



Twin Falls Planning & Zoning Commission Agenda

Tuesday, November 28, 2017, 6:00 PM

City Council Chambers
305 3rd Ave E
Twin Falls, ID 83301

Members -

City Limits: Tom Frank, Chairman, Kevin Grey, Vice Chairman, Danielle Dawson, Craig Hawkins, Gerardo "Tato" Muñoz, Ed Musser

Area of Impact: Ryan Higley, Steve Woods

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consideration of Amendments to Agenda
- 3) General Public Input
- 4) Consent Calendar
- 5) Items of Consideration
 - a) A **Preliminary PUD Amendment Presentation** for an Amendment to CSI PUD #262-Section 2, to allow residence halls and rooming houses as a permitted use and to raise the maximum building height from 35' to 50' on property located at 315 Falls Avenue. c/o Spencer Cutler on behalf of the College of Southern Idaho (app. 2906)
Purpose: Action By: Jonathan Spendlove, Senior Planner
 - b) Request for consideration of a **Preliminary Plat** for the Locust Grove North Subdivision, approximately 2.04 (+/-) acres consisting of 3 lots on property located at 1629 Locust Street North. c/o EHM Engineers, Inc. on behalf of Walt Hess
Purpose: Action By: Steve O'Connor, Planner I
- 6) Public Hearings
 - a) Request for a **Special Use Permit** to operate a beauty salon as a home occupation on property located at 1624 Kimes Avenue. c/o Paige Allred (app. 2907) **TO BE RESCHEDULED**
 - b) Request for a **Special Use Permit** to operate a professional office on property located at 2016 Addison Avenue East. c/o Dave Thibault, EHM Engineers, Inc. on behalf of Janice Seagraves Family Foundation (app. 2905)
RESCHEDULED FOR JANUARY 9, 2018
- 7) Upcoming Meeting(s)
 - a) December 12, 2017 Public Hearing
- 8) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Lisa A. Strickland (208) 735-7267 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208) 735-7287.

CITY OF TWIN FALLS

PLANNING & ZONING COMMISSION

Public Hearing Procedures for Zoning Requests

1. Prior to opening the public meeting, the Chairman shall review the public hearing procedures, confirm a quorum is present and introduce staff present.
2. Individuals wishing to testify or speak before the Commission shall wait to be recognized by the Chairman, approach the microphone/podium, state their name, then commence with their comments. Following their statements, they shall write their name on the Sign-In record sheet(s) located on a separate table near the entrance of the chambers. The administrative assistant shall make an audio recording of each public meeting.
3. **The Applicant, or the spokesperson for the Applicant, shall make a presentation** on the application/request. No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing – WHICH IS A MINIMUM OF 15 DAYS PRIOR TO PUBLIC HEARING. **The applicant's 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.

The Applicant is limited to 15 minutes, unless a written request for additional time is received and granted by the Chairman prior to commencement of the public meeting.

4. Upon completion of the applicant's presentation City Staff will present a staff report which shall summarize the application/request, history of the property, if any, staff analysis of the request and any recommendations.
 - The Commission may ask questions of staff or the applicant pertaining to the request at this time.
5. The public will then be given the opportunity to provide public testimony/input/comments regarding the request.
 - The Chairman may limit public testimony to no more than two (2) minutes per person.
 - Five (5) or more individuals, having received personal public notice of the application under consideration, may select a spokesperson by written petition. The spokesperson shall be limited to 15 minutes.
 - No written comments, including e-mail, received after 12:00 o'clock noon on the date of the hearing will be accepted for consideration by the hearing body. Written comments, including e-mail, received by 12:00 o'clock noon or before the date of the hearing shall be either read into the record or displayed on the overhead projector either during or upon the completion of public comment.
 - Following the Public Testimony, the applicant is permitted a maximum five (5) minutes rebuttal to respond to Public Testimony.
6. Following the Public Testimony and Applicant's response, the Public Input portion of the public hearing shall be closed- **No further public testimony is permitted.** Commission Members, as recognized by the Chairman, shall be allowed to request clarification of any public testimony received of the Applicant, Staff or any person who has testified. The Chairman may again establish time limits.
7. The Chairman shall then close the Public Hearing. The 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 Chairman.



Public Hearing: **Tuesday, November 28th, 2017**
 To: Planning and Zoning Commission
 Presenter: Jonathan Spendlove, Senior Planner
 Editor: Rene'e V. Carraway-Johnson, Zoning Administrator
 Authors: Jonathan Spendlove & Steve O'Connor

AGENDA ITEM 5a

Request: A **Preliminary PUD Amendment Presentation** for an Amendment to CSI PUD #262-Section 2, to allow residence halls and rooming houses as a permitted use and to raise the maximum building height from 35' to 50' on property located at 315 Falls Avenue. c/o Spencer Cutler on behalf of the College of Southern Idaho (app. 2906)

Time Estimate:

The applicant's presentation may take up to ten (10) minutes. Staff does not make a presentation at this time.

Background:

Applicant College Of Southern Idaho Mr. Jeffery M Harmon, VP of Administration PO Box 1238 Twin Falls, ID 83301-1238 jharmon@csi.edu Representative Spencer Cutler PO Box 1238 Twin Falls, ID 83301-1238 208.732.6602 scutler@csi.edu	Status: Owner	Size: ~359 +/- acres (Section 1 is 87 +/- acres and Section 2 is 272 +/- acres)
	Current Zoning: CSI PUD #262	Requested Zoning: Amendment to Section 2 of the existing CSI PUD #262
	Comprehensive Plan: CSI	Lot Count: 6+ Lots
	Existing Land Use: College of Southern Idaho Campus	Proposed Land Use: No Change
	Zoning Designations & Surrounding Land Use(s)	
	North: Cheney Dr. & North College Rd; C-1 PUD; R-4 (Aol); Agriculture/Vacant & CSI Heritage Farm, Lazy J Ranch	East: Fillmore St & Frontier Rd; R-4 PRO, R-2, OS; Commercial, Residential, Renaissance Center, Frontier Park, Fire Station, Nat'l Guard Depot
	South: Falls Ave; OS, R-4 PRO, R-4 PRO PUD; Tom Courtney Park, Professional & Governmental offices, Medical Clinic	West: Washington St N; C-1 PUD, R-6 PUD, R-4, R-4 PRO, R-2 PUD; Canyon Ridge H.S., various professional and commercial uses, & Residential
Applicable Regulations: 10-1-4, 10-1-5, 10-4-16, CSI PUD #262, 10-6-1, 10-11-1 thru 8, 10-14-1 thru 7		

Approval Process:

As per Twin Falls City Code 10-6-1.4(E) Approval of a ZDA Sub-District:
 The applicant is required to do a preliminary presentation to the Planning and Zoning Commission and the Public with a preliminary overview of the proposed amendment. The Commission and Public are allowed to give suggestions and ask questions of the applicant about the proposed project. At a later date a public hearing shall be held before the Commission for a recommendation on the requested PUD Amendment.

Budget Impact:

No impact to budget from this presentation.

Regulatory Impact:

The Commission makes no decision at this time. After a public hearing, a recommendation from the Planning and Zoning Commission for the requested amendment will allow the request to proceed to the City Council for a decision.

History:

CSI has a long history in the Magic Valley but has had a physical presence, at its current location, in Twin Falls since the early '60s. Prior to that, it was agricultural land. The campus has seen steady growth over the decades and has responded over time to such growth. The College of Southern Idaho-North Campus PUD Agreement #254 was adopted in 2008. This PUD rezoned the 87+/- acres north of North College Rd. In 2011 the current CSI PUD #262 was approved by the City Council. Currently the entire college grounds, referenced as Section 1; the campus north of North College Rd and Section 2; the campus south of North College Rd , are governed by PUD #262. This PUD was recorded in January 2012.

Analysis:

This is a preliminary presentation for a request to amend the CSI PUD #262. CSI PUD #262 is separated into two (2) sections; Section 1 is the campus north of North College Rd and Section 2 is the campus south of North College Rd. This proposed amendment is for Section 2; the campus south of North College Rd. The proposed amendment is to allow residence halls and rooming houses as a permitted use and to raise the maximum building height from 35' to 50' within Section 2 of the CSI campus.

City Code requires that the applicants make a preliminary presentation to the Commission and to the public. This presentation allows the Commission and the public to become familiar with the proposed planned development project prior to the actual public hearing. The Commission can also give suggestions to the applicants on the project outside of the hearing process. No action is taken at the presentation meeting.

A public hearing regarding this request will be heard at the regularly scheduled Planning and Zoning Commission public meeting [Tuesday, December 12th, 2017](#). A complete staff report will be provided at that time.

Conclusion:

Staff makes no recommendation at this time.

Attachments:

1. Letter of request
2. Zoning Vicinity Map
3. Aerial Photo Map
4. Future Land Use Map
5. Elevations
6. PUD #262 w/proposed amendments

To: City of Twin Falls Planning and Zoning

Date: October 5, 2017

Re: Request to amend the College of Southern Idaho, Planned Unit Development Agreement (PUD-262)

The College of Southern Idaho requests to amend PUD-262 for the CSI zone. CSI desires to build a three-story residence hall on the main campus near the existing residence halls. The current PUD, which was recorded in 2012, sets the maximum building height at 35' and would require new residence halls to seek a special use permit.

At the time the PUD was created, it matched current Twin Falls' zoning standards for commercial and industrial height limits at 35'. Those zones have since increased the height limit to 50' and CSI would like to increase also.

Making these revisions should not affect the overall character and quality of the development or surrounding area. Prior to the CSI Zone being created in 2012 there were several buildings and structures built over 35' and a residence hall has been part of campus for 46 years. These are all part of a cohesive and beautiful campus environment. Part of CSI's stated strategic plan is to ensure the campus is "...safe, sustainable, and inviting to all members of our communities." Future projects will continue to be built with the purpose of enhancing the beauty and aesthetics of campus and be pleasing to the surrounding neighborhoods.

Specific changes to the PUD are detailed below:

- I. Increase the Allowable Building Height
 - A. Under COVENANTS **2. Nature of Property Development** item **B. Building Height**, revise "thirty-five feet (35') in height" to "fifty feet (50') in height or higher if City of Twin Falls C-1 zones are amended higher".
 - B. Under COVENANTS **4. Building/Structural Standards** item **B. Building Height**, revise "thirty-five feet (35') in height" to "fifty feet (50') in height or higher if City of Twin Falls C-1 zones are amended higher".
 - C. Under COVENANTS **4. Building/Structural Standards** item **C. Architectural Standards**, revise "two (2) stories" to "three (3) stories".

II. Change Residence Halls and Rooming Houses to be Permitted Uses

A. Under **EXHIBIT "C", USE REGULATIONS, (A) Permitted Uses:**

Add a new item - "12. Residential:

- a. Dwellings – multiple household (5 units or more)
- b. Residence halls, residence hotels, rooming houses."

B. Under **EXHIBIT "C", USE REGULATIONS, (B) Special Uses:, 4. Residential**

Remove items -

- b. Dwellings – multiple household (5 units or more)
- e. Residence halls, residence hotels, rooming houses."

Zoning Vicinity Map

- PRO
- PUD
- C-1
- CSI
- OS
- R-1 VAR
- R-2
- R-4
- R-6



0 250 500 1,000

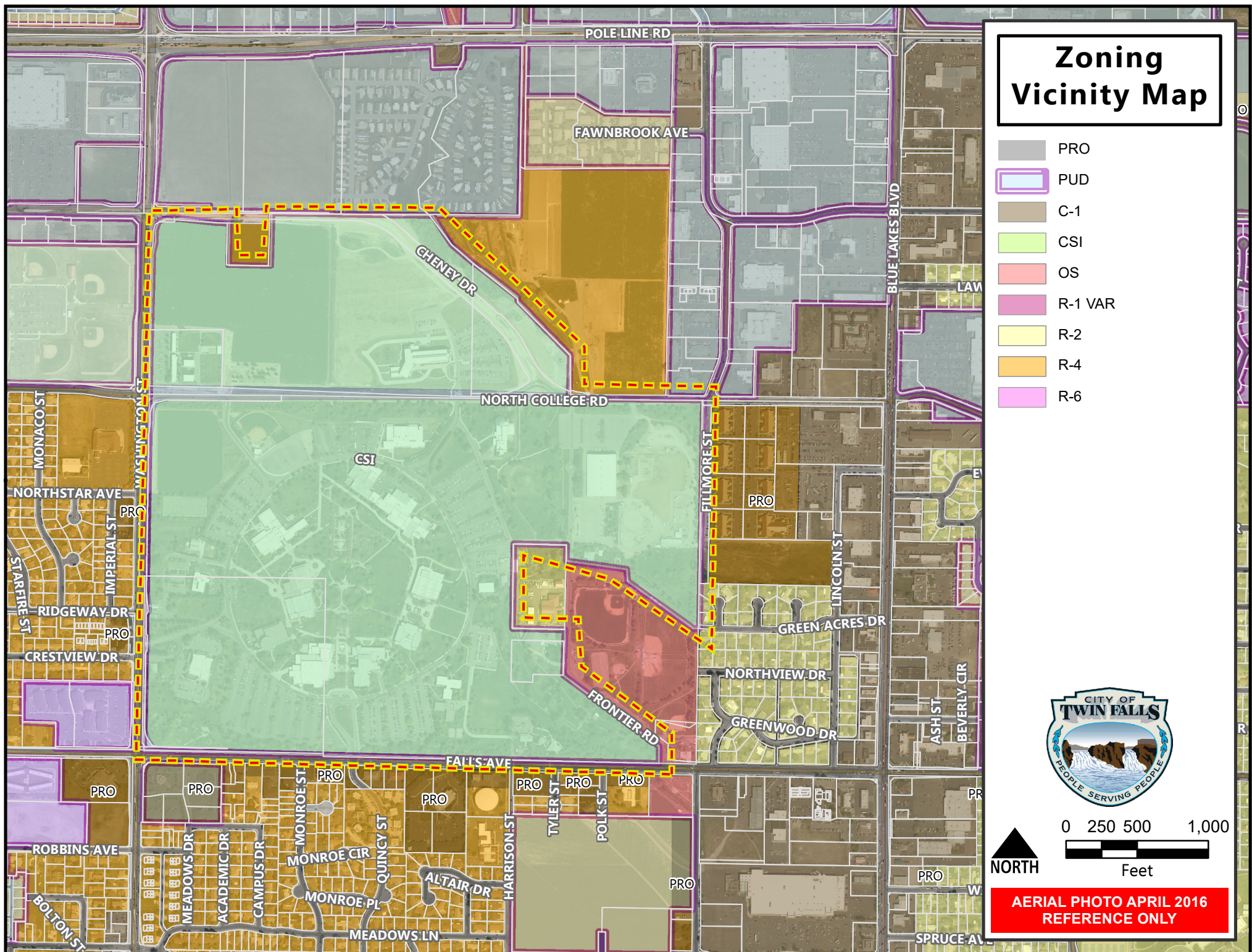


Feet



NORTH

**AERIAL PHOTO APRIL 2016
REFERENCE ONLY**





Aerial Map



0 250 500
Feet

**AERIAL PHOTO APRIL 2016
REFERENCE ONLY**

Future Land Use Map

- College of Southern Idaho
- Commercial
- Mixed Use
- Neighborhood Commercial
- Town Neighborhood



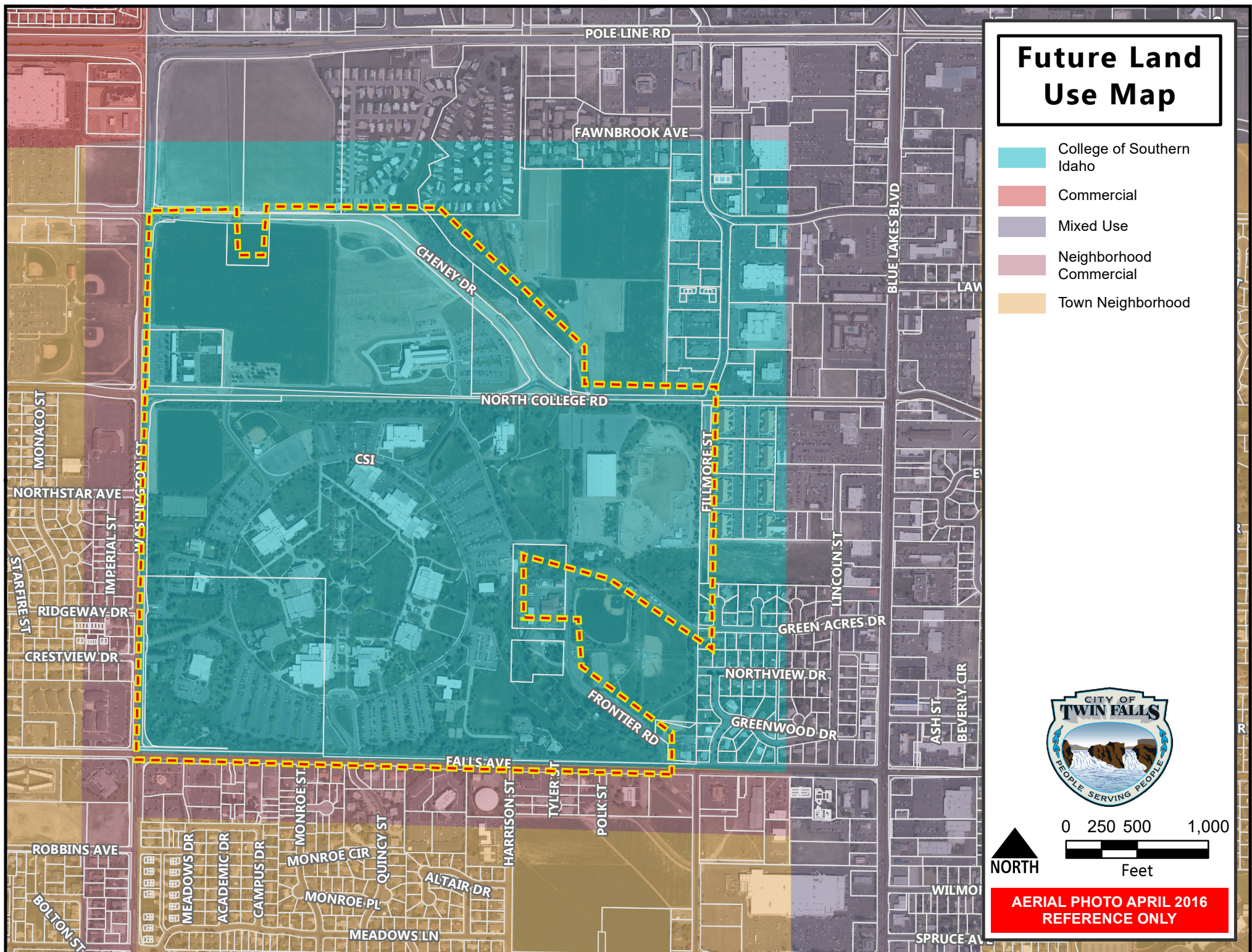
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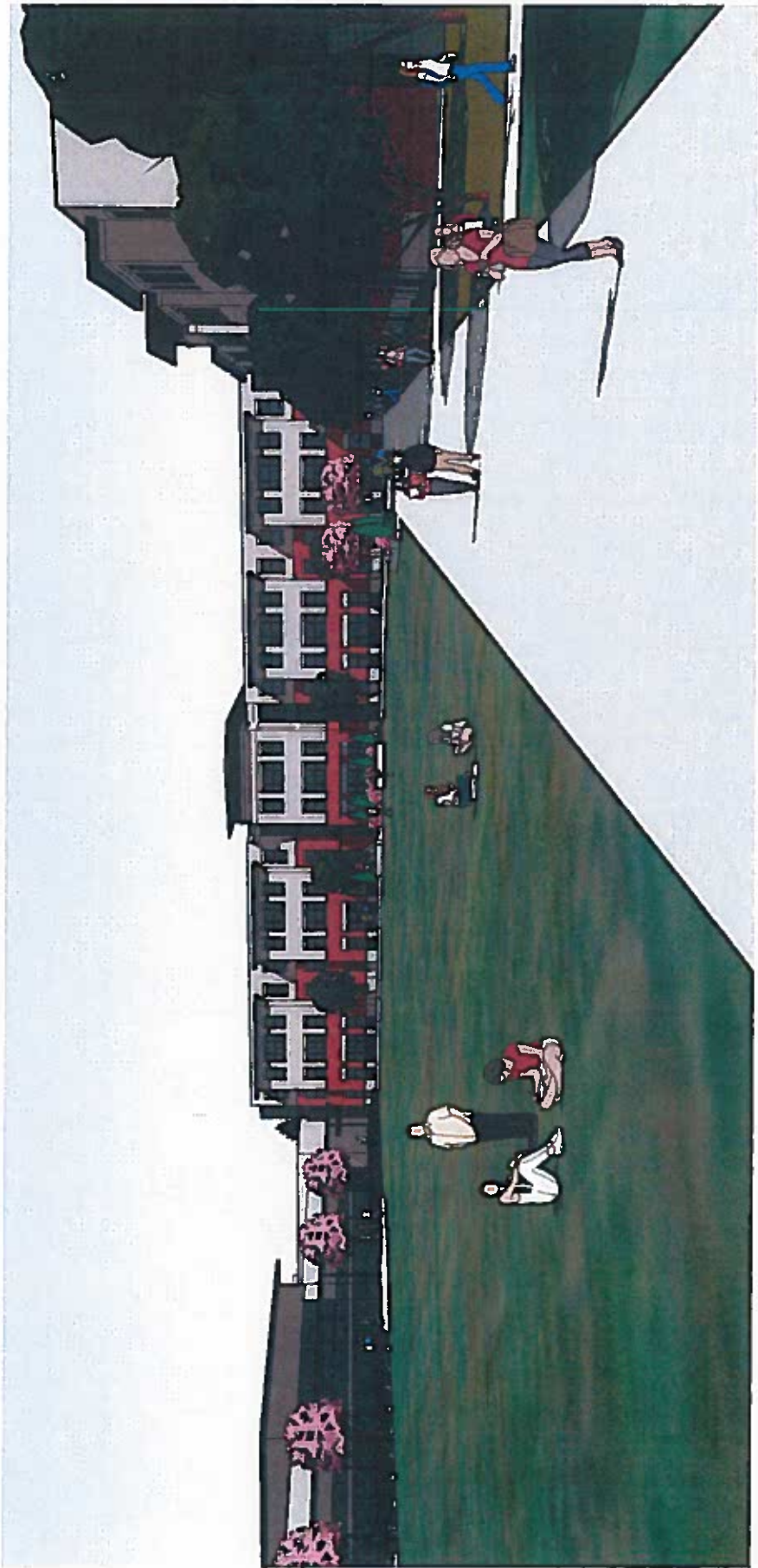
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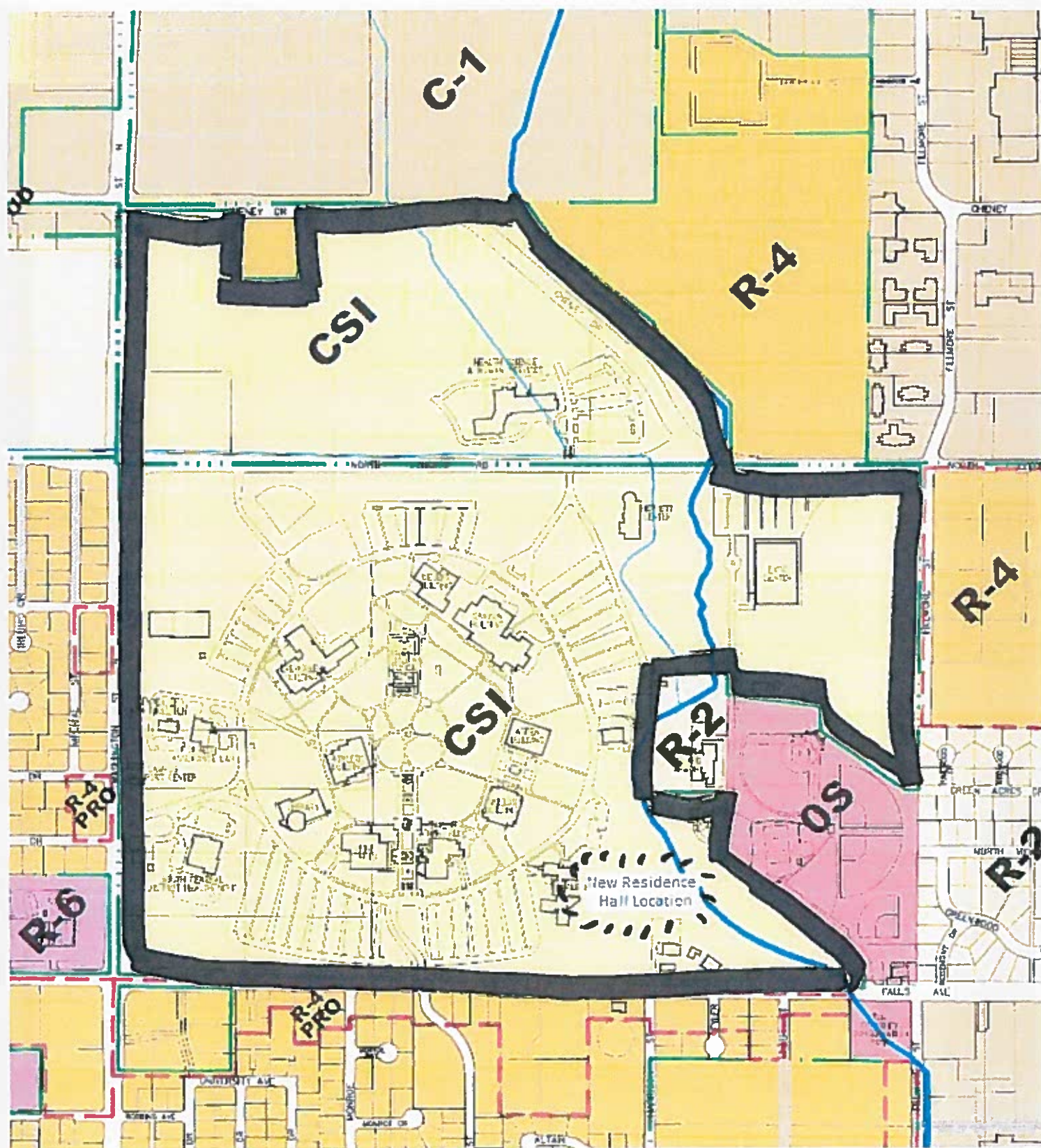


AERIAL PHOTO APRIL 2016
REFERENCE ONLY









TWIN FALLS COUNTY
TWIN FALLS CITY OF
3-11-14 PM 01-36-1071
2012-001607
No. Project: 12 For: 5
KRISTINA GLASCOCK
County Clerk
Deputy: SHUNTER

COLLEGE OF SOUTHERN IDAHO
PLANNED UNIT DEVELOPMENT AGREEMENT

THIS agreement, made and entered into this 12th day of January, 2012, by and between the City of Twin Falls, a municipal corporation, State of Idaho, hereinafter called "City" and the College of Southern Idaho, hereinafter called "College" whose address is 315 Falls Avenue, Twin Falls, Idaho 83303-1238.

RECITALS

WHEREAS, the College of Southern Idaho holds title to properties particularly described in Exhibit "A", Section 1 and Section 2, attached hereto, which land is located adjacent to the College of Southern Idaho (CSI), east of Washington Street North between the 900 N and 1500 N blocks, south of Cheney Drive West extended between the 100 to 600 blocks, west of Fillmore Street between the 900 N and 1500 N blocks and north of Falls Avenue between the 100 to 600 blocks and consisting of approximately 353 +/- acres, and

WHEREAS, the College intends to use the property for College related activities, including a health sciences and humans services building, future educational facilities, agricultural uses and alternative energy education facilities and has submitted to the City a Master Development Plan thereof, Exhibit "B" Section 1 and Section 2, and

WHEREAS, the property, also known as "COLLEGE OF SOUTHERN IDAHO - NORTH CAMPUS PUD AGREEMENT #254, is currently zoned CSI PUD and the remaining property is currently zoned R-4, and

WHEREAS, College has made a request to the City to rezone properties, as described in Exhibit "A", Section 1 and Section 2, to "CSI PUD" zone and has submitted to the City a Master Development Plan, Exhibit "B" Section 1 and Section 2.

WHEREAS, Master Development Plan, Exhibit "B"-Section 1, also known as "COLLEGE OF SOUTHERN IDAHO - NORTH CAMPUS PUD AGREEMENT #254, shall not require any changes, and

WHEREAS, Master Development Plan, Exhibit "B"-Section 2, which includes all remaining properties within Exhibit "A" outside of Master Development Plan, Exhibit "B"-Section 1, also known as "COLLEGE

PUD-262

OF SOUTHERN IDAHO - NORTH CAMPUS PUD AGREEMENT #254, thereof was presented to the City Council on April 25, 2011 (zoning application #2433) and was approved. Ordinance #3008 was approved by the City Council on Aug 08, 2011, and

WHEREAS, the City, by and through its City Council, has agreed to the Development of said property within the City of Twin Falls, Idaho, subject to certain terms, conditions and understanding, which terms, conditions and understandings are the subject of this "PUD" Agreement.

COVENANTS

1. Master Development Plan, Exhibit "B"-Section 1

On May 19, 2008 the City Council annexed and approved development of properties described in Exhibit "A"-Section 1 and the Master Development Plan, Exhibit "B"-Section 1, also known as "COLLEGE OF SOUTHERN IDAHO - NORTH CAMPUS PUD AGREEMENT #254. No change is being considered to this document at this time. Any changes to NORTH CAMPUS PUD AGREEMENT #254 shall require an amendment, in compliance with current state and local zoning codes, to the PUD.

2. Master Development Plan, Exhibit "B"-Section 2

On April 25, 2011 the City Council approved development of properties described in Exhibit "A" Section 1 & Section 2 and the Master Development Plan, Exhibit "B"-Section 1 & Section 2, subject to the following conditions:

- 1) Subject to amendments as required by Building, Engineering, Fire and Zoning Officials to ensure compliance with all applicable City Code requirements and Standards;
- 2) Subject to Fillmore Street being constructed during Phase One construction of the apartments; (construction of the proposed apartments presented at the City Council public hearing were deleted from this PUD therefore this condition is null & void)
- 3) Subject to a recorded PUD Agreement prior to any further development on campus;
- 4) Subject to setback on windmills to be 3 to 1 and may be allowed by Special Use Permit only;
- 5) Subject to the exclusion of the 6.4 acres showing as the future apartment development from the rezoning; and
- 6) Subject to the PUD language for building height to mirror commercial buildings height regulations found in Title 10; Section 7, or as amended.

PUD-262

PUU-262

C. Architectural Standards.

2. Enterprises Developed Along The Perimeter Of The CSI Properties

2. GENERAL PROVISIONS

A. Cooperation. The parties hereto agree to cooperate each with the other.

B. Entire "PUD" Agreement. This "PUD" Agreement constitutes the entire "PUD" Agreement

C. Applicable Law. This "PUD" Agreement shall be constructed in accordance with the laws of the

D. Notices. If notices from one party to the other are desired or required hereunder, such notices

College: College of Southern Idaho
c/o John M. Mason, Vice President of Administration
315 Falls Avenue
P.O. Box 1238
Twin Falls, Idaho 83303-1238

City: City of Twin Falls
P.O. Box 1907
321 Second Avenue East
Twin Falls, Idaho 83303-1907

PWD-262

E. Successors and Assigns. This "PUO" Agreement shall be binding upon successors, assigns

F. Severability. In the event any portion of this "FUD" Agreement is declared by a Court of

G. Signatures. Each of the persons executing this "PUD" Agreement hereby represent and

H. Effective Date. This "PUD" Agreement shall become valid and binding only upon its approval

Attorneys Fees. In the event that either party should be required to retain an attorney because

1. Attachments. All attachments and recitals are incorporated herein and made a part hereof as

And Whereas, the City has affixed its seal and caused these presents to be executed by its Mayor and

City Of Twin Falls

By: M. J. J. J.
Mayor

College Of Southern Idaho

By: John M. Mason,
Vice President of Administration

Acknowledgments

PUD-262

PUD-262

State of Idaho

County of

On this 23rd day of January, 2012, before me the undersigned, a Notary Public in and for said State and County, personally appeared Gregory Loring Known to me to be the Mayor of Twin Falls, the municipal corporation that executed the within and foregoing instrument, and acknowledged to me that such municipal corporation 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 for Idaho

Residence of Twin Falls

My Commission Expires: 5-18-2012

State of Idaho

County of

On this 13 day of January, 2012, before me the undersigned, a Notary Public in and for said State and County, personally appeared Nick Mason to me personally known, who, being by me duly sworn, did for himself say that he is an authorized representative of the College of Southern Idaho and that the within instrument was executed by him of behalf of the College of Southern Idaho.

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 for Idaho

Residence of Granbury

My Commission Expires: 8/6/12

EXHIBIT "A" - SECTION 1

A tract of land located in the South Half of the Northwest Quarter of Section 4, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho, more particularly described as follows:

BEGINNING at the southwest corner of said S1/2 NW1/4;

THENCE North 0°42'17" East a distance of 1,275.74 feet along the westerly boundary of said S1/2 NW1/4 to the northwest corner of said S1/2 NW1/4;
THENCE South 89°45'01" East a distance of 1,997.79 feet along the northerly boundary of said S1/2 NW1/4;
THENCE South 35°10'00" East a distance of 254.74 feet;
THENCE South 51°20'00" East a distance of 219.01 feet;
THENCE South 0°57'30" West a distance of 943.07 feet to a point on the southerly boundary of said S1/2 NW1/4;
THENCE North 89°28'42" West a distance of 2,315.50 feet along the southerly boundary of said S1/2 NW1/4 to the southwest corner of said S1/2 NW1/4 and being the TRUE POINT OF BEGINNING.

The above described tract contains 66.74 acres more or less and is subject to the rights of public roads which abut the westerly 25.00 and a strip varying from 25 to 58 feet in width along the southerly boundary of said tract.

AND

A tract of land located in the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 4, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho, more particularly described as follows:

BEGINNING at the southwest corner of the NW1/4 of said Section 4;

THENCE, South 89°28'42" East a distance of 2,315.50 feet along the southerly boundary of said NW1/4 to the center of a power line and the TRUE POINT OF BEGINNING;
THENCE North 0°57'30" East a distance of 943.07 feet along the center of said power line to a point in the center of a coulee;
THENCE South 51°20'00" East a distance of 199.99 feet along the center of said coulee to a point on the easterly boundary of said SE1/4 NW1/4;
THENCE South 0°52'55" West a distance of 24.00 feet along the easterly boundary of said SE1/4 NW1/4, and the westerly boundary of said SW1/4 NE1/4;
THENCE South 44°45'00" East a distance of 530.00 feet;
THENCE South 0°00'00" West a distance of 299.01 feet to a point on the southerly boundary of said SW1/4 NE1/4;

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THENCE North 89°28'42" West a distance of 700.86 feet along the southerly boundary of said SW1/4 NE1/4 and the southerly boundary of said SE1/4 NW1/4 to the TRUE POINT OF BEGINNING.

The above described tract contains 10.29 acres more or less and is subject to a permanent easement for roadway purposes over a strip of land located in the SE1/4 NW1/4 and the SW1/4 NE1/4 of Section 4, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho, more particularly described as follows:

BEGINNING at the southwest corner of the NW1/4 of said Section 4;

THENCE, South 89°28'42" East a distance of 2315.50 feet along the southerly boundary of said NW1/4 to the TRUE POINT OF BEGINNING;

THENCE North 0°57'30" East a distance of 20.57 feet to the northerly line of said permanent easement;

THENCE South 89°04'24" East a distance of 69.34 feet;

THENCE North 86°17'08" East a distance of 270.74 feet;

THENCE South 89°28'42" East a distance of 361.01 feet to a point on the easterly boundary of the above described tract;

THENCE South 0°00'00" East a distance of 40.08 feet to the southerly boundary of the SW1/4 NE1/4 of said Section 4;

THENCE North 89°28'42" West a distance of 700.86 feet along the southerly boundary of said SW1/4 NE1/4 and the southerly boundary of said SE1/4 NW1/4 to the TRUE POINT OF BEGINNING, containing 0.53 acres more or less.

Containing approximately 77.49 acres

66.74 + 10.20 + 0.55

PUD-262

EXHIBIT "A" - SECTION 2

A parcel of land located in a portion of Section 4, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho; being more particularly described as follows:

Commencing at the West quarter corner of Section 4 and being the REAL POINT OF BEGINNING.

Thence North 00°50'26" East 1275.76 feet along the West boundary of Section 4 to the Northwest corner of "CSI North Campus Subdivision".

Thence South 89°37'31" East 587.02 feet along the North boundary of said subdivision.

Thence South 00°50'26" West 370.80 feet along the easterly boundary of Lot 3 of said subdivision to the Southwest corner thereof.

Thence South 89°37'10" East 296.00 feet along the southerly boundary of said Lot 3 to the Southwest corner thereof.

Thence North 00°51'54" East 370.00 feet along the easterly boundary of said Lot 2 extended to a point on the Northerly boundary of "CSI North Campus Subdivision".

Thence South 89°37'10" East 1129.58 feet along the Northerly boundary of said subdivision.

Thence South 34°09'13" East 243.67 feet along the boundary of said subdivision.

Thence South 50°19'13" East 219.01 feet along the boundary of said subdivision.

Thence South 01°17'47" West 6.88 feet along the boundary of said subdivision.

Thence South 31°14'56" East 393.58 feet along the Westerly boundary of the CSI Endowment Parcel.

Thence South 01°00'53" West 24.00 feet along the boundary of said Endowment parcel.

Thence South 44°32'32" East 370.00 feet along the boundary of said Endowment Parcel.

Thence South 00°03'24" West 299.01 feet along the boundary of said Endowment Parcel.

Thence South 89°20'47" East 932.19 feet along the Northerly boundary of the W-SE1/4 of Section 4, to the Northeast corner thereof.

Thence South 01°05'22" West 1602.83 feet along the Easterly boundary of said W-SE1/4.

Thence North 89°07'16" West 59.41 feet along the Northerly boundary of the Frontier Park joint use parcel.

Thence North 33°05'57" West 514.28 feet along said joint use parcel boundary as amended.

Thence North 00°52'34" East 122.24 feet along said joint use parcel boundary as amended.

Pu0262

Thence North 82°27'54" West 459.94 feet along said joint use parcel boundary as amended.

Thence North 01°00'33" East 110.63 feet along the Easterly boundary of the National Guard Armory parcel to the Northeast corner thereof.

Thence North 89°29'07" West 370.00 feet along the Northerly boundary of said Armory Parcel to the Northwest corner thereof.

Thence South 01°00'33" West 590.00 feet along the Westerly boundary of said Armory parcel to the Southwest corner thereof.

Thence South 89°29'07" East 370.00 feet along the Southerly boundary of said Armory parcel to the Southeast corner thereof.

Thence South 01°00'33" West 103.75 feet along the Westerly boundary of the Frontier Park joint use parcel.

Thence North 88°12'43" West 4.52 feet along said joint use parcel boundary.

Thence South 01°00'33" West 208.64 feet along said joint use parcel boundary.

Thence South 51°13'51" East 239.00 feet along said joint use parcel boundary as amended.

Thence South 01°08'33" West 138.37 feet along said joint use parcel boundary as amended.

Thence North 88°11'29" West 1050.40 feet along the Southerly boundary of the W⁴SE⁴ of Section 4 to the Southwest corner thereof.

Thence North 88°13'05" West 2623.05 feet along the Southerly boundary of Section 4 to the Southwest corner thereof.

Thence North 00°50'29" East 2558.09 feet along the Westerly boundary of Section 24 to the REAL POINT OF BEGINNING.

Containing approximately 281.33 acres.

Unsurveyed

EXHIBIT "B

Pu0262

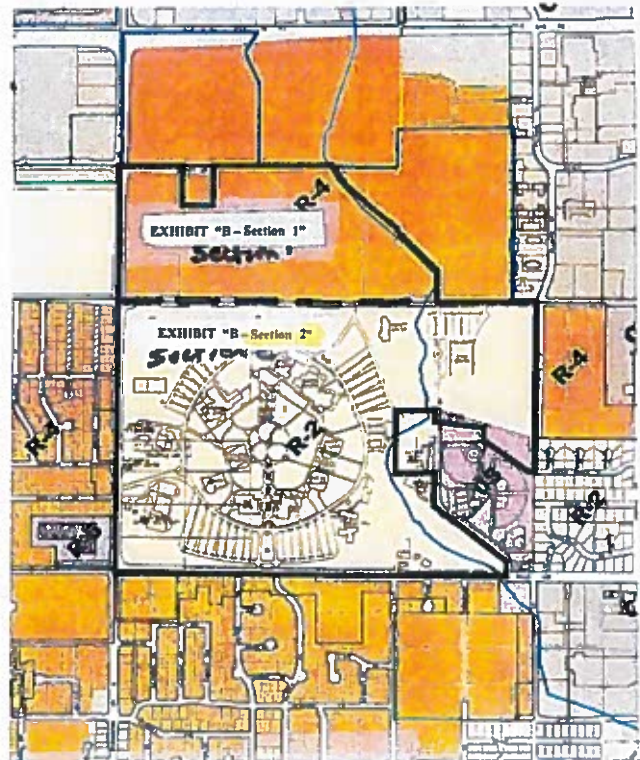


EXHIBIT "B

TWIN FALLS CITY
 3162332 post 08-26-2009
 2009-019522
 IL. MS. 8

EXHIBIT "B - Section 1"
 COLLEGE OF SOUTHERN IDAHO - NORTH CAMPUS
 PLANNED UNIT DEVELOPMENT AGREEMENT

The agreement, made and entered into this 4th day of August, 2009, by and between the City of Twin Falls, a municipal corporation, State of Idaho, hereinafter called "City" and the College of Southern Idaho, hereinafter called "College" whose address is 315 Falls Avenue, Twin Falls, Idaho 83303-1238.

RECITALS

Whereas, the College of Southern Idaho holds title to properties particularly described in Exhibit "A" attached hereto, which land is located adjacent to the College from the 100 to the 400 blocks on the north side of North College Road and consisted of approximately 71.09 acres, and

WHEREAS, the College intends to use the property for College related activities, specifically a health sciences and humane services building, future educational facilities and agriculture and has submitted to the City a Master Development Plan thereof, Exhibit "B", and

Whereas, the property at 100-400 blocks on the north side of North College Road is currently zoned R4 within the city's area of impact, and

Whereas, College has made a request to the City to annex and rezone properties, as described in Exhibit "A", to "CSD PUD" zone and has submitted to the City a Master Development Plan, Exhibit "B", thereof which has been reviewed by the Planning and Zoning Commission on April 22, 2008, and was approved, as presented, for development as a Planned Unit Development by the City Council on May 18, 2008 and which Ordinance #2941 was later approved by the City Council and published on July 03, 2008, and

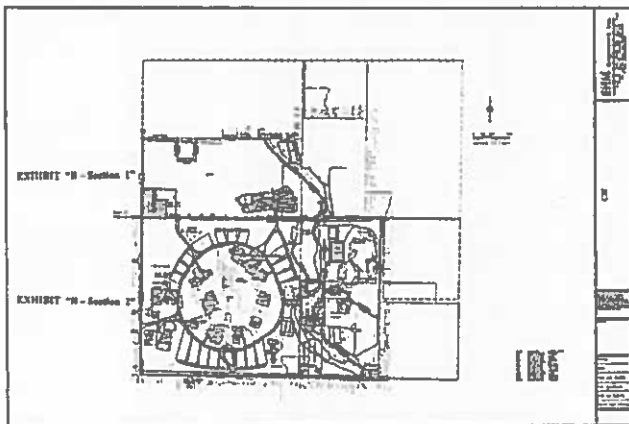
Whereas, the City, by and through its City Council, has agreed to the Development of said property within the City of Twin Falls, Idaho, subject to certain terms, conditions and understanding, which terms, conditions and understandings are the subject of this agreement.

COVENANTS

On May 19, 2008 the City Council annexed and approved development of properties described in Exhibit "A" subject to the following conditions:

2. The agreement is subject to the City Council's approval of the College's Master Development Plan Agreement - CC Agreement 25-19-01 etc.

EXHIBIT "B - Section 1"



PUD 242

PUD-242
 PUD-251
 COPY

PUD 262
PUD-234

1. Subject to amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with all applicable City code requirements and standards.
2. Subject to arterial and collector streets adjacent and within the property being rebuilt or built to current City standards upon development of the property.
3. Subject to the approved PUD Agreement to include:
 - a. Development Criteria including a "Height" section that indicates that the height of development within the project may be a maximum thirty-seven feet (37) tall.
 - b. Development criteria regarding utility infrastructure
4. Subject to the attached exhibit titled "CSI Phase I" being adopted as the approved Master Development Plan. Any future phase of development will require an amendment to the PUD and the Master Development Plan.

Now, Therefore, in consideration of the mutual promises and covenants contained herein, College and the City agree as follows:

1. NATURE OF THE AGREEMENT. This agreement shall become part of the "CSI PUD" zone with respect to the Property upon its full execution and recording. This agreement is specific to the College owning the property. In the event of a change of ownership, a new PUD application will have to be filed. This agreement is subject to the attached exhibit titled "CSI Phase I" being adopted as the approved Master Development Plan, Exhibit "B". Any future development will require an amendment to the PUD.

2. NATURE OF PROPERTY USE. It is agreed by the parties hereto that certain language and requirements pertaining to the "CSI PUD" zone shall be interpreted as follows:

A. Uses. The College will use the property in a manner consistent with our community college mission with the development of the north campus being similar to the existing campus.

Phase 1 The first building to start the second circle of buildings will be a health science and human services building. The two story building may be a maximum thirty-seven feet (37)

PUD 262
PUD-234

tall and shall be approximately 72,000 square feet and will house our health related programs along with numerous general use classrooms.

As a part of Phase 1, the first 1,000 feet of the irrigation lateral (running east to west) bordering the property on the south side will be piped in accordance with Twin Falls Canal Company criteria. The entry to the property will be from North College Road with a turnout lane for vehicles coming from the east and two exit lanes onto North College for departing traffic. The parking lot for the building will consist of spaces for approximately 300 vehicles. All drainage for the building and parking lots will be retained on-site. A 12 inch water line coming off of the North College water line will run by the building and dead end at the end of the portion of the loop road constructed in Phase 1. The water line coming off of this main line will feed the building and loop back to the North College Road water line. These changes as outlined above are shown as, Proposed Water Plan, included with Exhibit "B"-Master Development Plan. This agreement is subject to the attached exhibit titled "CSI Phase I" being adopted as the approved Master Development Plan, Exhibit "B".

Phase 2 Phase 2 and/or any future development will require an amendment to the PUD. Future buildings will be constructed as the need is established and the funding obtained. In the interim, the property not utilized for buildings will be farmed. Phase 2 will include a future by-pass road running north on the west side of the Perrine Coulee to the north side of the property and run west to connect at the Cheney and Washington intersection to be developed prior to Phase 2 development.

B. Non-Compliance. In the event that uses of the Property are not within the restriction of this "CSI PUD" Agreement, the City shall give written notice to the College. College shall cure said non-compliance within thirty days of its receipt of notice (or in the case of non-compliance that will take in excess of thirty days to cure, College shall commence to cure within thirty days of receipt of notice and diligently pursue the same to completion). In the event the College fails to cure said non-compliance in the manner set forth hereinabove, the City shall have the right to withhold the issuance of any future building permits and certificates of occupancy within that phase of such "PUD" until such time as all requirements specified have been complied with; provided, however, the College shall have the right to appear before the City Council at any regular meeting after any building permits and

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certificates of occupancy have been withheld for reasons set forth in this paragraph and shall have the right to be heard as to why such building permits and certificates of occupancy should be issued. The City Council shall then in good faith and in an objective manner decide whether said building permits and certificates of occupancy should be issued, and its decision shall be final, except that the rights of parties are preserved at law and equity

3. GENERAL PROVISIONS

A. Cooperation. The parties hereto agree to cooperate each with the other.

B. Entire Agreement. This agreement constitutes the entire agreement between the parties concerning the property described herein, and no amendment or modification to this agreement shall be valid or effective unless reduced to writing and signed by the parties.

C. Applicable Law. This agreement shall be construed in accordance with the laws of the State of Idaho.

D. Notices. If notices from one party to the other are desired or required hereunder, such notices shall be delivered or mailed to the party to receive such at its addressed last known to the sender of such notice. Notices shall be deemed received on the date of hand delivery or upon seventy-two (72) hours following deposit in the United States mail, if properly addressed, stamped and sent with "return receipt requested". On the date of this agreement, the addresses of the parties are as follows:

College: College of Southern Idaho
315 Falls Avenue
P.O. Box 1238
Twin Falls, Idaho 83303-1238

City: City of Twin Falls
P.O. Box 1907
321 Second Avenue East
Twin Falls, Idaho 83301

In the event the College seeks to amend the master plan and/or this agreement, it will provide notice to the adjoining neighbors at the time application is made for such a change in accordance with City requirements/ordinances

E. Successors and Assigns. This agreement shall be binding upon successors, assigns and legal representatives of the parties hereto.

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F. Severability. In the event any portion of this agreement is declared by a Court of competent jurisdiction to be invalid, illegal or unenforceable, such portion shall be deemed severed from this agreement, and the remaining portions shall not be affected thereby

G. Signatories. Each of the persons executing this agreement hereby represent and warrant that he or she is duly authorized and empowered to so act on behalf of the entity for which he or she is signing and that this agreement is binding on, and enforceable against, such entity.

H. Effective Date. This "PLD" agreement shall become valid and binding only upon its approval by the City, through its City Council, and upon its execution by the Mayor and College.

I. Attorneys Fees. In the event that either party should be required to retain an attorney because of the default or breach of the other or to pursue any other remedy provided by law, that party which prevails in any litigation shall be entitled to reasonable attorney's fee.

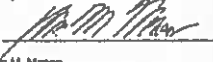
J. Attachments. All attachments and recitals are incorporated herein and made a part hereof as if set forth in full.

In Witness Whereof, the City has affixed its seal and caused these presents to be executed by its Mayor on the date above written.

City of Twin Falls

By: 

College of Southern Idaho

By: 

John M. Mason,
Vice President of Administration

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Acknowledgments

State of Idaho

County of

On this 25th day of August, 2009, before me the undersigned, a

Notary Public in and for said State and County, personally appeared _____

Mayor W. C. Lewis Known to me to be the Mayor of Twin Falls, the municipal corporation that executed the within and foregoing instrument, and acknowledged to me that such municipal corporation 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.

L. A. Sanchez
Notary Public for Idaho

Residence of Twin Falls

My Commission Expires 5/18/2012



State of Idaho

County of

On this 4th day of August, 2009, before me the undersigned, a

Notary Public in and for said State and County, personally appeared _____

John M. 1943 and to me personally known, who, being by me duly sworn, did for himself say that he is an authorized representative of the College of Southern Idaho and that the within instrument was executed by him on behalf of the College of Southern Idaho.

In Witness Whereof, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.



John M. 1943
Notary Public for Idaho

Residence of Twin Falls Drive

My Commission Expires 11-08-2011

ORDINANCE NO. 2941

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, AMENDING CERTAIN REAL PROPERTY BELOW DESCRIBED, PROVIDING THE ZONING CLASSIFICATION THEREFOR, AND ORDERING THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT.

WHEREAS, the College of Southern Idaho has made application for annexation of property located on the north side of the 100-100 blocks of North College Road; and,

WHEREAS, the City Planning and Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 22nd day of April, 2008, to consider the Zoning Designation and necessary Area of Impact and Zoning Districts Map amendment upon annexation of the real property below described; and,

WHEREAS, the City Planning and Zoning Commission has made recommendations known to the City Council for Twin Falls, Idaho; and,

WHEREAS, the City Council for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 16th day of June, 2008, to consider the Zoning Designation and necessary Area of Impact and Zoning Districts Map amendment upon annexation of the real property below described.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

SECTION 1. The following described real property be and the same is hereby annexed into and declared to be a part of the City of Twin Falls, Idaho:

SEE ATTACHMENT "A"

AND all public streets, highways, alleys and public rights-of-way adjacent and within this description.

SECTION 2. The real property described in Section 1 hereof be and the same is hereby zoned CSI PDD.

SECTION 3. Public services may not be available at the time of development of this property, depending upon the speed of

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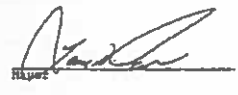
development of this and other developments, and the ability of the City to obtain additional water and/or sewer capacity. The annexation of this property shall not constitute a commitment by the City to provide water and/or wastewater services.

SECTION 4. The Area of Impact and Zoning Districts Map for the City of Twin Falls, Idaho, be and the same is hereby amended to reflect the newly incorporated real property as hereby zoned.

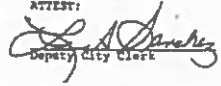
SECTION 3. The City Clerk immediately upon the passage and publication of this Ordinance as required by law certify a copy of the same and deliver said certified copy to the County Recorder's office for indexing and recording.

PASSED BY THE CITY COUNCIL June 16, 2008

SIGNED BY THE MAYOR June 23, 2008


Mayor

ATTEST:


Deputy City Clerk

PUBLISHED: Thursday, July 3, 2008

PUB-262
PUB-241

ATTACHMENT "A"

A tract of land located in the South Half of the Northwest Quarter of Section 4, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho, more particularly described as follows:

BEGINNING at the southwest corner of said S1/2 NW1/4;

- THENCE North 0°42'17" East a distance of 1,275.74 feet along the westerly boundary of said S1/2 NW1/4 to the northwest corner of said S1/2 NW1/4;
- THENCE South 89°43'01" East a distance of 1,997.79 feet along the southerly boundary of said S1/2 NW1/4;
- THENCE South 13°10'00" East a distance of 254.74 feet;
- THENCE South 51°20'00" East a distance of 219.81 feet;
- THENCE South 0°57'30" West a distance of 943.07 feet to a point on the southerly boundary of said S1/2 NW1/4;
- THENCE North 89°28'42" West a distance of 2,315.30 feet along the southerly boundary of said S1/2 NW1/4 to the southwest corner of said S1/2 NW1/4 and being the TRUE POINT OF BEGINNING.

The above described tract contains 66.74 acres more or less and is subject to the right of public roads which abut the westerly 25.00 and a strip varying from 25 to 54 feet in width along the southerly boundary of said tract.

AND

A tract of land located in the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 4, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho, more particularly described as follows:

BEGINNING at the southwest corner of the NW1/4 of said Section 4;

- THENCE South 89°21'42" East a distance of 2315.30 feet along the southerly boundary of said NW1/4 to the center of a power line and the TRUE POINT OF BEGINNING;
- THENCE North 0°57'30" East a distance of 943.07 feet along the center of said power line to a point in the center of a corner;
- THENCE South 51°20'00" East a distance of 399.99 feet along the center of said corner to a point on the easterly boundary of said SE1/4 NW1/4;
- THENCE South 0°52'55" West a distance of 24.00 feet along the easterly boundary of said SE1/4 NW1/4, and the westerly boundary of said SW1/4 NE1/4;
- THENCE South 44°45'00" East a distance of 530.00 feet;
- THENCE South 0°00'00" West a distance of 299.01 feet to a point on the southerly boundary of said SW1/4 NE1/4;

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THENCE North 89°28'42" West a distance of 700.86 feet along the westerly boundary of said SW1/4 NE1/4 and the southerly boundary of said SE1/4 NW1/4 to the TRUE POINT OF BEGINNING.

The above described tract contains 10.20 acres more or less and is subject to a permanent easement for roadway purposes over a strip of land located in the SE1/4 NW1/4 and the SW1/4 NE1/4 of Section 4, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho, more particularly described as follows:

BEGINNING at the southwest corner of the NW1/4 of said Section 4;

THENCE, South 89°28'42" East a distance of 2315.50 feet along the southerly boundary of said NW1/4 to the TRUE POINT OF BEGINNING;

THENCE North 0°57'30" East a distance of 20.57 feet to the westerly line of said permanent easement;

THENCE South 89°04'24" East a distance of 69.34 feet;

THENCE North 89°17'08" East a distance of 270.74 feet;

THENCE South 89°28'42" East a distance of 361.01 feet to a point on the easterly boundary of the above described tract;

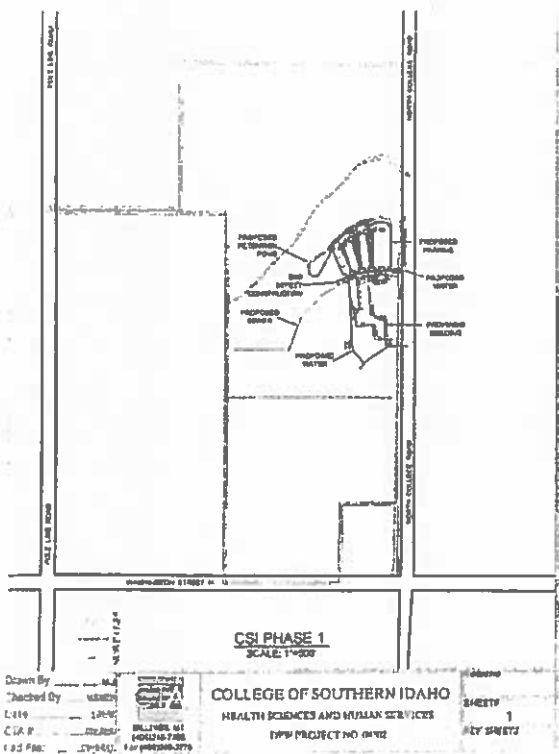
THENCE South 0°00'00" East a distance of 40.08 feet to the southerly boundary of the SW1/4 NE1/4 of said Section 4;

THENCE North 89°28'42" West a distance of 700.86 feet along the southerly boundary of said SW1/4 NE 1/4 and the southerly boundary of said SE1/4 NW1/4 to the TRUE POINT OF BEGINNING, containing 0.55 acres more or less.

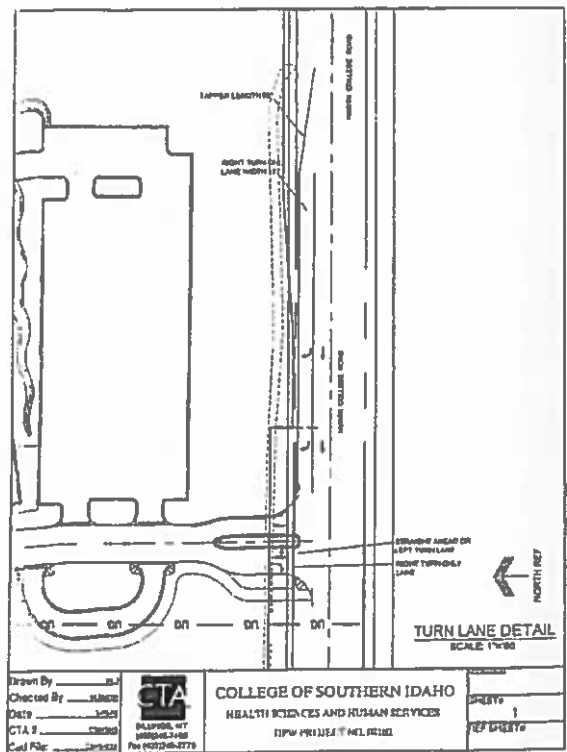


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JMD 25





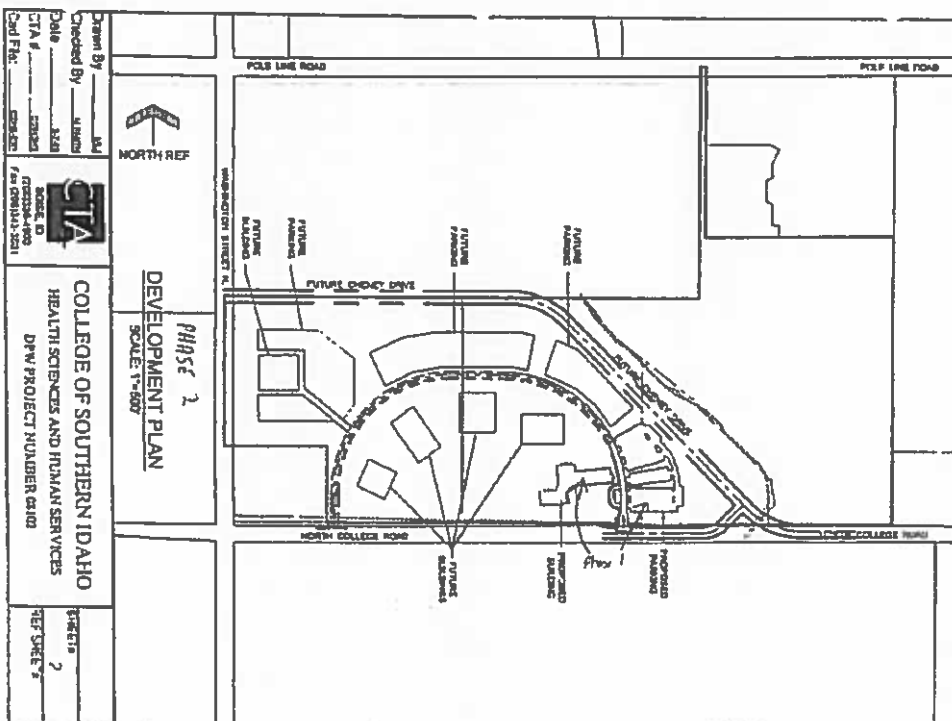
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SCHEMATIC MODEL

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PLUDJIA-1 CSI -Answer & Reasoning from R-2 to CSI PLUD-
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PUB 2402
PUB. 2524

EXHIBIT "C"

PUD-262

USE REGULATIONS:

(A) Permitted Uses: Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Agriculture:

- a. Agricultural use.
- b. Animals for agricultural education, veterinary technology and rodeo use.
 - 1. Rodeo program – 50 large animals continuously, 200 large animals during events.
 - 2. Veterinary technology – 25 small animals and 18 large animals
- c. Garden plots leased to others.

2. Communications And Utilities:

- a. Geothermal resources for educational support equipment but would also generate power.
- b. Photo voltaic (solar panels) systems on buildings or freestanding to be used as educational support equipment but would also generate power.
- c. Underground and aboveground transmission lines.
- d. Utility-owned buildings and structures less than twenty five (25) square feet in area and less than three feet (3') aboveground.

3. Cultural Facilities:

- a. Botanical gardens and arboreta.
- b. Historic sites and monuments.
- c. Libraries, museums and art galleries.
- d. Planetariums and aquariums.

4. Governmental Facilities:

- a. Fire stations and police stations.
- b. Water treatment plants.

5. Medical Facilities (as part of educational purposes):

- a. Doctors' offices.
- b. Drug and alcohol treatment centers.
- c. Hospitals and clinics.
- d. Rehabilitation services.

6. Miscellaneous:

- a. Any facility with drive-through service.

7. Parks:

- a. Open space.
- b. Private parks and playgrounds without crowd attracting facilities.
- c. Public parks and playgrounds without crowd attracting facilities.
- d. Park egressions.

8. Public Assembly:

- a. Auditoriums.
- b. Exposition Center – Commercial events.
- c. Religious facilities.
- d. Schools – private, vocational and/or academic.
- e. Schools – public.

9. Residential:

- a. Accessory buildings, personal swimming pools and other accessory uses.
- b. Household units in upper floors of commercial or professional buildings.
- c. Nursing homes and rest homes. (as part of educational purposes)

10. Retail:

- a. Eating places – commercial and college operations.
- b. Farmers' Markets
- c. Private and commercial lease of facilities.

PUD-262

11. Services (as part of educational purposes):

- a. Daycare services.
- b. Finance and investment offices.
- c. In-home daycare services.
- d. Insurance and related business.
- e. Private and commercial lease of facilities.
- f. Professional services.
- g. Quality Assurance Lab
- h. Real estate and related business.

11. Sports Facilities:

- a. Athletic areas, indoor and outdoor.
- b. Golf driving ranges.
- c. Miniature golf courses.
- d. Outdoor, public and commercial ice and roller-skating facilities.
- e. Outdoor, public and commercial swimming pools.
- f. Outdoor, public and commercial tennis courts. (Ord. 2620, 8-2-1999)
- g. Student fundraising activities.

(B) **Special Uses:** A special use permit may be granted for a permanent use that is not in conflict with the Comprehensive Plan and that is not permitted outright because it may conflict with other uses in the District unless special provisions are taken. Special use permits may be granted for the following uses:

1. Communications And Utilities:

- a. Utility-owned buildings and structures more than twenty five (25) square feet in area or more than three feet (3') aboveground.
- b. Windmills not exceeding a maximum blade height of 120 feet (120') to be used as educational support equipment but would also generate power. Setback to be 3-1 ratio.

2. Cultural Facilities:

- a. Zoos.

3. Parks:

- a. Public parks and playgrounds with crowd attracting facilities.

4. Residential:

- a. Bed and breakfast facilities.
- b. Dwellings - multiple household (3 units or more)
- c. Dwellings - tri-plex and four-plex.
- d. Home occupations.
- e. Residence halls, residence hotels, rooming houses.

(C) **Prohibited Uses:** Uses not specified above are prohibited unless administrative determination in accordance with subsection 10-17.1(F) of this title is made that the use is similar enough to a use listed above that distinction between them is of little consequence. (Ord. 2526, 3-20-1996)



Public Hearing: **Tuesday, November 28th, 2017**

To: Planning and Zoning Commission

Presenter: Steve O'Connor, Planner I

Editor: Rene'e V. Carraway-Johnson, Zoning Administrator

Authors: Steve O'Connor

AGENDA ITEM 5b

Request: Consideration of a **Preliminary Plat** for Locust Grove North Subdivision, consisting of three (3) commercial lots on 2.04 +/- acres located at 1629 Locust St. N. c/o EHM Engineers, Inc. on behalf of Walt Hess

Time Estimate:

The applicant's presentation may take up to ten (10) minutes. Staff presentation will be approximately five (5) minutes.

Background:

Applicant:	Status: Owner	Size: 2.04 +/- acres
Walt Hess Gem State Realty 1411 Falls Ave E Ste., 1000A Twin Falls, ID 83301 walthess@gemstaterealty.com 208.734.0400	Current Zoning: C-1; Commercial/Retail	Requested Zoning: Approval of a preliminary plat
	Comprehensive Plan: Mixed Use	Lot Count: 3 Lots
	Existing Land Use: undeveloped	Proposed Land Use: Retail
Representative:	Zoning Designations & Surrounding Land Use(s)	
Gerald Martens EHM Engineers, Inc. 621 N College Rd. Ste., 100 Twin Falls, ID 83301 208.734.4888 gmartens@ehminc.com	North: C-1 & C-1 PUD (Rex TV #212); Commercial, Retail	East: Locust St N; C-1 PUD (Eastpark #213); Home Depot
	South: C-1; Vacant	West: C-1; Commercial, UPS Shipping Center
	Applicable Regulations: 10-14-1 thru 4	

Approval Process:

As per Twin Falls City Code 10-12-2.3 Action on Preliminary Plat:

The Commission may approve, conditionally approve, deny or table for additional information when acting on the preliminary plat. If tabled, approval or denial shall occur at the regular meeting following the meeting at which the plat is first considered by the Commission. The action and the reasons for such action shall be stated in writing by the Administrator and forwarded to the applicant. The administrator shall also forward a statement of the action taken and the reasons for such action together with a copy of the approved preliminary plat to the Council for its information and record.

Budget Impact:

As the request is for a Preliminary Plat, approval of this request will have negligible impact on the City budget.

Regulatory Impact:

Upon approval of a preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. Only after a final plat has been approved by the City Council and construction plans approved, may the plat be recorded and lots sold for development.

History:

This parcel was annexed into the city in 1965 and records indicate the residence was built in the early '70s. Before that, imagery showed agricultural uses. The property was rezoned from R-4 to C-1 in July 2015. In March 2017, the City Building Department issued a demolition permit for the residence on the property. The residence has since been removed.

Analysis:

This is a request for consideration of approval for the Locust Grove North Subdivision **Preliminary Plat**, consisting of three (3) commercial lots on 2.04 +/- acres located at 1629 Locust St. N. This is the first step of the plat approval process. A preliminary plat is presented to the Planning and Zoning Commission. The Commission may approve the preliminary plat, deny it, or approve it with conditions. A final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. Only after a final plat has been approved by the City Council and construction plans approved, may the plat be recorded and lots sold for development.

Approval of a preliminary plat does not constitute a commitment by the City to provide water or wastewater services. A guarantee of services comes when the City Engineer signs a will-serve letter after final and construction plans are approved.

The plat is in conformance with subdivision development criteria and the Comprehensive Plan, which designates this area as "Mixed Use."

Conclusion:

Staff recommends the commission approve the **Preliminary Plat** for the Locust Grove North Subdivision, as presented, and subject to the following condition:

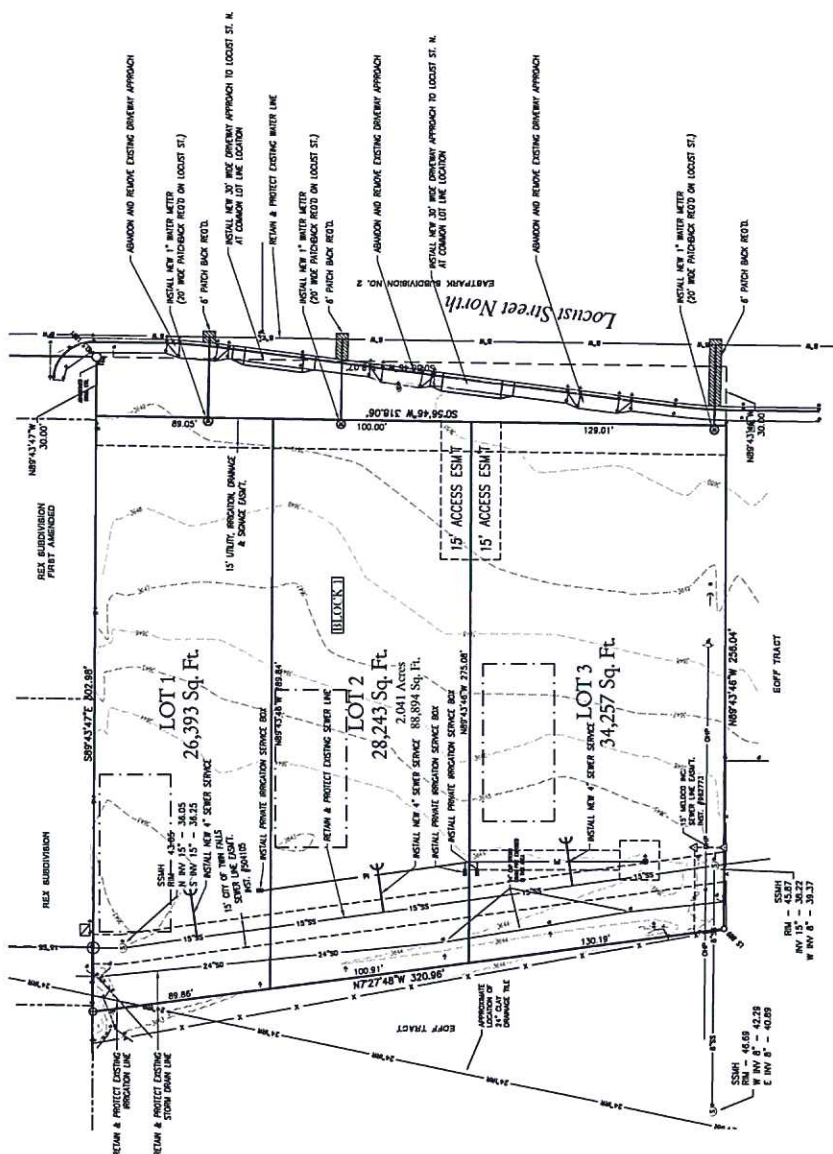
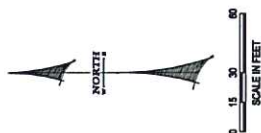
1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.

Attachments:

1. Preliminary Plat
2. Zoning Vicinity Map
3. Aerial Photo Map
4. FLU Map
5. Site Photos

Preliminary Plat
LOCUST GROVE NORTH
SUBDIVISION
A Re-subdivision and Re-Numbering of a portion of Lot 10,
EOLF TRACT,

Gov't. Lot 4, Section 3
Township 10 South, Range 17 East, Boise Meridian
Twin Falls County, Idaho
2017



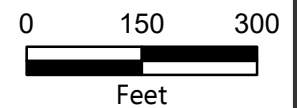
Drainage Calculations:

[illegible][illegible]

SEWER	WATER	CITY SEWER	CITY WATER
671 N. COLLIER, RD. SEC. 100 200-724-4800 200-724-4801	671 N. COLLIER, RD. SEC. 100 200-724-4800 200-724-4801	NO NEW PROPOSED PUBLIC STREETS BRIDGES, STREETS AND DRIVEWAYS SHALL BE CONFORMANT WITH THE CITY OF BALTIMORE'S C.A.	NO NEW PROPOSED PUBLIC STREETS BRIDGES, STREETS AND DRIVEWAYS SHALL BE CONFORMANT WITH THE CITY OF BALTIMORE'S C.A.
DOW DEVELOPERS TRUST, INC. 671 N. COLLIER, RD. SEC. 100 200-724-4800	DOW DEVELOPERS TRUST, INC. 671 N. COLLIER, RD. SEC. 100 200-724-4800	THE ZONING DISTRICT IS LISTED AT THE POINT OF ORIGIN OF BALDING FROM THE	AS SHOWN
LUCKYBETTER	LUCKYBETTER	EXISTING POWER SYSTEM UNDERGROUND POWER, TELEPHONE, CABLE, CABLE TELEVISION	EXISTING POWER SYSTEM UNDERGROUND POWER, TELEPHONE, CABLE, CABLE TELEVISION
EXISTING ZONING: R-4 & C-1	EXISTING ZONING: R-4 & C-1	UTILITIES	UTILITIES
PROPOSED ZONING: R-4 & C-1	PROPOSED ZONING: R-4 & C-1	REMARKS:	REMARKS:
EXISTING USE: BUNK DORMS	EXISTING USE: BUNK DORMS	44-77-3013 E.C. 300-313 WEST ON 100 N. 100 N. 100 N. 100 N. 100 100 N. 100 N. 100 N. 100 N. 100 100 N. 100 N. 100 N. 100 N. 100	44-77-3013 E.C. 300-313 WEST ON 100 N. 100 N. 100 N. 100 N. 100 100 N. 100 N. 100 N. 100 N. 100 100 N. 100 N. 100 N. 100 N. 100
PROPOSED USE: COMMERCIAL USE	PROPOSED USE: COMMERCIAL USE	DOCUMENTARY AREA: 100-100 N. 100 N. 100 N. 100 N. 100	DOCUMENTARY AREA: 100-100 N. 100 N. 100 N. 100 N. 100
REQUESTED:	REQUESTED:	REQUESTED:	REQUESTED:

Zoning Vicinity Map

- PRO
- PUD
- C-1
- R-1 VAR
- R-2
- R-4
- SUI



AERIAL PHOTO APRIL 2016
REFERENCE ONLY

Magic Valley Mall
Magic
Valley Mall 215

POLE LINE RD

Rex TV
212

LOCUST ST

Eastpark 213

Eastpark 213

PRO

CHENEY DR

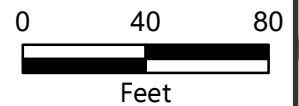
Stoneybrook
2303

BROOKFIELD CT

ELM ST



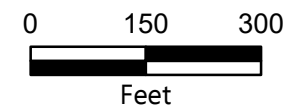
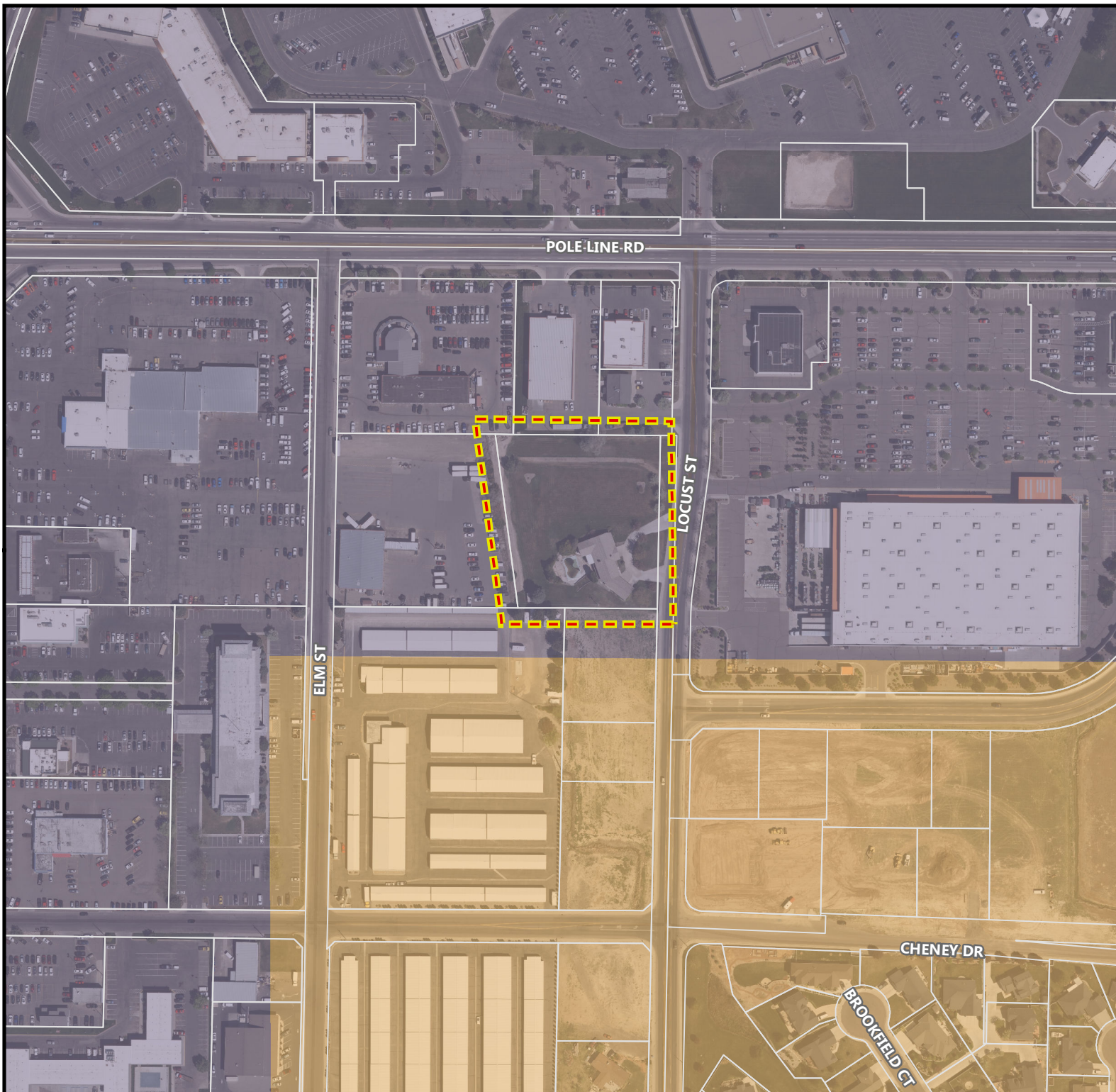
Aerial Map



**AERIAL PHOTO APRIL 2016
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Future Land Use Map

- Mixed Use
- Town Neighborhood



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Public Notice Sign



Home Depot

Locust St N

Looking South