximize open space and community gathering areas.

Desired land use mixture of single family, duplexes, triplexes, townhomes, parks, schools, and civic facilities.

Aerial Map



Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

[illegible]

ALL POTABLE WATER PIPES ARE OWNED BY THE CITY OF TWIN FALLS. ALL SEWER MAINS AND MANHOLES ARE OWNED BY THE CITY OF TWIN FALLS. WATER AND SANITARY SEWER UTILITIES NOT ATTAINING THE RIGHT-OF-WAY BOUNDARY ARE EXISTING CENTERED ON THE PIPE. THE CITY OF TWIN FALLS REQUESTS THAT THE UTILITY OWNERS BE CONNECTED TO THE MAINS IN THE STREET OWNED BY THE CITY OF TWIN FALLS. ACCESSIBLE ROUTES WILL BE CONSTRUCTED AT ALL SEWERMAINS AND STREET INTERSECTIONS. THE PROPERTY IS CURRENTLY ZONED AS RESIDENTIAL (R-4). THE PROPERTY IS LOCATED IN A FLOOD ZONE (AREA) DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN. THE CURRENT PROPERTY IS UNDEVELOPED AND CARRIED NO RESIDENTIAL OCCUPANCY EXIST ON THE PROPERTY.

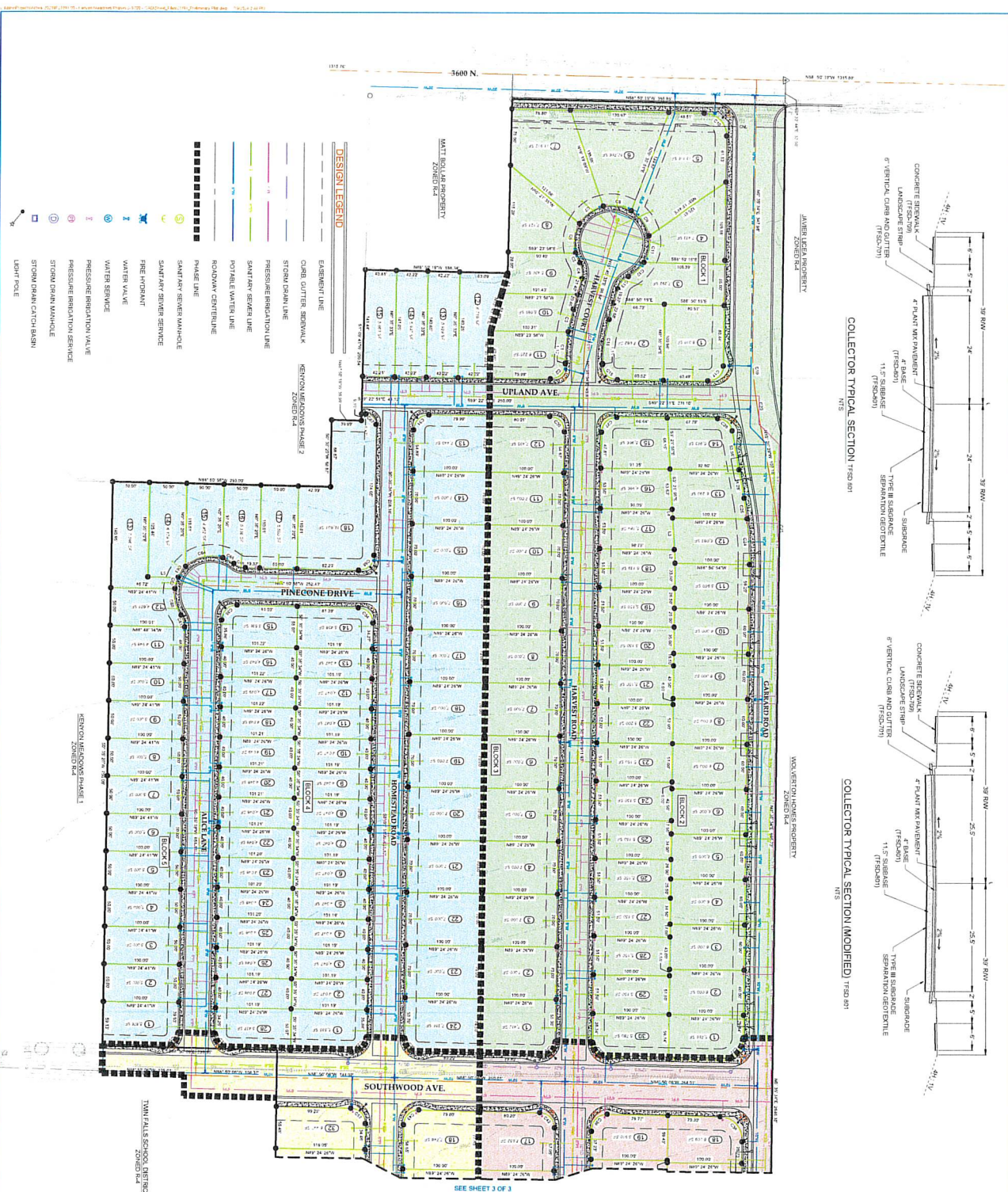
[illegible]

REVIEW ONLY.
NOT FOR
CONSTRUCTION.



PROJ. #	FX 23991.00
DATE	13 JUNE 2024
DESIGN BY	JBS
CHECKED BY	SA
SHEET PP-1	
1	OF 3

103



PRELIMINARY PLAT

CANYON RIM TOWNHOMES SUBDIVISION

TWIN FALLS, IDAHO

[illegible]

REVIEW ONLY.
NOT FOR
CONSTRUCTION





P.O. Box 1907

203 Main Avenue East

Twin Falls, Idaho 83303-1907

Fax: (208) 736-2293

ENGINEERING

208-735-7248

ENGINEERING MEMORANDUM

To: William Klaver, Senior Planner

From: Kristi Fehringer, Engineering Development Coordinator

Date: 8/30/2024

Re: Preliminary Plat – **Kenyon Meadows Subdivision (Phases 3-6)** – Application # 24-0100

The Engineering Department has reviewed the Preliminary Plat for the **Kenyon Meadows Subdivision (Phases 3-6)**. The following changes and items shall be addressed prior to final plat application submittal.

Sewer Comments:

1. Please indicate and label the off-site sewer improvements that will be in Pheasant Rd.
2. Please include a note on the plat indicating there will be off-site sewer improvements through the El Milagro development per the sewer modeling report.
3. Please extend the sewer main in Garrard Road south to 3600 North per the sewer modeling report.

Pressure Irrigation Comments:

4. It appears that this development will be tying into the existing private pressure irrigation station located in Kenyon Meadow Subdivision. Please provide an agreement with Kenyon Meadow Subdivision allowing connection to their existing private system. There will also be upgrades to that station to serve this development.
5. Please show gate valves on pressure irrigation mains.

Stormwater Comments:

6. Please show additional manholes along the storm drain pipe located in Harvest Rd.
7. The storm drain pipe at the southeast corner of Garrard Rd. and Southwood Ave. is shown under the ADA ramp. This is not allowed, please revise.
8. The storm drain pipe at the southeast corner of Harvest Rd. and Pheasant Rd. is shown under the ADA ramp. This is not allowed, please revise.
9. Please indicate the 100-year overflow location.

Streets Comments:

10. All street section detail cross slopes should be labeled with 2.5% per the Master Transportation Plan. Please revise.
11. Please change the title of the Residential Street Typical Section to "Local Road Typical Section" to match the Master Transportation Plan designation.
12. Please indicate where the "modified collector typical section" will be used.
13. Street name designations must meet City Code:
 - a. Pinecone Drive – please change the street designation to "Avenue" or "Road".
 - b. Alice Lane – please change the street designation to "Street" or "Way".
 - c. Harvest Road – please change the street designation to "Street" or "Way".
 - d. Homestead Road – cannot use this road name, there is an existing road with that name. Please choose a different name. Also use "Street" or "Way" designation in the name.
 - e. Autumn Drive – cannot use this road name, there is an existing road with that name. Please choose a different name. Also use "Avenue" or "Road" designation in the name.
 - f. Willard Lane – please change the street designation to "Street" or "Way".
 - g. Garrard Road – please change the street designation to "Street" or "Way".

General Comments:

14. The name you have chosen for the subdivision will need to be changed. "Phases 3-6" cannot be part of the name. Phasing is used for construction phasing, not platting. Please revise the name to "Kenyon Meadow Subdivision No. 2" or something similar. If you will be using the words "Kenyon Meadow" in the name, the County surveyor will require a letter from the developers of Kenyon Meadow Subdivision to continue the naming convention of "Kenyon Meadow Subdivision No. 2".
15. The developer information listed on the plat does not match the information on the Preliminary Plat application.
16. Please submit a draft copy of the CC&Rs for this development.
17. Please submit a copy of the Twin Falls Canal Company approval letter.
18. Please indicate a benchmark.
19. Please be aware that you will need a temporary construction easement from the landowners to the west to construct Garrard Road.
20. Please provide an approval letter from ITD for the Garrard Road approach at 3600 North.
21. Vehicles will not be allowed to back out onto Garrard Road. Please provide a turn-around detail for the lots that front Garrard Road.
22. Easement "C" cannot be a combined easement. The public utility easement is for joint trench utilities. There must be a separate easement behind that for the irrigation pipe.
23. Please revise the title block on all sheets to indicate the correct project name.
24. The property lines, in green, on the plan do not match the Topographic/Boundary Legend linework color. Please revise.
25. Please provide a copy of the agreement for the right of way dedication for Pheasant Road.

If you have any questions, please contact Kristi Fehringer at 208-735-7332 or email at kfehringer@tfid.org

Note: During the preliminary plat review process, the City of Twin Falls Engineering Department will make every attempt to notify the developer of any code or design standard issues that may cause any zoning concerns. The purpose of the review is to check compliance of the proposed development with existing local and state policies,

goals and objectives or comprehensive plans; it is not a technical engineering review. Design standards will be reviewed as part of the final platting process. The City of Twin Falls reserves the right to require compliance with all relevant federal, state and local codes as part of the final plat review process.



Date: Tuesday, October 22, 2024
To: Planning and Zoning Commission
From: William Klaver, Senior City Planner

ACTION ITEM

Request:

Request for the consideration of the Preliminary Plat for Westpark Commercial Subdivision No. 12 consisting of approximately 8 (+/-) acres located at the 200 Block of Avenida Del Rio Drive c/o Gerald Martens on behalf of David Shotwell (PZ24-0108).

Time Estimate:

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

Background:

David Shotwell, represented by Gerald Martens of EHM Engineers, Inc., has submitted an application for a Preliminary Plat. This preliminary plat consists of four (4) commercial lots on 8.62 acres (+/-).

Approval Process:

Per City Code 10-12-2-3: The Commission shall review the preliminary plat. The Commission's decision is final unless appealed to the City Council. The final plat is reviewed by the City Council.

Commission's Findings: In determining the acceptance of a proposed subdivision the Commission shall consider the objectives of this Title and at least the following:

1. The conformance of the subdivision with a Comprehensive Plan.
2. The availability of public services to accommodate the proposed development.
3. The continuity of the proposed development with the capital improvement program.
4. The public financial capability of supporting services for the proposed development; and
5. The other health, safety or environmental problems that may be brought to the Commission's attention.

Action On Preliminary Plat: The Commission may approve, conditionally approve, disapprove, or table for additional information when acting on the preliminary plat.

Budget Impact:

N/A

Regulatory Impact:

This preliminary plat shall comply with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3 and all regulatory zoning standards.

All general criteria for approval shall be met, per State Statute 50 - Chapter 13 and shall be compatible with the Comprehensive Plan.

Approval of the preliminary plat will set many parameters to which the final plat must substantially conform, including total number of lots, street layout, sidewalk connections and other similar items.

History:

This piece of land is part of the Twin Falls Westpark Commercial Subdivision No 3 that was recorded in 2006. Since then, several pieces have been split off through the subdivision process. This is what remains of the original Lot 4, Block 2 of Westpark Commercial Subdivision No. 3.

The zoning on this property is C-1 PUD. The Planned Unit Development (PUD) is the Northbridge PUD and has been in place since July 1993.

Analysis:

Staff has reviewed the preliminary plat based on the proposed development plan, the zoning regulations and comprehensive plan and finds that the preliminary plat is within compliance should the applicant conform to Staff's recommended conditions.

Conclusion:

Upon conclusion, this preliminary plat complies with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, all regulations regarding C-1 PUD zoning development standards, and the 2016 comprehensive plan. All general criteria for approval have been met, per State Statute 50 - Chapter 13.

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

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards; and
2. Subject to submittal of a preliminary plat, submitted prior to final plat submittal, showing compliance with all conditions and comments in the Engineering Memorandum dated September 25, 2024.

Attachments:

1. PZ24-0108 Vicinity Map
2. PZ24-0108 Presentation Map
3. PZ24-0108 Aerial Map
4. PZ24-0108 Westpark Commercial Subdivision #12, a PUD- Preliminary Plat 7-23-24
5. PZ24-0108 Engineering Memorandum - 9.25.24

Vicinity Map

Canyon Springs
Golf Course

Blue Lakes
Country Club

Snake River

Magic Valley
Mall

St Luke's Magic
Valley Medical
Center

College of
Southern Idaho

College of So Idaho

Targhee Dr

Parcels City

Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land
Management, EPA, NPS, US Census Bureau, USDA, USFWS

Falls Ave

Northfork Rd

Columbia Dr

Federation Rd

Canyon Trail Way

Canyon Crest Dr W

Washington St N

Pole Line Rd W

Pole Line Rd

Cheney Dr W

Cheney Dr

N Pointe Dr

N College Rd W

N College Rd

Parkway Dr

Ridgeway Dr

Crestview Dr

Blake St N

Washington St N

Lincoln St N

Elm St N

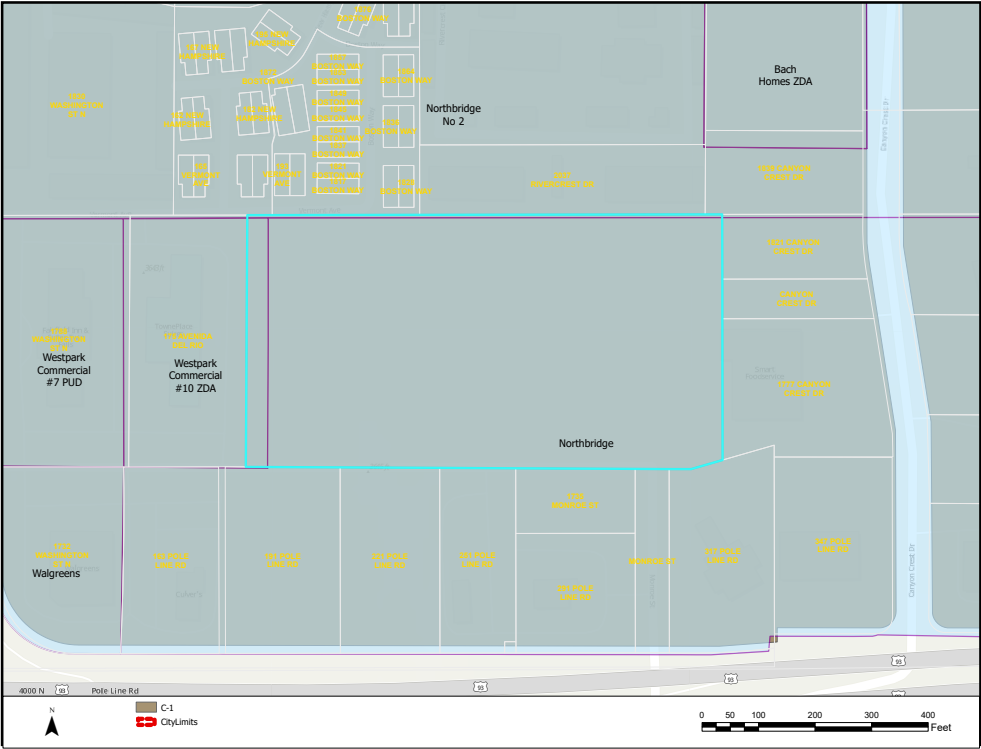
Locust St N

Cheney D



0 1,250 2,500 5,000 Feet

ZONING MAP



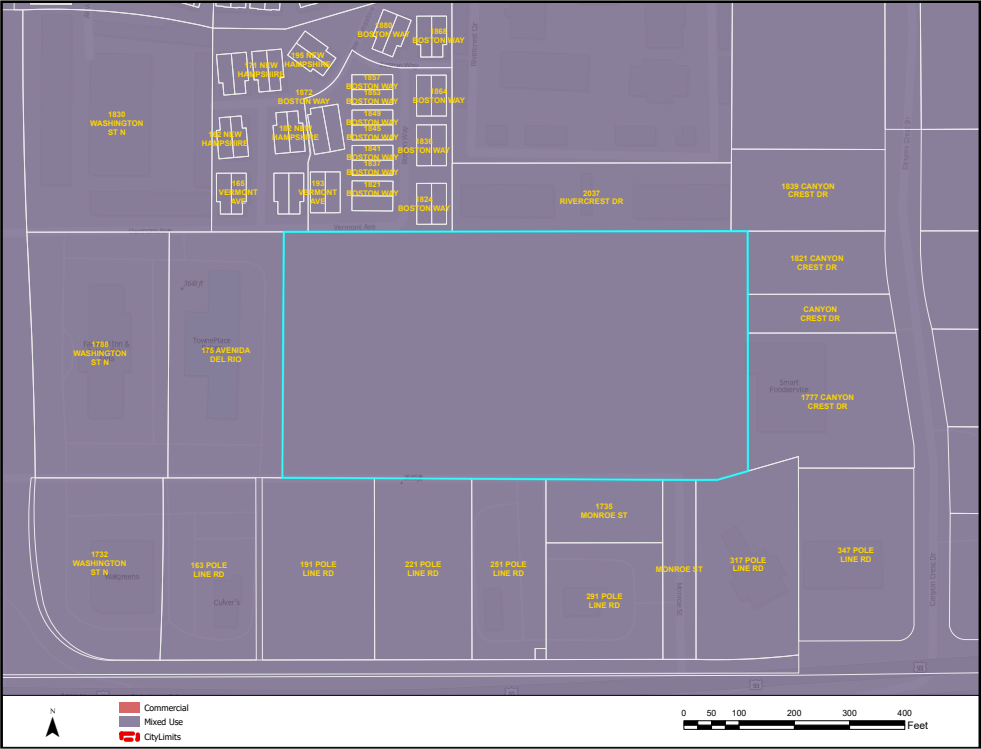
Zoning

<u>Current Zoning:</u>	C-1 PUD
<u>Current Land Use:</u>	Undeveloped
<u>Proposed Zoning:</u>	C-1 PUD
<u>Proposed Land Use:</u>	Commercial

Surrounding Area

<u>North:</u>	Residential (C-1 PUD)
<u>South:</u>	Commercial (C-1 PUD)
<u>East:</u>	Commercial (C-1 PUD)
<u>West:</u>	Commercial (C-1 PUD)

FUTURE LAND USE MAP



Regulations

Twin Falls Municipal Code Sections 10-12-2-3; 10-6-1 & 10-4-8

Future Land Use Category

Mixed Use: Serves local and regional commercial activities that are sited at intersections of major arterials. This area is typically anchored by a grocery store, civic, or entertainment uses. Allows high-intensity mixed use development in a compact, pedestrian oriented environment.

A desired land use mixture of retail, office, hotels, townhomes, condominiums, apartments, etc.

Aerial Map



Line Table

LINE #	BEARING	DISTANCE
L1	S73°36'19"W	57.78'
L2	S89°34'43"W	39.07'

Easement Line Table

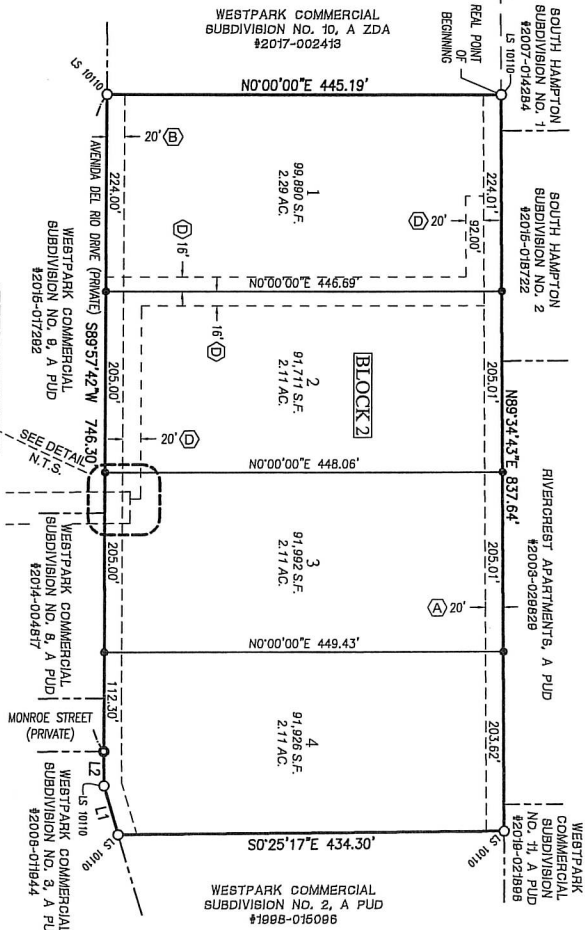
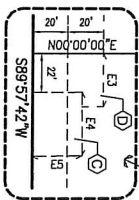
LINE #	BEARING	DISTANCE
E3	N89°59'53"E	30.00'
E4	N89°57'42"E	36.00'
E5	N0°25'17"W	28.06'

FOUND ALUMINUM CAP
LS 10110
C.P. #2023-012573
1841.16'

BASIS OF BEARING - SURVEY INST. #2017-002413
N0°00'00"E 2641.09'

Washington Street North

FOUND BRASS CAP IN WELL
C.P. #2007-013459
32° 33' 4



Easement Key

- (A) 40' RECIPROCAL EASEMENT PER INSTRUMENT #2008-023713
- (B) PUBLIC UTILITY EASEMENT PER INSTRUMENT #2009-002949
- (C) TWIN FALLS CANAL COMPANY EASEMENT PER INST. #2014-008449
- (D) IRRIGATION EASEMENT

Health Certificate

"SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED BASED ON THE STATE OF IDAHO. DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AT THE TIME OF THIS APPROVAL. NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED OR MEET OTHER CONDITIONS OF DEQ. THEN SANITARY RESTRICTIONS MAY BE RE-IMPOSED IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED."

DISTRICT HEALTH DEPARTMENT, EHS

DATE:

Survey References

- #2023-001344 WESTPARK COMMERCIAL SUBDIVISION NO. 11, A PUD
- #2019-021896 WESTPARK COMMERCIAL SUBDIVISION NO. 11, A PUD
- #2019-000702 WESTPARK COMMERCIAL SUBDIVISION NO. 10, A PUD
- #2017-002413 WESTPARK COMMERCIAL SUBDIVISION NO. 2
- #2015-021924 SOUTH HAMPTON SUBDIVISION NO. 2
- #2015-018722 SOUTH HAMPTON SUBDIVISION NO. 2
- #2015-017392 WESTPARK COMMERCIAL SUBDIVISION NO. 9, A PUD
- #2014-004817 WESTPARK COMMERCIAL SUBDIVISION NUMBER 8, A PUD
- #2014-003412 WESTPARK COMMERCIAL SUBDIVISION NUMBER 7, A PUD
- #2013-016471 WESTPARK COMMERCIAL SUBDIVISION NUMBER 7, A PUD
- #2010-000491 MAGIC VALLEY MARKETPLACE SUBDIVISION
- #2007-014284 SOUTH HAMPTON SUBDIVISION, A PUD
- #2007-012707 SOUTH HAMPTON SUBDIVISION, A PUD
- #2007-010452 STO-N-GO PARK SUBDIVISION
- #2006-011944 WESTPARK COMMERCIAL SUBDIVISION NO. 3, A PUD
- #2003-029829 RIVERCREST APARTMENTS, A PUD
- #1998-015096 WESTPARK COMMERCIAL SUBDIVISION NO. 2, A PUD

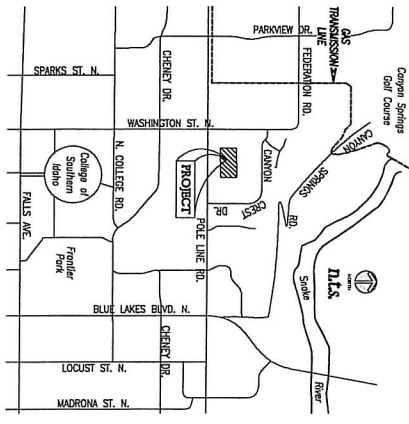
Legend

- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- CALCULATED POINT (NOT SET)
- FOUND BRASS CAP
- FOUND 5/8" REBAR (AS NOTED)
- FOUND 1/2" REBAR (AS NOTED)
- FOUND ALUMINUM CAP
- SET 5/8" x 24" REBAR & CAP - LS 10110
- SET 1/2" x 24" REBAR & CAP - LS 10110
- FOUND 1/2" REBAR - REPLACED WITH 5/8" x 24" REBAR & CAP - LS 10110

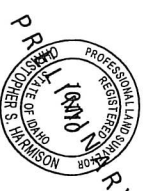
Surveyor's Narrative

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT THE BOUNDARY OF THE REMAINDER OF LOT 4, BLOCK 2, AS SHOWN ON WESTPARK COMMERCIAL SUBDIVISION NO. 3, A PUD (#2006-011944) FOR A FINAL SUBDIVISION. MONUMENTS WERE FOUND AT THE NORTHWEST AND SOUTHWEST CORNERS PER WESTPARK COMMERCIAL SUBDIVISION NO. 10, A PUD (#2017-002413). THE MONUMENTS THAT WERE FOUND ALONG THE SOUTH BOUNDARY WERE ESTABLISHED PER FOUND MONUMENTS AS SHOWN ON WESTPARK COMMERCIAL SUBDIVISION NO. 8 AND 9, A PUD (#2014-004817 AND #2015-017392).

Vicinity Map



n.t.s



CERTIFICATE OF OWNERS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OR REPRESENTATIVE OF THE OWNERS IN FEE SIMPLE OF THE FOLLOWING DESCRIBED PROPERTY, BEING A PORTION OF LOT 4, BLOCK 2 AS SHOWN ON THAT CERTAIN MAP ENTITLED "WESTPARK COMMERCIAL SUBDIVISION NO. 3," RECORDED MAY 18, 2006 AS INSTRUMENT NO. 2006-011944 IN THE OFFICE OF THE COUNTY RECORDER OF TWIN FALLS COUNTY AND LOCATED IN A PORTION OF THE S2 SW4 OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 33, SAID CORNER LIES SOUTH 00°00'00" WEST 2641.09 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 33;

THENCE, ALONG THE WEST BOUNDARY OF SAID SECTION 33, NORTH 00°00'00" EAST 799.93 FEET;

THENCE, LEAVING SAID WEST BOUNDARY, NORTH 89°34'43" EAST 532.25 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN MAP ENTITLED "WESTPARK COMMERCIAL SUBDIVISION NO. 10," RECORDED FEBRUARY 17, 2017 AS INSTRUMENT NO. 2017-002413 IN SAID OFFICE OF THE COUNTY RECORDER OF TWIN FALLS COUNTY AND BEING THE REAL POINT OF BEGINNING;

THENCE, ALONG THE NORTH BOUNDARY OF SAID LOT 4, NORTH 89°34'43" EAST 837.64 FEET TO THE NORTHEAST CORNER OF SAID LOT 4;

THENCE, ALONG THE EAST BOUNDARY OF SAID LOT 4, SOUTH 00°25'17" EAST 434.30 FEET;

THENCE, CONTINUING ALONG SAID EAST BOUNDARY, SOUTH 73°38'10" WEST 39.07 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN MAP ENTITLED "WESTPARK COMMERCIAL SUBDIVISION NUMBER 8," RECORDED MARCH 25, 2014 AS INSTRUMENT NO. 2014-004817 IN SAID OFFICE OF THE COUNTY RECORDER OF TWIN FALLS COUNTY;

THENCE, ALONG THE NORTH BOUNDARY OF SAID MAP (#2014-004817) AND THE NORTH BOUNDARY OF THAT CERTAIN MAP ENTITLED "WESTPARK COMMERCIAL SUBDIVISION NO. 9," RECORDED OCTOBER 5, 2015 AS INSTRUMENT NO. 2015-017292 IN SAID OFFICE OF THE COUNTY RECORDER OF TWIN FALLS COUNTY, SOUTH 89°57'42" WEST 746.30 FEET TO THE SOUTHEAST CORNER OF SAID MAP (#2017-002413);

THENCE, ALONG THE EAST BOUNDARY OF SAID MAP (#2017-002413), NORTH 00°00'00" EAST 445.19 FEET TO SAID REAL POINT OF BEGINNING.

THE GROSS AREA CONTAINED IN THIS PLATTED LAND AS DESCRIBED IS 8.62 ACRES.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS INDICATED ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES DESIGNATED ON THIS PLAT.

PURSUANT TO IDAHO CODE 50-1334, I, THE UNDERSIGNED, AS OWNER, DO HEREBY STATE THAT THE LOTS ON THIS PLAT ARE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF TWIN FALLS MUNICIPAL WATER SYSTEM.

PURSUANT TO IDAHO CODE 31-3805, I, THE UNDERSIGNED, AS OWNER, DO HEREBY STATE THAT THE IRRIGATION WATER RIGHTS APPURTENANT AND THE ASSESSMENT OBLIGATION OF THE LANDS IN THIS PLAT HAVE NOT BEEN TRANSFERRED FROM SAID LANDS AND THAT A SATISFACTORY IRRIGATION WATER DELIVERY SYSTEM IS PROVIDED FOR AND HAS BEEN APPROVED BY THE TWIN FALLS CITY COUNCIL. LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE TWIN FALLS.

WESTPARK PARTNERS, AN IDAHO GENERAL PARTNERSHIP

BY: DAVID M. SHOTWELL, MANAGING PARTNER

ACKNOWLEDGMENT

STATE OF IDAHO)
COUNTY OF TWIN FALLS) ss
ON THIS _____ DAY OF _____, 2024, AT _____ M., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID M. SHOTWELL AND/OR _____ (HUSBAND/WIFE/SOLE) KNOWN OR IDENTIFIED TO ME TO BE THE PERSON(S), WHOSE NAME(S) SUBSCRIBED TO THE FOREGOING CERTIFICATE, AND ACKNOWLEDGED TO ME THAT (HE/SHE/THEY) EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC

RESIDING AT

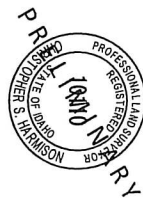
COMMISSION EXPIRES



EHM Engineers, Inc.

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, CHRISTOPHER S. HANSON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, MADE THE SURVEY OF THE LAND DESCRIBED IN THE CERTIFICATE OF OWNER AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY AS MADE AND STAKED UNDER MY SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



APPROVAL OF CITY COUNCIL

THIS PLAT WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF TWIN FALLS, IDAHO AT THEIR MEETING ON THIS _____ DAY OF _____, 2024.

MAYOR _____ CITY CLERK _____

APPROVAL OF CITY ENGINEER

I HAVE REVIEWED THE ACCOMPANYING PLAT AND HEREBY CERTIFY THAT IT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF TWIN FALLS, IDAHO.

CITY ENGINEER _____ ATTEST _____

COUNTY SURVEYORS CERTIFICATE

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR TWIN FALLS COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLEES WITH THE STATE OF IDAHO CODE RELATED TO PLATS AND SURVEYS.

GEORGE A. YERON _____ PLT/ DATE _____
PROFESSIONAL LAND SURVEYOR

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss

ON THIS _____ DAY OF _____, 2024, AT _____ M., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GEORGE A. YERON, PERSONALLY KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATE AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC _____

RESIDING AT _____

COMMISSION EXPIRES _____

COUNTY TREASURERS CERTIFICATE

I, COUNTY TREASURER IN AND FOR THE COUNTY OF TWIN FALLS, IDAHO, PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ALL COUNTY PROPERTY TAXES DUE FOR THE PROPERTY INCLUDED IN THIS PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY DAYS ONLY.

COUNTY TREASURER _____ DATE _____

COUNTY RECORDERS CERTIFICATE

INSTRUMENT NO. _____

STATE OF IDAHO }
COUNTY OF TWIN FALLS } ss

ON THIS _____ DAY OF _____, 2024, AT _____ M., THE FOREGOING PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF TWIN FALLS COUNTY, IDAHO AND DULY RECORDED IN PLAT BOOK _____, ON PAGE _____.

DEPUTY _____ EX-OFFICIO RECORDER _____



EHM Engineers, Inc.



P.O. Box 1907

203 Main Avenue East

Twin Falls, Idaho 83303-1907

Fax: (208) 736-2293

ENGINEERING

208-735-7248

ENGINEERING MEMORANDUM

To: William Klaver, Senior Planner

From: Kristi Fehringer, Engineering Development Coordinator

Date: 9/25/2024

Re: Preliminary Plat – **Westpark Commercial Subdivision No. 12** – Application # 24-0108

The Engineering Department has reviewed the Preliminary Plat for the **Westpark Commercial Subdivision No. 12**. The following changes and items shall be addressed prior to scheduling of the final plat.

Pressure Irrigation Comments:

1. This development will be required to provide a 6" pressure irrigation main to the northern property line, located on the west side of Lot 1.

Irrigation Comments:

2. Please provide a copy of the Twin Falls Canal Company piping agreement relating to proposed piping of the coulee/lateral.

General Comments:

3. Under the "Design Data", "Irrigation", the note indicates this development will be "Private Non-Potable". This development will be connected to a City PI station. Please revise this notation.

If you have any questions, please contact Kristi Fehringer at 208-735-7332 or email at kfehringer@tfid.org

Cc: Subdivision File

Note: During the preliminary plat review process, the City of Twin Falls Engineering Department will make every attempt to notify the developer of any code or design standard issues that may cause any zoning concerns. The purpose of the review is to check compliance of the proposed development with existing local and state policies, goals and objectives or comprehensive plans; it is not a technical engineering review. Design standards will be reviewed as part of the final platting process. The City of Twin Falls reserves the right to require compliance with all relevant federal, state and local codes as part of the final plat review process.



Date: Tuesday, October 22, 2024
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit for a residential shed (greater than 1000 square feet) on property located at 2256 Detweiler Place. c/o Lance LeBaron on behalf of Mark Gardoski (PZ24-0101).

Time Estimate:

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

Background:

This is a request from Mark Gardoski for a special use permit to construct a residential detached accessory building (more than 1,000 square feet) on property located at 2256 Detweiler Place for personal storage.

Approval Process:

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 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.

Review Criteria for Special Uses:

1. Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
2. Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
3. 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.
4. Will not be hazardous or disturbing to existing or future neighboring uses.
5. 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.
6. 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.
7. 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.

8. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
9. Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Conditions may be attached to a Special Use Permit including, but not limited to, those:

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

Budget Impact:

N/A

Regulatory Impact:

Per City Code 10-4-4, the R-2 zoning district, a Special Use Permit is required for any detached accessory building exceeding 1,000 sq. ft. Approval of the special use permit would allow the applicant to construct a 1,292 sq. ft detached accessory building. Special Use Permits are attached to the property unless otherwise specified by the commission. Upon sale or transfer of the property, the land use may continue provided the use has not been discontinued for more than a year and the new owners operate under the same provisions.

History:

The subdivision was platted and recorded in May 2011, the home was issued a Certificate of Occupancy in May 2022.

Analysis:

The comprehensive plan designates this area as Town Neighborhood. Town Neighborhood is characterized as primarily residential land uses or related uses such as parks, recreation facilities, schools and civic facilities. Accessory structures of up to 1,000 sq. ft. are outright permitted in the R-2 zoning district. The size being proposed for this accessory building is not much larger than what is outright permitted, but does require a special use permit. Detached accessory buildings are typically found with residential homes and the lot is sufficient to support the size being proposed. The applicant has stated the proposed accessory building will be used for the storage of a recreational vehicle and the plans submitted show the building will have a large bay door for the RV with a craft room area. The exterior of the building will be designed to complement the existing residence.

Approval of this request wouldn't create a detrimental burden to the current system, add additional cost to public services, create excessive traffic, fumes or noise and would not be detrimental to the neighborhood.

Conclusion:

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

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with all applicable codes and standards.
2. Subject to personal use only-no commercial activity.

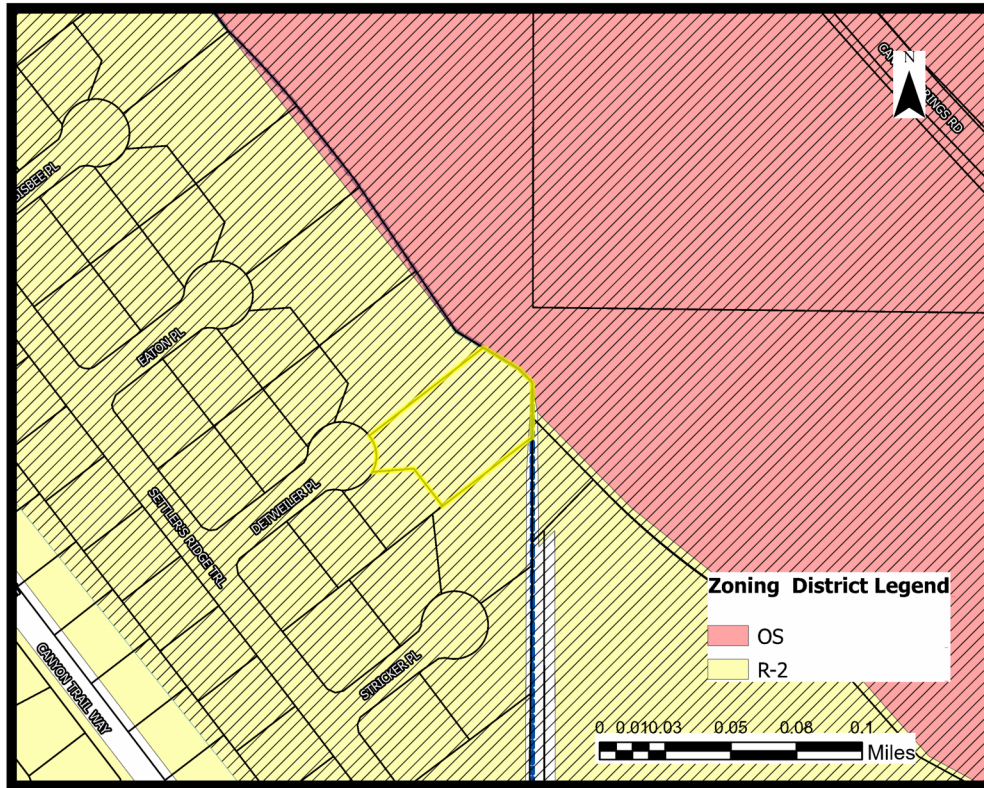
Attachments:

1. PZ24-0101 Vicinity Layout
2. PZ24-0101 Presentation Map
3. PZ24-0101 Applicant Site Plan
4. PZ24-0101 Applicant Narrative

Request for a Special Use Permit to allow for an accessory building >1000 sq. ft. to be constructed on property located at 2256 Detweiler Pl (PZ24-0101)



ZONING MAP



Zoning

Current Zoning: R-2

Current Land Use: Residential

Proposed Zoning: N/A

Proposed Land Use:
Accessory Bldg >1000 Sq ft

Surrounding Area

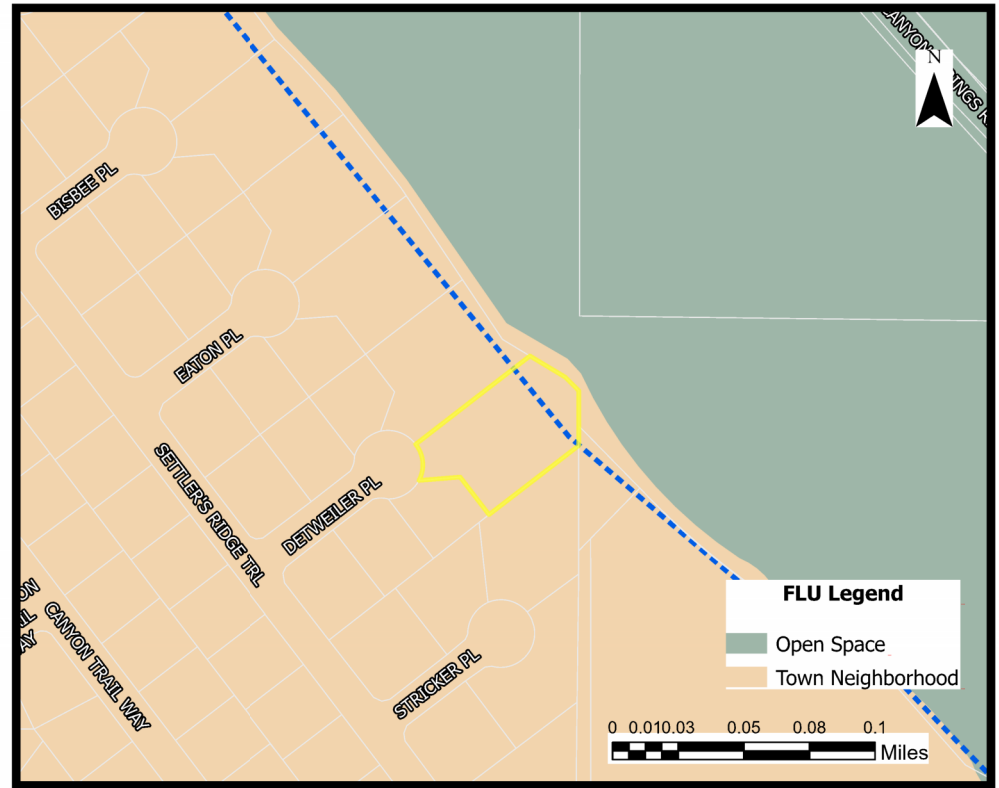
North: Canyon Rim Trail - Snake River Canyon

South: Residential

East: Residential

West: Residential

FUTURE LAND USE MAP



Regulations

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

FLU Category

Town Neighborhood Characteristics

Primarily residential in character, Lot sizes are smaller than found in rural residential, contiguous and clustered development to maximize open space and community gathering areas.

Land Uses:

Single-family attached and detached, Duplexes, triplexes, and townhomes, Parks and recreation facilities, Schools, Civic facilities

GARDISKI DETACHED SHOP
LOT -17A, BLK -1, SETTLER'S RIDGE #3
2256 DETWEILER PL., TWIN FALLS, IDAHO
LOT SIZE: 32,444 SF
CODE COMPLIANCE: 2018 IRC
NEW CONSTRUCTION
DETACHED SHOP = 1292

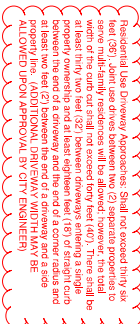
R-38 ATTIC
R-20 EXTERIOR WALLS (INCLUDING BETWEEN GARAGE)
R-30 FLOORS
.35 U VALUE LO-E WINDOWS

A1 - COVER SHEET, SITEPLAN
A2 - FOUNDATION AND FLOOR PLANS
A3 - WALL BRACING & ROOF PLANS
A4 - ELEVATIONS & SECTION VIEWS

• IRC SECTION R37.1, WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING TO BE 6" MIN. FROM EARTH & 2" FROM CONCRETE OR PRESERVATIVE TREATED.

*DO NOT DRAIN STORMWATER ONTO ADJACENT PROPERTIES. LANDOWNERS ARE RESPONSIBLE FOR STORMWATER RUNOFF FROM THEIR PROPERTY. BEST MANAGEMENT PRACTICES (BMP'S) TO RETAIN AS MUCH STORM WATER AS POSSIBLE ON THE PROPERTY!!! SEE IDAHO CATALOG OF STORM WATER BEST MANAGEMENT PRACTICES.

THE SECTION 900.01 SURFACE DRAINAGE SHALL BE APPROVED BY THE CITY ENGINEER. THE DRAINAGE SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'. LOTS LESS THAN 10' FROM FOUNDATION TO BE 2% SLOPE MINIMUM FROM FOUNDATION.



SCALE: 1" = 10'-0"

GENERAL NOTES

ALL WORK PERFORMED SHALL MEET CURRENT ADOPTED CODES. (IN THE EVENT OF A CONFLICTING NOTE, THE MORE STRINGENT REQUIREMENT SHALL PREVAIL.)

VERIFY ALL UTILITIES BEFORE DIGGING.

PROPERTY LINES ARE CONTRACTED LINES.

SETT AND STRUCTURE SHALL BE SET TO GRADE. SUBCONTRACTOR TO VERIFY ALL DIMENSIONS. IN CASE OF ERRORS OR DISCREPANCIES, CONTACT OWNER OR OWNER'S REPRESENTATIVE BEFORE PROCEEDING. DO NOT SCALE.

DO NOT DRAIN STORM WATER ONTO ADJACENT LOTS.

STORM LINES SHALL BE PROVIDED OVER PROPERTY PANS AT TIME OF INSTALLATION.

TOP OF FOUNDATION TO BE A MIN. 12" ± 2% ABOVE GUTTER.

Residential Use Driveway Approaches: Shall not exceed thirty six feet (36'). Joint use residences between two (2) separate properties to serve multiple-family residences will be allowed; however, the total width of the curb cut shall not exceed forty feet (40'). There shall be at least thirty two feet (32') between driveways entering a single property; ownership and at least eighteen feet (18') of straight curb between the end of a driveway and the end of a corner radius and at least two feet (2') between the end of a driveway and a side property line. (ADDITIONAL DRIVEWAY WIDTH MAY BE ALLOWED UPON APPROVAL BY CITY ENGINEER)

B. REQUEST INFORMATION:

1. The following is a request that a Special Use Permit be granted for the Real Property Located at (street address):

2256 Artweiler Place Twin Falls

and LEGALLY DESCRIBED as: _____

for the proposed use of: RV Parking Garage

2. Present use of property: Resident

3. Existing Zoning District: _____

4. Project Land Area Size: 3/4 Acre

5. Project Building Size: 1292 #



Date: Tuesday, October 22, 2024
To: Planning and Zoning Commission
From: Jonathan Spendlove, Planning and Zoning Director

ACTION ITEM

Request:

Request for a recommendation to City Council on the appropriate zoning district for a proposed annexation of approximately 46 (+/-) acres located east of Sunway Dr N from North College Rd W to Pole Line Rd W. c/o Tim Vawser, EHM on behalf of Gary Nelson (PZ24-0103).

Time Estimate:

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

Background:

Gary N. Nelson of Indigo Investments Limited LLC, represented by Tim Vawser of EHM Engineers LLC, has requested to annex approximately 46.31 (+/-) acres of property into city limits with the C-1 and R-2 zoning designations. The subject property is generally located east of Sunway Dr. N. and North of North College Rd. W. to Pole Line Rd. W. Currently, the property is used for irrigated agriculture.

Approval Process:

Per City Code 10-15-1: Prior to annexation of an unincorporated area, the Council shall request and receive a recommendation from the Commission on the proposed plan and Zoning Ordinance changes for the unincorporated area. The Council shall not hold a public hearing, give notice of a proposed hearing, nor take action upon the plan, amendment or repeal until recommendations have been received from the Commission.

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

Budget Impact:

N/A

Regulatory Impact:

If annexed, the subject property will be incorporated into the City of Twin Falls and fall under all regulatory authority of the City of Twin Falls.

History:

The property is currently utilized as agricultural pasture/farmground. It is located in the Twin Falls City Area of Impact. Available records show this land has always been used for irrigated agricultural purposes.

Analysis:

The Comprehensive Plan has designated this area as Commercial and Town Neighborhood.

- The land uses typically found in the Commercial designation are: retail, office, restaurants, hotels, plazas and parks.

- The land uses typically found in the Town Neighborhood designation are: residential, schools, parks and recreation facilities, and civic facilities.

The proposed zoning for this request is Commercial Highway District (C-1) and Residential Single Household or Duplex District (R-2). These zones can be characterized by the following:

- Purpose Statement:
 - C-1 is "intended to provide for commercial activities of various sizes from large malls to small shops, fast food restaurants and tourist accommodation. This district is designed for application on major streets or portions thereof."
 - R-2 is "intended to promote and preserve residential development and to provide a low density residential environment with a mix of both single household and duplex dwellings in an area with ample space for personal privacy, private open space and free from encroachment by commercial and industrial activities. Centralized water and sewer facilities are required."
- Sample of Permitted Uses:
 - C-1: Bakery; bookstore; eating places; laundering facilities; photography studios; professional services; doctor's offices; libraries; etc.
 - R-2: Single-family attached and detached; duplex; parks; etc.
- Heights:
 - C-1 is fifty (50') feet
 - R-2 is thirty-five (35') feet

Conclusion:

The Commission is tasked to make a recommendation to the City Council by reviewing the comprehensive plan and the requested zoning designations compatibility with the future land use map designation.

The Commission will make a recommendation to City Council to approve the requested zoning designation, as presented, recommend denial of the requested zoning designation, recommend a different zoning designation or table the request for additional information.

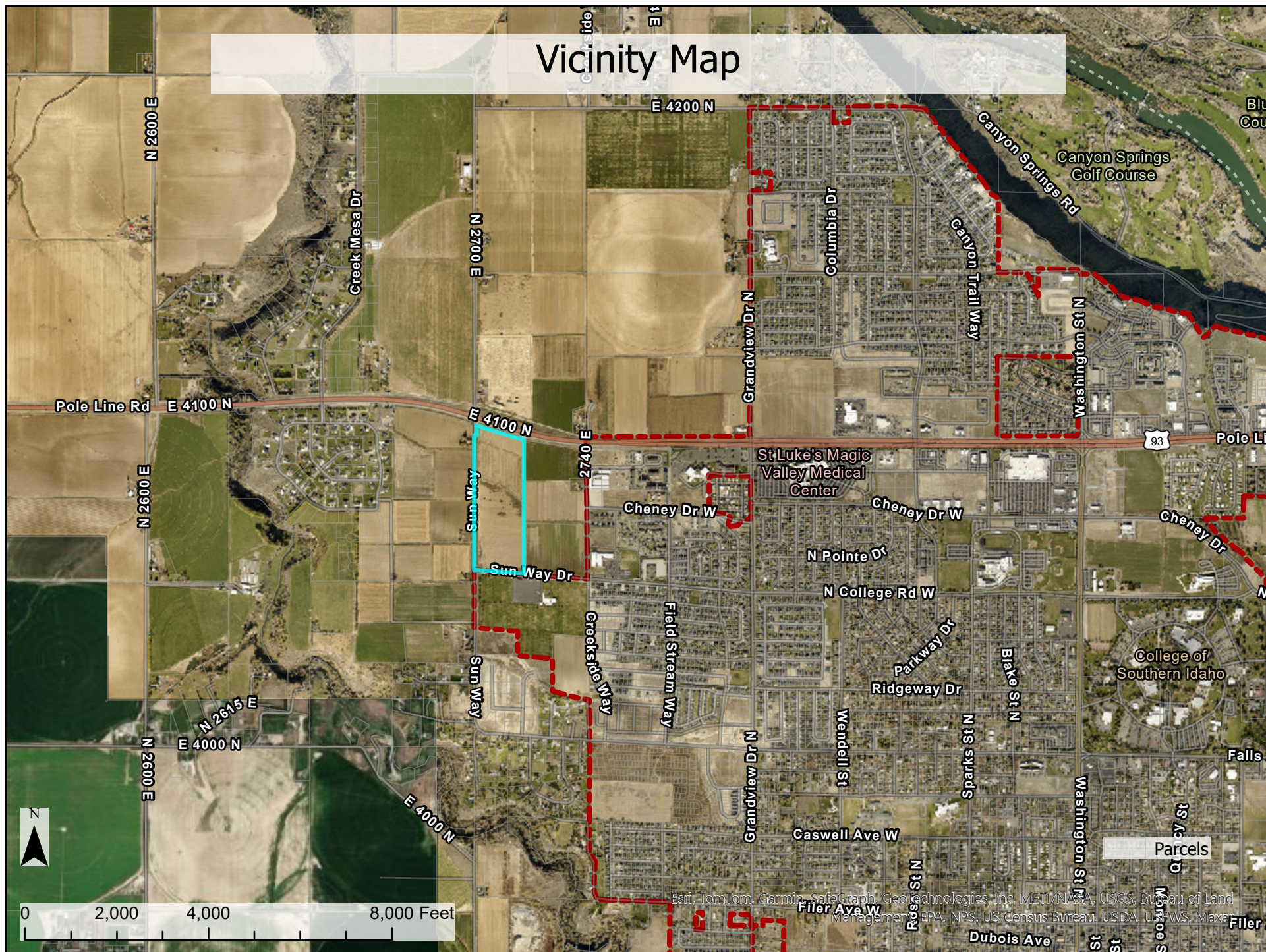
Sample Motion:

1. *Move to recommend to City Council the subject property be zoned as presented with the C-1 and R-2 zoning district.*
2. *Move to recommend to City Council the subject property be zoned _____.*
3. *Move to table the request for additional information.*

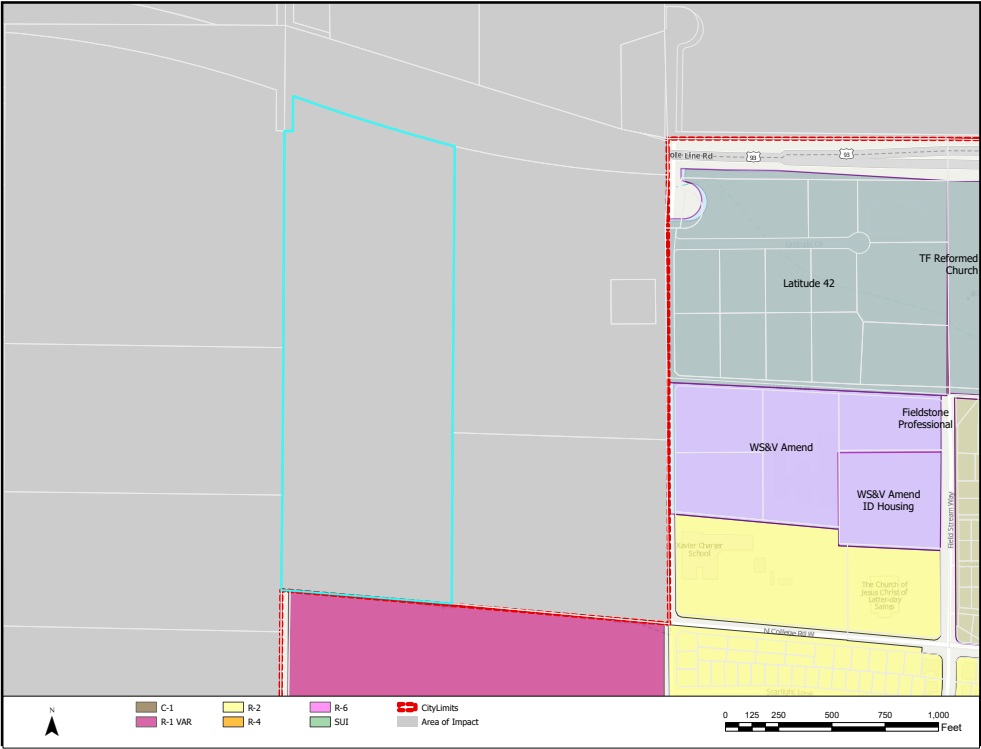
Attachments:

1. PZ24-0103 Vicinity Map
2. PZ24-0103 Presentation Map
3. PZ24-0103 Aerial Map
4. PZ24-0103 Proposed Zoning
5. PZ24-0103 Applicant Narrative

Vicinity Map



ZONING MAP



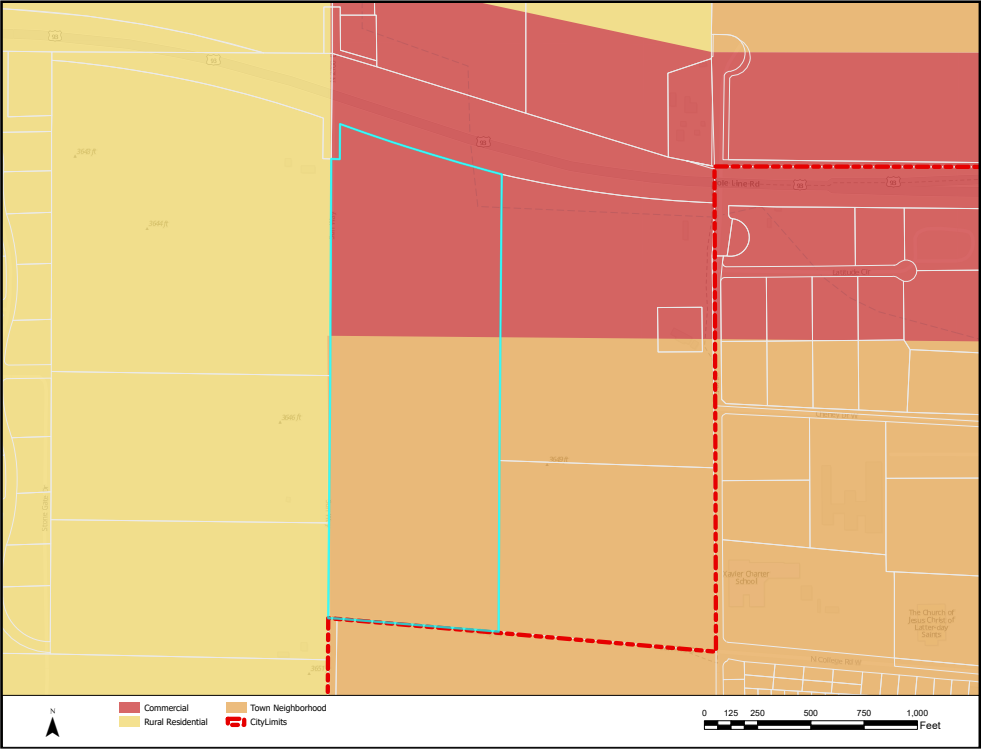
Zoning

<u>Current Zoning:</u>	Area of Impact - County Zoning
<u>Current Land Use:</u>	Agricultural
<u>Proposed Zoning:</u>	C-1 & R-2
<u>Proposed Land Use:</u>	Commercial & Residential

Surrounding Area

<u>North:</u>	Area of Impact - County Jurisdiction
<u>South:</u>	Residential (R-1)
<u>East:</u>	Area of Impact - County Jurisdiction
<u>West:</u>	Area of Impact - County Jurisdiction

FUTURE LAND USE MAP



Regulations

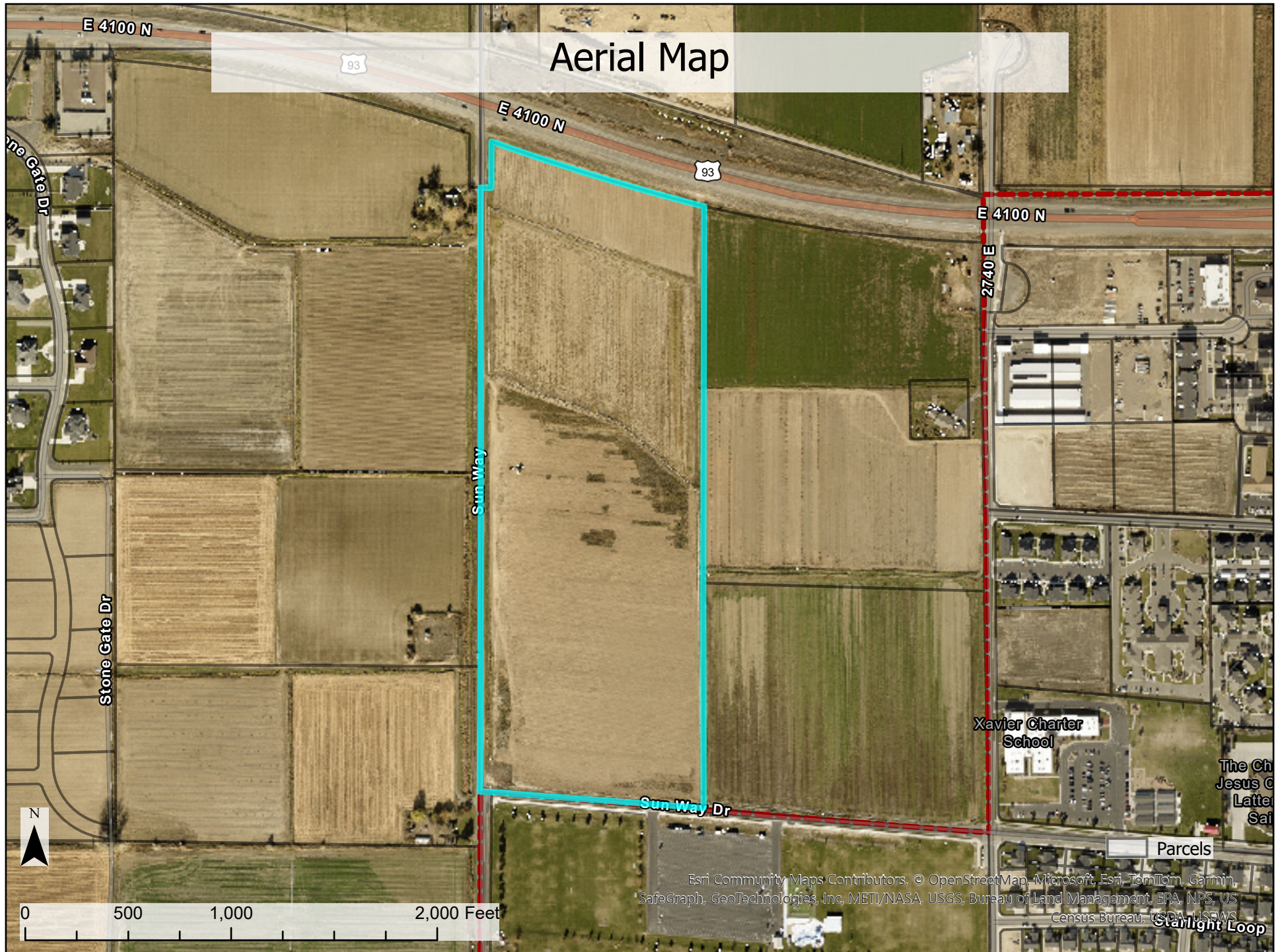
Twin Falls Municipal Code Section(s) 10-15

Future Land Use Category

Commercial: Highway-oriented, large-format retail, hotels, restaurants, and other retail.

Town Neighborhood: Primarily residential in character with a desired land use mixture of single family, duplex, triplex, parks and recreation facilities, schools, and civic facilities.

Aerial Map



Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USEWS

36 31
1 6

POLE LINE ROAD WEST
(US HIGHWAY 93)

N72°53'41"W 959.40'

311.56'
N30°20'35"E

ZONE: C-1

1538.98'

N0°40'59"E 2635.87'

L1

C1

L2

C2

L3

1101.58'

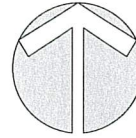
N0°11'08"W 2161.32'

ZONE: R2

1096.89'

1059.74'

N84°30'37"W 801.67'



NORTH

0 150 300 600

SCALE IN FEET

Located In
A Portion of
Gov't Lots 3, 4, 5 & SE ⁴ NW ⁴, Section 6
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2024

Line Table

LINE #	BEARING	DISTANCE
L1	N89°19'01"W	178.79'
L2	N67°49'01"W	173.16'
L3	N89°30'48"W	221.96'

Curve Table

CVE#	DELTA	RADIUS	ARC	CHORD	TANG.	CH. BRG
C1	21°30'00"	300.00'	112.57'	111.91'	56.96'	N78°34'01"W
C2	21°41'47"	300.00'	113.60'	112.92'	57.49'	S78°39'55"E

PRELIMINARY

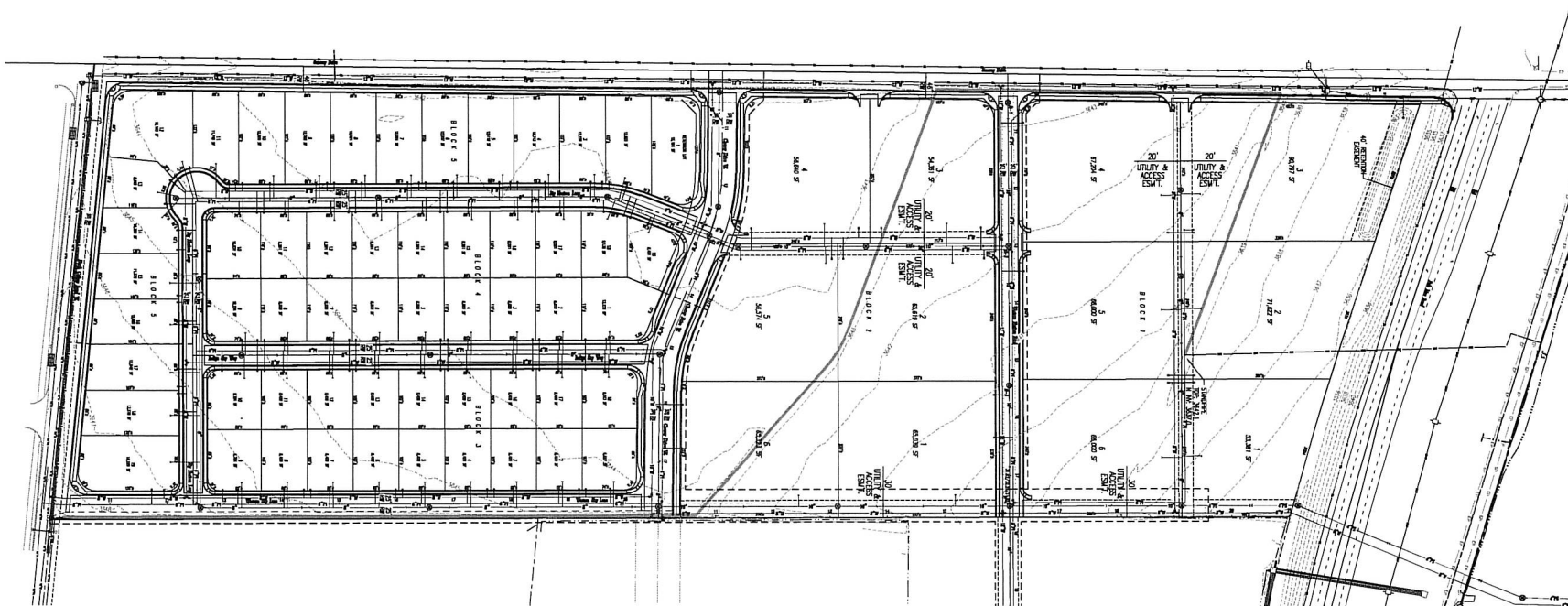
EXHIBIT
ANNEXATION
TWIN FALLS COUNTY, IDAHO



EHM Engineers, Inc.
BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE

Engineers / Surveyors / Planners
621 North College Road, Suite 100 Twin Falls, Idaho 83301
p (208)-734-4888 fax (208)-734-6049 web: ehminc.com

JOB NO.: 230-18
APPROVED
DESIGN
DRAWN CSH
DATE SEPT. 2024
SCALE SHOWN
V 230-18 ANNEX-2
Sheet No.: 1



Site Data

OWNER: HODG INVESTMENTS LIMITED LLC
246 5TH AVENUE NORTH
TWIN FALLS, ID 83301
(208) 731-5000
CONTACT: GARY N. NELSON

ENGINEER: EWM ENGINEERS, INC.
621 N. COLLEGE RD., SUITE 100
TWIN FALLS, ID 83301
(208) 734-6888
CONTACT: TIM WINKER

EXISTING USE: AGRICULTURAL / VACANT

PROPOSED ZONE: R-1 VAR

EXISTING ZONE: R-1 VAR

PROPOSED ZONE: C1 COMMERCIAL AND R2 RESIDENTIAL

VARIANCE: NONE REQUESTED

BENCHMARK: SHOWN

IRRIGATION: PER EXIST. REGIONAL PRESSURE IRRIGATION STA.

STORMWATER: STORM WATER FOR PROJECT SHALL BE DETAINED ON SITE.

SEWER: PUBLIC

WATER: PUBLIC

SETBACKS: ALL BUILDING AND YARD SETBACKS WILL BE IN ACCORDANCE WITH THE CURRENT C.O.T.F. ORDINANCES.

EASEMENTS: AS DEPICTED ON FINAL PLAT OR RECORDED BY SEPARATE DOCUMENT FOR UTILITIES AND ACCESS

UTILITIES: UTILITIES WILL BE LOCATED UNDERGROUND AND SHALL INCLUDE DRAINAGE POWER, CENTURY LINK, INTERNATIONAL GAS, AND CABLE TV

SUBD. AREA: 6.08 ACRES

Storm Water Retention Calculations

DETAILED AREA CALCULATIONS WILL BE PROVIDED UPON DEVELOPMENT PLANS WITH PHASED SUBMITTALS TO THE CITY OF TWIN FALLS. INDIVIDUAL COMMERCIAL LOTS WILL BE REQUIRED TO RETAIN THEIR OWN RETENTION CAPACITY ON THEIR OWN INDIVIDUAL LOTS.

COMMERCIAL LOTS WILL BE REQUIRED TO RETAIN STORMWATER RETENTION BASED ON THE FOLLOWING FORMULA IN ACCORDANCE WITH CITY OF TWIN FALLS REQUIREMENTS:

INTERMEDIATE LAND AREA (S₁) = 1.8/12 * 0.25 = C.F.

UNDERDEVELOPED LAND AREA (S₂) = 1.8/12 * 0.25 = C.F.

RESIDENTIAL LOT STORMWATER RETENTION WILL BE REQUIRED WITHIN LOT 1, BLOCK 5 BASED ON THE FOLLOWING FORMULA IN ACCORDANCE WITH CITY OF TWIN FALLS REQUIREMENTS:

LOT AREA = 0.42 (S₁) + 1.8/12 * 0.25 = C.F.

LOT AREA = 0.42 (S₂) + 1.8/12 * 0.25 = C.F.

STREET INTERMEDIATE AREA (S₃) = 1.8/12 * 0.25 = C.F.

STREET LANDSCAPED AREA (S₄) = 1.8/12 * 0.25 = C.F.

PREDEVELOPMENT LAND AREA (S₅) = 1.8/12 * 0.25 = C.F.

Legend

SUBDIVISION BOUNDARY LINE

LOT LINE

STREET CENTERLINE

EASEMENT AS NOTED

WATER MAIN

SEWER MAIN

PRESSURE IRRIGATION

GRAVITY IRRIGATION

STORM DRAIN

PERF. PIPE

STANDARD CURB & GUTTER

ROLL CURB & GUTTER

CONTOUR LINE

MANHOLE

FIRE HYDRANT

GATE VALVE

IRRIG. ASSEMBLY (AIR IN. OR BLOWOFF)

WATER SERVICE

SEWER SERVICE

PRESSURE IRR. SERVICE

CATCH BASIN

DRAINAGE ARROW

Scale In Feet

0 50 100 200

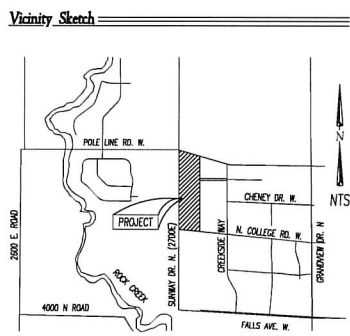
Located In

A Portion of Gov't Lots 3, 4, & 5,

A Portion of NW4, Section 6,

T. 10 S., R. 17 E., B.M.

Twin Falls County, Idaho



Notes

A 15 FT. WIDE UTILITY EASEMENT EXISTS ALONG ALL FRONT LOT LINES ADJACENT TO STREET FRONTAGES.

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF TWIN FALLS STANDARDS & SPEC'S. UNLESS NOTED OTHERWISE.

LOT LINES ARE CONCEPTUAL AND SUBJECT TO CHANGE IN FINAL LAYOUTS. ALL DIMENSIONS ARE APPROXIMATE.

EASEMENTS SHOWN WITHIN THIS DEVELOPMENT AND DESIGNATED FOR STORM WATER RETENTION THAT INCLUDE ROADWAYS WILL BE FOR THE BENEFIT OF ALL PROPERTY OWNERS WITHIN THE DEVELOPMENT AND AS SUCH BE SUBJECT TO A COMMON AREA MAINTENANCE AGREEMENT.

EASEMENTS SHOWN WITHIN THIS DEVELOPMENT AND DESIGNATED FOR ACCESS AND/OR UTILITIES WILL BE FOR THE BENEFIT OF THE ADJACENT PROPERTY OWNERS OR THOSE DESIGNATED AND WILL BE SUBJECT TO A CROSS-USE MAINTENANCE AGREEMENT BETWEEN THE BENEFICIARIES.

THE RETENTION EASEMENT DEPICTED ON LOT 1, BLOCK 1, SHALL BE RESERVED FOR STREET DRAINAGE GENERATED BY SUNNYS DRIVE, NORTH OF THE CENTERLINE OF CHENEY DRIVE AND BE SUBJECT TO A MAINTENANCE AGREEMENT AS NOTED WITH FEES ASSESSED BY THE CITY.

LOT 1, BLOCK 5, AS WELL AS THE LANDSCAPE MEDIAN WITHIN THE ADJACENT, UPGRADIENT SHEETS SHALL BE SUBJECT TO A COMMON AREA MAINTENANCE AGREEMENT AND BE SUBJECT TO FEES ASSESSED BY THE CITY OF TWIN FALLS OR HOMEOWNER'S ASSOCIATION FOR MAINTENANCE.

Project Bench Mark

CITY OF TWIN FALLS FIRE HYDRANT DATUM.

SET BY EWM ENGINEERS ON SELECTED LOCATIONS FOR PHASED CONSTRUCTION.

Exhibit B Master Development Plan

EWM Engineers, Inc.
MAKING THE FUTURE AN FOUNDATION OF EXCELLENCE
Engineers / Surveyors / Planners
621 North College Road, Suite 100 Twin Falls, Idaho 83301
P (208) 734-6888 Fax (208) 734-6499 web: ewminc.com

Master Development Plan

WESTERN HORIZON SUBDIVISION

Twin Falls, Idaho

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

REVISIONS

DATE

APPROVED

DESIGN T. WINKER

DRAWN T. WINKER

DATE SEPTEMBER, 2024

SCALE AS SHOWN

CAD FILE 230-1804SE

JOB NO. 230-18

MD - 1

WESTERN HORIZON
ANNEXATION NARRATIVE

4a. The owner of this property is requesting annexation into the City of Twin Falls to develop the property with City services for commercial and residential uses.

4.b.i. The request is in conformance with the comprehensive plan and future land use plan. In relation to the comprehensive plan, the proposed development provides connectivity of the Sunway soccer field area along an arterial corridor to the west Pole Line connection located adjacent to Sunway Drive. It has the aspect of mixed use within the development by placing commercial in the northern portion fronting the arterials while incorporating the residential portion on the southern portion, across and adjacent to the Sunway park. The proposed designations resemble the closest developed land to the east. The proposed zoning also resembles the ED e designation outlined in the future land use plan.

4.b.ii. As stated, the proposed development of the subject property is similar to the closest developed property to the east other than the component of residential next to the Sunway soccer complex which is slated to become residential as identified on the future land use plan. The area to the immediate east is private ownership with 1 residence and farming operations with no immediate plans for development. The area to the north of the subject property is the Pole Line Road arterial frontage within the City of Twin Falls with undeveloped land although commercial development has already been started on that parcel. To the west is undeveloped land predominately used for agricultural purposes in the impact area and the future land use plan calls for town/neighborhood within that property.

4.b.iii. The intent is to develop the plan in phases with emphasis on extension of utilities through the off-site corridor and then concentrate on the residential portion while still having potential development parcels ready in the commercial portion of the property as users are identified.



Date: Tuesday, October 22, 2024
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow commercial painting on property located at 317 Addison Ave W. c/o Kyndell Madsen on behalf of Saul Esquivel (PZ24-0104).

Time Estimate:

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

Background:

This is a request from Saul Esquivel for a special use permit to allow inside commercial painting on property located at 317 Addison Ave W.

Approval Process:

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 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.

Review Criteria for Special Uses:

1. Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
2. Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
3. 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.
4. Will not be hazardous or disturbing to existing or future neighboring uses.
5. 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.
6. 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.
7. 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.
8. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

9. Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Conditions may be attached to a Special Use Permit including, but not limited to, those:

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

Budget Impact:

N/A

Regulatory Impact:

Per City Code 10-7-18 a Special Use Permit is required for inside commercial painting. Approval of the special use permit would allow the applicant to have a paint booth for inside commercial painting of vehicles. Special Use Permits are attached to the property unless otherwise specified by the commission. Upon sale or transfer of the property, the land use may continue provided the use has not been discontinued for more than a year and the new owners operate under the same provisions.

History:

The building was constructed in conjunction with an automobile dealership located at 309 Addison Ave W and granted an SUP in 2004 for detailing and service of vehicles being sold by the dealership. Later, the building was occupied by Advanced Suspension, who has since constructed a new shop across the street from this location at 356 Addison Ave W. The applicant would like to continue the use of the building for automotive repair with the addition of a paint booth.

Analysis:

The property is zoned C-1 CRO. Within this zoning district a special use permit is required for automotive service and repair. In 2004, the subject property was granted a special use permit for automotive service and repair and although painting can be considered an automotive service, per City Code 10-7-18 a special use permit for inside commercial painting is required.

The applicant is proposing to add a paint booth to an existing building that was constructed for the purpose of automotive service and repair. The paint booth proposed by the applicant is an independent piece of equipment that can be installed in the building with approved permits. The applicant is proposing to operate Mon-Fri 8:00 am to 5:00 pm. They will have two (2) employees on-site during operational hours and anticipate the business will not generate more traffic than the previous automotive suspension shop. There are several commercial businesses neighboring this property such as a vacuum sale service and repair store, automotive dealership, muffler repair shop and a small embroidery/screen printing business.

The property is located within the city limits and is connected to city water and sewer services. Addison Ave W, a gateway arterial less than a block north of this property, is constructed to support large amounts of traffic. Access to and from this area is simple and the amount of traffic generated by the proposed land use would not be detrimental as this is a well-traveled system that is able to withstand additional vehicles.

Approval of this land use would not create detrimental burden to the current system, add additional cost to public services, create excessive traffic, fumes, or noise and would not be detrimental to the community nor result in the destruction or loss of any natural, scenic, or historic feature of major importance.

Conclusion:

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

1. Subject to site plan amendments as required by Building, Fire, Engineering and Zoning Officials to comply with city codes and standards.
2. Subject to all vehicles, miscellaneous parts and or equipment being located within the building, or within a sight obscuring screened area reviewed and approved by staff.
3. Provide a recorded cross access agreement for the subject property from adjacent property owner(s).

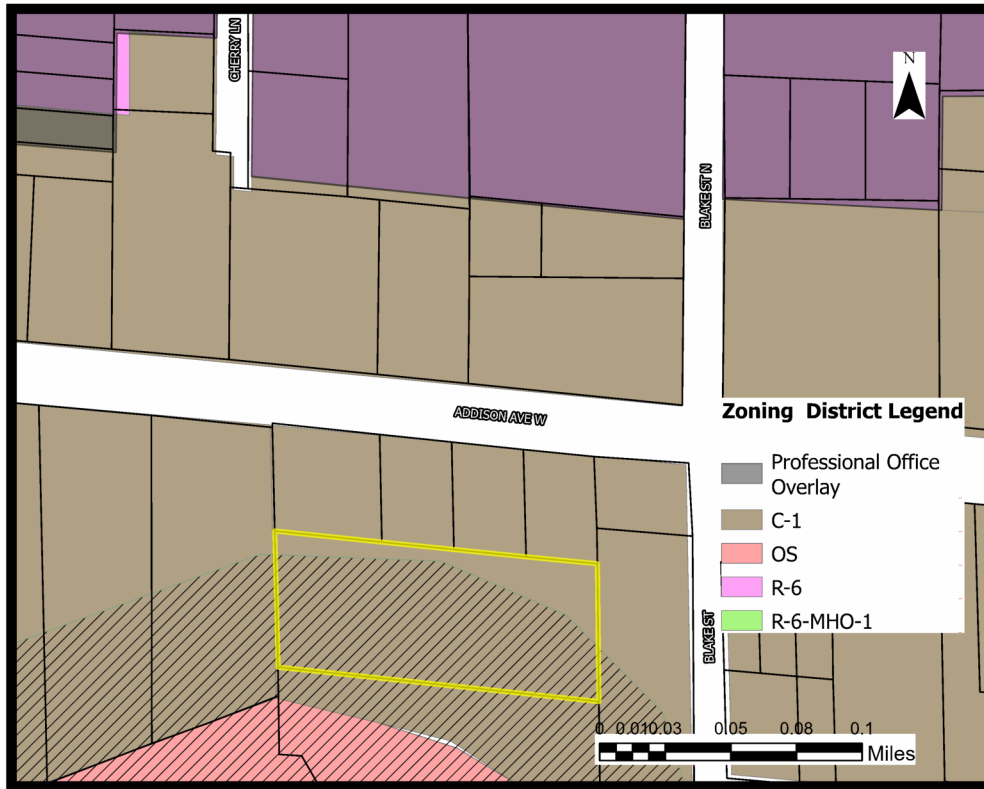
Attachments:

1. PZ24-0104 Vicinity Map
2. PZ24-0104 Presentation Map
3. PZ24-0104 Proposed Site Plan
4. PZ24-0104 Applicant Narrative
5. PZ24-0104 DEQ Letter

Request for a Special Use Permit to allow an inside commercial paint booth on property located at 317 Addison Ave W (PZ24-0104)



ZONING MAP



Zoning

Current Zoning: C-1 CRO

Current Land Use: Repair Shop

Proposed Zoning: N/A

Proposed Land Use:
Inside Commercial Paint Booth

Surrounding Area

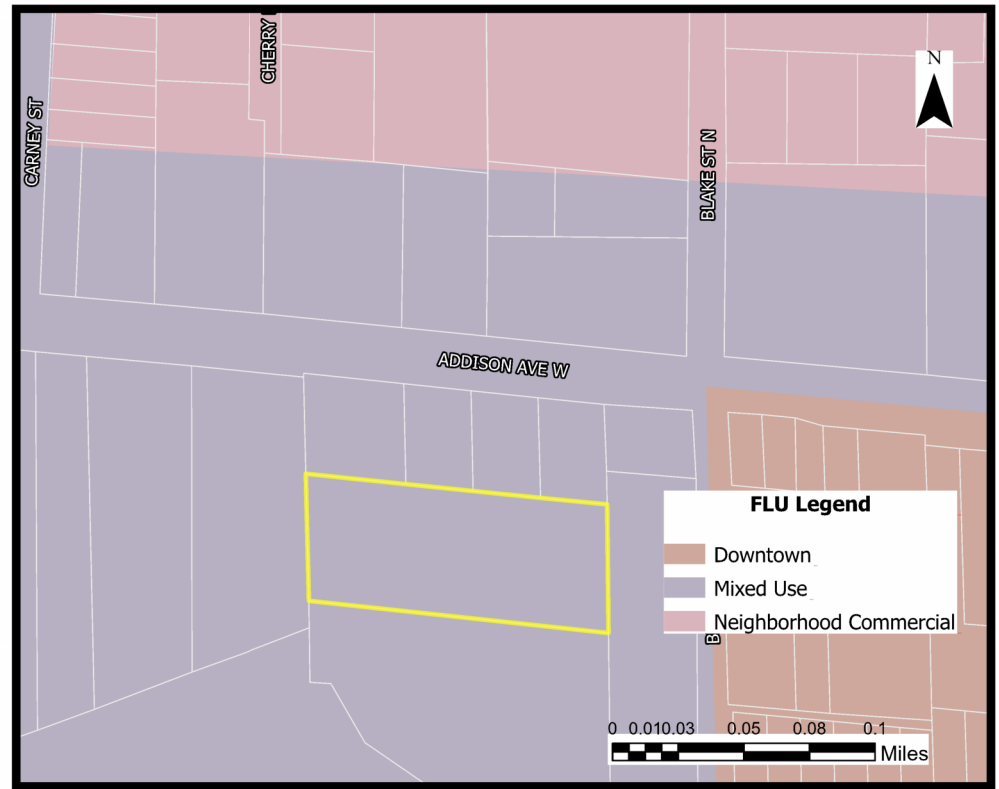
North: Commercial

South: Commercial

East: Commercial

West: Commercial

FUTURE LAND USE MAP



Regulations

10-1-4, 10-1-5, 10-4-8,
10-13-2.2

FLU Category

Town Neighborhood Characteristics

Primarily residential in character, Lot sizes are smaller than found in rural residential, contiguous and clustered development to maximize open space and community gathering areas.

Land Uses:

Single-family attached and detached, Duplexes, triplexes, and townhomes, Parks and recreation facilities, Schools, Civic facilities

ADDISON AVE

PARCEL ID: RPT00107170621
ADDRESS: 317 ADDISON AVE W
BUILDING SF: 4,200 S.F.
SQUARE FOOTAGE: 84,007
ZONING DISTRICT: C-1

LANDSCAPING SHALL EQUAL 10% OF THE TOTAL
REQUIRED PARKING AREA OR 3% OF TOTAL
LAND AREA
84,007 X .03 = 2,520.21 REQ'D
LANDSCAPING PROVIDED: 41,694.81

PARKING REQUIREMENTS:
3 PARKING SPACES PLUS 1.5 PARKING SPACE
PER SERVICE BAY.
3+6= 9 PARKING SPACES REQ'D
9 PARKING SPACES PROVIDED

ICC A117.1-2009
402 ACCESSIBLE ROUTES

402.1 GENERAL. ACCESSIBLE ROUTES SHALL COMPLY WITH SECTION 402.

402.2 COMPONENTS. ACCESSIBLE ROUTES SHALL CONSIST OF ONE
OF MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES
WITH A SLOPE NOT STEEPER THAN 1:20, DOORS AND SIDES,
ELEVATORS, AND PLATFORM LIFTS. ALL COMPONENTS OF AN
ACCESSIBLE ROUTE SHALL COMPLY WITH APPLICABLE PORTIONS OF
THIS STANDARD

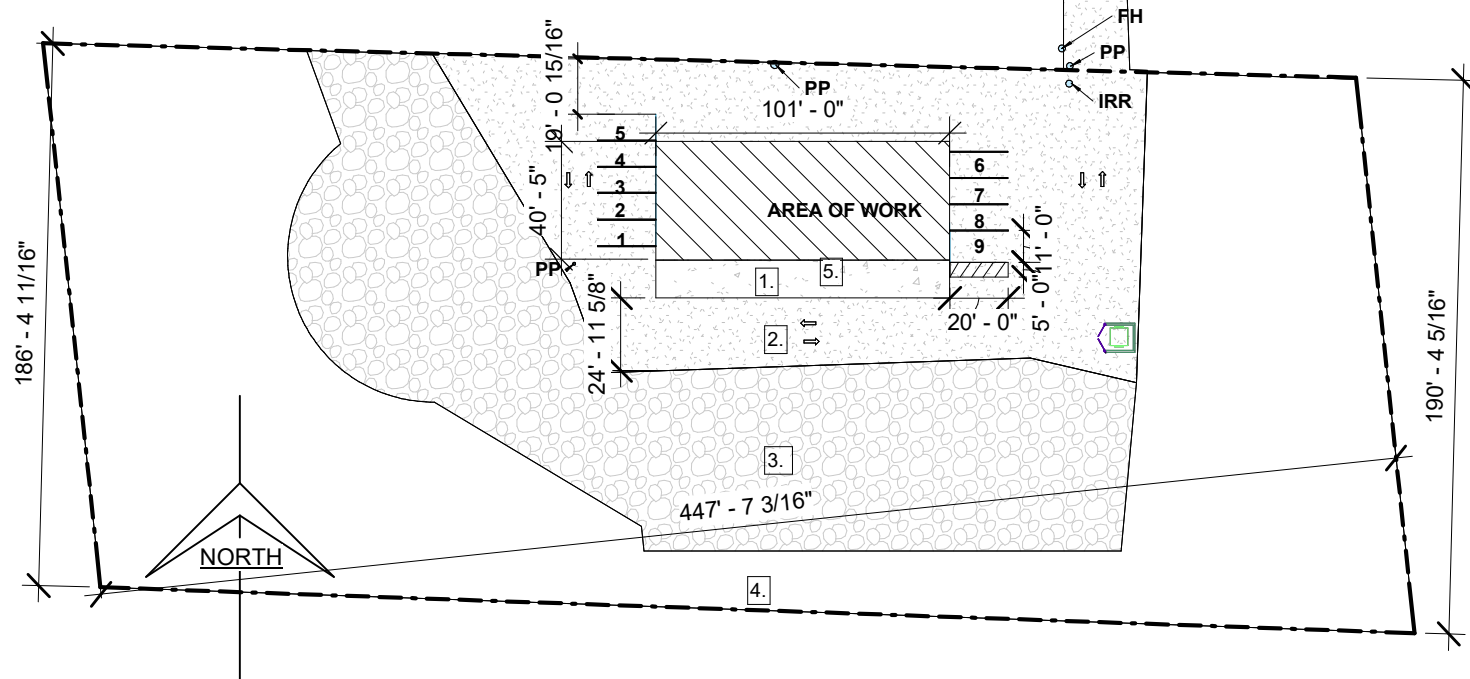
403 WALKING SURFACES

403.1 GENERAL. WALKING SURFACES THAT ARE PART OF AN
ACCESSIBLE ROUTE SHALL COMPLY WITH SECTION 403.

403.2 FLOOR SURFACES. FLOOR SURFACES SHALL COMPLY WITH
SECTION 302

403.3 SLOPE. THE RUNNING SLOPE OF WALKING SURFACES SHALL
NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF A WALKING
SURFACE SHALL NOT BE STEEPER THAN 1:48.

- 1. (E) CONCRETE
- 2. (E) ASPHALT
- 3. (E) GRAVEL
- 4. (E) LANDSCAPING
- 5. FRONT ENTRANCE
- 6. PROPOSED SIGN LOCATION



Laughlin Ricks Architecture

architecture/planning
134 3RD Ave. E. * Twin Falls, Idaho 83301
Phone: (208) 736-8050

Owner: J & S Collision Repair
317 Addison Ave W.
Twin Falls, ID 83301

J & S Collision Repair

PARCEL ID: RPT00107170621
ADDRESS: 317 ADDISON AVE W
ZONING DISTRICT: C-1

SUP SITE

Drawn by
Checked by

PP
KM

SUP-01

Scale 1" = 60'-0"



134 3rd Ave E.
Twin Falls, ID 83301
208.736.8050

SPECIAL USE PERMIT NARRATIVE
September 03, 2024

PROJECT: J & S Collision Repair

Address:
317 Addison Ave W
Twin Falls, ID 83301

Request for Special Use Permit:

a. Purpose of the Request:

J & S Collision Repair is seeking a Special Use Permit to authorize the addition of a paint booth within the facility. The intended use of the facility is as a collision repair shop, replacing a previously existing suspension shop.

b. Operational Details:

i. Hours of Operation:

The facility will operate from 8:00 AM to 5:00 PM, Monday through Friday.

ii. Anticipated Traffic:

The facility will generate traffic from vehicles arriving and departing, similar to the that at adjacent properties.

iii. Number of Employees:

There will be 2 employees on-site during operational hours.

c. Environmental Considerations:

i. Noise:

- **Construction Phase:**

- During construction, there will be minor noise, glare, odor, fumes, and vibration. Short-term noise will occur from construction activities between 6:30 AM and approximately 6:30 PM.

- **Post-Construction:**



construction is complete, noise impacts will be minimal. Long-term noise will be associated with vehicles and customers visiting the site.

ii. Glare:

There will be no additional glare resulting from modifications, as there will be no changes to the building's exterior.

iii. Odor & Fumes:

There may be some odor and fumes from automotive paint and toner. For detailed information, please refer to the attached IDEQ letter.

iv. Vibration:

Vibration effects on adjoining properties will be minimal and limited to the construction phase. v.

Compatibility with Adjacent Properties:

There was a shop at this location before this owner purchased the building. There are similar facilities in the surrounding area, indicating compatibility with existing uses.



April 30, 2024

VIA E-MAIL

Joel Gonzales, Co-Owner
J & S Collision Repair
317 Addison Avenue West
Twin Falls, Idaho 83301

RE: Facility ID No. 083-00215, J & S Collision Repair, Twin Falls, Idaho
Project 63305
Automotive Coating Self-Exemption Acknowledgement Letter

Dear Mr. Gonzales:

On March 15, 2024, the Department of Environmental Quality (DEQ) received an Automotive Coating Self-Exemption Acknowledgement Request from J & S Collision Repair, located at 317 Addison Avenue West, Twin Falls, Idaho. Based on a review of the application materials and all applicable state and federal rules and regulations, DEQ has determined that the proposed operation meets the permit to construct exemption requirements in accordance with IDAPA 58.01.01.220 (Rules for the Control of Air Pollution in Idaho). Therefore, a Permit to Construct is not required for this project.

In order to maintain this permit exemption, records of operation of the automotive coating operation as well as coating material purchase records shall be maintained. The records shall demonstrate that coating material use rates which include, but are not limited to, pre-treatment wash primer, primer, topcoat, clear coat, catalyst, activator, hardener, and thinner/reducer, do not exceed 1.0 gallons per day for all coating materials combined. The applicant also stated that no coatings containing silicon dioxide (CAS #60676-86-0) will be used at this facility. Therefore, the Safety Data Sheets (SDSs) of all coatings used at the facility shall demonstrate that no coatings containing silicon dioxide are used at this facility. The applicant also stated that high volume-low pressure (HVLP) paint guns are used for all applications of coatings at this facility. Therefore, documentation from the paint gun manufacturer shall show that the paint guns in use at the facility are HVLP certified.

The applicant also stated that the total heat input for all of the natural gas and/or LPG-fired paint booth heaters combined at this facility is 1.75 MMBtu/hr or less. Therefore, the heat

Joel Gonzalez

April 30, 2024

Page 2

input of all of the paint booth heaters shall be demonstrated to be 1.75 MMBtu/hr or less. All required records shall be maintained on site for five years or for the life of the source for which this exemption is claimed, whichever is greater, and shall be presented to DEQ representatives upon request. Please notify DEQ of any changes associated with this automotive coating operation. Maintain a copy of this letter on site for future reference.

In accordance with IDAPA 58.01.01.223.04, an Annual Report for Toxic Air Pollutant Exemption is required for this specific Level I exemption concurrence request. Since the source qualifies for this exemption by meeting the applicable screening levels listed in Section 585 and 586 as determined by the Automotive Coatings EI Exemption spreadsheet, DEQ has determined that this requirement of the Rule has been met for this specific exemption request.

Please be aware that your facility may be subject to the requirements of Subpart HHHHHH per 40 CFR 63.11170 (a)(2). Receipt of this letter does not relieve your facility of any of the requirements of this Subpart.

This letter is in no way intended to supersede any other federal, state, or local rules and regulations that may apply. Also, be advised that this letter does not constitute a waiver of any compliance actions that may result from misinformation or noncompliance of the criteria set forth in the submittal received for this project that may cause unreasonable risk to human or animal life, or violate any ambient air quality standard.

If you have any questions regarding this letter or about the air quality permitting process, please contact me at (208) 373-0502 or laurie.kuther@deq.idaho.gov.

Sincerely,



Laurie Kuther
Air Quality Compliance Analyst
Air Quality Division



Date: Tuesday, October 22, 2024
To: Planning and Zoning Commission
From: William Klaver, Senior City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow a home occupation (in-home daycare) on property located at 2080 Elizabeth Blvd. c/o Kylie Hansen (PZ24-0105).

Time Estimate:

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

Background:

Kylie Hansen is requesting a special use permit to operate an in-home day care at property located at 2080 Elizabeth Boulevard. The subject property is located within the R-4 zoning district and approximately 0.27 acres (+/-).

Approval Process:

Per City Code 10-4-5.2 states “a special use permit is required for “in home daycare services.”

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 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.

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.

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:

Should this application be approved as presented, a SUP will allow the use of an in-home daycare up to nine (9) children.

History:

The property is zoned R-4, Medium Density Residential.

The property is approximately 0.27 acres (+/-), with a dwelling that is approximately 1,392 sq. ft. (+/-). The building was constructed circa 1940 according to county records.

Analysis:

The applicant is requesting a Special Use Permit for an in home daycare.

Per the narrative, the Hours of Operation are 8:00 am to 8:00 pm, with an option to extend her hours of operation based on her client's needs, on a case-by-case basis.

The applicant states in her narrative that she expects to have no more than nine (9) additional kids in the home at any given time. The traffic generated from this business will be for drop off and pick up times.

There will be two (2) employees, the applicant plus one (1) other person. Clarification from the applicant has the other employee being her spouse. Noise from children playing outside may affect the neighboring properties. The applicant has stated that there are households with children on each side of the property. There will be no glare, odor, fumes, or vibration impacts with this use.

Elizabeth Boulevard is a collector road and can handle the potential increased traffic of up to eighteen (18) trips per day.

The 2016 Comprehensive Plan; “Grow With Us” designates this area as appropriate for “Town Neighborhood, which is primarily residential in character, consisting of single-family dwellings, duplex, triplex, townhomes, parks and recreation facilities, Schools and Civic facilities”. Staff had determined the proposed use is compatible with the comprehensive plans, as it states we should “create great neighborhoods with a wider range of housing types, mix of uses, and amenities.”

Staff concludes that an in-home day care service will be a good addition to the neighborhood, as having a day care with up to nine (9) children during working hours will not add any impacts/burdens to the surrounding property.

Based on the standards for approval staff does not foresee detrimental impacts related to the land use.

Conclusion:

Approval of this zoning request does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project.

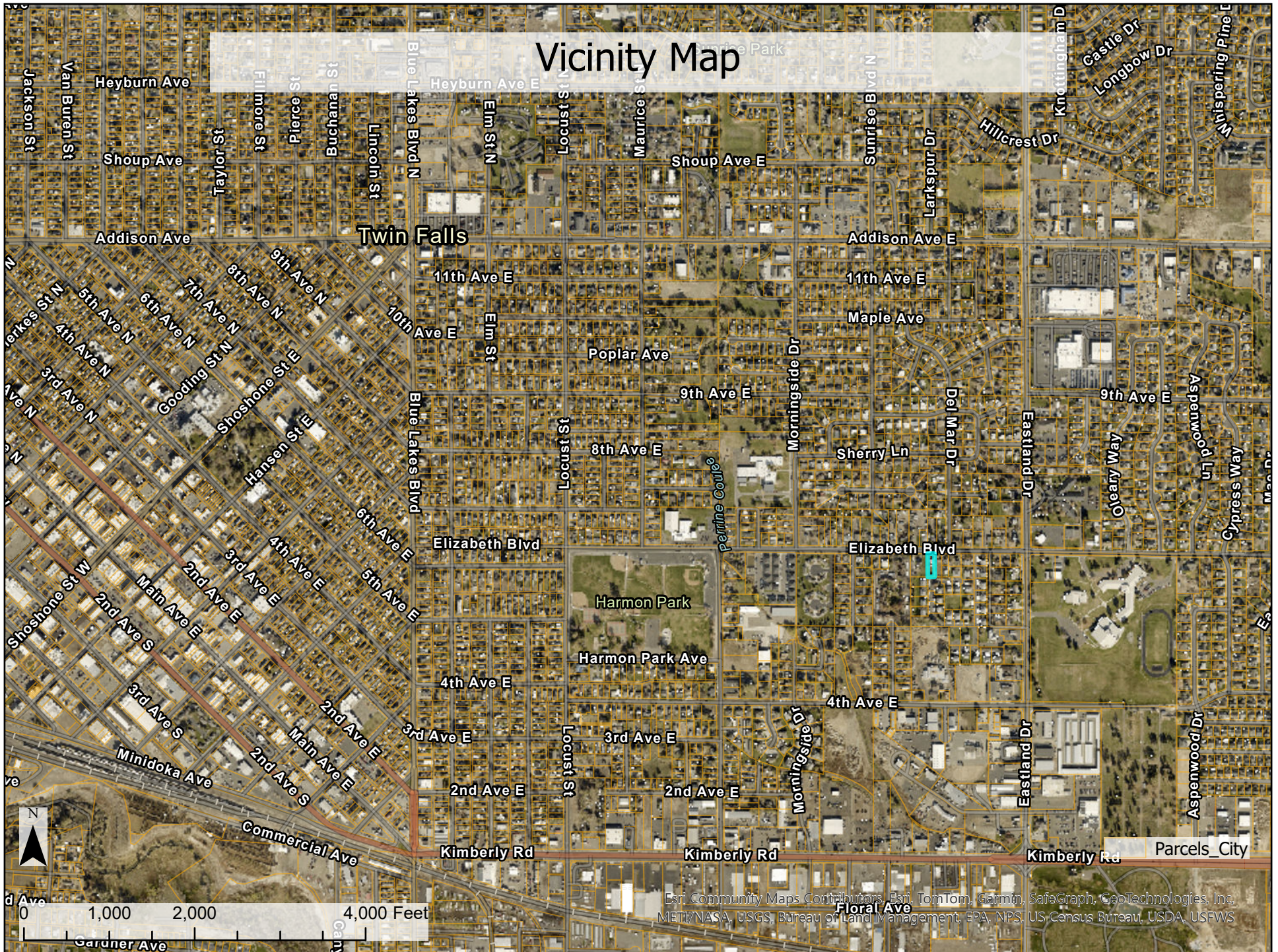
Upon conclusion should the Commission recommend approval of the request as presented, staff recommends the following:

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

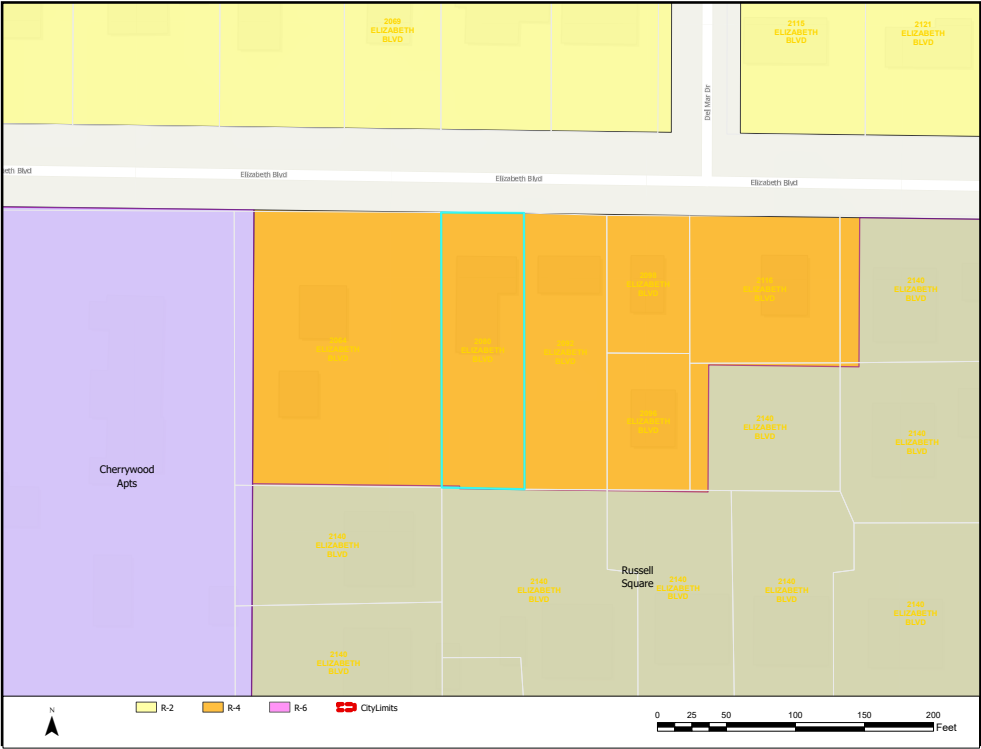
Attachments:

1. PZ24-0105 Vicinity Map
2. PZ24-0105 Presentation Map
3. PZ24-0105 Aerial Map
4. PZ24-0105 Applicant Narrative
5. PZ24-0105 Applicant Building Footprint

Vicinity Map



ZONING MAP



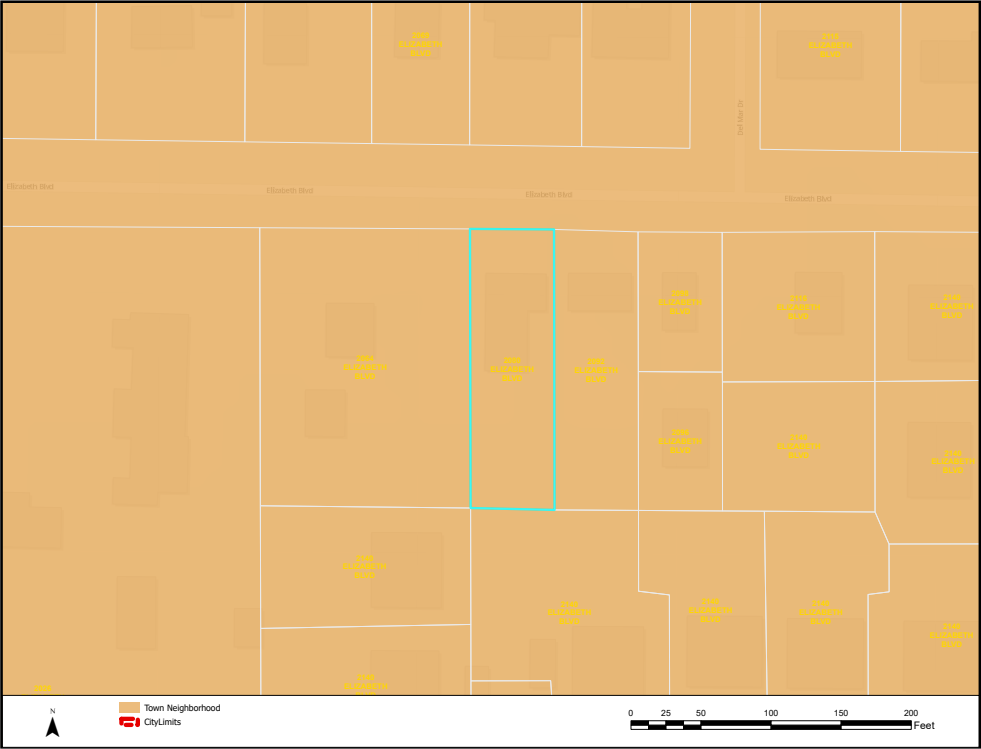
Zoning

<u>Current Zoning:</u>	R-4
<u>Current Land Use:</u>	Residential
<u>Proposed Zoning:</u>	R-4
<u>Proposed Land Use:</u>	Residential / In-home Daycare

Surrounding Area

<u>North:</u>	Residential (R-2)
<u>South:</u>	Residential (R-4P UD)
<u>East:</u>	Residential (R-4)
<u>West:</u>	Residential (R-4)

FUTURE LAND USE MAP



Regulations

Twin Falls Municipal Code Sections 10-4-5 & 10-13-2-2

Future Land Use Category

Town Neighborhood: Primarily residential in character with a desired land use mixture of single family, duplex, triplex, parks and recreation facilities, schools, and civic facilities.

Aerial Map

Del Mar Dr

Elizabeth Blvd

Baker St

Baker St

Parcels_City



0 125 250 500 Feet

Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

Responses to questions on Page 2 of the special use permit application:

Question 4 A. Written Statement.

The reason for this permit request is to gain the ability to open in-home daycare center.

i. The hours of operation will likely be within the hours of 8 am to 8 pm. the majority of participants would likely need childcare within these hours. I would, however, like a little flexibility in this area, to extend hours as needed to fit parent needs, such as schedule changes, early work meetings or later than planned work days. I would, on a case by case basis, like to allow for a few children to be able to come as early as 6 am, or to leave as late as 9 pm for the parents' convenience in these, or similar, circumstances.

ii. Anticipated traffic change: There will be an increase of traffic as parents will be coming and going in order drop off and pick up their children. I expect to have no more than 9 addition children in my home at any given time.

iii. I do not expect to have more than 1 employee, besides myself, on the premises at a time.

Question 4 B. Evaluation of effects.

i. I do expect an increase in noise when children are playing outside.

ii. I do not expect any glare.

iii. I do not expect any odor.

iv. I do not expect fumes or vibration on adjoining properties.

v. Properties to the left, right and rear of my home have children and I do expect compatibility with an in-home daycare.



HUB

Jessie Langdon, STAR, CISR, CIC
Commercial Producer

157 River Vista Pl. • Twin Falls, ID 83301
D: 208-737-6423 • F: 866-912-7584
C: 208-308-8344 • T: 800-373-1711

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Callie Ruhter, CIC, AFIS, CPIW
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callie.ruhter@hubinternational.com
hubinternational.com

JOB NAME _____

DATE _____

