



Twin Falls Planning & Zoning Commission Agenda

Wednesday, April 4, 2018, 12:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Members -

City Limits: Danielle Dawson, Vice-Chair; Craig Hawkins; Gerardo "Tato" Muñoz, Chairman; Ed Musser; Carolyn Bolton; Curtis Hansen; Craig Kelley

Area of Impact: Ryan Higley; David Detweiler

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consideration of Amendments to Agenda
- 3) General Public Input
- 4) Consent Calendar
 - a) Approval of minutes from the following meeting: 03-13-18
- 5) Items for Consideration
 - a) Consideration of an **Alternative** for the requirement to install parking lot landscape islands per Twin Falls City Code Title 10, Chapter 10, Section 11(b) on property located at SW corner of Cheney Drive West and Washington Street North. c/o Cal Johnson on behalf of HB Properties and Burger King (app. 2793)
- 6) Commissioner Training
 - a) Zoning Plan Review Process
 - b) Staff Report Layout Review
 - c) New Staff Report Example with Boardsync & Attached Comprehensive Report
- 7) Upcoming Meeting(s)
 - a) April 10, 2018 Public Hearing
April 24, 2018 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.



Twin Falls Planning & Zoning Commission Minutes

Tuesday, March 13, 2018, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Members -

City Limits: Danielle Dawson, Vice-Chair; Craig Hawkins; Gerardo "Tato" Muñoz, Chairman; Ed Musser; Carolyn Bolton; Curtis Hansen; Craig Kelley

Area of Impact: Ryan Higley; David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Chairman Munoz called the meeting to order at 6:00pm, and reviewed the public hearing procedures, confirmed a quorum and introduce staff.

Members Present: Dawson, Hawkins, Munoz, Bolton, Hansen, Kelley, Detweiler, Higley

Staff Present: Carraway-Johnson, O'connor, Spendlove, Strickland, Vitek

2) Consideration of Amendments to Agenda

None

3) General Public Input

None

4) Consent Calendar

Motion:

Commissioner Dawson made a motion to approve the consent calendar, as presented.

Commissioner Bolton seconded the motion.

Unanimously Approved

a) Approval of Minutes, Findings of Fact and Conclusions of Law for the following:

- 02-27-18 Minutes
- Quiroz (SUP Amended)

5) Items of Consideration

a) Preliminary presentation for request for a **PUD Amendment to the Preserve PUD #261** to reflect changes in proposed uses, project boundary, completion of Canyon Rim Trail, dedicating Trail Head Park and to allow project specific roadway standards on approximately 370(+/-) acres located at the southeast corner of Eastland Drive North and Pole Line Road East. c/o Gerald Martens on behalf of Connie Storrer (app. 2931)

Applicant Presentation:

Gerald Martens, representing the applicant, stated he is here to present to the Commission the initial conceptual plans to move forward with the Preserve PUD Agreement. The applicant has passed away and therefore it is now the Storrer Estate and will be represented by his wife and son-in-law, This project has been part of his dreams and it's sad that he won't be here to see it happen.

A master development plan for the property came through a few years ago and it was a mixed use development for the project. The dedication for the park and the trail have already been completed. Approximately 15 years ago he developed Morning Sun Subdivision that is now on phase 10. The subdivision was developed in phases and people liked the development of the project. Later the Wild Rose Development occurred because people wanted more open area for their homes. The vision for this project is a combination of Wild Rose and Morning Sun. The proximity of the trail and the canyon rim makes this property ideal for development. It will still be difficult to develop because of wetlands, ground water and old established vegetation; which will lend itself to having more open space. For many years there have been and will continue to be cattle and agricultural activities. He showed on the overhead the projected changes, with a reduction in density for the development. They are not going to touch the wetlands, there will not be any berming or fencing around the lots. The fencing will consist of iron fencing. He also showed the entrance plan for the project with a fence to keep the cattle from the rest of the development. The road will follow the land because excavation would be very difficult with the rock. There will be a pedestrian trail along the fence that contains the wetlands but allows for a trail around the natural environment. They will provide landscaping that is not traditional to City plans, but will be appropriate for the environment and will provide a since of arrival.

The first three phases will have a community mail location, so that there are not any mailboxes along the street and there will be a community center built in a future phase. The meadows of the preserve will be a medium density as part of the second phase, There will be ponds, springs and will be used for aesthetics and maintain the habitat. In phase three there will be a round about and Cheney will connect to Hankins Road. The pedestrian paths were shown on the overhead with multiple trail connections. The community center will have a mail center that can be driven up and will be a gathering place.

He reviewed the preliminary plat that shows, lot sizes, drainage, road plan, and the portion of the initial phase. The property is a mile wide and approximately a mile deep. The initial phase is very important and it will help to be successful. Creating communities within the preserve, he has seen this in other communities and a since of identity is very important. There will not be any neighborhood commercial planned for this project. They want the roadway to be as light on the land as possible.

PZ Questions/Comments:

- Commissioner Higley stated he would recommend the lots average from 1/3 to 1/2 acres.
- Mr. Martens explained with the topography, groundwater, wetlands the size and number of lots has been reduced.

Staff Presentation;

Senior Planner Spendlove, explained that this is an amendment to an existing PUD and then there will be an actual public hearing. There is not action today this is just a preliminary presentation for the commissioners and public to ask questions. From the regulatory side of the information this project dates back to around 2005 the amendment is to being changed to work with the PUD and to work around the property issues. At the next meeting there will be a

full staff report provided. The Planning & Zoning public hearing is scheduled for March 27, 2018.

Public Hearing: Opened

Larry Watson, 2654 Pole Line Road East, lives on property that he and his wife purchased approximately 47 years ago. His main concern is the traffic, and there has to be a way to stagger the traffic along Eastland and Pole Line Road East.

Public hearing: Closed

Closing Statement:

Mr. Martens explained there will be right in and right out and enough room for a future signal. Access to and from the property is what will make it a success. There are not alternative connection points for this property currently, but eventually there will be one from Cheney to Hankins Road.

Discussion Followed:

- Commissioner Munoz asked if the plans that have been made to change Eastland Drive will, help with the traffic.
- Assistant City Engineer Vitek explained the road will look like it is currently does, and the changes that need to occur are driven by traffic counts.

Scheduled For Planning & Zoning March 27, 2018 Public Hearing

6) Public Hearings

None

7) Upcoming Meeting(s)

- a)
 - March 27, 2018 Public Meeting
 - April 4, 2018 Work Session

8) Adjournment

Chairman Munoz adjourned the meeting at 6:47 pm.

Lisa A. Strickland, Administrative Assistant



Date: Wednesday, April 4, 2018
To: Planning and Zoning Commission
From: Steve O'Connor, Planner I

Request:

Consideration of an **Alternative** for the requirement to install parking lot landscape islands per Twin Falls City Code Title 10, Chapter 10, Section 11(b) on property located at SW corner of Cheney Drive West and Washington Street North. c/o Cal Johnson on behalf of HB Properties and Burger King (app. 2793)

Time Estimate:

Staff presentation may take five (5) minutes. Applicant or representative will be available to answer any questions.

Background:

Multiple Zoning actions took place regarding this property from July to September 2017. The owner recorded the approved PUD, received a Special Use Permit for multiple Drive-Thru's, and a building permit was issued for construction of a Restaurant and drive-thru.

During the construction of the project, an issue was brought to City Staff regarding access to the trash enclosure near the Burger King. They requested the removal of a Parking Lot Landscaping End Terminus Area. We directed the owner/contractor to the grouping provision allowed in City Code.

Attached is a request from Legend Engineering who is asking to group required landscaping for the Burger King parking lot as shown on the provided site plan. The landscaping islands are required at each terminus of all parking rows with (1) tree per island. The applicant is requesting that an island north of the trash enclosure for Burger King be modified and grouped in a location to facilitate trash pick-up by PSI vehicles.

The applicant is bringing this request per City Code 10-10-11(b) which states:

"Required landscape islands may be grouped, subject to approval by the planning and zoning commission."

Approval Process:

A simple majority approval of the Commission will allow the applicant to go through the building permit process to modify the parking lot layout.

Budget Impact:

N/A

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

The Commission is tasked with acting on the request by approving, approving with conditions, or denying the request.

Attachments:

1. 1 - Letter of Request
2. 2 - Aerial
3. 3 - Site Plan



March 21, 2018

City of Twin Falls

PO Box 1907
324 Hansen Street E
Twin Falls, ID 83303

Landscaping Island Grouping Request

Request

This request is being submitted for the recently constructed Burger King in Twin Falls near the intersection of Cheney Drive and Washington Street. This request pertains to the grouping of landscape islands.

Reason for Request

We are requesting approval for landscape islands to be able to be grouped per Twin Fall's City Code 10-10-11:(B)4. The proposed landscape island grouping has been advised that it'll allow PSI Environmental Systems, INC. to navigate their trucks to the Burger King trash enclosure. Shortening of the landscape island northwest of Burger King, indicated by a revision cloud on the attached plans, would allow the truck to pick up and remove trash from their dumpster location. The island will still maintain the minimum City standard of 120 square feet (SF) by providing 224 SF of landscaping.

Effects on Neighbors

The proposed landscape island grouping will not have any negative effects on neighbors or customers and will instead allow more space for large vehicles to make that turn to exit the property.

Thank you for the opportunity to submit this request. We look forward to working with City of Twin Falls on this request.

Cal Johnson
Civil Engineer, E.I.T
Legend Engineering
Cal@legendengineering.com
(435) 654-4828 ext.705

252 CHENEY

WASHINGTON ST

RESTAURANT
2,808 SF
=28 STALLS

NOT
INCLUDED
IN PHASE 1

RETAIL
6,962 SF
=28 STALLS

PAD A
RESTAURANT
4,070 SF
=41 STALLS

RETAIL 1,355 SF
=5 STALLS
FFE=3643.10

RESTAURANT
2,800 SF
=28 STALLS

RESTAURANT
4,123 SF
=41 STALLS

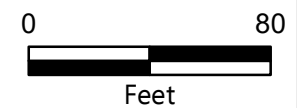
RETAIL
2,550 SF
=10 STALLS
FFE=3644.11

COSTA VIDA
3,500 SF
=35 STALLS

NOT
INCLUDED
IN PHASE 1

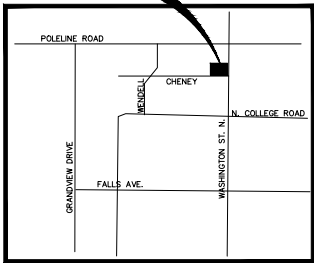
BURGER KING
MONUMENT SIGN
SIDEWALK
1519 WASHI

Aerial Map



AERIAL PHOTO APRIL 2016
REFERENCE ONLY

PROJECT LOCATION



LEGAL DESCRIPTION (FROM TITLE COMMITMENT)

TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN TWIN FALLS COUNTY, IDAHO SECTION 5; THE SOUTH 466.69 FEET OF THE EAST 466.69 FEET OF GOVERNMENT LOT 1.

EXCEPT TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

SECTION 5: A PARCEL OF LAND LOCATED IN A PORTION OF GOVERNMENT LOT 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 5;
THENCE SOUTH 02°22'00" WEST 1249.57 FEET ALONG THE EAST BOUNDARY OF SECTION 5 TO THE SOUTHEAST CORNER OF GOVERNMENT LOT 1, AND BEING THE REAL POINT OF BEGINNING;
THENCE NORTH 89°34'07" WEST 466.69 FEET ALONG THE SOUTH BOUNDARY OF GOVERNMENT LOT 1;
THENCE NORTH 02°22'00" EAST 60.00 FEET;
THENCE SOUTH 89°45'07" EAST 169.82 FEET;
THENCE SOUTH 75°42'57" EAST 61.85 FEET;
THENCE SOUTH 89°45'07" EAST 159.89 FEET;
THENCE ALONG A CURVE LEFT; THROUGH A CENTRAL ANGLE OF 86°35'25", A RADIUS OF 30.00 FEET AN ARC DISTANCE OF 45.34 FEET, AND A CHORD DISTANCE OF 41.12 FEET THAT BEARS NORTH 46°57'10" EAST;
THENCE ALONG A CURVE RIGHT 60.69 FEET WEST OF AND PARALLEL WITH THE CENTERLINE OF HIGHWAY PROJECT DHP-NI-1-2390(104); THROUGH A CENTRAL ANGLE OF 00°05'22", A RADIUS OF 8362.77 FEET, AN ARC DISTANCE OF 12.90 FEET, AND A CHORD DISTANCE OF 12.9 FEET THAT BEARS NORTH 03°42'09" EAST TO A POINT 60.69 FEET LEFT OF STATION PRC 216+87.393;
THENCE ALONG A CURVE LEFT ON SAID PARALLEL LINE; THROUGH A CENTRAL ANGLE OF 02°40'50", A RADIUS OF 8141.39 FEET, AN ARC DISTANCE OF 380.90 FEET, AND A CHORD DISTANCE OF 380.87 FEET THAT BEARS NORTH 02°24'25" EAST;
THENCE SOUTH 89°45'07" EAST 32.75 FEET ALONG TO A POINT ON THE EAST BOUNDARY OF GOVERNMENT LOT 1;
THENCE SOUTH 02°22'00" WEST 466.69 FEET ALONG THE EAST BOUNDARY OF GOVERNMENT LOT 1 TO THE REAL POINT OF BEGINNING.

AND TRACT A, BLOCK 1, NOT HADEN SUBDIVISION, TWIN FALLS COUNTY, IDAHO, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDING IN BOOK 22 OF PLATS, PAGE 33, RECORDS OF TWIN FALLS COUNTY, IDAHO.

EASEMENTS

5' SIDEWALK

ASPHALT PAVING

5' SIDEWALK

ASPHALT PAVING

5' SIDEWALK

ASPHALT PAVING

5' SIDEWALK

ASPHALT PAVING

5' SIDEWALK

ASPHALT PAVING

5' SIDEWALK

ASPHALT PAVING

5' SIDEWALK

ASPHALT PAVING

5' SIDEWALK

ASPHALT PAVING

5' SIDEWALK

ASPHALT PAVING

5' SIDEWALK

ASPHALT PAVING

5' SIDEWALK

ASPHALT PAVING

5' SIDEWALK

ASPHALT PAVING

5' SIDEWALK

ASPHALT PAVING

5' SIDEWALK

ASPHALT PAVING

5' SIDEWALK

ASPHALT PAVING

5' SIDEWALK

ASPHALT PAVING

5' SIDEWALK

ASPHALT PAVING

5' SIDEWALK

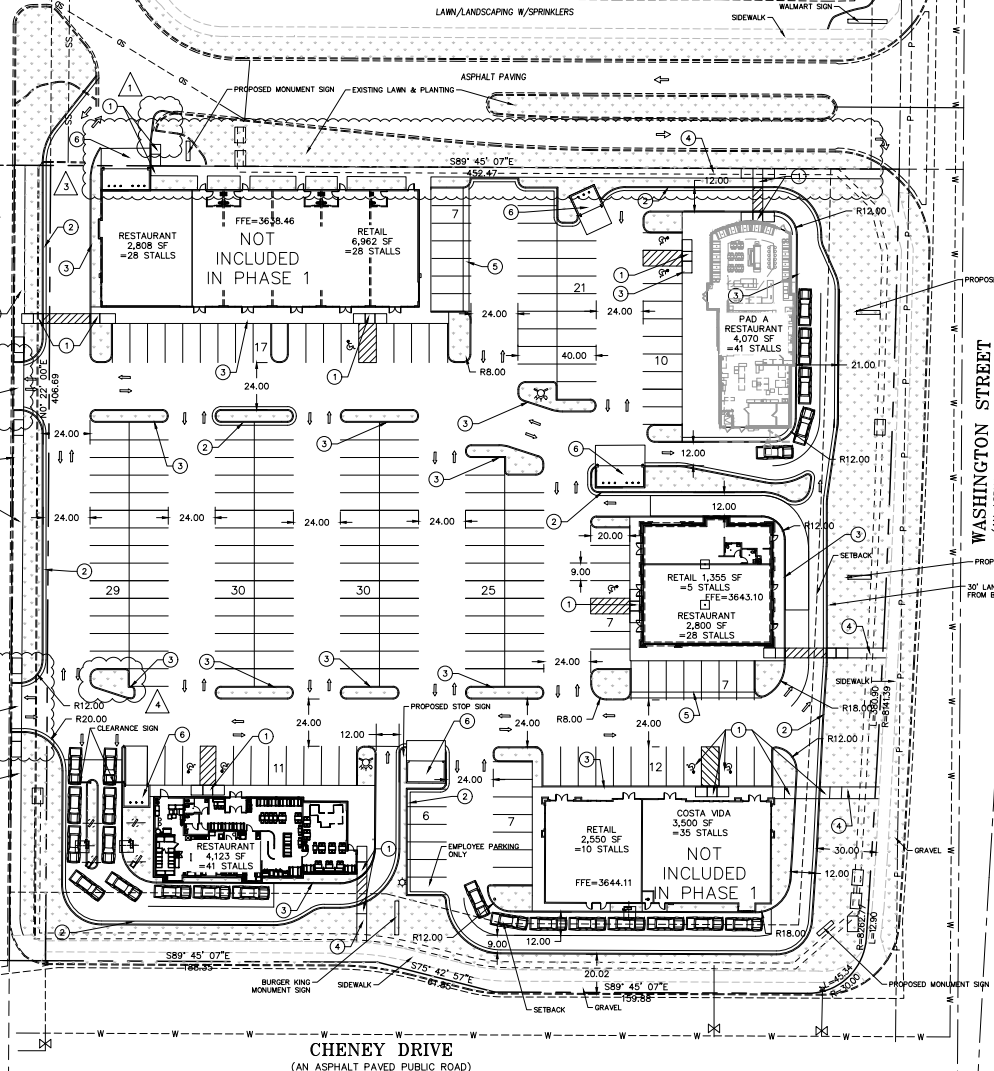
ASPHALT PAVING

5' SIDEWALK

ASPHALT PAVING

5' SIDEWALK

ASPHALT PAVING



CHENEY DRIVE
(AN ASPHALT PAVED PUBLIC ROAD)

WASHINGTON STREET
(AN ASPHALT PAVED PUBLIC ROAD)



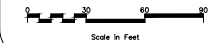
LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	---
PROPOSED CURB AND GUTTER	---
PROPOSED STORM DRAIN LINE	SD
EXISTING STORM DRAIN LINE	SD
EXISTING POWER	P
EXISTING FENCE	F
EXISTING WATER	W
EXISTING GAS	G
EXISTING SANITARY SEWER	SS
EXISTING STORM DRAIN	SD
GRADE BREAK	GRADE BREAK
FINISH GRADE CONTOUR LINES	4960
EXISTING GRADE CONTOUR LINES	4960
FINISH GRADE SLOPE	SLOPE
GRADE BREAK	GB
INVERT ELEVATION	IE
TOP OF GRATE	TOG
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
PROPOSED	PROP
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
BACK OF SIDEWALK	BOW

SITE DATA	
LOT AREA:	184,736 SF (4.241 ACRES)
BUILDING AREA:	28,353 SF ± 16.3%
PAVEMENT AREA:	126,428 SF ± 68.5%
LANDSCAPE AREA:	29,955 SF ± 16.2%
ZONING:	C-1
SETBACKS	
FRONT:	35'
SIDE:	0'
REAR:	0'
PARKING TABULATION	
TOTAL STALLS REQUIRED	
RETAIL (1 PER 250 SF):	43 STALLS
RESTAURANT (1 PER 100 SF):	173 STALLS
TOTAL STALLS REQUIRED:	216 (6 ADA STALLS)
STALLS PROVIDED:	218 (7 ADA STALLS)

- NOTES:
- ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER ADA STANDARDS. SEE DETAILS 4, 5 & 8, SHEET C-4.
 - PROPOSED CURB & GUTTER. SEE DETAIL 1, SHEET C-4.
 - PROPOSED CURB PER APWA PLAN 209 TYPE P. SEE SHEET C-4.
 - PROPOSED SIDEWALK. SEE DETAIL 2, SHEET C-4.
 - PROPOSED 3" WATERWAY. SEE DETAIL 3, SHEET C-4.
 - PROPOSED DUMPSTER/RECYCLING LOCATION. SEE SHEET C-4 FOR DETAILS.
 - PROPOSED CONCRETE DRIVEWAY PER ISPCW STANDARD SP-710B. SEE SHEET C-4 FOR DETAILS.



Know what's below.
Call before you dig.



ARCHITECT:
BRIAN D. RUSSELL ARCHITECTS, INC.
12312 SOUTH REDWOOD ROAD
RIVERTON, UTAH 84065
(801) 307-0800

ENGINEER:
LEGEND ENGINEERING
52 WEST 100 NORTH
HEBER CITY, UTAH 84032
(435) 654-4828

DEVELOPER/OWNER:
HB PROPERTIES, L.C.
2280 SOUTH MAIN STREET
SALT LAKE CITY, UTAH 84115
(801) 886-9048

REV	DATE	BY	DATE	BY	DATE	BY	DATE	BY	DATE
1	08/20	CU	08/20	CU	08/20	CU	08/20	CU	08/20
2	08/20	CU	08/20	CU	08/20	CU	08/20	CU	08/20
3	08/20	CU	08/20	CU	08/20	CU	08/20	CU	08/20
4	08/20	CU	08/20	CU	08/20	CU	08/20	CU	08/20

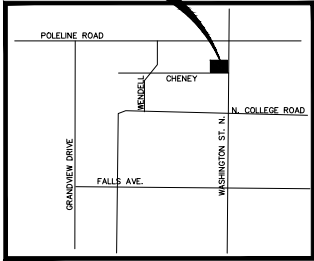
LEGEND ENGINEERING
52 WEST 100 NORTH
HEBER CITY, UT 84032
www.legendengr.com



HB BOYS TWIN FALLS
SITE PLAN
CHENEY DR + WASHINGTON ST, TWIN FALLS, ID

SHEET
C-1
DATE: Mar 19, 2018

PROJECT LOCATION



LEGAL DESCRIPTION (FROM TITLE COMMITMENT)

TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN TWIN FALLS COUNTY, IDAHO SECTION 5; THE SOUTH 466.69 FEET OF THE EAST 466.69 FEET OF GOVERNMENT LOT 1.

EXCEPT TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

SECTION 5: A PARCEL OF LAND LOCATED IN A PORTION OF GOVERNMENT LOT 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 5;
THENCE SOUTH 02°22'00" WEST 1249.57 FEET ALONG THE EAST BOUNDARY OF SECTION 5 TO THE SOUTHEAST CORNER OF GOVERNMENT LOT 1, AND BEING THE REAL POINT OF BEGINNING;
THENCE NORTH 89°34'07" WEST 466.69 FEET ALONG THE SOUTH BOUNDARY OF GOVERNMENT LOT 1;
THENCE NORTH 02°22'00" EAST 60.00 FEET;
THENCE SOUTH 89°45'07" EAST 169.82 FEET;
THENCE SOUTH 75°42'57" EAST 61.85 FEET;
THENCE SOUTH 89°45'07" EAST 159.89 FEET;
THENCE ALONG A CURVE LEFT; THROUGH A CENTRAL ANGLE OF 86°35'25", A RADIUS OF 30.00 FEET AN ARC DISTANCE OF 45.34 FEET, AND A CHORD DISTANCE OF 41.12 FEET THAT BEARS NORTH 46°57'10" EAST;
THENCE ALONG A CURVE RIGHT 60.69 FEET WEST OF AND PARALLEL WITH THE CENTERLINE OF HIGHWAY PROJECT DHP-NI-1-2390(104); THROUGH A CENTRAL ANGLE OF 00°05'22", A RADIUS OF 8362.77 FEET, AN ARC DISTANCE OF 12.90 FEET, AND A CHORD DISTANCE OF 12.9 FEET THAT BEARS NORTH 03°42'09" EAST TO A POINT 60.69 FEET LEFT OF STATION PRC 216+87.393;
THENCE ALONG A CURVE LEFT ON SAID PARALLEL LINE; THROUGH A CENTRAL ANGLE OF 02°40'50", A RADIUS OF 8141.39 FEET, AN ARC DISTANCE OF 380.90 FEET, AND A CHORD DISTANCE OF 380.87 FEET THAT BEARS NORTH 02°24'25" EAST;
THENCE SOUTH 89°45'07" EAST 32.75 FEET ALONG TO A POINT ON THE EAST BOUNDARY OF GOVERNMENT LOT 1;
THENCE SOUTH 02°22'00" WEST 466.69 FEET ALONG THE EAST BOUNDARY OF GOVERNMENT LOT 1 TO THE REAL POINT OF BEGINNING.

AND TRACT A, BLOCK 1, NOT HADEN SUBDIVISION, TWIN FALLS COUNTY, IDAHO, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDING IN BOOK 22 OF PLATS, PAGE 33, RECORDS OF TWIN FALLS COUNTY, IDAHO.

EASEMENTS

5' SIDEWALK

ASPHALT PAVING

EXISTING FIRE HYDRANT

PROPOSED MONUMENT SIGN

EXISTING LAWN & PLANTING

LANDSCAPING W/ BUSHES AND DRIP IRRIGATION

WALKWAY SIGN

ASPHALT PAVING

LANDSCAPING W/ SPRINKLERS

PROPOSED MONUMENT SIGN

EXISTING LAWN & PLANTING

LANDSCAPING W/ BUSHES AND DRIP IRRIGATION

WALKWAY SIGN

ASPHALT PAVING

LANDSCAPING W/ SPRINKLERS

PROPOSED MONUMENT SIGN

EXISTING LAWN & PLANTING

LANDSCAPING W/ BUSHES AND DRIP IRRIGATION

WALKWAY SIGN

ASPHALT PAVING

LANDSCAPING W/ SPRINKLERS

PROPOSED MONUMENT SIGN

EXISTING LAWN & PLANTING

LANDSCAPING W/ BUSHES AND DRIP IRRIGATION

WALKWAY SIGN

ASPHALT PAVING

LANDSCAPING W/ SPRINKLERS

PROPOSED MONUMENT SIGN

EXISTING LAWN & PLANTING

LANDSCAPING W/ BUSHES AND DRIP IRRIGATION

WALKWAY SIGN

ASPHALT PAVING

LANDSCAPING W/ SPRINKLERS

PROPOSED MONUMENT SIGN

EXISTING LAWN & PLANTING

LANDSCAPING W/ BUSHES AND DRIP IRRIGATION

WALKWAY SIGN

ASPHALT PAVING

LANDSCAPING W/ SPRINKLERS

PROPOSED MONUMENT SIGN

EXISTING LAWN & PLANTING

LANDSCAPING W/ BUSHES AND DRIP IRRIGATION

WALKWAY SIGN

ASPHALT PAVING

LANDSCAPING W/ SPRINKLERS

PROPOSED MONUMENT SIGN

EXISTING LAWN & PLANTING

LANDSCAPING W/ BUSHES AND DRIP IRRIGATION

WALKWAY SIGN

ASPHALT PAVING

LANDSCAPING W/ SPRINKLERS

PROPOSED MONUMENT SIGN

EXISTING LAWN & PLANTING

LANDSCAPING W/ BUSHES AND DRIP IRRIGATION

WALKWAY SIGN

ASPHALT PAVING

LANDSCAPING W/ SPRINKLERS

PROPOSED MONUMENT SIGN

EXISTING LAWN & PLANTING

LANDSCAPING W/ BUSHES AND DRIP IRRIGATION

WALKWAY SIGN

ASPHALT PAVING

LANDSCAPING W/ SPRINKLERS

PROPOSED MONUMENT SIGN

EXISTING LAWN & PLANTING

LANDSCAPING W/ BUSHES AND DRIP IRRIGATION

WALKWAY SIGN

ASPHALT PAVING

LANDSCAPING W/ SPRINKLERS

PROPOSED MONUMENT SIGN

EXISTING LAWN & PLANTING

LANDSCAPING W/ BUSHES AND DRIP IRRIGATION

WALKWAY SIGN

ASPHALT PAVING

LANDSCAPING W/ SPRINKLERS

PROPOSED MONUMENT SIGN

EXISTING LAWN & PLANTING

LANDSCAPING W/ BUSHES AND DRIP IRRIGATION

WALKWAY SIGN

ASPHALT PAVING

LANDSCAPING W/ SPRINKLERS

PROPOSED MONUMENT SIGN

EXISTING LAWN & PLANTING

LANDSCAPING W/ BUSHES AND DRIP IRRIGATION

WALKWAY SIGN

ASPHALT PAVING

LANDSCAPING W/ SPRINKLERS

PROPOSED MONUMENT SIGN

EXISTING LAWN & PLANTING

LANDSCAPING W/ BUSHES AND DRIP IRRIGATION

WALKWAY SIGN

ASPHALT PAVING

LANDSCAPING W/ SPRINKLERS

PROPOSED MONUMENT SIGN

EXISTING LAWN & PLANTING

LANDSCAPING W/ BUSHES AND DRIP IRRIGATION

WALKWAY SIGN

ASPHALT PAVING

LANDSCAPING W/ SPRINKLERS

PROPOSED MONUMENT SIGN

EXISTING LAWN & PLANTING

LANDSCAPING W/ BUSHES AND DRIP IRRIGATION

WALKWAY SIGN

ASPHALT PAVING

LANDSCAPING W/ SPRINKLERS

PROPOSED MONUMENT SIGN

EXISTING LAWN & PLANTING

LANDSCAPING W/ BUSHES AND DRIP IRRIGATION

WALKWAY SIGN

ASPHALT PAVING

LANDSCAPING W/ SPRINKLERS

PROPOSED MONUMENT SIGN

EXISTING LAWN & PLANTING

LANDSCAPING W/ BUSHES AND DRIP IRRIGATION

WALKWAY SIGN

ASPHALT PAVING

LANDSCAPING W/ SPRINKLERS

PROPOSED MONUMENT SIGN

EXISTING LAWN & PLANTING

LANDSCAPING W/ BUSHES AND DRIP IRRIGATION

WALKWAY SIGN

ASPHALT PAVING

LANDSCAPING W/ SPRINKLERS

PROPOSED MONUMENT SIGN

EXISTING LAWN & PLANTING

LANDSCAPING W/ BUSHES AND DRIP IRRIGATION

WALKWAY SIGN

ASPHALT PAVING

LANDSCAPING W/ SPRINKLERS

PROPOSED MONUMENT SIGN

EXISTING LAWN & PLANTING

LANDSCAPING W/ BUSHES AND DRIP IRRIGATION

WALKWAY SIGN

ASPHALT PAVING

LANDSCAPING W/ SPRINKLERS

PROPOSED MONUMENT SIGN

EXISTING LAWN & PLANTING

LANDSCAPING W/ BUSHES AND DRIP IRRIGATION

WALKWAY SIGN

ASPHALT PAVING

LANDSCAPING W/ SPRINKLERS

PROPOSED MONUMENT SIGN

EXISTING LAWN & PLANTING

LANDSCAPING W/ BUSHES AND DRIP IRRIGATION

WALKWAY SIGN

ASPHALT PAVING

LANDSCAPING W/ SPRINKLERS

PROPOSED MONUMENT SIGN

EXISTING LAWN & PLANTING

LANDSCAPING W/ BUSHES AND DRIP IRRIGATION

WALKWAY SIGN

ASPHALT PAVING

LANDSCAPING W/ SPRINKLERS

PROPOSED MONUMENT SIGN

EXISTING LAWN & PLANTING

LANDSCAPING W/ BUSHES AND DRIP IRRIGATION

WALKWAY SIGN

ASPHALT PAVING

LANDSCAPING W/ SPRINKLERS

PROPOSED MONUMENT SIGN

EXISTING LAWN & PLANTING

LANDSCAPING W/ BUSHES AND DRIP IRRIGATION

WALKWAY SIGN

ASPHALT PAVING

LANDSCAPING W/ SPRINKLERS

PROPOSED MONUMENT SIGN

EXISTING LAWN & PLANTING

LANDSCAPING W/ BUSHES AND DRIP IRRIGATION

WALKWAY SIGN

ASPHALT PAVING

LANDSCAPING W/ SPRINKLERS

PROPOSED MONUMENT SIGN

EXISTING LAWN & PLANTING

LANDSCAPING W/ BUSHES AND DRIP IRRIGATION

WALKWAY SIGN

ASPHALT PAVING

LANDSCAPING W/ SPRINKLERS

PROPOSED MONUMENT SIGN

EXISTING LAWN & PLANTING

LANDSCAPING W/ BUSHES AND DRIP IRRIGATION

WALKWAY SIGN

ASPHALT PAVING

LANDSCAPING W/ SPRINKLERS

PROPOSED MONUMENT SIGN

EXISTING LAWN & PLANTING

LANDSCAPING W/ BUSHES AND DRIP IRRIGATION

WALKWAY SIGN

ASPHALT PAVING

LANDSCAPING W/ SPRINKLERS

PROPOSED MONUMENT SIGN

EXISTING LAWN & PLANTING

LANDSCAPING W/ BUSHES AND DRIP IRRIGATION

WALKWAY SIGN

ASPHALT PAVING

LANDSCAPING W/ SPRINKLERS

PROPOSED MONUMENT SIGN

EXISTING LAWN & PLANTING

LANDSCAPING W/ BUSHES AND DRIP IRRIGATION

WALKWAY SIGN

ASPHALT PAVING

LANDSCAPING W/ SPRINKLERS

PROPOSED MONUMENT SIGN

EXISTING LAWN & PLANTING

LANDSCAPING W/ BUSHES AND DRIP IRRIGATION

WALKWAY SIGN

ASPHALT PAVING

LANDSCAPING W/ SPRINKLERS

PROPOSED MONUMENT SIGN

EXISTING LAWN & PLANTING

LANDSCAPING W/ BUSHES AND DRIP IRRIGATION

WALKWAY SIGN

ASPHALT PAVING

LANDSCAPING W/ SPRINKLERS

PROPOSED MONUMENT SIGN

EXISTING LAWN & PLANTING

LANDSCAPING W/ BUSHES AND DRIP IRRIGATION

WALKWAY SIGN

ASPHALT PAVING

LANDSCAPING W/ SPRINKLERS

PROPOSED MONUMENT SIGN

EXISTING LAWN & PLANTING

LANDSCAPING W/ BUSHES AND DRIP IRRIGATION

WALKWAY SIGN

ASPHALT PAVING

LANDSCAPING W/ SPRINKLERS

PROPOSED MONUMENT SIGN

EXISTING LAWN & PLANTING

LANDSCAPING W/ BUSHES AND DRIP IRRIGATION

WALKWAY SIGN

ASPHALT PAVING

LANDSCAPING W/ SPRINKLERS

PROPOSED MONUMENT SIGN

EXISTING LAWN & PLANTING

LANDSCAPING W/ BUSHES AND DRIP IRRIGATION

WALKWAY SIGN

ASPHALT PAVING

LANDSCAPING W/ SPRINKLERS

PROPOSED MONUMENT SIGN

EXISTING LAWN



Date: Wednesday, April 4, 2018
To: Planning and Zoning Commission
From: Jonathan Spendlove

Request:

Staff Report Layout Review

Time Estimate:

Approximately ten (10) minutes for the presentation, additional ten (10) minutes for questions.

Background:

This area will be used to give a brief background of pertinent information on the request. This has historically contained a box/chart with various information on the request. The chart will now be located on the Zoning Map as part of the comprehensive report.

Approval Process:

This area will be used to indicate the basic process, code references, ect by which the request may be approved through the code. A full description of the process will be part of the comprehensive report attachment. The attachment will include the appeal process as well.

Budget Impact:

This area will only be used when an imminent impact on the budget will take place. Typically this section is only used for Council items.

Regulatory Impact:

This section will be used in very few instances, where an applicant is requesting to change or vary from the written Code. For example - PUD's, ZDA's and Title Amendment requests would have language in this section detailing how the change to the regulation will impact various properties or regulations.

History:

This section will have the history of the previous zoning actions taken on the property including decisions, public hearing dates, and other actions. It may also contain past owners/businesses.

Analysis:

This section will contain a summary of the request and simplified analysis by synthesizing all the information on the Comprehensive Report. It is our goal to deliver 1 - 2 paragraph "Executive Summary" of the request in this box. That way, if you only have time to read this section you will have enough information to ask further questions, or make a decision based on the staff analysis of the situation.

Conclusion:

This area will contain the possible conclusions the Commission may take, including any conditions staff feels are pertinent for the request.

Attachments:

None



Date: Wednesday, April 4, 2018
To: Planning and Zoning Commission
From: Steve O'Connor, Planner

Request:

New Staff Report Example with Boardsync & Attached Comprehensive Report

Time Estimate:

Staff presentation will be approximately 5 min.

Background:

This request is coming before the commission as this is the last phase of the River Ridge Subdivision.

Approval Process:

In accordance with City Code Section 10-12-3-11 Section F: The city council may, at their discretion, approve and accept cash contributions in lieu of park land with improvements.

The commission is tasked with forwarding a positive or negative recommendation of approval to City Council based on, 1) the minimum standards or regulations set forth in City Code, and 2) the guiding principles of the Twin Falls Parks and Recreation Master Plan.

Budget Impact:

This request will increase the Parks & Recreation Budget by \$13,210.50 for the area bounded by Pole Line Rd. E south to Falls Ave. E. and Blue Lakes Blvd. N. to Eastland Dr. N. or as so deemed by the Parks Director.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

The Commission is tasked with forwarding a positive or negative recommendation to City Council on whether to accept a Parks in Lieu contribution for the River Ridge Estates No. 5 Subdivision.

Attachments:

1. Parks in Lieu Staff Report - River Ridge No. 5
2. 1 - Preliminary Plat
3. 2 -Aerial



Comprehensive Staff Report



To: Parks & Recreation Commission
From: Wendy Davis
Presenter: Steve O'Connor
Editor: Administrator
Authored by: Steve O'Connor
Request: Request to recommend approval of a Parks in Lieu contribution for River Ridge Estates No. 5 Subdivision.

Public Meeting: ?

Analysis

This is a request for a Parks in Lieu contribution for River Ridge Estates No. 5 Subdivision. A 6.08 acre subdivision with nineteen (19) residential lots. Due to the size of the plat the amount of park land dedication required would not meet the minimum standards per City Code 10-12-3-11. (See applicable Regulations or Codes)

The requested Parks in Lieu contribution is calculated at \$13,210.50, based on a January 20th, 2018 appraisal of the property value.

This request meets the 5 criteria for a 50% reduction per City Code 10-12-3-11(G).

Approval Process

In accordance with City Code Section 10-12-3-11 Section F: The city council may, at their discretion, approve and accept cash contributions in lieu of park land with improvements.

The commission is tasked with forwarding recommendation to City Council based on, 1) the minimum standards or regulations set forth in City Code, and 2) the guiding principles of the Twin Falls Parks and Recreation Master Plan.

Applicable Regulations or Codes

Per City Code 10-12-3-11 a "minipark" is a minimum of 15,000sq-ft and a

"neighborhood" park is at least 3 acres of flat open space.

The amount of land to set aside for park land is equal to the number of residential lots multiplied by 0.01

The fee structure for cash contributions for acquisition of park land shall be the appraised value of the required land area at the time of the application.

The development may qualify for a 50% reduction on their cash contribution in lieu of park land if the development meets all criteria to be called an "in fill" development. (Ord. 2954, 11-3-2008)

Facts

The proposed subdivision has 19 lots which would require an 8,276sq-ft +/- park.

3.125 Dwelling Units per acre

The development is within city limits, does not border an arterial street nor city limits, and it has not been converted from agricultural land.

Master Plan Compliance

Though there is an identified need for a neighborhood park per the Parks Master Plan, this development would not produce the minimum standards required. Therefore accepting Parks in Lieu contributions would comply with the master plan

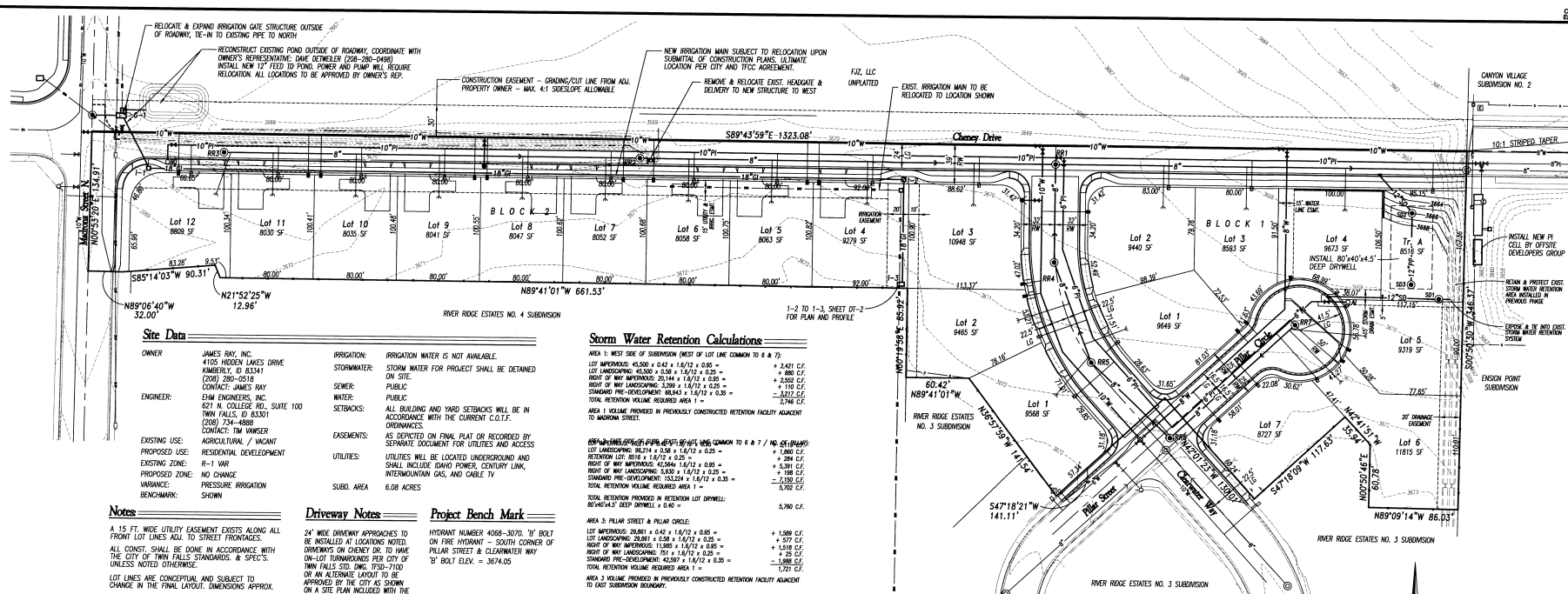
Conclusion

The Commission is tasked with forwarding a positive or negative recommendation to City Council on whether to accept a Parks in Lieu contribution for the River Ridge Estates No. 5 Subdivision.

Attachments

1. River Ridge Estates No. 5 Preliminary Plat
2. Aerial Map

Public Meeting: ?



Site Data

OWNER	JAMES RAY, INC. 4105 HIDDEN LAKES DRIVE KIMBERLY, ID 83341 (208) 280-0519 CONTACT: JAMES RAY	IRRIGATION	IRRIGATION WATER IS NOT AVAILABLE.
ENGINEER	EHM ENGINEERS, INC. 621 N. COLLEGE RD., SUITE 100 TWIN FALLS, ID 83301 (208) 734-4658 CONTACT: TIM WAMSER	STORMWATER	STORM WATER FOR PROJECT SHALL BE DETAINED ON SITE.
EXISTING USE	AGRICULTURAL / VACANT	SEWER	PUBLIC
PROPOSED ZONE	R-1 VLR	WATER	PUBLIC
PROPOSED ZONE	NO CHANGE	SETBACKS	ALL BUILDING AND YARD SETBACKS WILL BE IN ACCORDANCE WITH THE CURRENT C.O.F.F. ORDINANCES.
VARIANCE	PRESSURE IRRIGATION	EASEMENTS	AS DEPICTED ON FINAL PLAN OR RECORDED BY SEPARATE DOCUMENT FOR UTILITIES AND ACCESS.
BENCHMARK	SHOWN	UTILITIES	UTILITIES WILL BE LOCATED UNDERGROUND AND SHALL INCLUDE (BUT NOT LIMITED TO) POWER, TELEPHONE, INTERMEDIATE GAS, AND CABLE TV.
		SLURD AREA	6.08 ACRES

Notes

A 15 FT. WIDE UTILITY EASEMENT EXISTS ALONG ALL FRONT LOT LINES ADJ. TO STREET FRONTAGES. ALL CONST. SHALL BE DONE IN ACCORDANCE WITH THE CITY OF TWIN FALLS STANDARDS, & SPECS. UNLESS NOTED OTHERWISE.
LOT LINES ARE CONCEPTUAL AND SUBJECT TO CHANGE IN THE FINAL LAYOUT. DIMENSIONS APPROX. TRACT A WILL BE RESERVED AS A RETENTION AREA. OWNED BY THE HOMEOWNERS ASSOCIATION, SUBJECT TO A COMMON AREA MAINTENANCE AGREEMENT.

Driveway Notes

24" WIDE DRIVEWAY APPROACHES TO BE INSTALLED AT LOCATIONS NOTED. DRIVEWAYS ON CHENEY DR. TO HAVE ON-LOT DRAINAGE. PER CITY OF TWIN FALLS STD. (M.C. 7350-7100) OR AN ALTERNATE LAYOUT TO BE APPROVED BY THE CITY AS SHOWN ON A SITE PLAN INCLUSIVE WITH THE BUILDING PERMIT APPLICATION.
LOTS 4 THRU 12, BLOCK 2 ARE THE ONLY LOTS TO HAVE DIRECT ACCESS TO CHENEY DRIVE. ALL OTHER LOTS SHALL BE ACCESSIBLE FROM RESIDENTIAL STREETS.

Project Bench Mark

HYDRAULIC NUMBER 4088-3070. 71 BOLT ON FIRE HYDRANT - SOUTH CORNER OF PILLAR STREET & CLEARWATER WAY
71 BOLT ELEV. = 3674.05

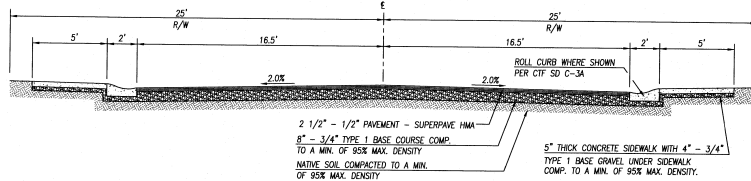
Storm Water Retention Calculations

AREA 1: WEST SIDE OF SUBDIVISION (WEST OF LOT LINE COMMON TO 6 & 7)	
LOT IMPROVING: 45,500 x 0.58 x 1.6/12 x 0.25 =	+ 2,421 C.F.
LOT IMPROVING: 45,500 x 0.58 x 1.6/12 x 0.25 =	+ 2,421 C.F.
RIGHT OF WAY IMPROVING: 45,500 x 0.58 x 1.6/12 x 0.25 =	+ 2,421 C.F.
STANDARD PRE-DEVELOPMENT: 45,500 x 0.58 x 1.6/12 x 0.25 =	+ 2,421 C.F.
TOTAL RETENTION VOLUME REQUIRED AREA 1 =	9,704 C.F.
AREA 1 VOLUME PROVIDED IN PREVIOUSLY CONSTRUCTED RETENTION FACILITY ADJACENT TO MADRONA STREET:	
LOT IMPROVING: 45,500 x 0.58 x 1.6/12 x 0.25 =	+ 2,421 C.F.
LOT IMPROVING: 45,500 x 0.58 x 1.6/12 x 0.25 =	+ 2,421 C.F.
RIGHT OF WAY IMPROVING: 45,500 x 0.58 x 1.6/12 x 0.25 =	+ 2,421 C.F.
STANDARD PRE-DEVELOPMENT: 45,500 x 0.58 x 1.6/12 x 0.25 =	+ 2,421 C.F.
TOTAL RETENTION VOLUME REQUIRED AREA 1 =	9,704 C.F.
TOTAL RETENTION PROVIDED IN RETENTION LOT DRYWELL: 80'x40'x5' DEEP DRYWELL x 6.40 =	5,760 C.F.

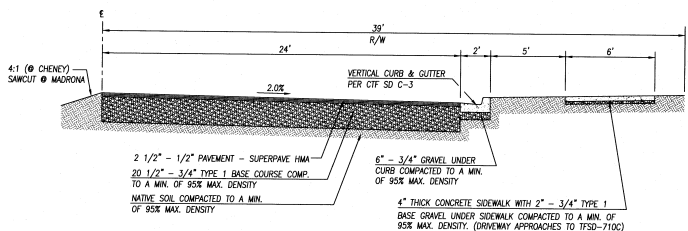
AREA 3: PILLAR STREET & PILLAR CIRCLE:	
LOT IMPROVING: 50,814 x 0.42 x 1.6/12 x 0.25 =	+ 1,580 C.F.
LOT IMPROVING: 50,814 x 0.42 x 1.6/12 x 0.25 =	+ 1,580 C.F.
RIGHT OF WAY IMPROVING: 50,814 x 0.42 x 1.6/12 x 0.25 =	+ 1,580 C.F.
STANDARD PRE-DEVELOPMENT: 50,814 x 0.42 x 1.6/12 x 0.25 =	+ 1,580 C.F.
TOTAL RETENTION VOLUME REQUIRED AREA 3 =	6,320 C.F.
AREA 3 VOLUME PROVIDED IN PREVIOUSLY CONSTRUCTED RETENTION FACILITY ADJACENT TO EAST SUBDIVISION BOUNDARY:	
LOT IMPROVING: 50,814 x 0.42 x 1.6/12 x 0.25 =	+ 1,580 C.F.
LOT IMPROVING: 50,814 x 0.42 x 1.6/12 x 0.25 =	+ 1,580 C.F.
RIGHT OF WAY IMPROVING: 50,814 x 0.42 x 1.6/12 x 0.25 =	+ 1,580 C.F.
STANDARD PRE-DEVELOPMENT: 50,814 x 0.42 x 1.6/12 x 0.25 =	+ 1,580 C.F.
TOTAL RETENTION VOLUME REQUIRED AREA 3 =	6,320 C.F.

Legend

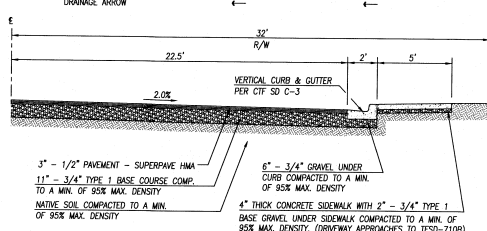
SUBDIVISION BOUNDARY LINE	EXISTING	PROPOSED
LOT LINE	---	---
STREET CENTERLINE	---	---
EASEMENT AS NOTED	---	---
WATER MAIN	---	---
SEWER MAIN	---	---
PRESSURE IRRIGATION	---	---
GRAVITY IRRIGATION	---	---
STORM DRAIN	---	---
PERF. PIPE	---	---
STANDARD CURB & GUTTER	---	---
ROLL CURB & GUTTER	---	---
CONTOUR LINE	---	---
MANHOLE	---	---
FIRE HYDRANT	---	---
GATE VALVE	---	---
IRRIG. ASSEMBLY (AIR INJ. OR BLOWOFF)	---	---
WATER SERVICE	---	---
SEWER SERVICE	---	---
PRESSURE IRR. SERVICE	---	---
CATCH BASIN	---	---
DRAINAGE ARROW	---	---



Typical Street Cross Section
Pillar Street & Pillar Circle



Typical Street Cross Section
Cheney Drive / Madrona Street



Typical Street Cross Section
Clearwater Way SECTION SYMMETRICAL AT CENTERLINE (BOTH SIDES TO BE CONSTRUCTED)

Located In
SW4 NE4, Section 3, T. 10 S, R. 17 E, BM.
Twin Falls County, Idaho

Vicinity Sketch

