

Any person(s) needing special accommodations to participate in the above noticed meeting should contact Lisa A. Strickland at (208) 735-7267 at least two (2) working days before the meeting.

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 and address, then commence with their comments. Following their statements, they shall write their name and address 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.



Preliminary PUD Presentation: TUESDAY, AUGUST 12, 2014

Public Hearing: Tuesday, August 26, 2014

To: Planning & Zoning Commission

From: Rene'e Carraway, Community Development

AGENDA ITEM IV-1

Request: **Preliminary PUD Presentation request** for Annexation with Zoning District Change and Zoning Map Amendment from R-1 VAR to C-1 PUD for 40 (+/-) acres to allow a mixed use development compatible with Urban Village/Urban Infill designation on property located at the southwest corner of Pole Line Road East and Eastland Drive North, Northeast Investments, LLC c/o Gerald Martens, EHM Engineers. (app. 2644)

Time Estimate:

The applicant's presentation may take up to fifteen (15) minutes. There is no Staff presentation this evening.

Background:

Applicant:	Status: Property Owner	Size: 40(+/-) acres
Northeast Investments, LLC P.O. Box 1901 Twin Falls, Idaho 83303 208-734-5681 Kent Taylor	Current Zoning: R-1 VAR Area of Impact (Aol)	Requested Zoning: C-1 PUD/Urban Village/Urban Infill
	Comprehensive Plan: Urban Village/Urban Infill	Lot Count: 1 lot
	Existing Land Use: undeveloped	Proposed Land Use: mixed use planned development consisting of a combination of commercial, professional, and residential uses
Representative:	Zoning Designations & Surrounding Land Use(s)	
Gerald Martens EHM Engineers, Inc. 621 North College Rd, Ste 100 Twin Falls, Idaho 83301 208-734-4888 208-420-2461 cell gmartens@ehminc.com	North: C-1 PUD; Pole Line Rd E, undeveloped	East: R-2 PUD; Eastland Dr N, undeveloped
	South: R-1 VAR; residential/vacant	West: R-1 VAR; East Park PUD, undeveloped
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-8, 10-6-1, 10-7-6, 10-7-12, 10-10-1 through 3, 10-11-1 through 9, 10-14-1 through 9	

Approval Process:

As per Twin Falls City Code 10-6-1.4(E) Approval of a PUD Sub-District:

- Preliminary Development Plan.** The petitioner for a planned unit development sub-district may, after pre-application conferences with the planning staff, submit a preliminary development plan to the Commission for review, which development plan shall include the following: **a.** The proposed site plan, showing building locations and land use areas; **b.** Proposed traffic circulation, parking areas, pedestrian walks and landscaping; **c.** Proposed construction sequence for buildings, streets, spaces and landscaped areas; **d.** Existing zoning district boundaries; **e.** A survey of the property, including topography, buildings, watercourses, trees over six inches (6") in trunk diameter, streets, utility easements, drainage patterns, right of way and land use; **f.** Other requirements that the Planning Department, Planning Commission, or legislative body may request.
- After Commission preliminary review, a public hearing shall be held before the Commission and Council for a zoning district and zoning map amendment. (Ord. 2124, 10-15-1984)

Budget Impact:

Approval of this request may have a financial impact on the City budget as commercial development could bring in more revenue.

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 change will allow the request to proceed to the City Council for a decision.

History:

No known zoning history.

Analysis:

This is a request for an Annexation and a Zoning District Change And Zoning Map Amendment from R-1 VAR in the Area of Impact to C-1 PUD for 40 (+/-) acres to allow a planned mixed use development compatible with Urban Village/Urban Infill designation consisting of a combination of commercial, professional and residential uses, on property located at the southwest corner of Pole Line Road East and Eastland Drive North.

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 amendment to the 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, August 26, 2014](#). Further staff analysis will be given at that time.

Conclusion:

Staff makes no recommendation at this time.

Attachments:

1. Narrative
2. Zoning Vicinity/Aerial Map
3. Comprehensive Plan Map of Project Site
4. Comprehensive Plan Urban Village/Urban Infill designation
5. Draft of the Final/Master Development Plan
6. Building Reference Photos (10)
7. Site Photos (3)

**A Portion of
Government Lot 1, Section 3, Township 10 South, Range 17 East, Boise Meridian,
Twin Falls County, Idaho**

Reason for Annexation, Zoning District Change and Zoning Map Amendment:

This request for annexation and zoning change is required for Annexation, Zoning District Change and Zoning Map Amendment for the City of Twin Falls. This request is to annex and rezone a portion of Government Lot 1, Section 3, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho. Subdivision from R1 Variable to C-1 PUD.

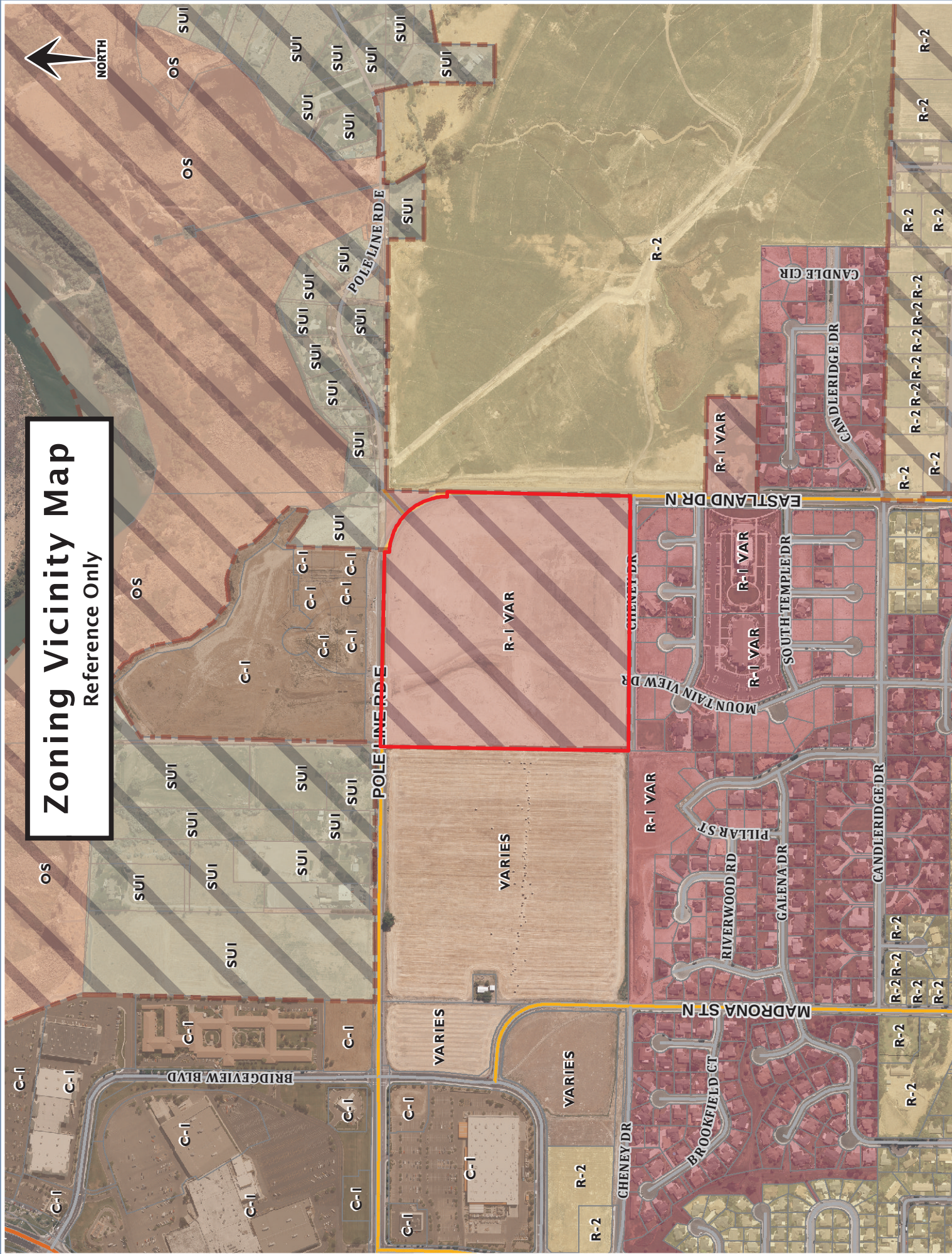
Annexation and Rezoning of said Lot 1 is in compliance with the Twin Falls Vision 2030: A Comprehensive Plan for a Sustainable Future. Uses of the property will comply with zoning regulations as published in Title 10 – Zoning and Subdivision Regulations.

Property to the north is currently primarily zoned C-1 PUD. Property to the East and South are R1-variable. Property to the West is R4

The proposed uses are those specified in C-1 zone as amended by the PUD Agreement.

Zoning Vicinity Map

Reference Only



Future Land Use Map

Reference Only



Commercial/Retail
Designation

Open Space
Designation

Urban Village/Urban Infill
Designation

Urban Village/Urban Infill
Designation

Medium Density
Designation

POLE LINE RD E

POLE LINE RD E

EASTLAND DR N

CHENEY DR

CHENEY DR

BROOKFIELD CT

RIVERWOOD RD

GALENA DR

SOUTH TEMPLE DR

MOUNTAIN VIEW DR

PILLAR ST

MADRONA ST N

CANDLERIDGE DR

CANDLE CIR

CANDLERIDGE DR

Urban Village/ Urban Infill

Urban Village/ Urban Infill uses are proposed within the existing City Limits on sites that are surrounded by built-up areas and which are generally smaller than land located on the outskirts of the community. Instead of being developed with single-family homes or similar homogenous uses, a mixed-use profile is envisioned, incorporating a range of residential uses and densities, in addition to commercial and community uses which support urban lifestyles. Mixed uses would be both vertical and horizontal, depending on the design qualities of each specific project.

In addition to accommodating residential uses allowed through existing zoning, a wider range of housing types and patterns of development are encouraged, including Clustered Development, Mixed-Use and New Urbanist development patterns as appropriate for each given site and project (see Chapter 3 – Community Design for details). For example, areas currently classified for Medium Density Residential in the current zoning and land use plan should be allowed to develop with Urban Infill projects in the areas indicated on Map 2-4. In order to clarify the allowed uses and design qualities allowed within these areas, detailed design guidelines and infill standards should be developed.











07.03.2014







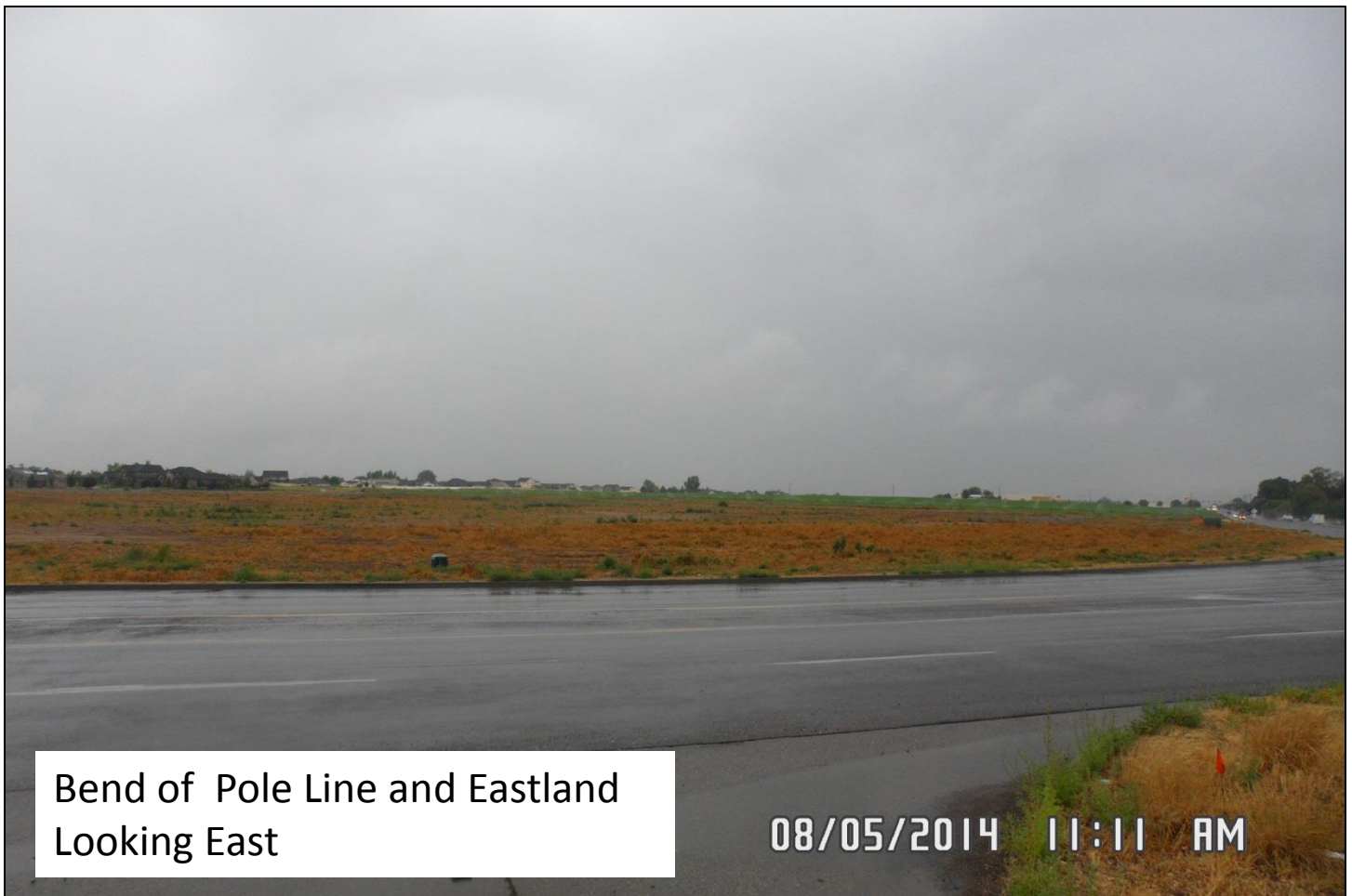
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Public Hearing: **TUESDAY, August 12, 2014**

To: Planning & Zoning Commission

From: Rene'e V. Carraway, Community Development

AGENDA ITEM V-1

Request: Request for a Special Use Permit to construct a 3817 sq. ft. detached accessory building on property located at 2108 South Temple Drive. c/o Jerry & Sue Higley (App 2660)

Time Estimate:

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

Background:

Applicant:	Status: Owner	Size: Land – .56 Acres, Bldg 3817 (+/-) sq ft
Jerry & Sue Higley 2108 S. Temple Dr Twin Falls, ID 83301 208-324-4923 208-280-4922 (c) jhigley@automateddairy.com	Current Zoning: R-1 VAR	Requested Zoning: SUP for a Detached Accessory Bldg greater than 1000 sf
	Comprehensive Plan: Medium Density Residential	Lot Count: Two (2) Lots
	Existing Land Use: Undeveloped Residential lot	Proposed Land Use: Single Family Dwelling and Detached Accessory Bldg
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: R-1 VAR, S. Temple Dr., LDS Temple	East: R-1 VAR, Young Circle/ Undeveloped Residential
	South: R-1 VAR, Undeveloped Residential	West: R-1 VAR, Undeveloped Residential
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-3.2(B)6a, 10-4-3.3, 10-11-1 thru 8, 10-13-2.2	

Approval Process:

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

Within thirty (30) days after the public hearing, the Commission shall approve, conditionally approve, or disapprove the application as presented during the hearing. If conditions are placed on the permit, the Administrator shall issue a special use permit listing the specific conditions specified by the Commission for approval.

If an applicant or interested party appeals the decision of the Commission, the City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Budget Impact:

Approval of this request will have no impact on the City budget.

Regulatory Impact:

Approval of this request will allow the applicant to construct a 3817 sq ft detached accessory building on property located at 2108 S. Temple Dr.

A special use permit is for zoning purposes only. Other permits such as sign, building, electrical or plumbing permits, etc. may be required. All facilities must comply with all Building and Fire Code Regulations.

History:

The Planning and Zoning Commission approved Special Use Permit #419 on May 9, 1995 to operate a golf course and pro shop at this location. Ensign Point Subdivision preliminary plat was approved by the Planning and Zoning Commission on October 11, 2005. The Council approved the final plat on January 23, 2006. A single family residence was constructed in 2007 on this property. The Certificate of Occupancy was issued in October of 2010. In March of 2011 a building permit was issued for a patio cover.

Analysis:

The applicant has submitted a narrative detailing the proposed project. The applicant wishes to construct a detached accessory building located within the Ensign Point Subdivision. The applicant plans on using the building for personal storage and personal use. The applicant does not believe there will be any adverse effects on adjoining properties including noise, glare, odor, fumes or vibrations.

The location of the proposed building is within a platted subdivision. The lot is zoned R-1 VAR, allowing for Single Family Dwellings and detached accessory buildings. Detached accessory buildings over one thousand (1000) square feet require a Special Use Permit prior to construction in order to mitigate possible adverse effects on adjoining property owners. The proposed building will be approximately 3300 (+/-) square feet on the main level and 500 (+/-) square feet in the basement. The site plan and elevations have been designed to complement the main dwelling in architectural design, materials and size. The Commission may wish to place a condition on the Special Use Permit that the detached accessory building be constructed to complement the main dwelling in architectural design and materials as presented.

The applicant is proposing a large detached accessory building be constructed on the undeveloped lot to the south of the existing residence. City Code 10-2-1 defines as an "accessory to a dwelling" as a building/structure that is an accessory to a dwelling/residence. A shop or garage is not permitted on a residential lot unless it is an accessory to an existing residence. Mr. and Mrs. Higley are in the process of combining two (2) residential lots into one lot by Warranty Deed. The Commission may wish to place a condition on this special use permit to require a "Deed Restriction" be placed upon the new Warranty Deed to ensure the accessory building will not be split off separately. And that process is completed before the building permit is issued.

Within the R-1 VAR zone there may only be one (1) residence per residential lot. The Commission may wish to place a condition there may not be used as a residence.

City Staff will conduct a full review of the detached accessory building at the time of building permit for compliance with all applicable City Codes, including but not limited to Building, Fire, Zoning, and Engineering Requirements.

Possible Impacts: The accessory building as shown on the site plan and elevations has been designed to complement the main dwelling in architectural design, materials and size. It is reasonable to assume that the possible impacts to neighboring property owners will be minimal due to the surrounding development pattern. The R-1 VAR zone was designed to provide a low density residential environment to allow the present and future residents to live and play in an area with ample space for personal privacy, private open space and free from encroachment by commercial and industrial activities.

Conclusion:

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

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to the completion of the process to combine Lots 15 and 16, Block 2 of Ensign Point Subdivision onto one warranty deed with a “deed restriction” to prevent any future sell of the detached accessory building without the residence by the end of the building permit process. The Warranty Deed w/deed restriction shall be provided prior to issuance of a building permit.
3. Detached Accessory building shall be for storage of personal property only, no commercial use shall be allowed and no residential occupancy shall be permitted.
4. Detached accessory building shall be constructed to complement the main dwelling in architectural design, color and materials as presented.

Attachments:

1. Letter of Request
2. Zoning Vicinity and Aerial Map
3. Subdivision Plat
4. Applicant Submitted Site Plan
5. Applicant Submitted Elevations
6. Applicant Submitted Floor Plan
7. Site Photos (2)

30 June 2014

City of Twin Falls

Community Development Services

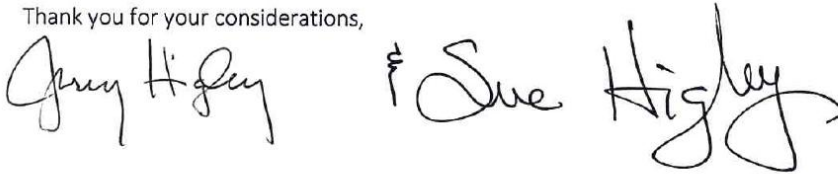
324 Hansen St. E

Twin Falls, ID 83303

To Whom It May Concern:

We are applying for a "Special Use Permit" to construct a garage with storage on the adjoining lot to facilitate our needs. It has no commercial or residential living space or use, nor is it intended for such.

Thank you for your considerations,

The image shows two handwritten signatures in black ink. The signature on the left is "Jerry Higley" and the signature on the right is "Sue Higley". Both signatures are written in a cursive, flowing style.

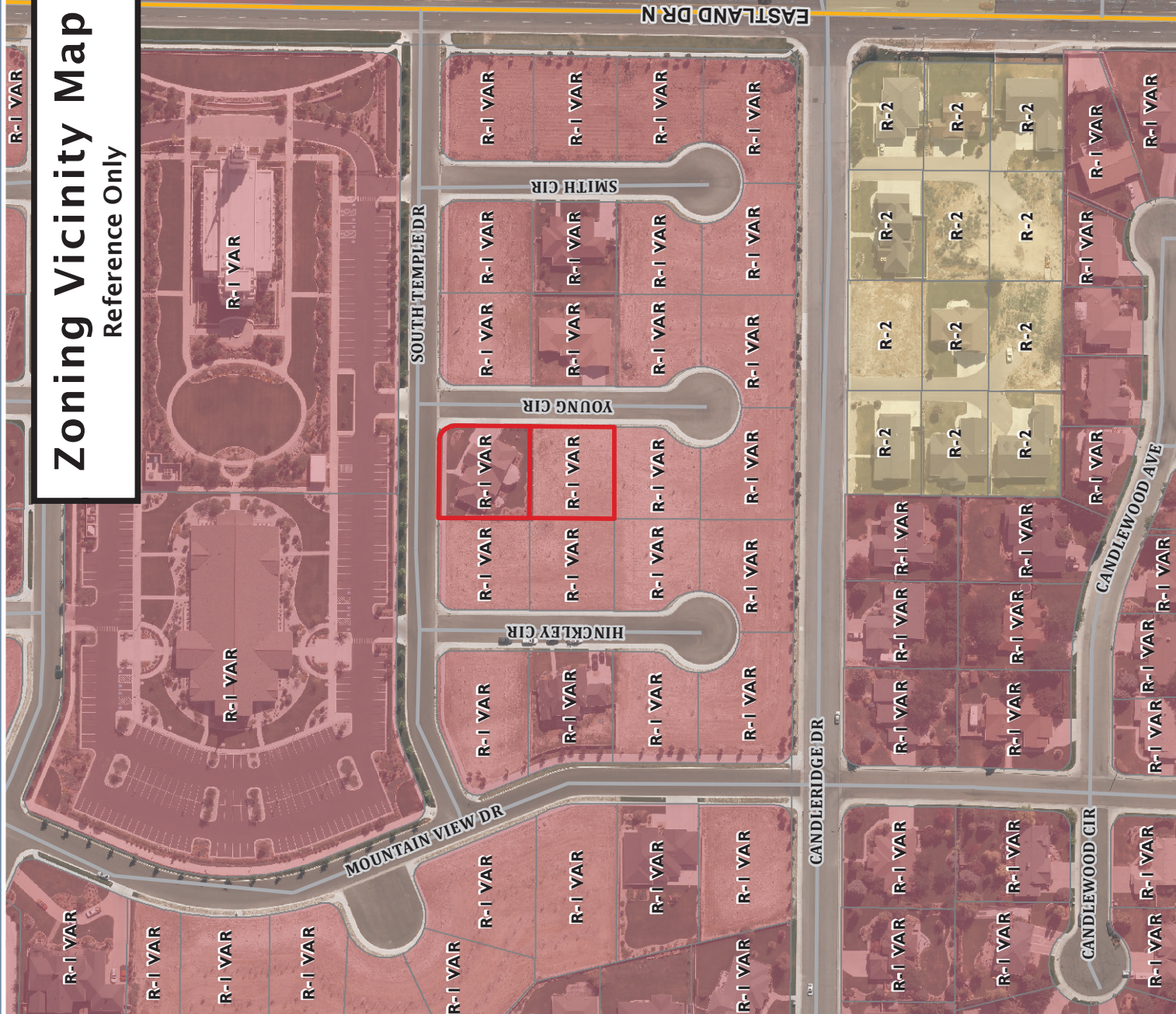
Jerry & Sue Higley

2108 S Temple

Twin Falls, ID 83301

Zoning Vicinity Map

Reference Only

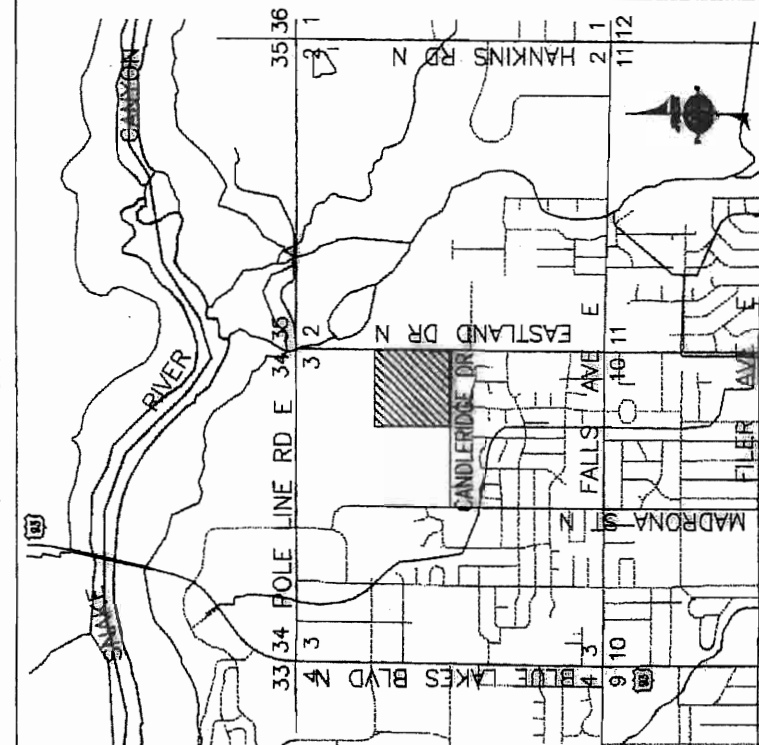
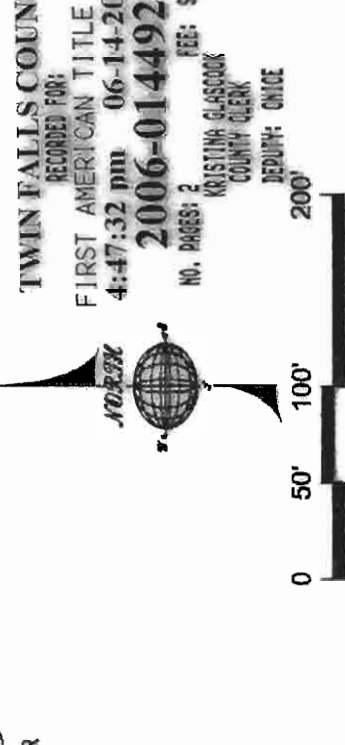


Aerial Photo Map

Reference Only



ENSGEN POINT SUBDIVISION
LOCATED IN THE SE 4 NE 4,
SECTION 3, T.10 S., R.17 E., B.M.
TWIN FALLS COUNTY, ID, 2006



VICINITY MAP
NOT TO SCALE

CENTER LINE CURVE TABLE

Curve#	Delta	R	ARC	LC	T	LCB
C1	22°25'13"	100.00'	39.13'	38.98'	19.82'	N78°26'37"W
C2	22°30'00"	100.00'	39.27'	39.02'	19.88'	S79°05'47"W
C3	22°30'00"	100.00'	39.27'	39.02'	19.88'	N1°13'00"E
C4	44°55'13"	325.00'	254.80'	248.33'	134.35'	N0°16'23"E
C5	22°30'00"	100.00'	39.27'	39.02'	19.88'	N10°54'13"W

CURVE TABLE

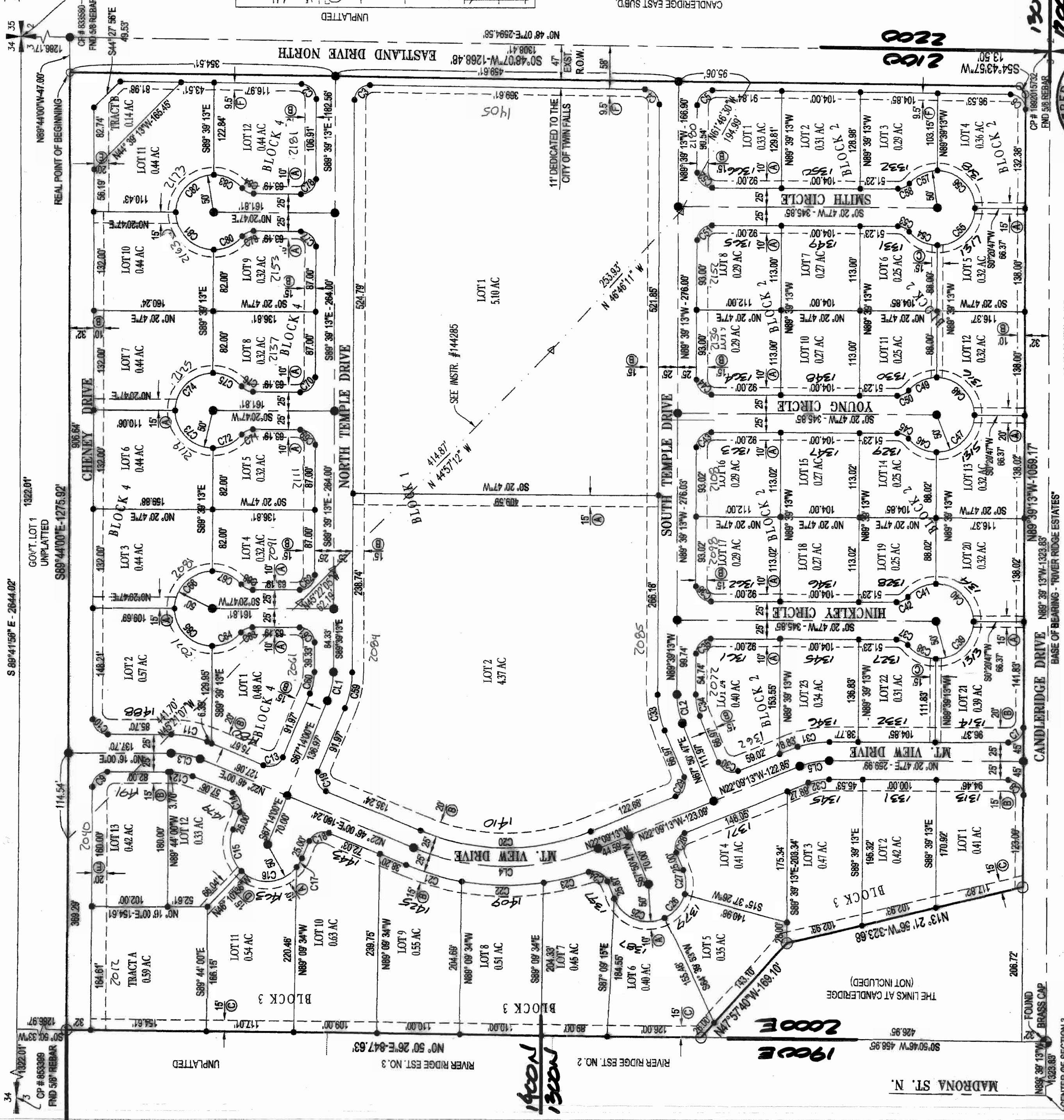
Curve#	Delta	R	ARC	LC	T	LCB
C6	90°00'00"	50.00'	78.54'	70.71'	50.00'	M44°39'13"W
C7	90°00'00"	50.00'	78.54'	70.71'	50.00'	N25°20'38"E
C8	49°59'41"	20.00'	17.45'	16.90'	9.33'	N25°20'38"E
C9	90°00'00"	20.00'	31.42'	28.28'	20.00'	S45°20'47"W
C10	90°00'00"	20.00'	31.42'	28.28'	20.00'	M44°39'13"W
C11	49°59'41"	20.00'	17.45'	16.90'	9.33'	N25°20'38"E
C12	49°59'41"	20.00'	17.45'	16.90'	9.33'	S24°39'04"E
C13	90°00'00"	50.00'	78.54'	70.71'	50.00'	M44°39'13"W
C14	90°00'00"	50.00'	78.54'	70.71'	50.00'	N25°20'38"E
C15	49°59'41"	20.00'	17.45'	16.90'	9.33'	N25°20'38"E
C16	49°59'41"	20.00'	17.45'	16.90'	9.33'	S24°39'04"E
C17	90°00'00"	50.00'	78.54'	70.71'	50.00'	M44°39'13"W
C18	90°00'00"	50.00'	78.54'	70.71'	50.00'	N25°20'38"E
C19	49°59'41"	20.00'	17.45'	16.90'	9.33'	N25°20'38"E
C20	49°59'41"	20.00'	17.45'	16.90'	9.33'	S24°39'04"E
C21	90°00'00"	50.00'	78.54'	70.71'	50.00'	M44°39'13"W
C22	90°00'00"	50.00'	78.54'	70.71'	50.00'	N25°20'38"E
C23	49°59'41"	20.00'	17.45'	16.90'	9.33'	N25°20'38"E
C24	49°59'41"	20.00'	17.45'	16.90'	9.33'	S24°39'04"E
C25	90°00'00"	50.00'	78.54'	70.71'	50.00'	M44°39'13"W
C26	90°00'00"	50.00'	78.54'	70.71'	50.00'	N25°20'38"E
C27	49°59'41"	20.00'	17.45'	16.90'	9.33'	N25°20'38"E
C28	49°59'41"	20.00'	17.45'	16.90'	9.33'	S24°39'04"E
C29	90°00'00"	50.00'	78.54'	70.71'	50.00'	M44°39'13"W
C30	90°00'00"	50.00'	78.54'	70.71'	50.00'	N25°20'38"E
C31	49°59'41"	20.00'	17.45'	16.90'	9.33'	N25°20'38"E
C32	49°59'41"	20.00'	17.45'	16.90'	9.33'	S24°39'04"E
C33	90°00'00"	50.00'	78.54'	70.71'	50.00'	M44°39'13"W
C34	90°00'00"	50.00'	78.54'	70.71'	50.00'	N25°20'38"E
C35	49°59'41"	20.00'	17.45'	16.90'	9.33'	N25°20'38"E
C36	49°59'41"	20.00'	17.45'	16.90'	9.33'	S24°39'04"E
C37	90°00'00"	50.00'	78.54'	70.71'	50.00'	M44°39'13"W
C38	90°00'00"	50.00'	78.54'	70.71'	50.00'	N25°20'38"E
C39	49°59'41"	20.00'	17.45'	16.90'	9.33'	N25°20'38"E
C40	49°59'41"	20.00'	17.45'	16.90'	9.33'	S24°39'04"E
C41	90°00'00"	50.00'	78.54'	70.71'	50.00'	M44°39'13"W
C42	90°00'00"	50.00'	78.54'	70.71'	50.00'	N25°20'38"E
C43	49°59'41"	20.00'	17.45'	16.90'	9.33'	N25°20'38"E
C44	49°59'41"	20.00'	17.45'	16.90'	9.33'	S24°39'04"E
C45	90°00'00"	50.00'	78.54'	70.71'	50.00'	M44°39'13"W
C46	90°00'00"	50.00'	78.54'	70.71'	50.00'	N25°20'38"E
C47	49°59'41"	20.00'	17.45'	16.90'	9.33'	N25°20'38"E
C48	49°59'41"	20.00'	17.45'	16.90'	9.33'	S24°39'04"E
C49	90°00'00"	50.00'	78.54'	70.71'	50.00'	M44°39'13"W
C50	90°00'00"	50.00'	78.54'	70.71'	50.00'	N25°20'38"E
C51	49°59'41"	20.00'	17.45'	16.90'	9.33'	N25°20'38"E
C52	49°59'41"	20.00'	17.45'	16.90'	9.33'	S24°39'04"E
C53	90°00'00"	50.00'	78.54'	70.71'	50.00'	M44°39'13"W
C54	90°00'00"	50.00'	78.54'	70.71'	50.00'	N25°20'38"E
C55	49°59'41"	20.00'	17.45'	16.90'	9.33'	N25°20'38"E
C56	49°59'41"	20.00'	17.45'	16.90'	9.33'	S24°39'04"E
C57	90°00'00"	50.00'	78.54'	70.71'	50.00'	M44°39'13"W
C58	90°00'00"	50.00'	78.54'	70.71'	50.00'	N25°20'38"E
C59	49°59'41"	20.00'	17.45'	16.90'	9.33'	N25°20'38"E
C60	49°59'41"	20.00'	17.45'	16.90'	9.33'	S24°39'04"E
C61	90°00'00"	50.00'	78.54'	70.71'	50.00'	M44°39'13"W
C62	90°00'00"	50.00'	78.54'	70.71'	50.00'	N25°20'38"E
C63	49°59'41"	20.00'	17.45'	16.90'	9.33'	N25°20'38"E
C64	49°59'41"	20.00'	17.45'	16.90'	9.33'	S24°39'04"E
C65	90°00'00"	50.00'	78.54'	70.71'	50.00'	M44°39'13"W
C66	90°00'00"	50.00'	78.54'	70.71'	50.00'	N25°20'38"E
C67	49°59'41"	20.00'	17.45'	16.90'	9.33'	N25°20'38"E
C68	49°59'41"	20.00'	17.45'	16.90'	9.33'	S24°39'04"E
C69	90°00'00"	50.00'	78.54'	70.71'	50.00'	M44°39'13"W
C70	90°00'00"	50.00'	78.54'	70.71'	50.00'	N25°20'38"E
C71	49°59'41"	20.00'	17.45'	16.90'	9.33'	N25°20'38"E
C72	49°59'41"	20.00'	17.45'	16.90'	9.33'	S24°39'04"E
C73	90°00'00"	50.00'	78.54'	70.71'	50.00'	M44°39'13"W
C74	90°00'00"	50.00'	78.54'	70.71'	50.00'	N25°20'38"E
C75	49°59'41"	20.00'	17.45'	16.90'	9.33'	N25°20'38"E
C76	49°59'41"	20.00'	17.45'	16.90'	9.33'	S24°39'04"E
C77	90°00'00"	50.00'	78.54'	70.71'	50.00'	M44°39'13"W
C78	90°00'00"	50.00'	78.54'	70.71'	50.00'	N25°20'38"E
C79	49°59'41"	20.00'	17.45'	16.90'	9.33'	N25°20'38"E
C80	49°59'41"	20.00'	17.45'	16.90'	9.33'	S24°39'04"E
C81	90°00'00"	50.00'	78.54'	70.71'	50.00'	M44°39'13"W
C82	90°00'00"	50.00'	78.54'	70.71'	50.00'	N25°20'38"E
C83	49°59'41"	20.00'	17.45'	16.90'	9.33'	N25°20'38"E
C84	49°59'41"	20.00'	17.45'	16.90'	9.33'	S24°39'04"E

MONUMENT CERTIFICATION

THE INTERIOR MONUMENTS ON THIS PLAT SHOWN AS "TO BE SET" WILL BE SET IN ACCORDANCE WITH SECTION 50-1333, IDAHO CODE OR BEFORE OR AS

EASEMENT LEGEND

- UTILITY EASEMENT
- UTILITY, SIDEWALK EASEMENT
- DRAINAGE EASEMENT
- UTILITY, DRAINAGE, & SIDEWALK EASEMENT
- UTILITY & LANDSCAPING EASEMENT



LEGEND

SHORELINE BOUNDARY
ROAD CENTERLINE
LOT LINE
EASEMENT LINE
EXISTING CLEARANCE
TO BE SET 1/2" REBAR AND CAP IS 1000
TO BE SET 5/8" X 30" REBAR AND CAP IS 1000
FOUND 1/2" REBAR, REPLACED WITH 5/8" X 30" REBAR
FOUND 5/8" REBAR
ANGLE POINT

NOTES

- TRACT A AND B ARE RESERVED FOR DRAINAGE RETENTION, AND OTHER USES DESIGNATED HEREON, AND SHALL BE MAINTAINED BY THE ENSGEN POINT HOMEOWNERS ASSOCIATION.
- TRACT A AND BLOCK 1 SHALL HAVE THE SAME OWNERSHIP AND CANNOT BE SOLD SEPARATELY.

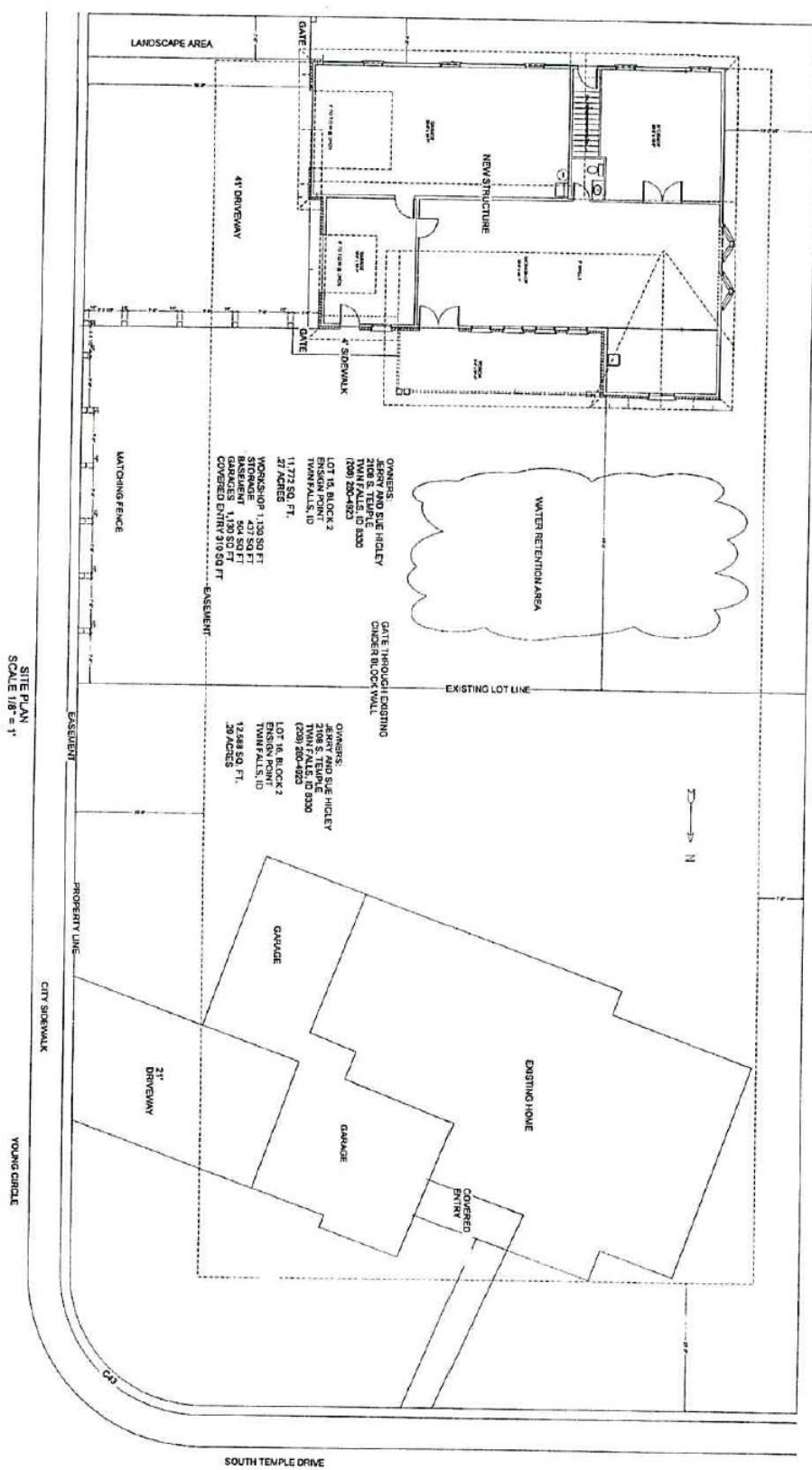
HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON THE STATE OF IDAHO, DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS IMPOSED ON THE DEVELOPER FOR CONTINUED QUALITY OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER/SEPTIC FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET THE OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE REMOVED, IN ACCORDANCE WITH SECTION 50-1320, IDAHO CODE. BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHED REQUIRING DRINKING WATER, OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

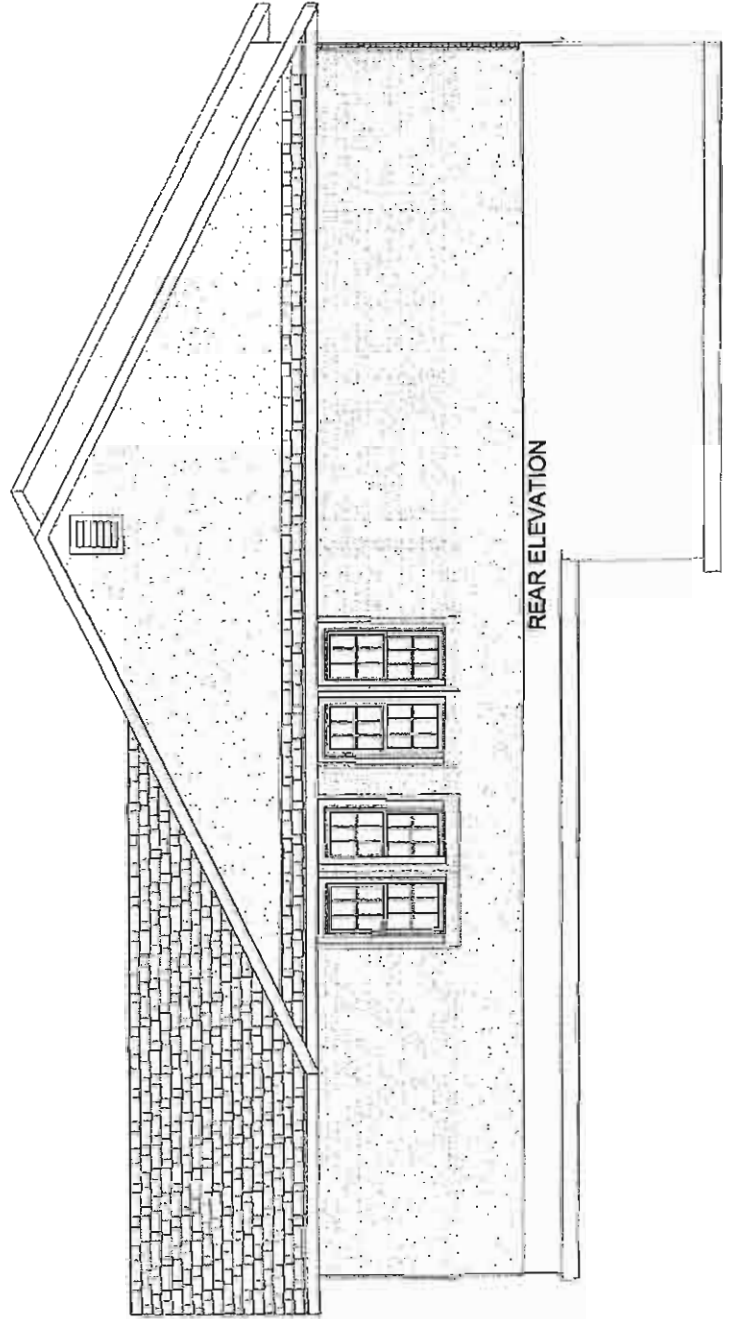
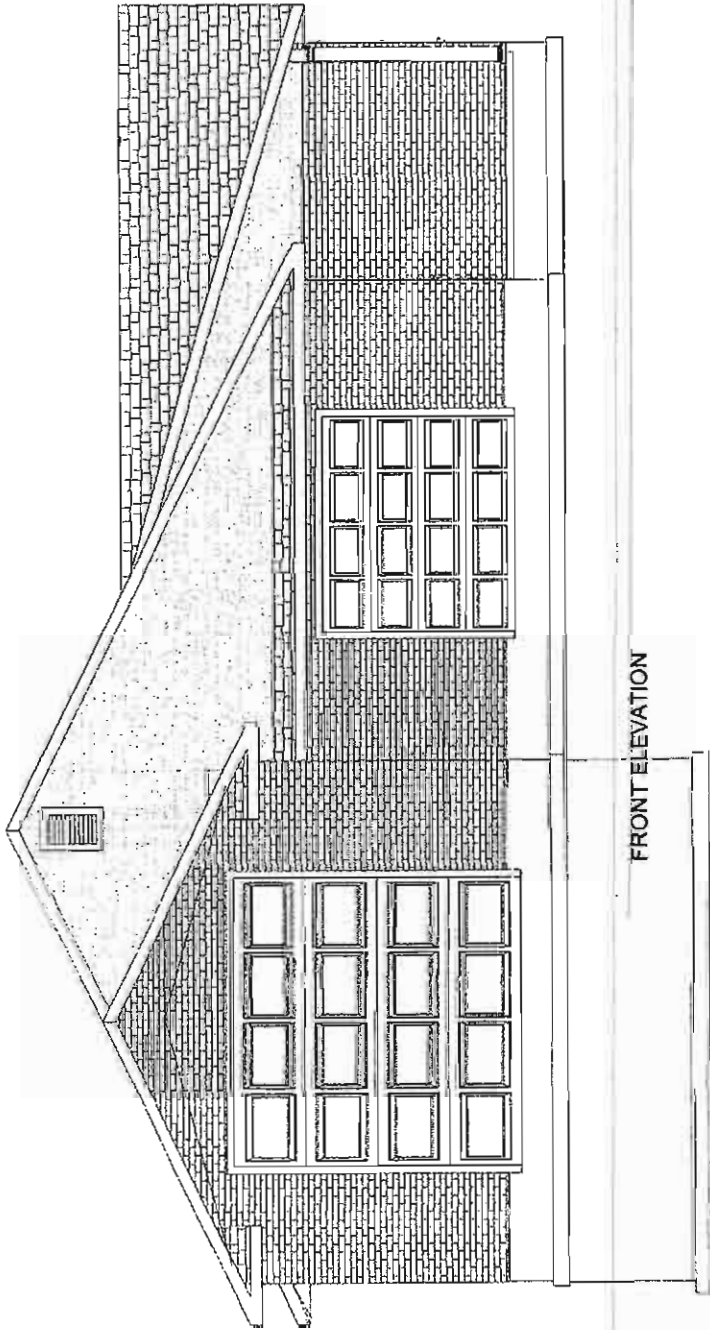
DISTRICT HEALTH OFFICER
DATE: *June 2, 2006*

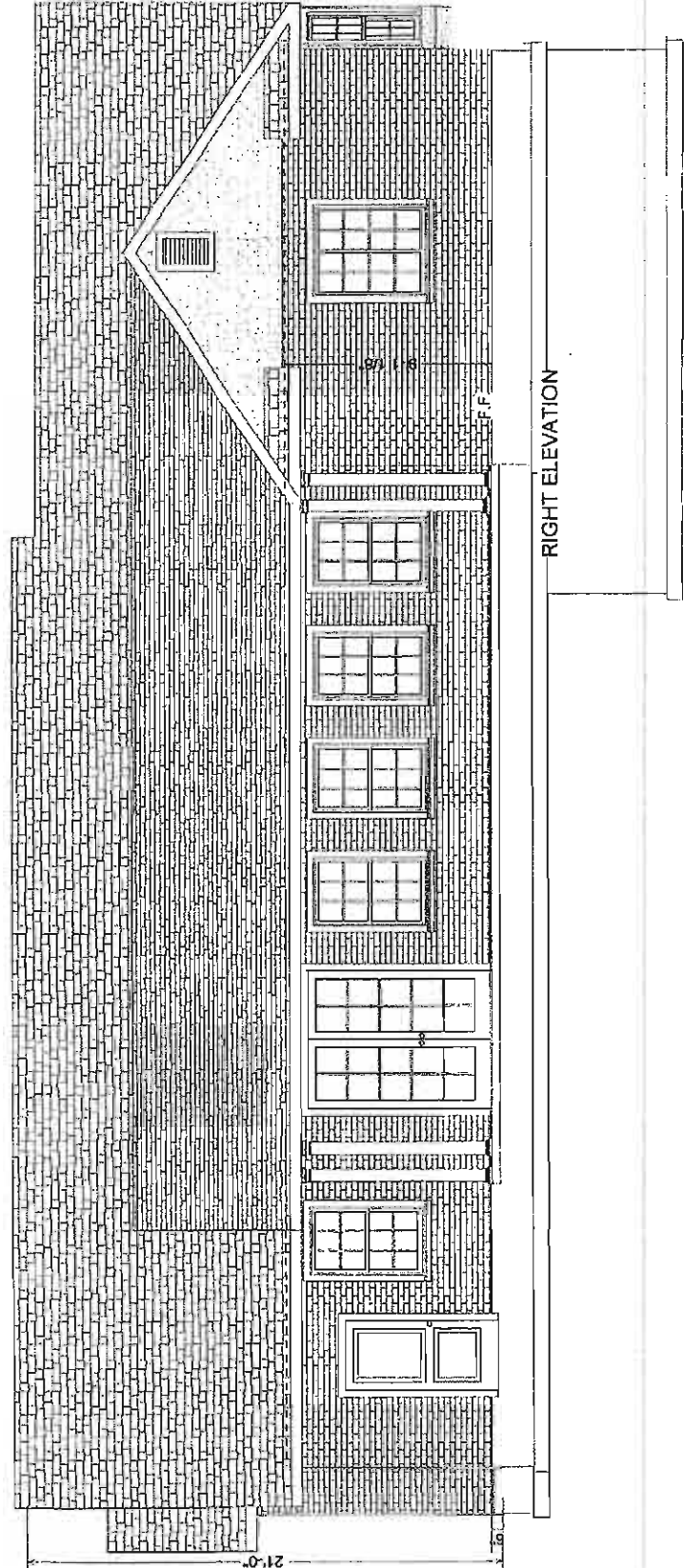
Earl H. Gaby
DATE: *June 2, 2006*

ADDRESS	STREET	WATER SEWER
1313	MT. View Dr.	6127 16404
1331	MT. View Dr.	6128 16405
1345	MT. View Dr.	6129 16406
1371	MT. View Dr.	6130 16407
1379	MT. View Dr.	6131 16408
1387	MT. View Dr.	6132 16409
1397	MT. View Dr.	6133 16410
1409	MT. View Dr.	6134 16411
1410	MT. View Dr.	6135 16412
1425	MT. View Dr.	6136 16413
1443	MT. View Dr.	6137 16414
1463	MT. View Dr.	6138 16415
1479	MT. View Dr.	6139 16416
1491	MT. View Dr.	6140 16417
1361	Hinckley Cr.	6126 16403
1362	Hinckley Cr.	6119 16396
1345	Hinckley Cr.	6125 16402
1346	Hinckley Cr.	6120 16397
1327	Hinckley Cr.	6121 16401
1328	Hinckley Cr.	6122 16398
1313	Hinckley Cr.	6123 16400
1314	Hinckley Cr.	6122 16399
1363	Young Cr.	6118 16395
1364	Young Cr.	6111 16396
1347	Young Cr.	6117 16394
1348	Young Cr.	6116 16393
1329	Young Cr.	6112 16390
1330	Young Cr.	6113 16392
1315	Young Cr.	6114 16391
1316	Young Cr.	6110 16387
1365	Smith Cr.	6103 16380
1366	Smith Cr.	6109 16386
1350	Smith Cr.	6104 16381
1331	Smith Cr.	6108 16385
1332	Smith Cr.	6105 16382
1317	Smith Cr.	6107 16384
1318	Smith Cr.	6106 16383
2641	North Temple Dr.	6140 16417
2671	North Temple Dr.	6141 16419
2671	North Temple Dr.	6142 16420
2611	North Temple Dr.	6143 16421
2111	North Temple Dr.	6144 16422
2115	North Temple Dr.	6145 16423
2155	North Temple Dr.	6146 16424
2153	North Temple Dr.	6147 16425
2163	North Temple Dr.	6148 16426
2173	North Temple Dr.	6149 16427
2181	North Temple Dr.	6150 16428
1905	Eastland Dr. N.	6151 16429
		6153 16431

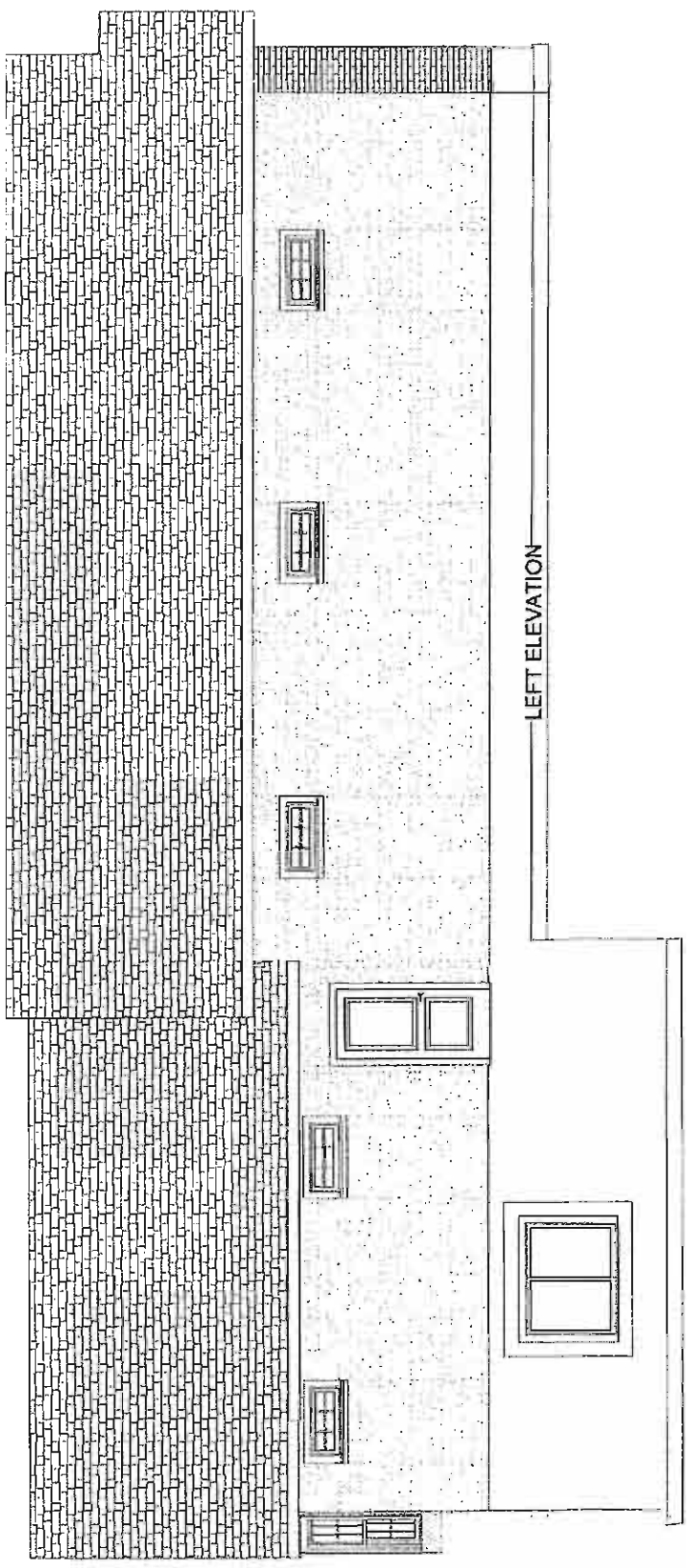


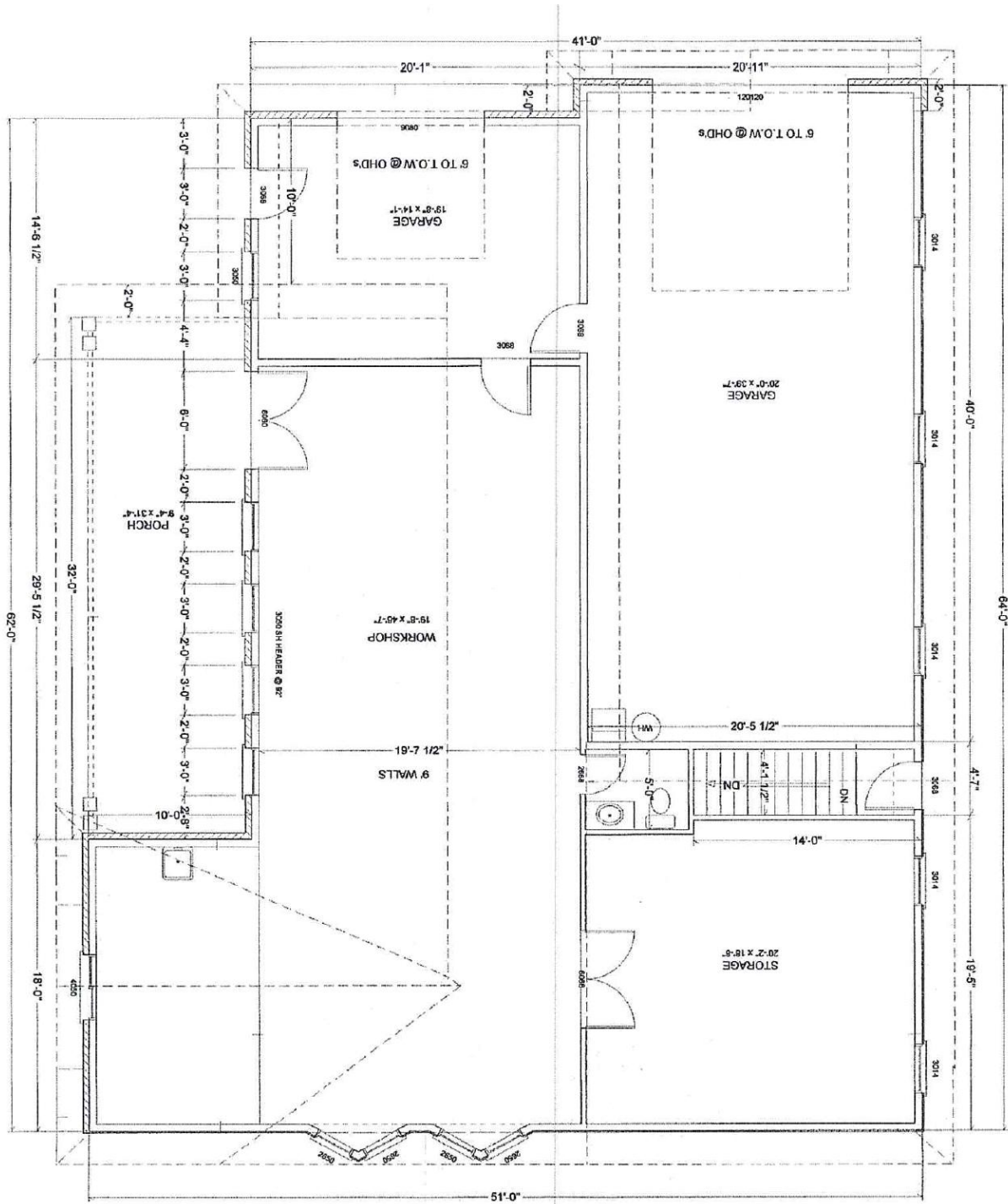
SITE PLAN
 SCALE 1/8" = 1'





S.R.O. CONSTRUCTION, INC
 steveo@cablcone.net
 fax 733-0459 cell 420-0459





GARAGE FOR JERRY & SUE HIGLEY
 JUNE 30, 2014
 PAGE 2 SCALE 1/8" = 1'

S.R.O. CONSTRUCTION, INC
 steveo@cableone.net
 fax 733-0459 cell 420-0459







Public Hearing: **TUESDAY, July 12, 2014**

To: Planning & Zoning Commission

From: Rene'e Carraway, Community Development

AGENDA ITEM V-2

Request: Request the Commission's recommendation on a Comprehensive Plan Amendment from Rural Residential to Neighborhood Center specific to the intersection of Falls Avenue East and 3300 East Road aka Champlin Road c/o Gerald Martens/EHM Engineers on behalf of Ken Stutzman (app 2661).

Time Estimate:

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

Background:

Applicant:	Status: Owner	Size: (+/-) 40 Acres
Ken Stutzman 621 North College Twin Falls, ID 83301 208-734-4888	Current Zoning: SUI in the Area of Impact	Requested Zoning Action: Amendment to the Comprehensive Plan - Future Land Use Map from Rural Residential to Neighborhood Center
	Comprehensive Plan: Rural Residential	Lot Count: 1 40 acre parcel
	Existing Land Use: Vacant Residential home, remaining area is being farmed.	Proposed Land Use: Establish a new area for Neighborhood Commercial Center
Representative:	Zoning Designations & Surrounding Land Use(s)	
Gerald Martens EHM Engineers, Inc. 621 North College Twin Falls, ID 83301 208-734-4888	North: SUI; Agricultural	East: 3300 East Road; SUI; /Calvary Chapel Church and Agricultural
	South: Falls Ave E (4000 N); SUI; Agricultural	West: SUI, Residential/Agricultural
	Applicable Regulations: 10-1-4, 10-1-5, 10-14-7, Twin Falls Comprehensive Plan – Future Land Use Map - 2.4, State Statute: Title 67-6509	

Approval Process:

An amendment to the Comprehensive Plan is required to follow *State Statute: Title 67-6509*. This process requires the Planning and Zoning Commission to hold a public hearing in which interested persons have the opportunity to be heard with regards to the application. The Commission will then forward their recommendation to the City Council.

The City Council will then hold a public hearing, in which interested persons have the opportunity to be heard with regards to the application. The City Council will then adopt, revise, or reject the amendment. If the Council makes a material change from what was presented at the public hearing, further notice and hearing shall be provided.

This area is located out of the City Limits within the Area of Impact. The City Council is asked to make a recommendation to the Board of County Commissioners. There will be another public hearing before the County Commissioners who will be tasked to make a decision on the request. If approved a resolution will require adoption and codification by both the County Commissioners and the City Council.

Budget Impact:

Approval of this request will have negligible impact on the City budget. If approved as presented, development of the site will remain out of the City Limits.

Regulatory Impact:

Upon a recommendation from the Planning and Zoning Commission on the proposed Comprehensive Plan amendment, the applicant shall proceed to the City Council with their request. The City Council is tasked with making a recommendation on the request to the Board of County Commissioners. An approved amendment may allow the applicant to apply for a rezone of the property to a zoning designation previously unsupported by the Future Land Use Map.

History:

The current Comprehensive Plan Twin Falls Vision 2030 was approved by the City Council in February 2009. This plan was an entire re-drafting of the Comprehensive Plan and collectively replaced the previous plan dated 1993-1994.

Analysis:

This is a request is to designate a Neighborhood Center area on the Future Land Use Map, identified in Twin Falls City Comprehensive Plan Vision 2030. The general area being requested for change is a 40 (+/-) acre site located on the North-West Corner of Falls Ave E (4000 N) and Champlin Road aka 3300 East Road. The specific area is defined by the supporting maps provided within this report as attachments #1 and #2.

The area described by the applicant is currently zoned SUI and is within the Area of Impact. This area is currently designated as Rural Residential on the Future Land Use Map.

The requested change from Rural Residential to Neighborhood Center will be a noticeable shift in possible development for this area. The Comprehensive Plan has very different descriptive paragraphs for Rural Residential and Neighborhood Center designations.

The Comprehensive Plan describes the Rural Residential Designation as designed to provide transitions from agricultural land located on the outskirts of the community to urban areas contained within the Water Service Boundary. Large-lot rural residential is consistent within this designated area.

The Comprehensive Plan describes the Neighborhood Center Designation as designed to support new and existing residential areas of the City. These should provide shopping and other services for the surrounding neighborhoods, including supermarkets, offices, day care centers, copy shops, restaurants, cafes and similar small-scale uses that compliment a neighborhood. Big box retail uses are not supported at Neighborhood Centers, which should be limited to major intersections – suggested area to include one or two corners of designated major intersections. Limiting the total acreage of individual Neighborhood Center uses is critical for the creation of an intimate, neighborhood scale place and experience.

Neighborhood Centers should be developed as distinct places and destinations rather than nondescript commercial strip developments. They should become important community nodes, where people are encouraged to shop and meet. They should be oriented to the needs of pedestrians, including links with local trail and pathway systems, high-quality plazas and other pedestrian amenities that encourage walking and cycling.

Special attention should be paid to the area this request is in. The corner of Falls Avenue and Champlin Road (4000 N and 3300 E) is a major intersection that services thousands of tourists who visit Shoshone Falls on a yearly basis. The Comprehensive Plan identified major intersections as areas that should be encouraged to develop with a mix of commercial type uses that would provide services to the local residential areas.

Conclusion:

The Commission may recommend approval of this request as presented, recommend changes to the request, or recommend denial of this request. The recommendation of the Commission will then be forwarded to the City Council for their recommendation and then to the County Commissioners for a decision.

Attachments:

1. Letter of Request
2. Zoning Vicinity Map
3. Future Land Use Map
4. Site Photos

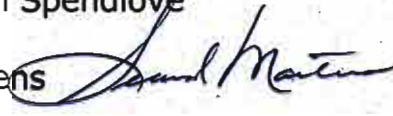


EHM Engineers, Inc.
BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE

RECEIVED

AUG 04 2014

CITY OF TWIN FALLS
BUILDING DEPT.

Date: August 4, 2014
To: City of Twin Falls
Attn: Jonathan Spendlove
From: Gerald L. Martens 
Via: Hand Deliver
Regarding: Comprehensive Plan Amendment

The following may be helpful in preparation of the staff report.

Impact to Surrounding Area:

The proposed neighborhood commercial will provide services for residences and tourists utilizing the Shoshone Falls and Twin Falls Falls parks in addition to surrounding traffic. The proposed facilities are not anticipated to draw traffic from the city but will serve existing tourist traffic and the neighborhood. Impacts to the neighborhood other than providing services to the neighborhood are expected to be small due to the limits imposed by neighborhood commercial zoning.

The result should be a reduction in traffic due to reduced traffic into the City for services.

Impacts to City Growth

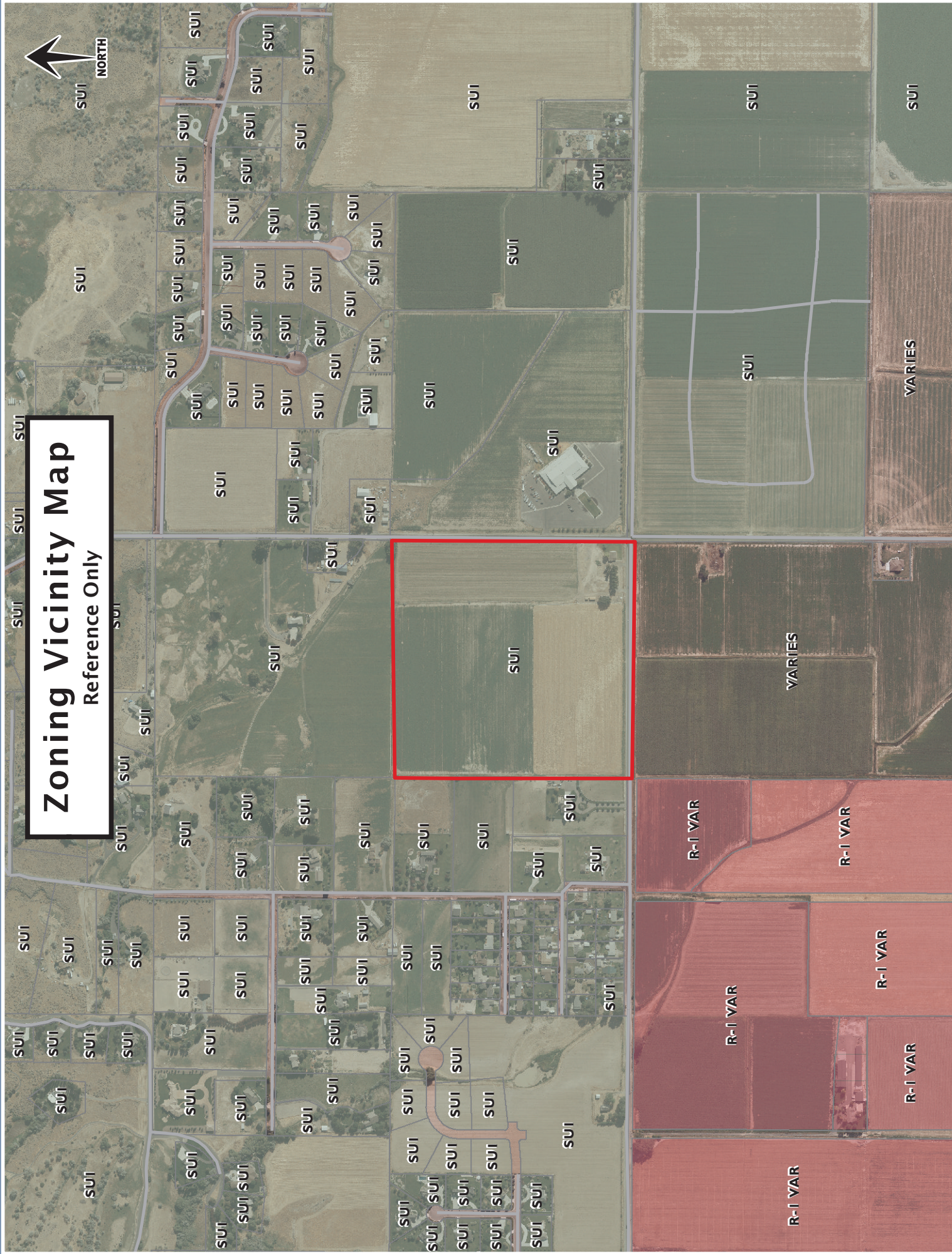
The proposed neighborhood commercial zone should have no impact on city growth.

621 North College Rd., Suite 100 • Twin Falls, Idaho 83301 • [208] 734-4888 • Fax [208] 734-6049
3501 W. Elder St., Suite 100 • Boise, Idaho 83705 • [208] 386-9170 • Fax [208] 386-9076

IN THE FIELDS OF:
PLANNING • SURVEYING • HIGHWAYS • WATER • SEWAGE • STRUCTURAL • SUBDIVISIONS • BRIDGES • ENVIRONMENTAL • QUALITY CONTROL • CONSTRUCTION MGMT.

Zoning Vicinity Map

Reference Only



Future Land Use Map

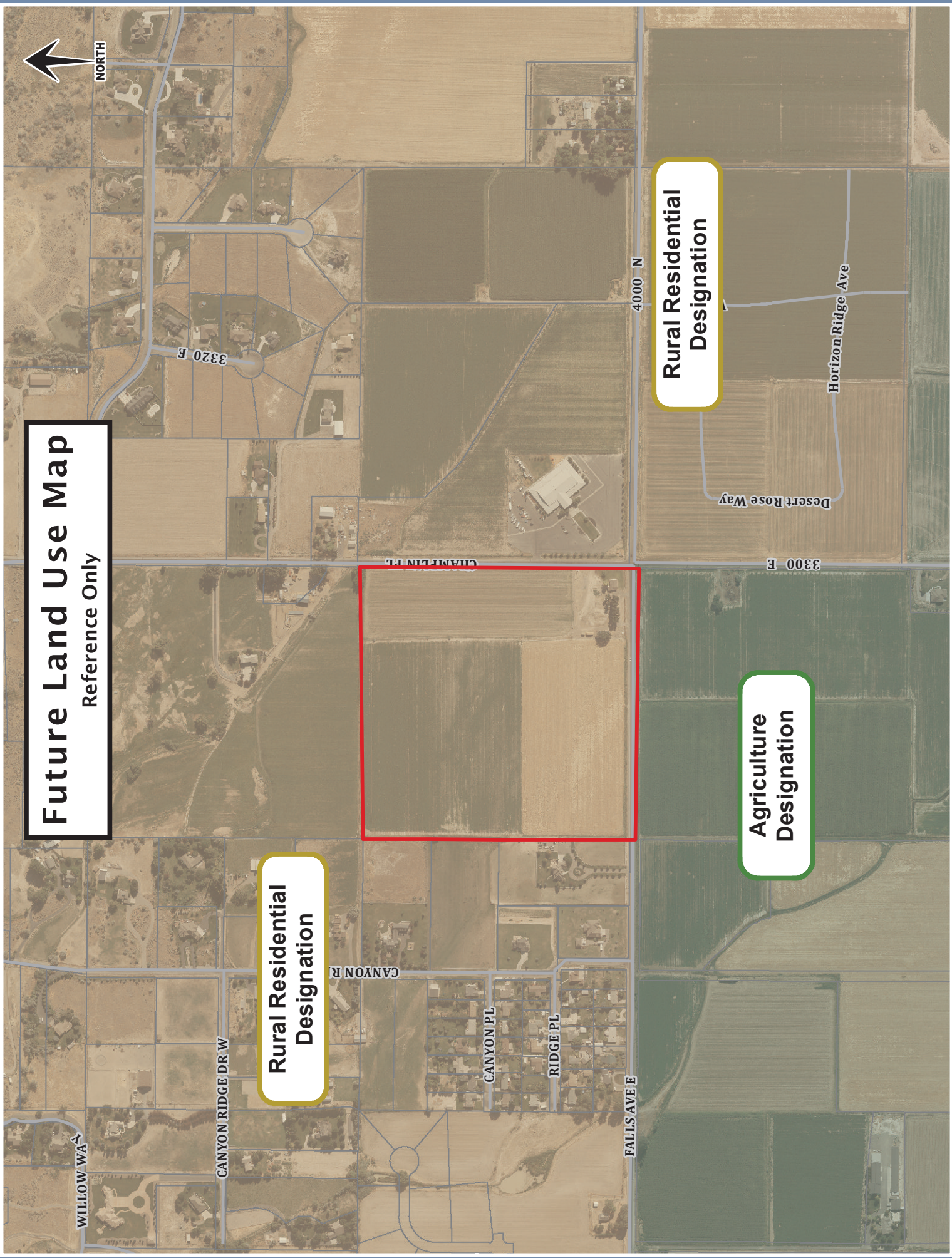
Reference Only



Rural Residential
Designation

Rural Residential
Designation

Agriculture
Designation





Western area of Property

08/05/2014 10:46 AM



Frontage along Falls Ave E

08/05/2014 10:45 AM





Looking SW from Champlin Road
near NE corner of Property.

08/05/2014 10:40 AM



Looking West along North
Property Line from Champlin Rd

08/05/2014 10:39 AM



Public Hearing: **TUESDAY, August 12, 2014**
 To: Planning & Zoning Commission
 From: Rene'e Carraway, Community Development

AGENDA ITEM V-3

Request: Request for the Commission's recommendation on the **Vacation** of two (2) platted Ditch and Utility Easements – (1) 15' x 465.3' (6979.5 sq. ft.) and (1) 15' x 265.3' (3979.5 sq. ft.) on property located at 2733 Skyline Drive in the Area of Impact c/o Jenna & Blake Johnson (app. 2662)

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: (1) 15' x 465.3' (6979 sf) and (1) 15' x 265.3' (3979 sf)
Jenna & Blake Johnson 2733 Skyline Drive Twin Falls, ID 83301	Current Zoning: SUI within the Aol	Requested Zoning: Vacation of two (2) platted Ditch & Utility Easement
	Comprehensive Plan: Medium Density Residential	Lot Count: 1 Lot
	Existing Land Use: Residential	Proposed Land Use: no change
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: SUI Aol; Residential	East: SUI Aol; Skyline Drive/Residential
	South: SUI Aol; Residential	West: R-2; Agricultural/Preserve PUD
	Applicable Regulations: 10-1-4, 10-1-5, 10-12-1 through 4, 10-16-1 & 2	

Approval Process:

All procedures will follow the process as described in TF City Code: 10-16-1

Vacations & Dedications require a public hearing before the Planning Commission where the public and the applicant will have the opportunity to make a presentation, ask questions, or voice their concerns. The Planning Commission will make a recommendation to the City Council that the vacation be granted or it may recommend a modification to the vacation, or it may recommend that the vacation be denied.

The Council will conduct a public hearing and approve, modify or deny the vacation. Whenever public rights of way or lands are vacated, the Council shall provide adjacent property owners with a Deed for the vacated rights or way.

Budget Impact:

Approval of this request will have no impact on the City budget as the property is not within City Limits.

Regulatory Impact:

Approval of this request will allow the applicant to proceed with the building permit to construct an addition to the existing garage.

History:

This lot was created with the Skyline Acres Subdivision in 1963. A single family dwelling was believed to have been constructed on the property in 1972; it is believed the accessory structure was built in this same year or shortly thereafter. The accessory building was constructed on a platted easement both on the West and the South property lines. In early 2003, the Johnsons extensively remodeled the existing single family dwelling into the way it stands today. The accessory building was not part of that permit, and was not evaluated for compliance at that time.

In June 2014, the city received a building permit to remodel an existing accessory structure. During the permit review it was revealed that the existing structure was built on the platted easements. Staff has since worked with the owner to offer solutions and direction to rectify the situation.

Analysis:

This is a request to vacate a 15' x 465.3' (6979.5 sf) easement on the West property boundary and a 15'x 265.3' (3979.5 sf) easement on the South Property boundary. These easements are stated on the plat to be for "Ditch and Utility". The intent is to vacate these easements to bring an existing garage into compliance due to it currently being located over a portion of both easements. The extent of the encroachment on the easements are unknown at this time.

The applicant has applied for a special use permit in conjunction with this vacation in order to add onto the garage creating a structure in excess of the maximum allowed 1500 sf. That special use permit will have conditions of approval that stipulate upon approval of the special use permit the expansion may not occur unless the vacation is approved and recorded.

The applicant has stated that no utilities exist in the West easement, and there are multiple utilities existing in the South easement; including Idaho Power, and a phone line. At this moment it is undetermined if there are other utility lines located within the described easements.

Vacation of a platted easement requires approval by each of the applicable utility companies. As of today, the city has not received any of the required letters from the applicable utility companies stating their approval of the vacation of the easement. Staff recommends a condition be placed on this proposed vacation requiring letters of approval and any requirements as determined to be necessary from the applicable utility companies shall be submitted to the city, prior to adoption of an ordinance.

Conclusion:

Should the Commission recommend approval of this request as presented; staff recommends approval be subject to the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to letters from each of the utility companies granting approval and including any requirements each may require being submitted to the City prior to recordation of the Vacation.

Attachments:

1. Request
2. ZV Map
3. Easement Exhibit
4. Skyline Acres Plat
5. Site Photos

July 8, 2014

Community development services:

In regards to the special use permit for a back garage located at 2733 Skyline Dr. Twin Falls Id 83301 Skyline Acres, lot 6. Owned by Blake and Jenna Johnson.

We are asking for this approval, as we want to update this garage so that it is more functional.

We have horses and are interested in extending the roofline as to provide some shelter for them.

The garage is located to the back of our property and would not affect traffic etc. It will beautify and increase the street appeal greatly, along with making it more functional.

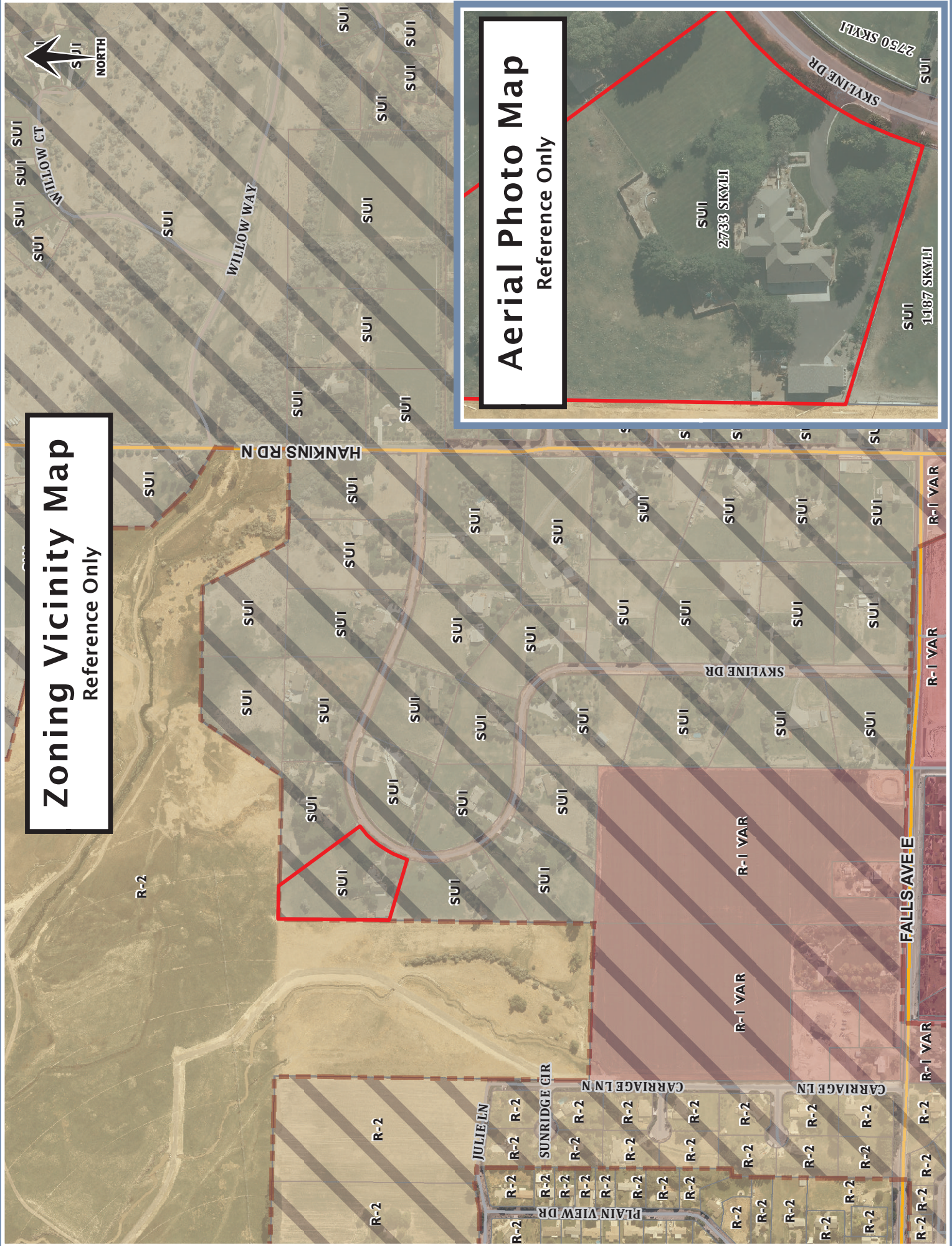
Thank you for your time and consideration.
Jenna and Blake Johnson

Zoning Vicinity Map

Reference Only

Aerial Photo Map

Reference Only



Easement Exhibit

Reference Only



2733 SKYLI

Approximate easement area
proposed to be vacated

Existing Above Ground
Idaho Power Line

1187 SKYLI



Existing Garage in the Distance.
Overhead power lines along Southern
Property Boundary. View from Roadway





View along South Property line. Existing overhead power lines installed within easement.





Public Hearing: **TUESDAY, August 12, 2014**
 To: Planning & Zoning Commission
 From: Rene'e Carraway, Community Development

AGENDA ITEM V-4

Request: Request for a Special Use Permit to allow a detached accessory building larger than 1500 sq. ft. on property located at 2733 Skyline Drive in the Area of Impact c/o Jenna & Blake Johnson (app. 2663)

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: 3.268 Acres Lot, 3800 sf residence and a 924 sf detached Bldg.
Jenna & Blake Johnson 2733 Skyline Drive Twin Falls, ID 83301	Current Zoning: SUI in the Area of Impact	Requested Zoning: SUP to expand and existing detached accessory shed in excess of 1500 sf
	Comprehensive Plan: Medium Density Residential	Lot Count: 1 Lot
	Existing Land Use: Residential	Proposed Land Use: no change
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: SUI Aol ; Residential	East: SUI Aol; Skyline Drive/Residential
	South: SUI Aol; Residential	West: R-2; Agricultural
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-2.2(B)6a, 10-11-1 thru 8, 10-13	

Approval Process:

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

Within thirty (30) days after the public hearing, the Commission shall approve, conditionally approve, or disapprove the application as presented during the hearing. If conditions are placed on the permit, the Administrator shall issue a special use permit listing the specific conditions specified by the Commission for approval. Conditions shall be implemented within 6 months or the permit is void.

If an applicant or interested party appeals the decision of the Commission with fifteen (15) days from the date of action (when the Findings of Fact are signed), the City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Budget Impact:

Approval of this request will have no impact on the City budget as the property is not within City Limits.

Regulatory Impact:

Approval of this request will allow the applicant to proceed with the building permit process to expand an existing detached accessory structure larger than 1500 square feet.

A special use permit is for zoning purposes only. Other permits such as sign, building, electrical or plumbing permits, etc. may be required. All facilities must comply with all Building and Fire Code Regulations.

History:

This lot was created with the Skyline Acres Subdivision in 1963. A single family dwelling was constructed on the property in 1972; it is believed the 924 sf accessory structure was built in this same year or shortly thereafter. The accessory building was constructed on a platted easement both on the West and the South property lines. In early 2003, the Johnsons purchased the property and extensively remodeled the home into the way it stands today. The accessory building was not part of that permit, and was not evaluated for compliance at that time.

Analysis:

This request is for an accessory structure greater than 1500 sf. The Applicant has supplied plans showing an approximately 1260 sf addition to the existing 924 sf building for a total of 2184 sf. The applicants described the proposed detached accessory building will contain areas for bicycle storage, boat storage, garage, tack room, greenhouse, and horse stalls. The existing detached accessory building was constructed over a 15' Ditch and Utility Easement platted along the rear and southern property lines. There is a request for vacation of the easement being requested on this agenda tonight as well. Approval of the special use permit shall be contingent upon the vacation approval and recordation of the easements.

Per City Code 10-4-2: Detached accessory buildings within the SUI Zone greater than 1500 sf are required to obtain a Special Use Permit prior to being legally constructed. The proposed plan is showing an addition to an existing structure, this addition along with the existing building will create an accessory structure of approximately 2184 sf. Within this existing neighborhood this size is not uncommon.

Per City Code 10-11-1 thru 8: Required improvements include streets, water and sewer, drainage and storm water. These required improvements will be evaluated and all applicable code requirements will be enforced at the time of building permit submittal.

Per the Recorded Skyline Acres Plat: an Easement of 15' is located on the Southern and Western property boundaries of Lot 6. This easement was platted as reserved for the use of "Ditch and Utility". The definition of easement in the code "...prohibits the construction of any permanent building or structure over the easement...". It would be appropriate to place a condition on this permit requiring the approval of the easement vacation prior to obtaining a building permit.

Possible Impacts: Accessory structures of similar size are common in this area. The subdivision was created in order to accommodate some agricultural activities on a smaller scale. Accessory buildings of this size would be considered part of that overall design for the subdivision. The design submitted is consistent with the developed neighborhood. The Commission may wish to place a condition the detached accessory building shall be constructed consistent with the submitted elevations. Staff does not foresee any impacts related to noise, glare, odor, or fumes being overly imposing to neighboring property owners.

Conclusion:

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

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to construction of the detached accessory building to be consistent with the submitted drawings/elevations, as presented.
3. Subject to approval and recordation of the easement vacation and its associated conditions prior to issuing of a building permit.

Attachments:

1. Letter of request
2. Zoning Vicinity and Aerial Map
3. Applicant Submitted Site Plan
4. Applicant Submitted Elevations
5. Site Photos

July 8, 2014

Community development services:

In regards to the special use permit for a back garage located at 2733 Skyline Dr. Twin Falls Id 83301 Skyline Acres, lot 6. Owned by Blake and Jenna Johnson.

We are asking for this approval, as we want to update this garage so that it is more functional.

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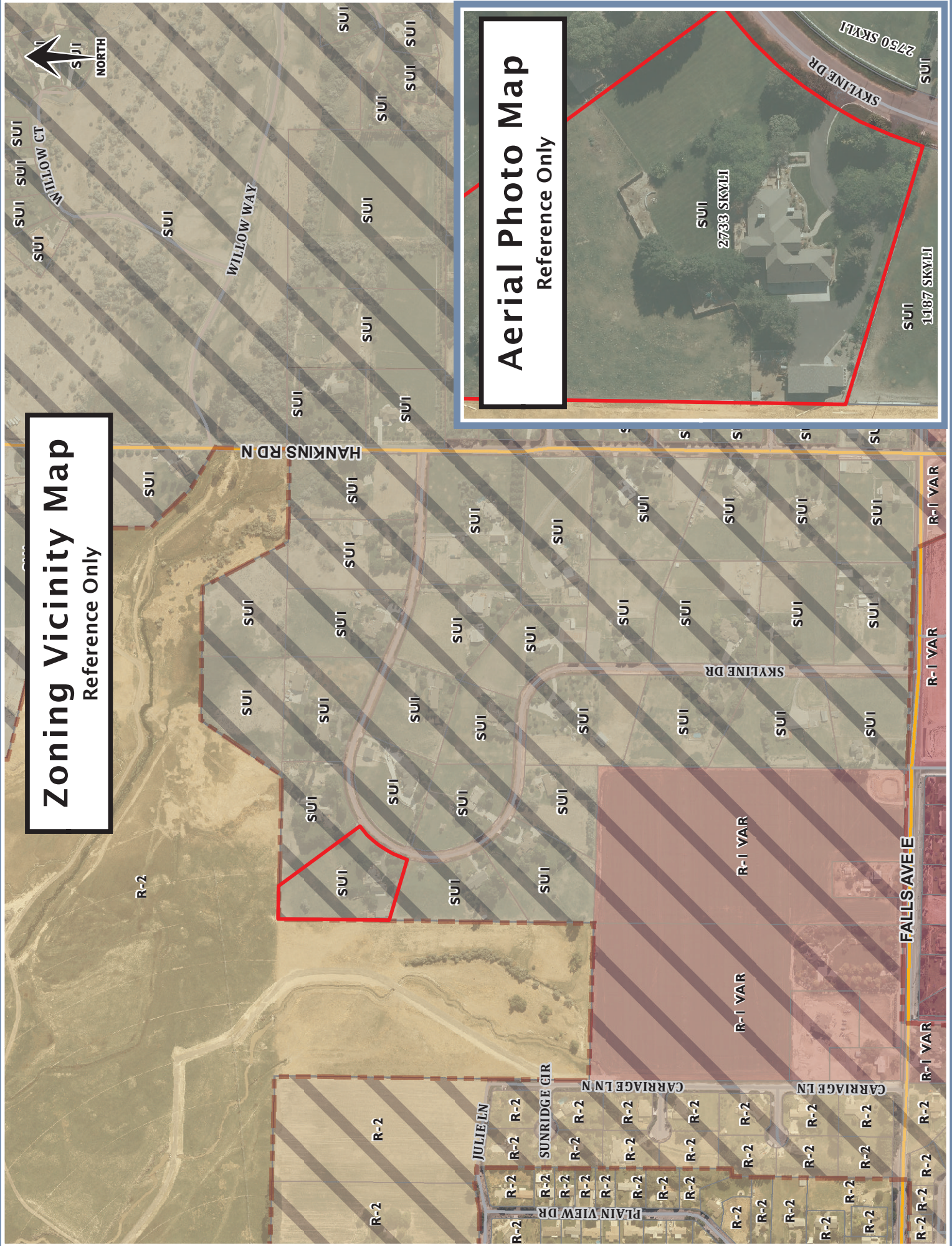
Thank you for your time and consideration.
Jenna and Blake Johnson

Zoning Vicinity Map

Reference Only

Aerial Photo Map

Reference Only

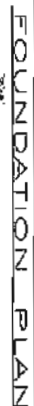


The authors are grateful to Dr. J. H. Duerksen for his critical reading of the manuscript and to Dr. R. A. Johnson for his helpful comments.

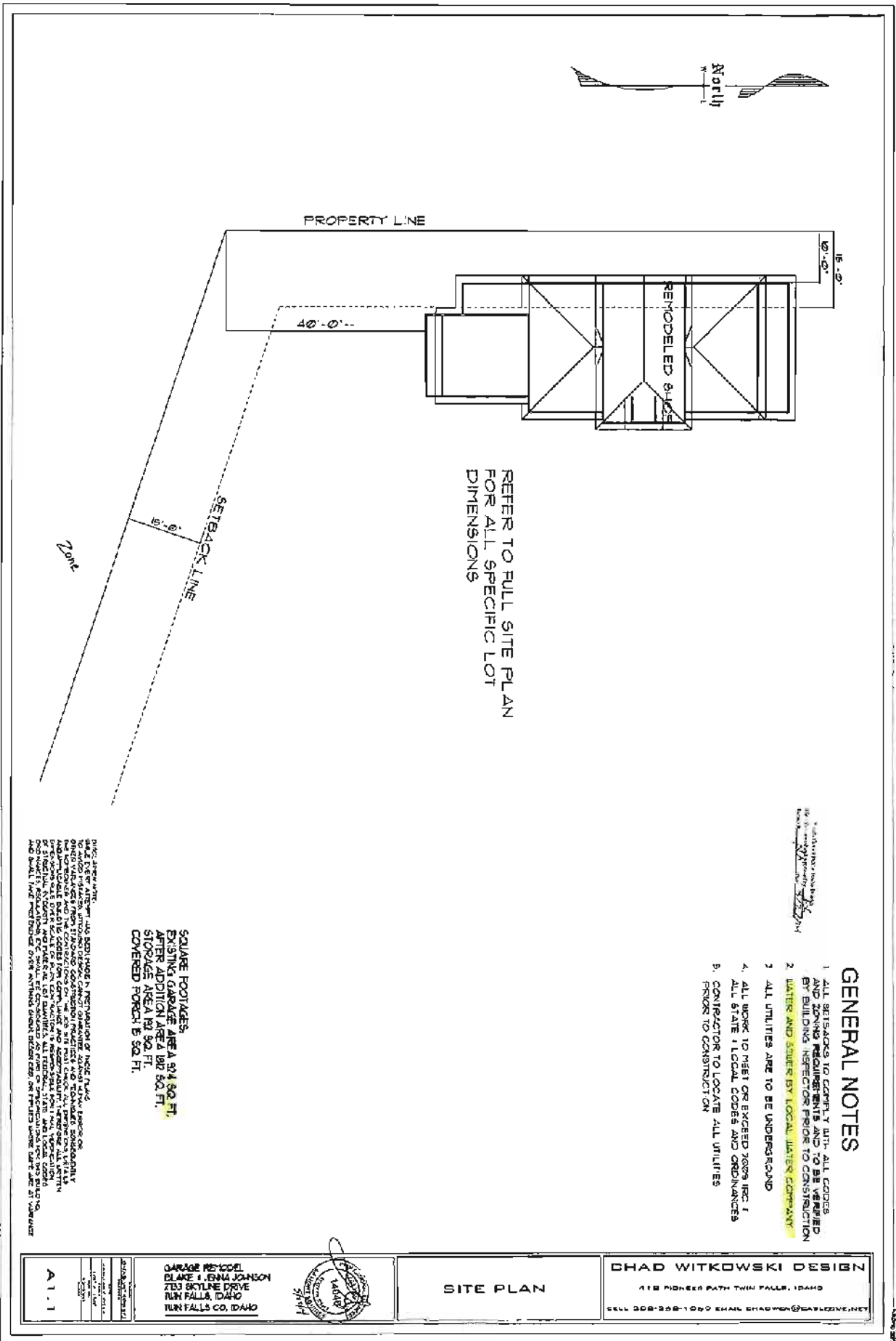
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1195 -
888 +



GENERAL NOTES

1. ALL SETBACKS TO COMPLY WITH ALL CODES AND ZONING REQUIREMENTS AND TO BE VERIFIED BY BUILDING INSPECTOR PRIOR TO CONSTRUCTION
2. UTILITIES AND SLOPE BY LOCAL UTILITIES COMPANY
3. ALL UTILITIES ARE TO BE UNDERGROUND
4. ALL WORK TO MEET OR EXCEED 2009 IRC, I, ALL STATE, LOCAL CODES AND ORDINANCES
5. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION

SQUARE FOOTAGES:
EXISTING GARAGE AREA 24 SQ. FT.
AFTER ADDITION AREA 82 SQ. FT.
STORAGE AREA 12 SQ. FT.
COVERED PORCH 6 SQ. FT.

THIS DRAWING WAS PREPARED BY CHAD WITKOWSKI DESIGN, INC. FOR THE PROJECT OF GARAGE REMODEL, 2733 SKYLINE DRIVE, TWIN FALLS, IDAHO. THE CLIENT IS DANA JOHNSON. THE PROJECT WAS COMPLETED IN 2010. THE PROJECT WAS COMPLETED IN 2010. THE PROJECT WAS COMPLETED IN 2010.

CHAD WITKOWSKI DESIGN 1118 PIONEER PATH TWIN FALLS, IDAHO CALL 208-228-1000 EMAIL CHADW@CHADWITKOWSKI.NET	SITE PLAN	GARAGE REMODEL BLANK, DANA JOHNSON 2733 SKYLINE DRIVE TWIN FALLS, IDAHO TWIN FALLS CO, IDAHO	A1.1
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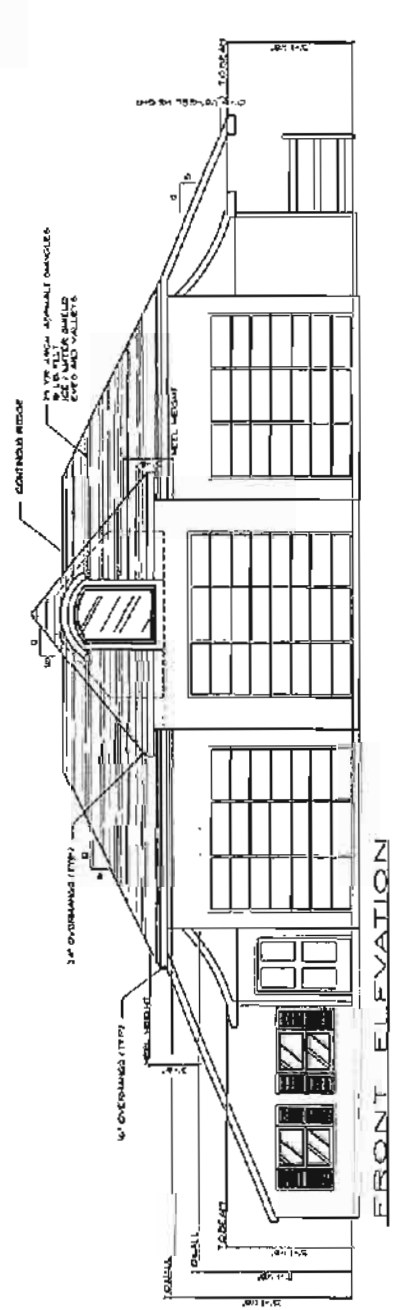
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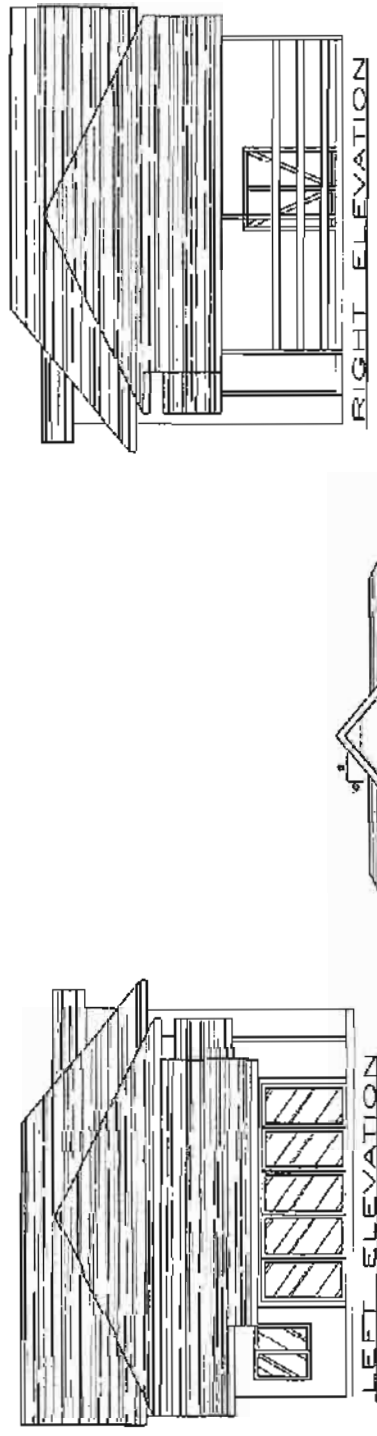
ELEVATION PLAN



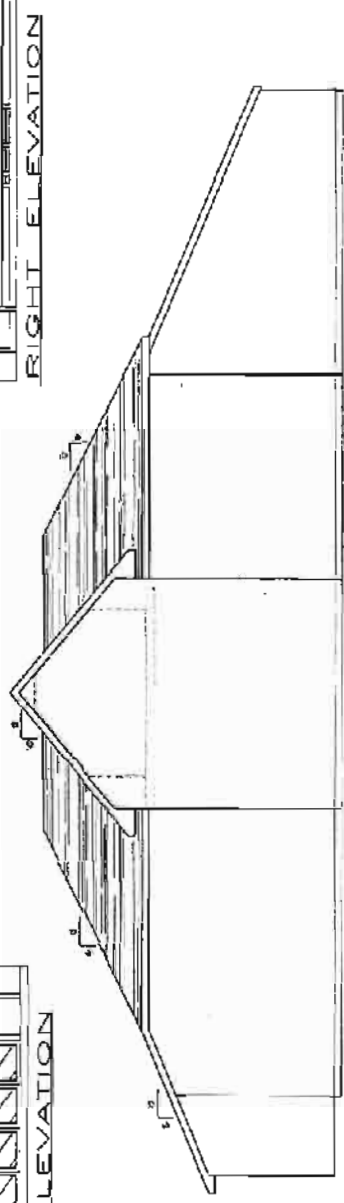
GARAGE REPORT
 BLAKE & JENNA JOHNSON
 2100 BENTLEY DRIVE
 TWIN FALLS, IDAHO 83403
 10/1/2011
 A5-1



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

REFER TO OWNERS SPECS. FOR ALL FINISHS, COLORS, ETC. REAR ELEVATION



Existing Garage in the Distance.
Overhead power lines along Southern
Property Boundary. View from Roadway





View along South Property line. Existing overhead power lines installed within easement.

