



Twin Falls Planning & Zoning Commission Agenda

Tuesday, October 8, 2019, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301
Council Chambers

Members -

City Limits: Danielle Titus, Chairperson; Craig Kelley, Vice-Chair; Craig Hawkins; Ed Musser; Carolyn Bolton; Curtis Hansen; Marilu Perez

Area of Impact: Ryan Higley; David Detweiler

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) **ACTION ITEM:** Approval of Minutes from the following meeting: September 24, 2019
 - b) **ACTION ITEM:** Approval of Findings of Fact and Conclusions of Law:
 - Daniel Corsini SUP
 - Clysdale Enterprises SUP
- 3) Public Hearings
 - a) **ACTION ITEM:** Request for a Special Use Permit to allow a detached accessory building over 1,500 square feet on property located at 1615 Temple View Way c/o C-N-R Construction, LLC on behalf Phillip & Melinda Belnap (PZ19-0109)
By: Jonathan Spendlove
 - b) **ACTION ITEM:** Request for a Vacation of 3359 sf of Public Utility Easement on property located at 265, 287, & 292 River Vista Place c/o EHM Engineers, Inc. on behalf of Federation Pointe, LLC. (PZ19-0119)
By: Jonathan Spendlove, PZ Director
- 4) Upcoming Meeting(s)
 - a) Tuesday, October 22, 2019
Wednesday, October 30, 2019 - **Worksession**
No meeting on Tuesday, November 5, 2019
- 5) Adjournment

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

CITY OF TWIN FALLS

PLANNING & ZONING COMMISSION

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chair shall review the public hearing procedures.
 2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chair, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
 3. A City Staff Report shall summarize the application and history of the request.
 4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - **A complete explanation and description of the request.**
 - **Why the request is being made.**
 - **Location of the Property.**
 - **Impacts on the surrounding properties and efforts to mitigate those impacts.**
 5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
 6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
 7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chair may limit public testimony to no less than two (2) minutes per person.
 - **Individuals are not permitted to give their time to other speakers.**
 - **However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chair. The spokesperson shall be limited to 15 minutes.**
 - **Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.**
 8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond.
 9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chair, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chair may limit the time permitted for the answer.
 10. The Mayor or Chair shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.
- * Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor or Chairman.



Twin Falls Planning & Zoning Commission Minutes

Tuesday, September 24, 2019, 6:00 PM

203 Main Ave East
Twin Falls, ID 83301

Members -

City Limits: Danielle Titus, Chairperson; Craig Kelley, Vice-Chair; Craig Hawkins; Ed Musser; Carolyn Bolton; Curtis Hansen; Marilu Perez

Area of Impact: Ryan Higley; David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Chairperson Titus called the meeting to order at 6:00 pm
A quorum was present.

Members present: Titus, Kelley, Bolton, Hansen, Higley, Perez, Musser, Detweiler, Hawkins

Staff Present: Spendlove, Cherry, Ebersole, Murray, Vitek

2) Consent Calendar

Commissioner Kelley made a motion to approve the consent calendar, as presented.
Commissioner Bolton seconded the motion.

Unanimously approved

- a) Approval of Minutes from the following meeting: August 13, 2019 and September 4, 2019
- b) Request for approval of Findings of Fact and Conclusions of Law:
 - Cedarpark Subdivision No. 12 Preliminary Plat
 - Nicholas Gursslin Special Use Permit
 - Shannon Troop/Estella Evans Special Use Permit

3) Public Hearings

- a) Request for a Special Use Permit to allow a Home Occupation on property located at 1110 Highview Lane c/o Daniel Corsini. (PZ19-0104)

Staff Presentation:

City Planner Cherry presented the request for a Special Use Permit to allow a Home Occupation on property located at 1110 Highview Lane c/o Daniel Corsini. (PZ19-0104)

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

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact,

City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Per County records the primary residence on the subject property was built in 1952.

This is a request to allow a Home Occupation for a Federal Firearms Licensed Transfer and Armorer business located at 1110 Highview Lane. The subject property is located within the R-2 (Residential Single Household) Zoning District.

The applicant intends to operate regularly from 8:00 A.M. to 7:00 P.M. One customer will be served at a time. The business will be operated in a spare room that is approximately 250 square feet. The armorer work being performed will not include machinery or involve noise, smell, or visual disturbances

City Planner Cherry presented a letter of support from a nearby neighbor.

Staff determines that the applicant's request is in accordance with City Code and City Comprehensive Plans.

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

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

Applicant Presentation:

Applicant Daniel Corsini presented his request for a Special Use Permit for a Home Occupation. He is requesting a Federal Firearms License and is requesting to run his business from his home. He stated he will see customers by appointment only. He stated there will be minimal traffic to the neighborhood. He will be doing basic armory work, with no machinery involved.

PZ/Questions & Comments:

- Commissioner Perez asked for the regulations on home occupations besides what has been presented.
- City Planner Cherry stated that home occupations are only allowed to occupy less than 400 sq. ft. in the house. There is a fairly broad description of what type of business can be home occupation.
- Commissioner Musser asked about the quantity of guns stored on premises.
- Mr. Corsini stated he has guns on premises and has to follow ATF (Alcohol, Tobacco, Firearms) regulations. All weapons and ammunition will be locked up.
- City Planner Cherry stated an ATF agent will contact PZ staff if license is approved to assure all regulations are followed.

Public Hearing: Opened

- Citizen James Ricks, neighbor, stated he commends the applicant for going through the proper procedure. His concern is additional traffic that the business may generate as Highview Ln. is not a through street. He stated it is hard to find addresses for deliveries. He stated Mr. Corsini is a good neighbor and hopes his business succeeds.
- David Brown, neighbor, stated he is the most impacted neighbor, but is in support of the business.
- Citizen Phil Schell stated he is concerned that a firearms business is not appropriate in a residential neighborhood. He stated he is concerned about deliveries being left on front porch and not taken indoors.
- Citizen Howard Wilcox stated he prefers to have business in another neighborhood, not in a residential area.

- Citizen Paula Sinclair, neighbor, stated that Highview Ln. is closed off from Addison and has created a quiet neighborhood. She is concerned this business will cause a change in the neighborhood. She also stated the Corsini's are great neighbors, but believes this is the wrong business for a residential neighborhood.
- Citizen Byron Hardy stated his concern is there is a school close to property. He also stated he has a concern of deliveries not being picked up in a timely matter.
- Citizen Sherry Jeffrey stated she supports the business, but would like clarification of type of dealership (level).

Applicant closing statement:

Mr. Corsini stated he is requesting a Class 1 license. He stated he takes security very seriously. He assured there will be no packages left outside. All packages have to be signed for for delivery. He stated he has a 12 year background and is a certified NRA instructor.

Public Hearing: Closed

Discussion Followed:

- Commissioner Musser asked for clarification on the neighborhood traffic.
- Mr. Corsini stated this will be a part time business, only seeing customers by appointment only, one at a time. He stated there will be no more traffic than having a friend over (one vehicle at a time). He has had discussions with all delivery people to help with deliveries to the proper address.
- Commissioner Bolton asked about applicant's security system and verification of delivery with signature only.
- Mr. Corsini stated he has a Ring security system. It is a smart house system with cameras. He stated he has special locks on the room where the business is located. He stated that packages containing guns are not legal to leave at a location without a signature and has never had an experience with deliveries being left improperly. Fed Ex will take back to facility if no one is there to sign for package.
- Commissioner Bolton asked if the applicant has mapping capabilities on his appointment software to help customers find residence.
- Mr. Corsini assured he would give his customers good directions and make sure they can find residence.
- Commissioner Detweiler asked if there will be signage at the location.
- Mr. Corsini stated there will be no signs.
- Commissioner Higley stated this is not the first application of this type that has come before the commission.
- Chairperson Titus asked for clarification on the specifics of the previous requests.
- City Planner Cherry stated there have been requests for firearm sales and/or transfers.
- Commissioner Perez asked if the business can be listed on Google Maps.
- PZ Director Spendlove stated the State will not allow the city to regulate internet advertisement.
- Commissioner Kelley stated the applicant has come through this process properly.
- Commissioner Higley stated an SUP can be revoked if the conditions are not followed.
- Commissioner Perez stated that with the upcoming code rewrite, the requirements may be changed.
- PZ Director Spendlove stated today's standards and codes must be followed for this request.
- Chairperson Titus stated the commission is tasked with reviewing current code for the request, as well as the impact on area and take concerns into consideration and that is why the applicant has a chance to have a closing statement and address concerns.
- Commissioner Hansen stated the applicant stated there will be minimal traffic/noise impact, and is a part time business. He also stated that ATF would not allow the business if Mr. Corsini is

not following regulations and that Planning and Zoning Commission can only vote on the Home Occupation request.

- Commissioner Perez asked if shooting is allowed in city limits.
- PZ Director Spendlove stated shooting is not allowed in city limits.
- Commissioner Bolton stated she appreciates the neighbors' concerns.

Motion:

Commissioner Kelley made a motion to approve the request for a Special Use Permit to allow a Home Occupation on property located at 1110 Highview Lane c/o Daniel Corsini. (PZ19-0104). Commissioner Musser seconded the motion.

Unanimously approved

- b) Request for a recommendation to City Council for a Zoning District Change from R-4 to C-1 on property located at 890 Washington Street South c/o Colby Ricks on behalf of Oasis Stop N Go LLC. (PZ19-0105)

Staff Presentation:

PZ Director Spendlove presented the request for a recommendation to City Council for a Zoning District Change from R-4 to C-1 on property located at 890 Washington Street South c/o Colby Ricks on behalf of Oasis Stop N Go LLC. (PZ19-0105)

A public hearing shall be held before the Commission for a recommendation to City Council. After receiving the recommendation, the Council may amend the zoning district and the zoning map, amend with recommendations, or deny the request.

Property records indicate there was a neighborhood market on the property in 1961 it then burned down in 1975. Ord. 2012 likely rezoned the property to its current zoning district in 1981. The property with the current Oasis Stop 'N Go was redeveloped in 1978 to include the fuel station.

This is a request to rezone property located at 890 Washington Street South. Currently the Oasis Stop 'N Go operates a fuel station on a lot that is zoned C-1. Future expansion plans of the station would require the property located north and west be rezoned from R-4 to C-1 in order to be usable for that business. This request meets the comprehensive plan designation as Mixed Use.

The Commission is tasked with making a recommendation to the City Council. You may recommend approval as requested; recommend a modification, or recommend denial.

Applicant Presentation:

Colby Ricks, representing applicant, presented the request for a recommendation to City Council for a Zoning District Change from R-4 to C-1 for the property located at 890 Washington Street South. He stated the owner would like to build to 5000 sq. ft. He stated the site will be redeveloped with landscape and sidewalk improvements which would help access points being pushed back from intersection. He stated there will be a benefit to have the building farther away from street. The land was purchased 7-8 years ago by Oasis. He stated he believes this change will help improve land values in the area. The change will help with the flow of traffic. The plan is to have four (4) gas pumps, and acknowledged there may be an increase in traffic. He stated he does not believe there will be a big impact to area with the approach being moved back. He stated they will comply by the site improvements imposed by the city. He stated the site lighting will meet dark sky requirements of the city.

PZ/Questions & Comments:

- Commissioner Bolton asked if this is a lighted, managed intersection.
- Mr. Ricks stated this intersection is a managed, lighted intersection.

Public Hearing: Opened

- Citizen Jim Barrett stated his concerns with the project.
- Citizen Debbie Wildman, neighbor, stated her concern of the rezone of R4 to C1. She would like to see a restriction on the lighting and is concerned with size of property and noise pollution.
- PZ Director Spendlove stated there is an additional application for an SUP for a future meeting, with a new public hearing. The rezone request is a separate process. Contact Planning and Zoning office for inquiries.

Applicant closing statement:

Applicant Troy Willey, Oasis Stop N Go, stated he has heard the concerns and assured he will be a good neighbor and takes concerns seriously and will address issues.

Public Hearing: Closed**Discussions Followed:**

- Commissioner Bolton asked staff for the zoning of area around property.
- PZ Director Spendlove demonstrated surrounding zoning on map.
- Commissioner Kelley asked how long has the corner been zoned C1. He asked if there was a commercial entity prior to the Oasis.
- PZ Director Spendlove stated he believes it was zoned C1 in 1981 and was reaffirmed with Comprehensive Ordinance 2012.
- Commissioner Musser asked if the SUP coming forward would be allowed in the R4 zone.
- PZ Director Spendlove stated the gas station is not allowed in the R4 zone.
- Commissioner Perez asked for comment on the potential bus issue.
- PZ Director Spendlove stated he has no comment on property being looked at for bus lines.
- Commissioner Kelley stated historically that corner has been C1 and the surrounding property has been vacant for a long time. He no issue with the rezone request.
- Chairperson Titus agreed and hears the citizens' concerns, but believes the request goes with the area. The new gas station and site improvements will help to beautify area. She stated the rezoning of the corner makes sense.
- Commissioner Bolton is encouraged with applicants closing statement regarding working with the neighbors.
- Commissioner Detweiler agreed. He does not see the area being used for R4. This change will lift up neighborhood with new facility and asset to neighborhood.
- Commissioner Perez agreed as the current corner is not going to change from C1, she does not have issue with the surrounding property being rezoned.

Motion

Commissioner Hawkins made a motion to approve request for a recommendation to City Council for a Zoning District Change from R-4 to C-1 on property located at 890 Washington Street South c/o Colby Ricks on behalf of Oasis Stop N Go LLC. (PZ19-0105).

Commissioner Detweiler seconded the motion.

Motion approved by a vote of 8-1

- c) Request for a Special Use Permit to allow a drive through facility with extended hours on property located at 1869 Addison Avenue East c/o Clydsale Enterprises LLC. (PZ19-0107)

Staff Presentation:

City Planner Cherry presented the Request for a Special Use Permit to allow a drive through facility with extended hours on property located at 1869 Addison Avenue East c/o Clydsale Enterprises LLC. (PZ19-

0107)

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

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within six (6) months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Per City & County records the multi-tenant building on the subject property was built in 1965. The tenant space the applicant intends to use has most recently been used as an office by Magic Valley Youth Services.

This is a request for a Special Use Permit to allow a drive through facility and extended retail hours on property located at 1869 Addison Avenue East. The subject property is located with the C-1 (Commercial Highway) Zoning District.

The restaurant will provide customers a "pickup window" (drive through). The pickup window will not have a menu or intercom for taking orders. The proposed drive-through provides approximately five (5) stacking spaces before the first stopping point and an escape lane which is nine feet (9') wide.

The hours of operation will be from ten o' clock (10:00) A.M. to one o' clock (01:00) A.M. Approximately fifteen (15) full and part time employees will work at the establishment. It is anticipated that 400 vehicles will visit the subject property a week.

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

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

Applicant presentation:

Applicant Patrick Clysdale presented his request for a Special Use Permit to allow a drive through facility with extended hours on property located at 1869 Addison Avenue East. He stated he is the owner of the location on Washington St and this will be their 2nd location. This will be a pick up window for orders placed ahead of time, with no menu board. He stated the extended hours are normal operating Domino's hours. There is one neighbor with no fence and Mr. Clysdale will put up a screening in the back. The parking lot will be updated with lighting and cameras.

PZ/Questions & Comments:

- Commissioner Bolton asked what material are the fences in back.
- Applicant stated that they are wood slatted.
- City Planner Cherry showed the commission where the residence is that has no fence on the map.
- Commissioner Perez asked how the cars will navigate through the lot and where is the parking for employees.
- Applicant stated customers will be exiting on to Morningside Dr. He stated that parking behind the store is for use of employees and customers.
- City Planner Cherry stated that it is stated on lease the parking is able to be used for this

business.

- PZ Director Spendlove stated that a restaurant is outright allowed and with building permit, the parking will be reviewed.
- Commissioner Perez stated customers would have to walk thru drive thru area to get to building, and this could be a safety concern.
- Commissioner Kelley asked the operating hours for the location on Washington St.
- The applicant stated they are open until 1:00 am.
- Commissioner Bolton stated her concern for the neighbor at the end of pick up window without fence and asked if the applicant is willing to mitigate issue for neighbor.
- The applicant stated he will do whatever is needed to address concerns.
- City Planner Cherry stated by code, the applicant has to screen the area and the building permit would not be approved without it.

Public Hearing: Opened

- Citizen Jim Barrett stated he will be a customer and loves being able to walk to the businesses in the area.

Public Hearing: Closed

Discussions Followed:

- Commissioner Hawkins stated this request makes sense as an enhancement to area.
- Commissioner Kelley stated he is okay with extended hours.

Motion:

Commissioner Bolton made a motion to approve the request for a Special Use Permit to allow a drive through facility with extended hours on property located at 1869 Addison Avenue East c/o Clysdale Enterprises LLC. (PZ19-0107).

Commissioner Higley seconded the motion.

Unanimously approved

- d) Request for a recommendation to City Council for a Special Use Permit for Additional Height to allow a seventy-five foot (75') tall mixed use building on property located at 160 Main Avenue South c/o OneSixty, LLC. (PZ19-0085)

Staff Presentation:

City Planner Cherry presented the request for a recommendation to City Council for a Special Use Permit for Additional Height to allow a seventy-five foot (75') tall mixed use building on property located at 160 Main Avenue South c/o OneSixty, LLC. (PZ19-0085)

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

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

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

The existing primary building on the subject property was built in 1908. Per the Engineering Department the existing building is approximately thirty-three (33) feet high.

The existing building is considered historic in nature due to the businesses and entities that conducted business within its walls over the years (Mercantile, County Court House, etc.).

However, the building is not located within the Downtown Historic District. Therefore, the property is not required by code to adhere to the Historic Design Guidelines and Standards.

The building most recently housed the Idaho Youth Ranch, and is currently vacant.

This is a request for a special use permit for Additional Height to allow a seventy-five foot (75') tall mixed use building on property located at 160 Main Avenue South. The subject property is located within the C-B (Commercial Business) Zoning District and P-1 Parking Overlay.

The applicant is seeking approval to construct a new six (6) story, seventy-five (75) foot tall mixed-use building. The future building is proposed with a mix of Retail/Office/Residential type uses. The drawing depicts building finishes of Glass, Metal, Concrete, and other common rock/stone like materials.

At seventy-five (75) feet, this building would be the tallest structure in the vicinity and will create shadows along Main Street, on adjacent buildings and potentially stretching into the Plaza.

As this is the first building of this size within the vicinity, it will change the skyline of downtown. It will create new challenges and experiences for the residents and visitors to the area. As the growth of the City progresses, similar buildings have the potential to become more commonplace.

Staff has conducted a visual survey of the surrounding public parking lots. The findings of that report are found as an attachment to this report.

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

If the Commission chooses to approve this request as presented, then staff recommends the following conditions:

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to continued compliance with the application materials and drawings submitted by the applicant.
3. Subject to mechanical, service, or other structural equipment extending no more than ten (10) feet above the height of the building.

Applicant presentation:

Fran Florence, representing applicant, presented the request for a recommendation to City Council for a Special Use Permit for Additional Height to allow a seventy-five foot (75') tall mixed use building on property located at 160 Main Avenue South c/o OneSixty, LLC. He stated this project is addressing growth in downtown, and trying to bring it back to life. He stated that shopping and residence is the key to growth in downtown. This project combines retail, office, and residence. He stated the parking issues will be addressed for the anchor tenant on second floor. He presented a letter of support from a downtown neighbor.

PZ/Questions & Comments:

- Commissioner Higley asked PZ staff when the 50' height limit was established.
- PZ Director Spendlove stated when the height limit was established. He stated with growth and the desire to keep open space, buildings will have to go taller in town, where the services are

located. There are different things the community said they wanted in the Comprehensive Plan, one being keeping the open space (agricultural core), while accommodating growth.

- Chairperson Titus asked staff to clarify is the request for seventy-five (75') for the building **plus** an additional 10' for utilities on roof.
- City Planner Cherry stated that is correct with conditions.
- PZ Director Spendlove stated there is a condition in the staff report that addresses the additional height.
- Commissioner Bolton asked for clarification on rooftop use.
- Mr. Florence clarified roof top use.

Public Hearing: Opened

- Citizen Susan Hall, business owner on Main Ave., is opposed to this request and does not believe that this is an appropriate project for the area. She has a concern of an historical building being torn down. She is concerned with the shade causing icing issues in the winter.
- Citizen Joyce Engleman stated she is not in favor of this request. She believes this project is too overpowering for downtown and does not fit in.
- Citizen Dan Brizee, downtown business owner, is in favor of this request. He believes building with additional height is the future of the area.
- Citizen Mike Brown, business owner downtown, is in favor of this request. He believes this project will bring more people downtown to surrounding merchants.
- Citizen Malin Urkey stated the progression of downtown is beautiful. She stated this project will attract traffic to businesses.
- Dean Johns, business owner downtown (Claude Browns), would like to know construction timeline. He asked for the number of apartments being built. He stated he sees this project as growth, but has a concern of icing problem that can exist with shade from building. He stated the parking behind his store is never more than 25% full. He has concerns of Main St and Hansen street closures with construction.
- Ken Fitzgerald, downtown property owner, stated he moved his business to downtown to help revitalization. He stated there is a need for evening crowd downtown for these businesses to thrive. He stated he is in favor of height request and that height is the key to growth.
- Citizen Mona Weeks is concerned about the height request. She would like clarification on the total height request. She believes parking is an issue at meal times. She is concerned what happens if URA or the developer pulls out of the project.

Public Hearing: Closed

Applicant Closing Statement:

- Fran Florence stated there will be forty (40) apartment units. Timeline for construction: demolition planned for late this year. Building construction to start in Spring 2020. He stated this will be a yearlong project completed Summer 2021. Addressing the building height: asking for approval of a seventy five feet (75') building with an additional ten feet (10') for screened utilities.
- PZ Director Spendlove clarified the application has always been for seventy-five feet (75'). He also informed audience to contact Nathan Murray with URA concerns.

Discussions Followed:

- Commissioner Bolton asked about street closures with demolition and construction.
- Mr. Florence stated a commitment has been made to make every effort to not close Main St.
- Chairperson Titus reminded commission that this request is for the additional height request only.
- Commissioner Perez asked if there are regulations regarding icing concerns.
- PZ Director Spendlove stated the adjoining businesses, by code, are responsible for snow

removal in front of their businesses. If code enforcement gets a complaint, it is the business owner's responsibility to remove snow/ice.

- Commissioner Hansen stated business owners are responsible for snow/ice in front of their buildings, regardless of height.
- DT stated he agrees the additional height will bring potential growth and revitalization to downtown.

Motion:

Commissioner Kelley made a motion to approve the request for a recommendation to City Council for a Special Use Permit for Additional Height to allow a seventy-five foot (75') tall mixed use building on property located at 160 Main Avenue South c/o OneSixty, LLC. (PZ19-0085)
Commissioner Musser seconded the motion.

Unanimously approved

4) Upcoming Meeting(s)

a) **Tuesday, October 8, 2019**

****No worksession next week. Kelli will send out available date for longer worksession for October/November.****

5) Adjournment

The meeting adjourned at 8:20 pm

Kelli Ebersole, Administrative Assistant



**CITY OF TWIN FALLS
PLANNING AND ZONING DEPARTMENT**

203 Main Avenue East
P.O. Box 1907
Twin Falls, Idaho 83303-1907
Phone: 208-735-7267 Fax: 208-736-2641

SPECIAL USE PERMIT

Permit No. PZ19-0104

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on **September 24, 2019** to **Daniel Corsini** whose address is **1110 Highview Lane** to allow a Home Occupation and legally identified with the following Parcel ID: **RPT2521000005B**

The Commission has attached the following conditions which must be fully implemented to avoid permit revocation (City Code Section 10-13-2.3):

- 1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.**

Chairman Planning & Zoning Commission

Date

This 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.

Please contact the Building Department at 735-7238 for further information.



BEFORE THE PLANNING & ZONING COMMISSION OF THE CITY OF TWIN FALLS

In Re:	)	
	)	
<u>Special Use Permit</u> , Application,	)	FINDINGS OF FACT,
	)	
<u>Daniel Corsini</u>	)	CONCLUSIONS OF LAW,
Applicant(s)	)	
	)	AND DECISION

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho on September 24, 2019 for public hearing pursuant to public notice as required by law for a Special Use Permit to allow a Home Occupation on property located at 1110 Highview Lane, and the Planning and Zoning Commission having heard testimony from interested parties being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has applied for a Special Use Permit to allow a Home Occupation on property located at 1110 Highview Lane.
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: September 5, 2019.
3. The property in question is zoned R-2 pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Town Neighborhood and Neighborhood Commercial in the duly adopted Comprehensive Plan of the City of Twin Falls.
4. The existing neighboring land uses in the immediate area of this property are: to the north, Residential; to the south, Residential; to the east, Residential; and to the west, Residential.
5. Relevant criteria and standards for consideration of this application are set forth in Sections 10-2-1, 10-4-4.2, 10-11-1 to 8, and 10-13-2.2, Twin Falls City Code.

Based on the foregoing Findings of Fact, the Planning and Zoning Commission hereby makes the following:

CONCLUSIONS OF LAW

1. The application for a Special Use Permit to allow a Home Occupation on property located at 1110 Highview Lane is consistent with the purpose of the R-2 Zone, and is not detrimental to any of the outright permitted uses or existing special uses in the area.

2. The proposed use does constitute a special use as established by zoning requirements for the zone involved as required by Twin Falls City Code 10-13-2.2(D)1.

3. The proposed use will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations as required by Twin Falls City Code 10-13-2.2(D)2

4. The proposed use will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area as required by Twin Falls City Code 10-13-2.2(D)3.

5. The proposed use will not be hazardous or disturbing to existing or future neighboring uses as required by Twin Falls City Code 10-13-2.2(D)4.

6. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community as required by Twin Falls City Code 10-13-2.2(D)6.

7. The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors as required by Twin Falls City Code 10-13-2.2(D)7.

8. The proposed use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares as required by Twin Falls City Code 10-13-2.2(D)8.

9. The proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance as required by Twin Falls City Code 10-13-2.2(D)9.

10 The proposed use is a proper use in the SUI Zone, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

11. The application for a Special Use Permit to allow a Home Occupation on property located at 1110 Highview Lane should be granted, subject to all applicable requirements of the Zoning Ordinance, Adopted Standard Drawings and City code of the City of Twin Falls, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

Based on the foregoing Conclusions of Law, the Twin Falls City Planning and Zoning Commission hereby enters the following

DECISION

1. The application for a Special Use Permit to allow a Home Occupation on property located at 1110 Highview Lane is hereby granted, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.
2. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.
3. The Special Use Permit shall be issued, as presented.

CHAIRMAN- TWIN FALLS CITY PLANNING & ZONING COMMISSION

DATE

"EXHIBIT NO. A"

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

APPLICATION # **PZ19-0104**



**CITY OF TWIN FALLS
PLANNING AND ZONING DEPARTMENT**

203 Main Avenue East
P.O. Box 1907
Twin Falls, Idaho 83303-1907
Phone: 208-735-7267 Fax: 208-736-2641

SPECIAL USE PERMIT

Permit No. PZ19-0107

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on **September 24, 2019** to **W. Patrick Clysdale, Clysdale Enterprises** whose address is **1869 Addison Avenue East** to allow a drive through facility and extended retail hours and legally identified with the following Parcel ID: **PP000243020130A**

The Commission has attached the following conditions which must be fully implemented to avoid permit revocation (City Code Section 10-13-2.3):

- 1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.**

Chairman Planning & Zoning Commission

Date

This 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.

Please contact the Building Department at 735-7238 for further information.



BEFORE THE PLANNING & ZONING COMMISSION OF THE CITY OF TWIN FALLS

In Re:	)	
	)	
<u>Special Use Permit, Application,</u>	)	FINDINGS OF FACT,
	)	
<u>W. Patrick Clysdale, Clysdale Enterprises</u>	)	CONCLUSIONS OF LAW,
<u>Applicant(s)</u>	)	
	)	AND DECISION

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho on September 24, 2019 for public hearing pursuant to public notice as required by law for a Special Use Permit to allow a drive through facility and extended retail hours on property located at 1869 Addison Avenue East, and the Planning and Zoning Commission having heard testimony from interested parties being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has applied for a Special Use Permit to allow a drive through facility and extended retail hours on property located at 1869 Addison Avenue East.
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: September 5, 2019.
3. The property in question is zoned C-1 pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Neighborhood Commercial in the duly adopted Comprehensive Plan of the City of Twin Falls.
4. The existing neighboring land uses in the immediate area of this property are: to the north, Residential; to the south, Services; to the east, Parking & Eating Place; and to the west, Retail.
5. Relevant criteria and standards for consideration of this application are set forth in Sections 10-1-4, 10-1-5, 10-4-8, 10-7-12, 10-10-10, 10-11-1 through 8, and 10-13, Twin Falls City Code.

Based on the foregoing Findings of Fact, the Planning and Zoning Commission hereby makes the following:

CONCLUSIONS OF LAW

1. The application for a Special Use Permit to allow a drive through facility and extended retail hours on property located at 1869 Addison Avenue East is consistent with the purpose of the C-1 Zone, and is not detrimental to any of the outright permitted uses or existing special uses in the area.

2. The proposed use does constitute a special use as established by zoning requirements for the zone involved as required by Twin Falls City Code 10-13-2.2(D)1.

3. The proposed use will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations as required by Twin Falls City Code 10-13-2.2(D)2

4. The proposed use will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area as required by Twin Falls City Code 10-13-2.2(D)3.

5. The proposed use will not be hazardous or disturbing to existing or future neighboring uses as required by Twin Falls City Code 10-13-2.2(D)4.

6. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community as required by Twin Falls City Code 10-13-2.2(D)6.

7. The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors as required by Twin Falls City Code 10-13-2.2(D)7.

8. The proposed use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares as required by Twin Falls City Code 10-13-2.2(D)8.

9. The proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance as required by Twin Falls City Code 10-13-2.2(D)9.

10 The proposed use is a proper use in the SUI Zone, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

11. The application for a Special Use Permit to allow a drive through facility and extended retail hours on property located at 1869 Addison Avenue East should be granted, subject to all applicable requirements of the Zoning Ordinance, Adopted Standard Drawings and City code of the City of Twin Falls, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

Based on the foregoing Conclusions of Law, the Twin Falls City Planning and Zoning Commission hereby enters the following

DECISION

1. The application for a Special Use Permit to allow a drive through facility and extended retail hours on property located at 1869 Addison Avenue East is hereby granted, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.
2. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.
3. The Special Use Permit shall be issued, as presented.

CHAIRMAN- TWIN FALLS CITY PLANNING & ZONING COMMISSION

DATE

"EXHIBIT NO. A"

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

APPLICATION # **PZ19-0107**



Date: Tuesday, October 8, 2019
To: Planning and Zoning Commission
From:

ACTION ITEM

Request:

Request for a Special Use Permit to allow a detached accessory building over 1,500 square feet on property located at 1615 Temple View Way c/o C-N-R Construction, LLC on behalf Phillip & Melinda Belnap (PZ19-0109)

Time Estimate:

10 - 15 minutes between staff and the applicant.

Background:

n/a

Approval Process:

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

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Budget Impact:

N/A

Regulatory Impact:

None

History:

Per City and County records, the primary residence on the subject property was first built in 2017.

Analysis:

This is a request to construct a detached accessory building larger than 1500 sq. ft. (approx. 1700 sq. ft.) on property located at 1615 Temple View Way. The subject property is located within the SUI (Suburban Urban Interface) Zoning District and Shoshone Heights Planned Unit Development (#256).

The applicant states the accessory building will be used for personal storage. The site plan and elevations submitted indicate that the accessory building will have two (2) garage bays and siding, faux stone, and stucco to match the primary residence.

Conclusion:

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

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to personal use only - no commercial activity.

Attachments:

1. PZ19-0109 Staff Report
2. 1 - Vicinity Map
3. 2 - Narrative
4. 3 - Site Plan
5. 4 - Elevations
6. 5 - Architectural Control Committee Approval
7. 6 - Photos



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Brock Cherry, City Planner

Request: A **Special Use Permit** to construct a detached accessory building larger than 1500 sq. ft. on property located at 1615 Temple View Way.

Application: PZ19-0109

Applicant:

Philip & Melinda Belnap c/o

C-N-R Construction, LLC

3894 N 3482 E

Twin Falls, ID 83301

208-358-1760

Public Hearing: October 8th 2019

Analysis

This is a request to construct a detached accessory building larger than 1500 sq. ft. (approx. 1700 sq. ft.) on property located at 1615 Temple View Way. The subject property is located within the SUI (Suburban Urban Interface) Zoning District and Shoshone Heights Planned Unit Development (#256).

The applicant states the accessory building will be used for personal storage. The site plan and elevations submitted indicate that the accessory building will have two (2) garage bays and siding, faux stone, and stucco to match the primary residence.

Approval Process

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application. The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the

signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

History

Per City and County records, the primary residence on the subject property was first built in 2017.

Applicable Regulations or Codes

Per City Code 10-4-4.2(B), a SUP is required for any detached accessory buildings exceeding 1,500 sq. ft. within the SUI Zone.

Per Shoshone Heights PUD, a SUP is required for any detached accessory buildings exceeding 1,500 sq. ft.

Per Shoshone Heights PUD, building type, appearance and quality of construction, including but not limited to building size and footprint, roofing, exterior siding and finish materials, interiors and finish grade elevations may vary but shall be approved and controlled by the architectural control committee for the subdivision.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Rural Residential". Staff recognizes that detached accessory buildings such as

storage shops are often ancillary to residential uses. Therefore, staff has determined this request is in compliance with the 2016 comprehensive plan.

Potential Impacts

The applicant and staff do not anticipate an increase of detrimental impacts from this request on the surrounding properties.

Conclusion

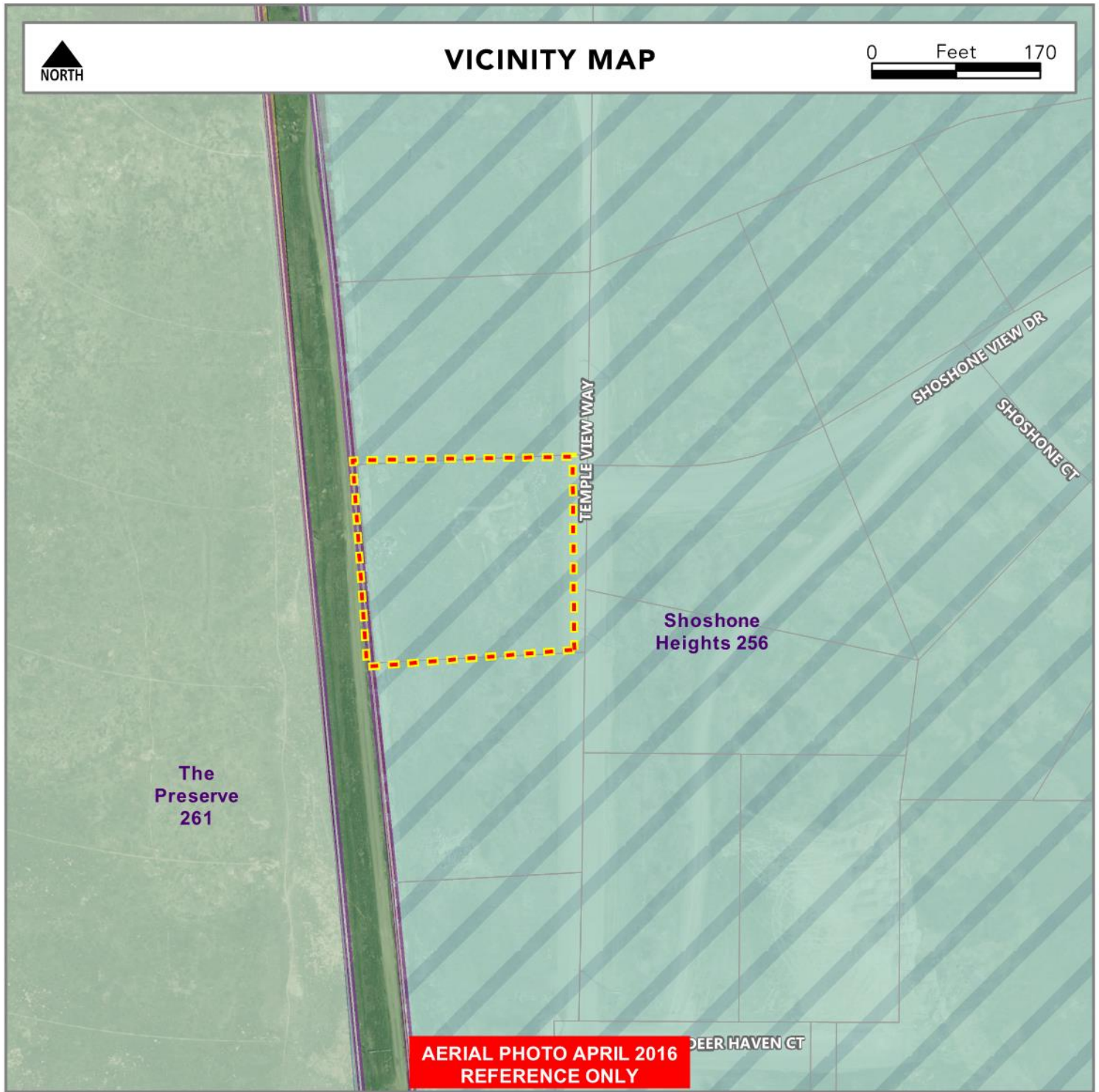
If the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to personal use only – no commercial activity.

Attachments

1. Vicinity Map
2. Narrative
3. Site Plan
4. Elevations
5. Architectural Control Committee Approval
6. Photos

Public Hearing: October 8th 2019



- PUD
- SUI
- R-2
- AOI

Current Zoning: SUI PUD Existing Land Use: Residential
 Comprehensive Plan: Rural
 Residential

Surrounding Zoning Designations & Land Use(s)	
North: SUI PUD, Residential	East: SUI PUD, Residential
South: SUI PUD, Vacant	West: R-2 PUD, Residential
Applicable Regulations	

10-4-4.2(B)

8/20/19

To whom it may concern

C-N R Construction is building a detached accessory building @ 1615 Temple View Way - Twin Falls

The building will have matching metal siding with color matching shingles. The front will also incorporate faux stone & ferro concrete mesh the house.

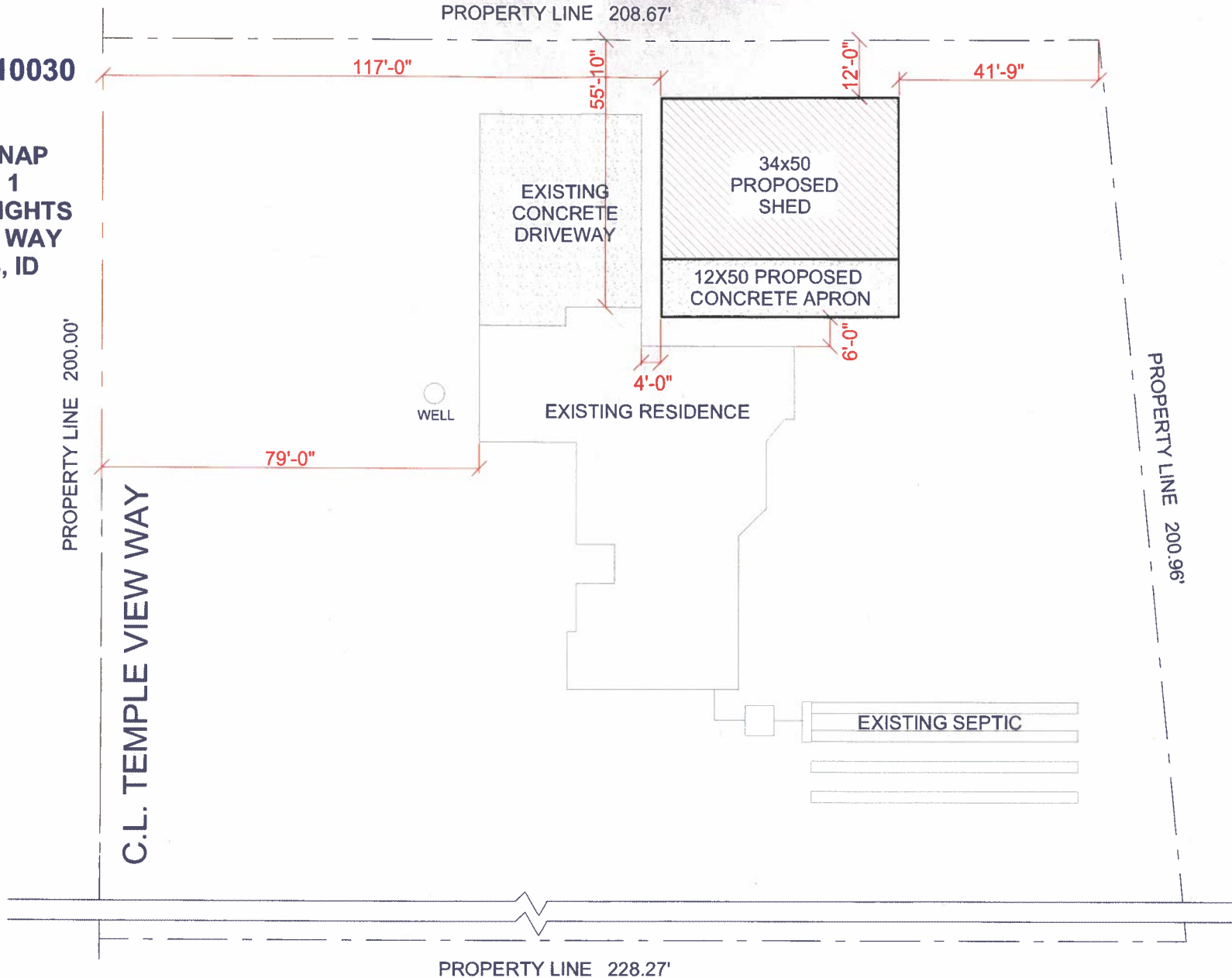
The building plan has been submitted and approved by the NOK.

Kevin Berg
CNR Construction

RPO79310010030

PHILLIP BELNAP
LOT 3 BLK 1
SHOSHONE HEIGHTS
TEMPLE VIEW WAY
TWIN FALLS, ID

SITE PLAN
SCALE:1:20



Young Drafting



DRAWN BY:

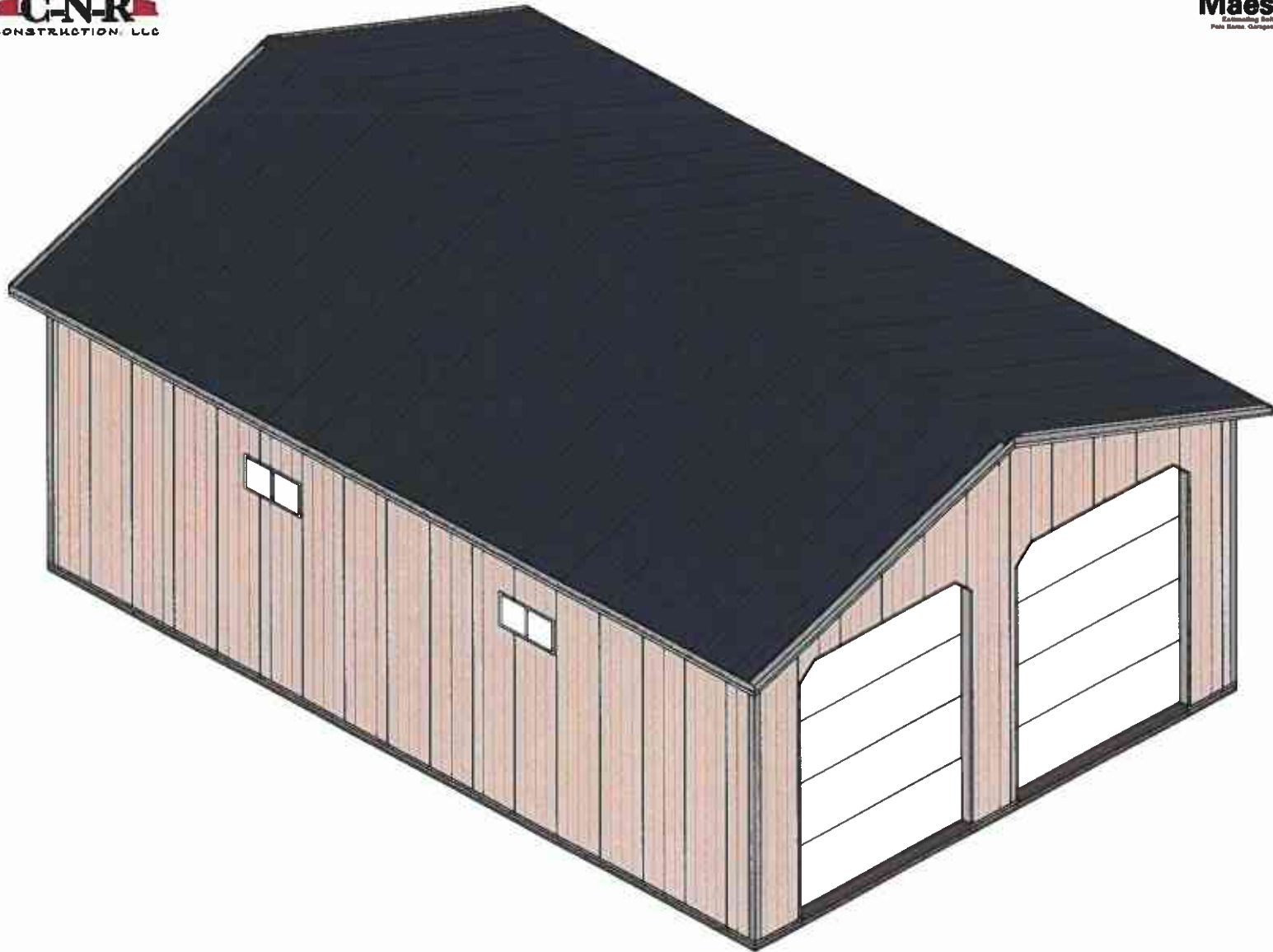
PHILLIP BELNAP
LOT 3 BLK 1
SHOSHONE HEIGHTS
TEMPLE VIEW WAY, TWIN FALLS ID

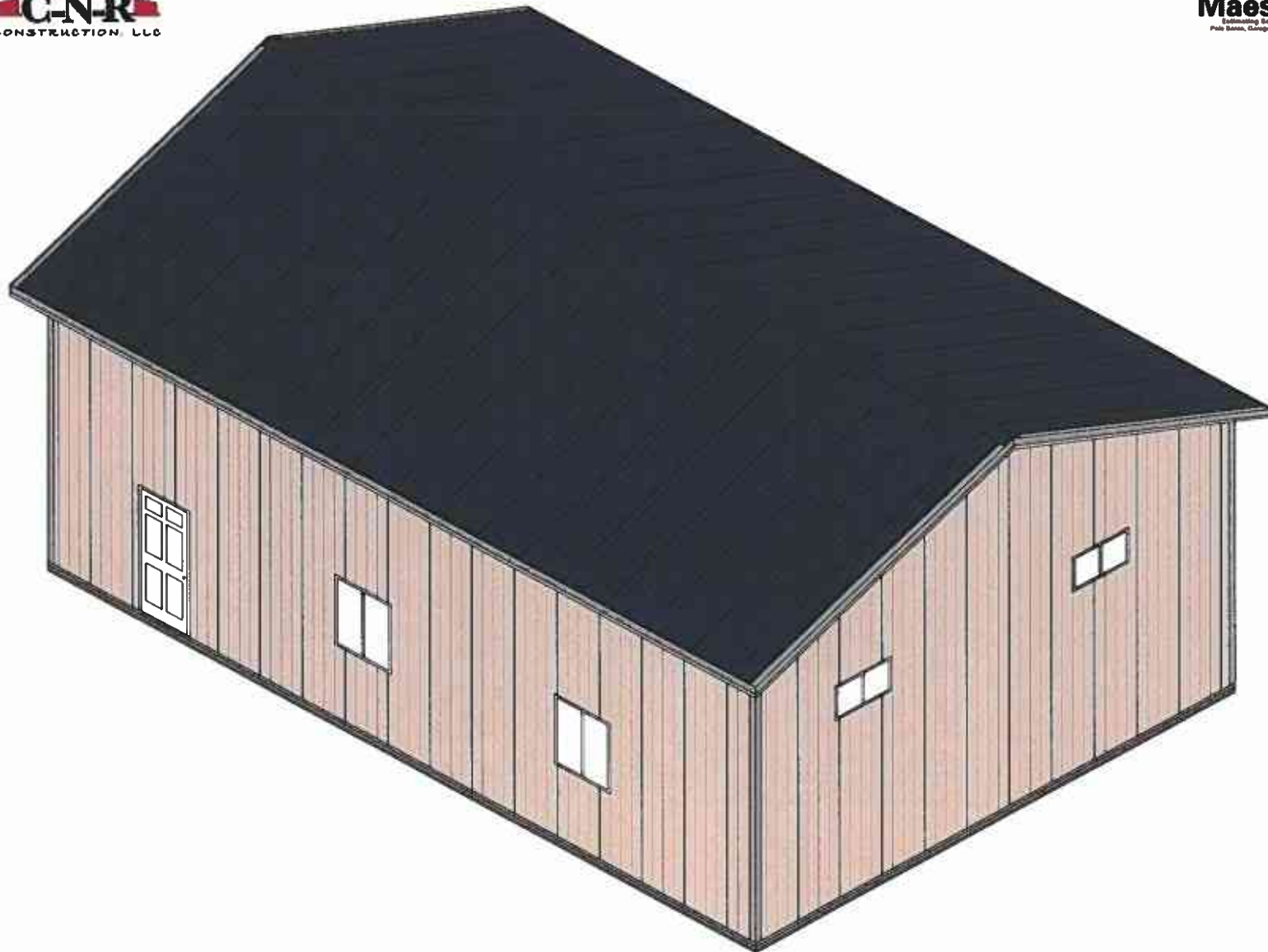
NEVIN O'BERG
3894 N 3482 E
KIMBERLY ID
208-358-1760



DATE

08/17/19





Reply Reply All Forward
Thu 8/22/2019 8:05 AM



Nevin Oberg <nevin@cnrconstruction.com>
FW: Hoa approval

To Kelli Ebersole
Cc Brock Cherry

Here is the approval from the HOA for Phil Belnap

Thanks

Nevin O'Berg
C-N-R Construction
3894 N 3482 E
Kimberly, ID 83341
208-358-3005

From: Phil Belnap <pbelnap@gosculptor.com>
Sent: Wednesday, August 21, 2019 3:02 PM
To: Nevin O'Berg <nevin@cnrconstruction.com>
Subject: Fwd: Hoa approval

Written approval from HOA

Begin forwarded message:

From: Gina Black <ginablack08@icloud.com>
Date: August 21, 2019 at 1:47:02 PM PDT
To: Phil Belnap <pbelnap@gosculptor.com>
Subject: Hoa approval

Phil,
Thank you for submitting the plans for your shop/outbuilding. Shoshone heights HOA has approved your plans.
Sincerely,
Gina Black.
Shoshone Heights HOA president

Sent from my iPhone



Front Facade of Primary Residence



Side/Rear Yard of Subject Property



Date: Tuesday, October 8, 2019
To: Planning and Zoning Commission
From:

ACTION ITEM

Request:

Request for a Vacation of 3359 sf of Public Utility Easement on property located at 265, 287, & 292 River Vista Place c/o EHM Engineers, Inc. on behalf of Federation Pointe, LLC. (PZ19-0119)

Time Estimate:

10-15 minutes between staff and the applicant.

Background:

N/A

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 & Zoning 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.

Budget Impact:

Regulatory Impact:

All entitlements afforded the users of the easement will no longer apply within the area of the request.

History:

The easement is part of the Pinnacle Subdivision, platted in 1996.

Analysis:

This is a request to vacate 3359 sf of Public Utility Easement on property located at 265, 287, & 292 River Vista Place. The applicant has supplied all the required letter form utilities companies and all have granted permission to vacate and or have approved it.

One utility provider has requested a new easement is provided to either replace existing utilities and or provide a new easement over utilities already located in the ground. The new easement will be recorded through a separate instrument and not replaced on the plat.

Conclusion:

Should the Commission recommend approval to the City Council as presented, staff recommends approval be

subject to the following conditions:

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

Attachments:

1. PZ19-0119 Staff Report VAC
2. 1 - Vicinity
3. 2 - Narrative
4. 3 - Vacation Exhibit
5. 4 - Pinnacle Subdivision
6. 5 - Photos



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Steve O'Connor, City Planner
 Request: To **Vacate** platted easements and dedicated right of way within lots, 5, 6, 7, 9, and 10, Block 14 in the Canyon Trails Subdivision No. 5 located at 1725 Park View Drive.

Application: PZ19-0042

Applicant & Representative:

Canyon Properties LLC,
 c/o EHM Engineers, INC
 621 North College Rd.
 Twin Falls, ID 83301
 208.734.4888

Public Hearing: October 8th, 2019

Analysis

This is a request to vacate 3359 sf of Public Utility Easement on property located at 265, 287, & 292 River Vista Place. The applicant has supplied all the required letter form utilities companies and all have granted permission to vacate and or have approved it.

One utility provider has requested a new easement is provided to either replace existing utilities and or provide a new easement over utilities already located in the ground. The new easement will be recorded through a separate instrument and not replaced on the plat.

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 & Zoning 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.

Comprehensive Plan Compliance

This request does not contradict any elements or chapters of the 2016 Comprehensive Plan.

Conclusion

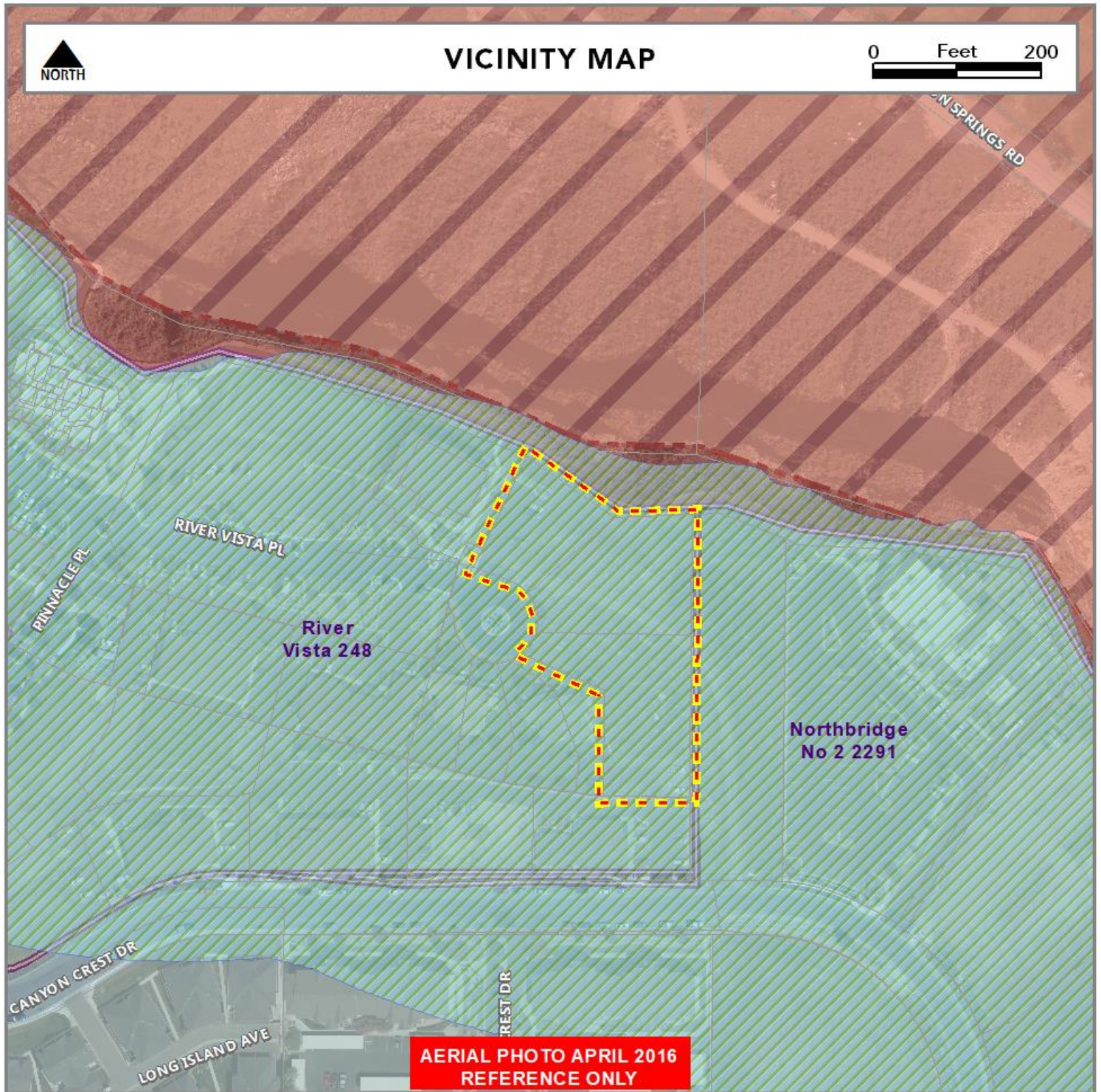
Should the Commission recommend approval to the City Council as presented, staff recommends approval be subject to the following conditions:

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

Attachments

1. Vicinity Map
2. Narrative
3. Vacation Exhibit
4. Pinnacle Subdivision Plat
5. Photos

Public Hearing: October 8th, 2019



	CRO		OS
	PUD		AOI
	C-1		

Current Zoning: C-1 PUD CRO
Comprehensive Plan: Mixed Use

Existing Land Use: Vacant
Proposed Land Use: N/A

Surrounding Zoning Designations & Land Use(s)

North: OS Aol; Vacant
South: C-1 PUD CRO; Residential

East: C-1 PUD CRO; Vacant
West: C-1 PUD CRO; Office

Applicable Regulations

10-1-4, 10-1-5, 10-16-1



RECEIVED

AUG 27 2019

CITY OF TWIN FALLS
PLANNING & ZONING

August 27, 2019

City of Twin Falls
P.O. Box 1907
Twin Falls, Idaho 83303

Attn.: Jonathan Spendlove
Planning and Zoning Director

Re.: *Federation Pointe, LLC*
Vacation Application

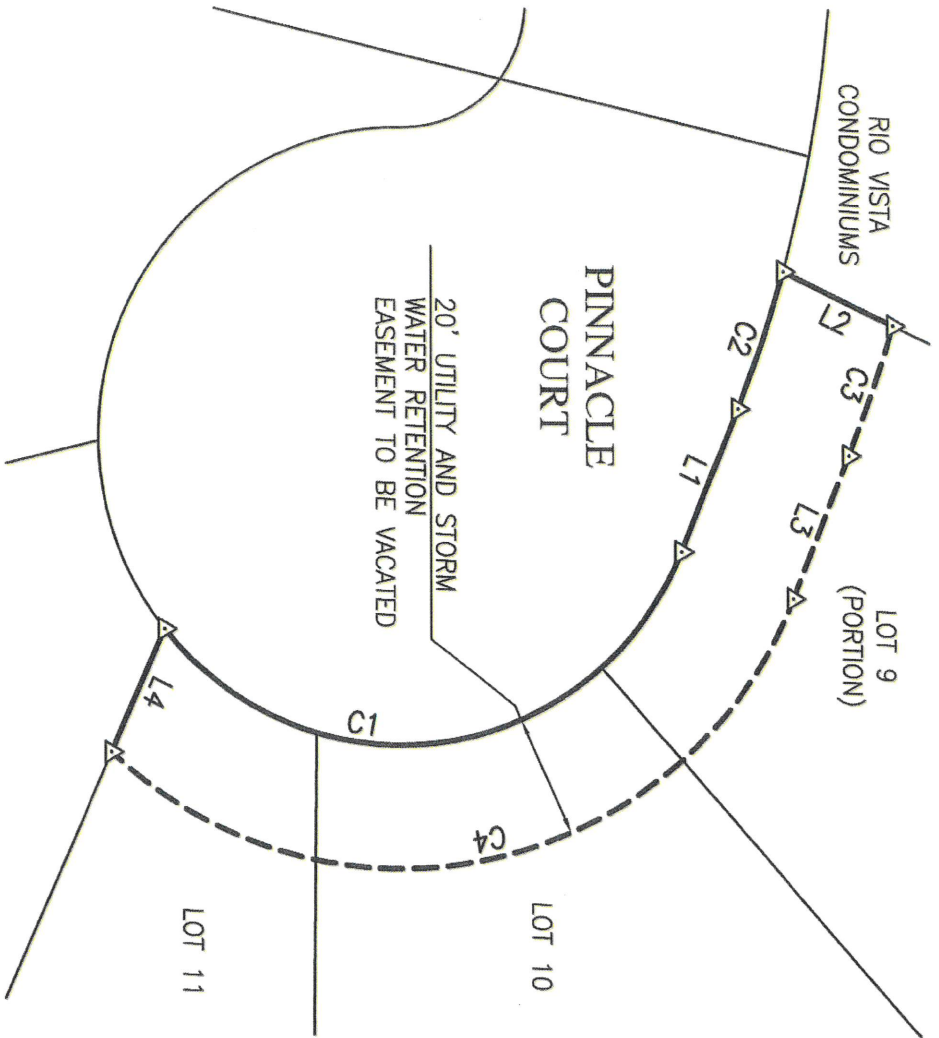
Jonathan,

Please find attached the Application package for vacation of easement contained in the lots identified in The Pinnacle Subdivision. This application is to facilitate the relocation of easements necessary to construct the proposed Bella Vista Offices facility on a portion of lots 9 and 10 and facilitate reconfiguration of the remaining land holdings with a future replat of the area.

All utility companies have been contacted for their authorization and their correspondence is either included in this transmittal or will be forwarded as soon as received. Please feel free to call me if you have any questions.

Sincerely,

Tim Vawser
EHM Engineers, Inc.

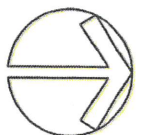


Curve Table

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	119°28'07"	50.00'	104.26'	86.37'	85.68'	N8°24'07"W
C2	5°59'51"	225.00'	23.55'	23.54'	11.79'	N71°08'06"W
C3	5°12'56"	245.00'	22.30'	22.29'	11.16'	S70°44'38"E
C4	111°11'14"	70.00'	135.84'	115.51'	102.21'	S12°32'34"E

Line Table

LINE #	BEARING	DISTANCE
L1	N68°08'11"W	25.00'
L2	N25°22'10"E	20.26'
L3	S68°08'11"E	25.00'
L4	N66°17'13"W	21.75'



Located In
A Portion of
Lots 9, 10 & 11, Block 1
The Pinnacle Subdivision
In
N² SW⁴, Section 33
Township 9 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2019



SCALE IN FEET

EXHIBIT EASEMENT VACATION TWIN FALLS, IDAHO



"THE PINNACLE SUBDIVISION"

A Planned Unit Development

located in
N² SW⁴, Section 33
T. 9 S., R. 17 E., B.M.
Twin Falls County, Idaho
1996

LEGEND:

- SUBDIVISION BOUNDARY
- LOT LINE
- LANDSCAPE, UTILITY & IRRIGATION EASEMENT
- LANDSCAPE, UTILITY, IRR. & PUBLIC ACCESS EASEMENT
- CANYON RIM
- INITIAL POINT - SET BRASS CAP
- SET 5/8" x 30" REBAR & CAP
- SET 1/2" x 24" REBAR & CAP

NOTES:

PINNACLE COURT AND PINNACLE PLACE SHALL BE PRIVATE ROADS OWNED AND MAINTAINED BY THE PINNACLE HOMEOWNER'S ASSOC. TRACTS 'A' AND 'B' SHALL BE USED FOR UTILITY EASEMENTS, COMMON AREA PUBLIC ACCESS EASEMENTS, STORM WATER RETENTION AREAS AND ROADWAY AS REQUIRED.

THIS PROPERTY IS SUBJECT TO APPROVED GEOLOGICAL REPORTS FOR THE NORTHBRIDGE 2 P.U.D. AGREEMENT.

LANDSCAPING ALONG WASHINGTON ST. NO. SHALL CONFORM TO THE NORTHBRIDGE 2 P.U.D. AGREEMENT.

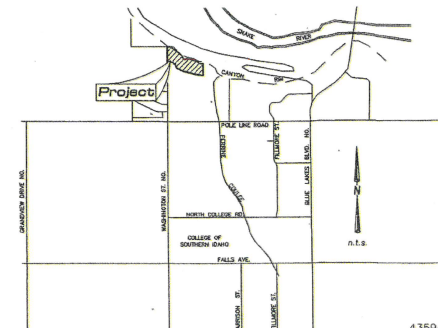
OPEN SPACE LANDS AND THEIR DEVELOPMENT SHALL BE DICTATED BY THE NORTHBRIDGE 2 P.U.D. AGREEMENT.

THE EASEMENTS SHOWN BETWEEN LOTS 1 & 21, 4 & 5, AND 10 & 11 SHALL INCLUDE PUBLIC ACCESS TO COMMON AREAS.

A 20' WIDE UTILITY AND STORM WATER RETENTION EASEMENT SHALL EXIST ALONG ALL FRONT LOT LINES ADJOINING STREETS UNLESS SHOWN OTHERWISE.

THE LOTS ON THIS PLAT ARE SUBJECT TO INDIVIDUAL STORM WATER RETENTION REQUIREMENTS AS APPROVED BY THE CITY ENGINEER. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THE STORM WATER RETENTION AREAS AS REQUIRED AND SHOWN ON THE DEVELOPMENT PLANS ON FILE WITH THE CITY OF TWIN FALLS ENGINEERING DEPARTMENT.

Vicinity Sketch



HEALTH CERTIFICATE

Sanitary restrictions are required by Idaho Code Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be reimposed, in accordance with Idaho Code Title 50, Chapter 13, Section 50-1326, by the issuance of a certificate of noncompliance.

For: *[Signature]* Solid Central District Health Dept., EHS

The lots on this plat are eligible to receive water service from the City of Twin Falls Municipal Water System (I.C. 50-1334)

CURVE DATA										
CRV.	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG	CRV.	DELTA	RADIUS	ARC
1	90°55'	100.00	15.86	15.86	7.96	S 68°23'17"E	25	118°39'26"	50.00	103.55
2	20°00'00"	100.00	34.63	34.63	17.64	N 67°26'44"E	26	118°39'26"	50.00	103.55
3	6°49'09"	400.00	61.57	61.51	30.85	S 57°20'09"E	27	60°07'57"	50.00	59.48
4	14°45'35"	400.00	103.04	102.76	51.81	S 65°07'31"E	28	48°59'41"	20.00	17.45
5	18°37'45"	400.00	130.12	130.09	65.93	S 67°46'11"E	29	7°05'28"	125.00	12.86
6	16°59'52"	200.00	59.33	59.12	29.89	N 76°38'07"W	30	20°00'40"	75.00	26.19
7	15°56'38"	75.00	5.93	5.93	5.97	N 84°04'09"E	31	7°47'11"	425.00	13.62
8	30°39'42"	20.00	10.70	10.57	5.46	N 87°51'47"W	32	85°17'48"	20.00	30.12
9	53°11'36"	20.00	18.57	17.91	10.01	N 25°58'18"W	33	82°05'15"	20.00	28.65
10	91°33'51"	50.00	79.90	71.87	51.36	S 48°01'16"E	34	7°10'37"	68.00	6.00
11	37°48'02"	50.00	32.96	32.36	17.10	N 70°12'58"E	35	5°47'45"	235.00	33.89
12	26°30'18"	50.00	30.12	30.09	15.09	S 67°46'11"E	36	17°10'37"	20.00	13.62
13	57°50'14"	20.00	20.48	20.48	27.73	N 12°58'38"W	37	10°32'07"	20.00	13.62
14	26°41'15"	50.00	32.19	22.99	11.81	N 54°51'03"W	38	16°41'36"	20.00	29.15
15	12°42'01"	50.00	17.45	17.45	28.76	N 72°42'01"E	39	17°10'37"	20.00	13.62
16	22°59'52"	225.00	9.95	9.95	4.77	N 83°57'07"W	40	32°42'00"	225.00	144.15
17	15°56'38"	75.00	5.93	5.93	5.97	N 84°04'09"E	41	17°10'37"	20.00	13.62
18	25°57'42"	125.00	16.70	16.70	8.35	N 82°14'47"E	42	17°10'37"	20.00	13.62
19	11°17'57"	225.00	7.93	7.93	37.09	S 70°51'25"E	43	30°00'00"	30.00	47.12
20	12°10'57"	20.00	36.00	36.00	40.36	N 74°42'01"E	44	24°42'01"	20.00	27.73
21	20°00'40"	75.00	43.66	43.44	22.05	N 82°53'24"W	45	18°41'36"	75.00	21.86
22	4°05'25"	25.00	11.31	11.30	5.97	S 68°23'17"E	46	18°41'36"	75.00	21.86
23	4°05'25"	25.00	11.31	11.30	5.97	S 68°23'17"E	47	18°41'36"	75.00	21.86
24	4°05'25"	25.00	11.31	11.30	5.97	S 68°23'17"E	48	18°41'36"	75.00	21.86



SE Corner Looking N



W edge Looking E