



Twin Falls Planning & Zoning Commission Agenda

Tuesday, November 19, 2019, 6:00 PM

203 Main Ave E
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: October 30, 2019
- 3) Items of Consideration
 - a) **ACTION ITEM:** Request for consideration of the Preliminary Plat for Rose Russell Subdivision approximately 6.89 (+/-) acres to develop one (1) lot located at 2469 Addison Avenue East. (PZ19-0129)
By: Lisa Strickland, City Planner
 - b) **PRESENTATION:** Preliminary Presentation for an Amendment to the ZDA for Elizabeth Estates c/o Gerald Martens. (PZ19-0131)
By: Steve O'Connor, City Planner
- 4) Public Hearings
 - a) **ACTION ITEM:** Request for a Zoning District Change and Zoning Map Amendment from C-1 PUD to C-1 ZDA for the Westpark Subdivision No. 11, located on 4.41 acres on Canyon Crest Drive c/o EHM Engineers, Inc. on behalf of Bach Homes. (PZ19-0120)
By: Steve O'Connor, City Planner
 - b) **ACTION ITEM:** Request for a Special Use Permit to allow the expansion of an existing Work Release Center on property located at 594 & 616 Washington Street South. (PZ19-0125) -
Withdrawn by Applicant
 - c) **ACTION ITEM:** Request for a Special Use Permit to allow a drive through facility on property located at 213 Cheney Drive West c/o Gerald Martens on behalf of LIAO, LLC. (PZ19-0128)
By: Brock Cherry, City Planner
 - d) **ACTION ITEM:** Request for a Special Use Permit to allow a Detention Center on property located at 650 Addison Avenue West c/o Robert Beer on behalf of Twin Falls County. (PZ19-0132)
By: Brock Cherry, City Planner

5) Upcoming Meeting(s)

- a) Worksession: Wednesday, December 4, 2019
Tuesday, December 10, 2019
- b) **INFORMATIONAL:** 2020 PZ Meeting Calendar

6) 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

Wednesday, October 30, 2019, 12:00 PM

203 Main Avenue East
Twin Falls, ID 83301
Council Chambers
SPECIAL MEETING

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 12:00 PM.

A quorum was present.

Members Present: Titus, Kelley, Hawkins, Musser, Bolton, Perez, Higley, Detweiler

Staff Present: Spendlove, O'Connor, Cherry, Strickland, Eberso

2) Consent Calendar

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

Commissioner Musser seconded the motion.

Motion Approved 6-0-2

- a) Approval of Minutes from the following meeting: October 22, 2019

3) General Training

- a) Title 10 Code Rewrite

City Planner Cherry reviewed the timeline for the Title 10 Code Rewrite. He stated that the draft of the Code Rewrite is available to the public at tfid.org.

Each worksession going forward will cover a different section of the Rewrite.

10-3: Historic Districts & Regulations

With the code rewrite, Historic Districts & Regulations will have its own chapter. Staff is working on streamlining processes, including administrative level reviews using very special criteria on some Certificate of Appropriateness applications to help accelerate the process for customers. Administrative decisions could be appealed to the Historic Preservation Commission if applicant did not agree with staff's decision.

Comments:

- Commissioner Higley asked about a Historic Residential District.
- City Planner Cherry stated at this time, the residential district is not one of the historic districts that the commission oversees. He stated the commission is researching it as a possibility right now.

- Commissioner Perez asked what is the oversight of Planning and Zoning Commission over Historic Preservation Committee and how is the public able to contribute and have input.
- PZ Director Spendlove stated there will always be types of applications that will require a public meeting. All appeals are always a public meeting.

10-6: Landscaping

PZ Director Spendlove reviewed the chapter on landscaping. He stated staff has met with many local landscape professionals for their input on this chapter. The goal is to take a step forward from where the code is now.

Plan submittal requirements are very specific. Commercial projects requiring 4,000+ square feet of landscaping would need to be prepared by a current Idaho Licensed Design Professional.

Comments:

- Commissioner Perez asked for an example of different size projects.
- PZ Director Spendlove reviewed the landscape standards. He stated there are more specific standards, to include ground cover.

10-5: Parking Requirements

PZ Director Spendlove presented an overview of the parking requirement chapter. Further discussion of this chapter at the December worksession.

Comments:

- Commissioner Higley stated he would like to see section 10-5-2 (C) be reworded to state "no required parking space shall be used for the storage of any vehicle **greater than one (1) ton**."

4) Upcoming Meeting(s)

- a) Tuesday, November 19, 2019
December 7 Worksession - Chapter 10-5 and 10-7 review.

5) Adjournment

The meeting adjourned at 1:36 pm.



Date: Tuesday, November 19, 2019
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for consideration of the Preliminary Plat for Rose Russell Subdivision approximately 6.89 (+/-) acres to develop one (1) lot located at 2469 Addison Avenue East. (PZ19-0129)

Time Estimate:

10 to 15 minutes between applicant and staff.

Background:

The Rose Russell Subdivision is a parcel that has been used for agricultural purposes and is currently undeveloped and has not been previously Platted.

Approval Process:

As per Twin Falls City Code 10-12-2.3: The Commission may approve, conditionally approve, deny or table for additional information when acting on the preliminary plat. If tabled, approval or denial shall occur at the regular meeting following the meeting at which the plat is first considered by the Commission. The action and the reasons for such action shall be stated in writing by the Administrator and forwarded to the applicant. The administrator shall also forward a statement of the action taken and the reasons for such action together with a copy of the approved preliminary plat to the Council for its information and record.

Budget Impact:

N/A

Regulatory Impact:

Approval of the Preliminary Plat will set many parameters for which the Final Plat must substantially conform to. Including total number of lots, street layout, sidewalk connections, and other similar items.

History:

N/A

Analysis:

This is a request for approval of the Preliminary Plat for Rose Russell Subdivision approximately 6.89 (+/-) acres to develop one (1) lot located at 2469 Addison Avenue East.

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

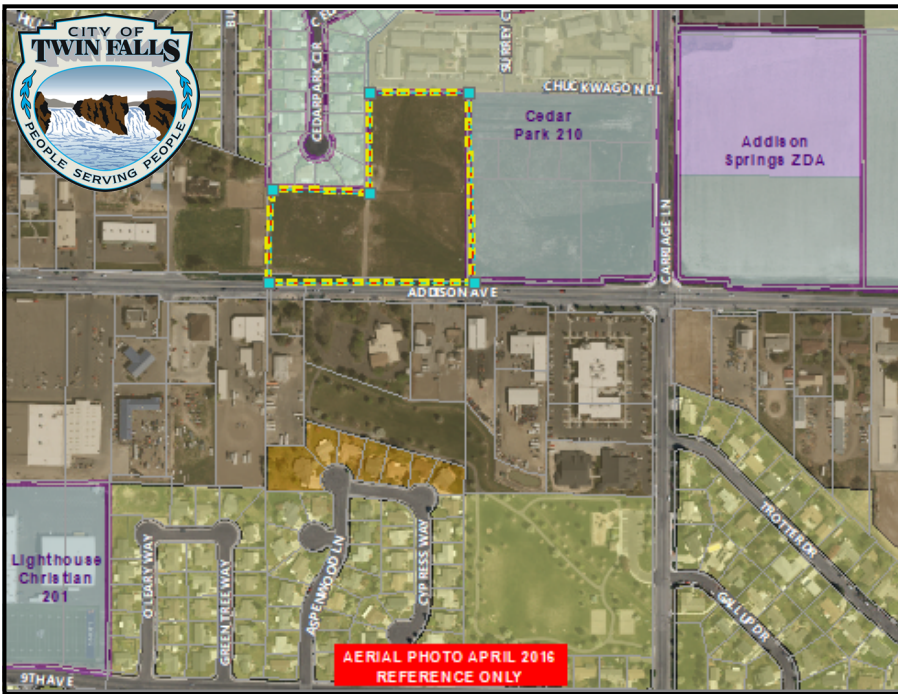
Conclusion:

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

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

Attachments:

1. 01-PZ19-0129 Rose Russell Subd Preliminary Plat Staff Report
2. 02-PZ19-0129 Rose Russell Subd Vicinity Map
3. 03-PZ19-0129 Rose Russel Subd Preliminary Plat
4. 04-PZ19-0129 Photos



Comprehensive Staff Report

To: Planning & Zoning Commission
Presenter: Lisa Strickland, City Planner
Request: for consideration of the Preliminary Plat for Rose Russell Subdivision approximately 6.89(+/-) acres to develop 1 lot located at 2469 Addison Avenue East
Application: PZ19-0129
Applicant:
 Joe Russell
 c/o Scott Allen, JUB Engineers
 115 Northstar Ave
 Twin Falls, ID 83301
sallen@jub.com
 208-733-2414

Public Meeting: November 19, 2019

Analysis

This is a request for consideration of the Preliminary Plat for Rose Russell Subdivision approximately 6.89(+/-) acres to develop 1 lot located at 2469 Addison Avenue East.

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

Approval of a preliminary plat does not constitute a commitment by the City to provide water or wastewater services. The plat indicates that each lot will be connected to the City of Twin Falls water and sewer systems. A guarantee of services comes when the City Engineer signs a will-serve letter after final and construction plans are reviewed.

A final plat that is in conformance with the approved preliminary plat and including any conditions the Commission may have required is then

presented to the City Council. Only after a final plat has been approved by the City Council and construction plans approved, may the plat be recorded and lots sold for development.

Approval Process

As per Twin Falls City Code 10-12-2.3:

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

History

The Rose Russell Subdivision is a parcel that has been used for agricultural purposes and is currently vacant.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as Neighborhood Commercial & Town Neighborhood. Therefore, staff has determined this request complies with the 2016 Comprehensive plan.

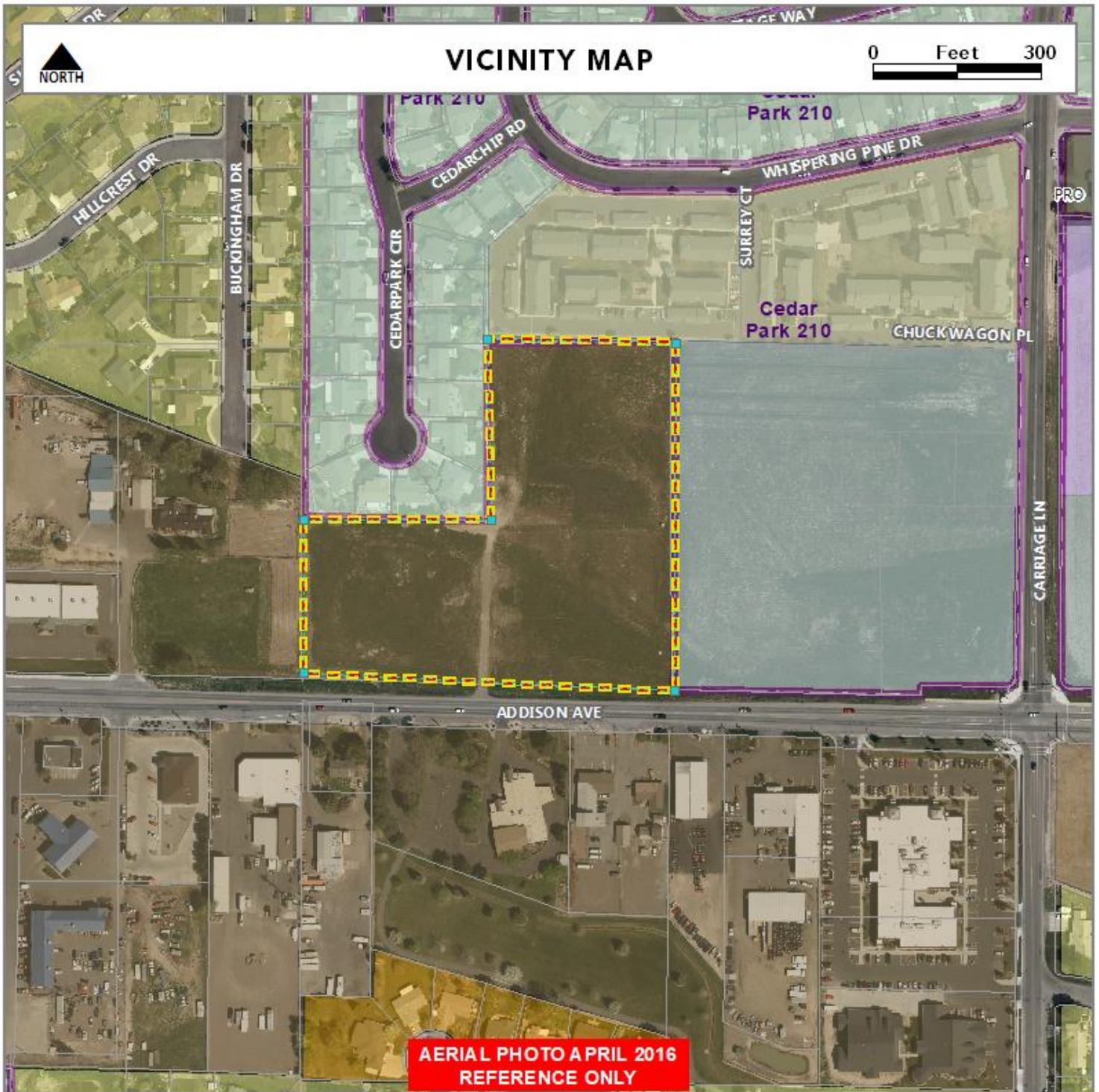
Conclusion

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

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

Attachments

1. Vicinity Map
2. Preliminary Plat
3. Photos



- | | |
|-----|-----|
| PRO | R-2 |
| PUD | R-4 |
| C-1 | R-6 |

Current Zoning: C-1
 Comprehensive Plan: Town Neighborhood
 Existing Land Use: Vacant
 Proposed Land Use: Commercial

Surrounding Zoning Designations & Land Use(s)
 North: R-2; Residential, Heyburn Ave. E
 East: C-1; Commercial
 South: C-1; Addison Avenue East
 West: R-6 & C-1 ZDA; Vacant

Applicable Regulations
 10-1-4, 10-1-5, 10-4-8, 10-7-12, 10-11-1 thru 9, 10-13



DEVELOPER/OWNER: JOE RUSSELL
1205 E. WARM SPRINGS AVE.
BOISE, IDAHO 83712
208-308-4121

ENGINEER: SCOTT ALLEN, P.M.
J-U-B ENGINEERS, INC.
115 NORTHSTAR AVENUE
TWIN FALLS, IDAHO 83301
208.733.2414

PARCEL NUMBER: RPT00107116605

SUBDIVISION AREA: 6.89 ACRES

EXISTING ZONE: C-1

PROPOSED ZONE: NO CHANGE

EXISTING USE: VACANT

PROPOSED USE: USES ALLOWED WITHIN C-1 ZONING

VARIANCE: NONE REQUESTED

BENCH MARK: CITY OF TWIN FALLS FIRE HYDRANT 3894-3137 ON SOUTH SIDE OF ADDISON AVE. E.
ELEVATION ADJUSTED TO NAVD88 (CITY DATUM + 3.648') = ELEV. 3769.24

SEWER: CITY OF TWIN FALLS

WATER: CITY OF TWIN FALLS

PRESSURE IRRIGATION: PRIVATE IRRIGATION SYSTEM

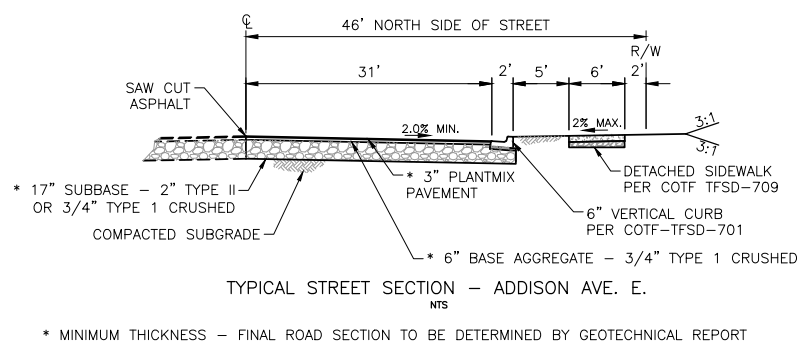
DRY UTILITIES: UNDERGROUND POWER, TELEPHONE, GAS AND CABLE TV.

EASEMENTS: AS SHOWN ON PLAT FACE. SEE NOTE 2 FOR ADDITIONAL EASEMENT INFORMATION.

PROPERTY OWNER NOTIFICATION DISTANCE: 750' FROM PROPERTY LINE

STREETS: ADDISON AVENUE EAST.

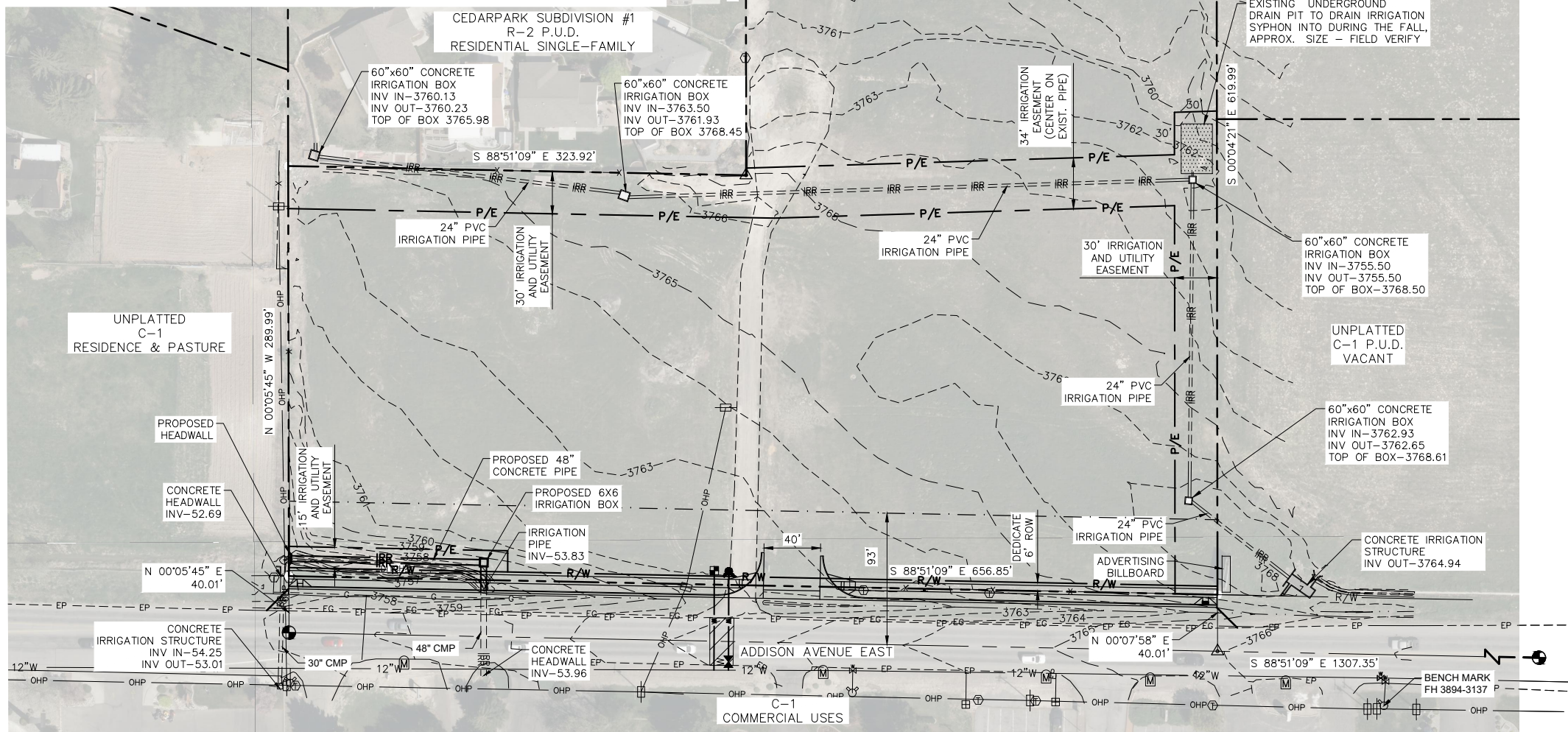
AREAS OUTSIDE OF TURN LANE:
EXISTING RIGHT-OF-WAY = 40' CL TO R-O-W
PROPOSED RIGHT-OF-WAY = 46' CL TO R-O-W
EXISTING ASPHALT WIDTH (NORTH SIDE) = 16'-18' CL TO EOP
PROPOSED ASPHALT WIDTH (NORTH SIDE) = 31' CL TO LIP OF GUTTER

[illegible]

SYMBOL LEGEND		LINE LEGEND	
	POWER POLE	----- EP ----- EP ----- EP -----	EDGE OF PAVEMENT
	U.G. TELEPHONE PEDESTAL	----- W ----- W ----- W -----	EDGE OF GRAVEL
	FIRE HYDRANT	-----	EDGE OF DIRT ROAD
	WATER VALVE	----- W ----- W ----- W -----	WATER
	WATER METER	----- G ----- G ----- G -----	GAS
	SANITARY SEWER MANHOLE EXISTING	----- OHP ----- OHP -----	OVERHEAD POWER
	SIGN	----- UT ----- UT -----	U.G. TELEPHONE
	MAILBOX	----- SS ----- SS ----- SS -----	SANITARY SEWER EXISTING
	PROPOSED SEWER MANHOLE	----- IRR ----- IRR -----	IRRIGATION LINE EXISTING
	PROPOSED 1" WATER METER	----- X ----- X ----- X -----	FENCE
	PROPOSED FIRE HYDRANT	-----	FLOW LINE
	PROPOSED GATE VALVE	----- 3753 -----	MINOR CONTOUR LINE
	PROPOSED ASPHALT CUT AND PATCH BACK	----- 3755 -----	MAJOR CONTOUR LINE
		-----	SECTION LINE
		=====	EXISTING PROPERTY BOUNDARY
		----- R/W -----	RIGHT-OF-WAY
		----- P/E -----	EXISTING PERMANENT EASEMENT
		----- P/E -----	PROPOSED PERMANENT EASEMENT
		-----	PROPOSED RIGHT-OF-WAY LINE
		-----	BUILDING SETBACK LINE
		----- 8"SS -----	PROPOSED 8" SANITARY SEWER
		----- W -----	PROPOSED WATER LINE

NOTES

1. UTILITY EASEMENTS SHALL BE RECORDED SEPARATELY FROM THE FINAL PLAT TO ALLOW FOR CORRECT UTILITY PLACEMENT DURING FINAL DESIGN. IRRIGATION AND DRAIN EASEMENTS SHALL BE INCLUDED ON THE FINAL PLAT.
2. TOPOGRAPHIC SURVEY WAS COMPLETED BY THE LAND GROUP. ELEVATIONS HAVE BEEN UPDATED TO NAVD88 DATUM.
3. STORM WATER RETENTION DESIGN SHALL BE INCLUDED WITH BUILDING PLAN SUBMITTAL PACKET. DESIGN CRITERIA IS 50 YEAR/24 HOUR STORM (1.9"). "C" IMPERVIOUS = 0.95, "C" LANDSCAPE = 0.20.
4. SEWER AND WATER MODELS HAVE BEEN COMPLETED USING STANDARD COMMERCIAL USAGE/DISCHARGE RATES. FUTURE MODEL RESULTS MAY VARY DUE TO ULTIMATE PROPERTY USE.
5. A PORTION OF THE SOUTHWEST CORNER OF THE PROPERTY IS LOCATED WITHIN A 100 YEAR FLOOD PLAIN PER FEMA. SEE ENCLOSED J-U-B FLOOD STUDY FOR FLOW / DRAINAGE CALCULATIONS, AND PIPE SIZING REQUIRED TO CONVEY CALCULATED FLOOD VOLUMES.
6. LANDSCAPING WIDTH ALONG ADDISON AVE. E. IS A MINIMUM OF 35' FROM BACK OF CURB. LANDSCAPING SHALL MEET THE MINIMUM REQUIREMENTS FOR GATEWAY ARTISIALS AS DEFINED IN CURRENT CITY CODE.



ROSE RUSSELL SUBDIVISION



Plot Date: 7/11/2019 10:59 AM Plotted By: Mark Jenkins
Date Created: 6/18/2019 \\TWINFILES\PUBLIC\PROJECTS\JULIB\60-19-045 RUSSELL - ADDISON COMMERCIAL SUBD\CAD\SHEET\60-19-045 PP1.DWG

J-U-B ENGINEERS, INC.

115 Northstar Ave.
Twin Falls, ID 83301

Phone: 208.733.2414
www.jub.com



J-U-B ENGINEERS, INC

FILE : 60-19-045_PP1
JUB PROJ. # : 60-19-045
DRAWN BY: MLJ
DESIGN BY: SLA
CHECKED BY: SLA

ONE INCH
AT FULL SIZE, IF NOT ONE
INCH, SCALE ACCORDINGLY

PRELIMINARY PLAT
ROSE RUSSELL SUBDIVISION

LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 11
TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN
CITY OF TWIN FALLS. COUNTY OF TWIN FALLS. STATE OF IDAHO

LAST UPDATED: 7/11/2019
SHEET NUMBER:

1



SW Corner Looking NE



NW Corner Looking SE



C Corner Looking NE & SE



NC Corner looking SE



NE Corner Looking SW



SE Corner looking NW



Date: Tuesday, November 19, 2019
To: Planning and Zoning Commission
From: Steve O'Connor, City Planner

PRESENTATION

Request:

Preliminary Presentation for an Amendment to the ZDA for Elizabeth Estates c/o Gerald Martens. (PZ19-0131)

Time Estimate:

10-15 minutes between Staff and the Applicant.

Background:

This is a preliminary presentation of a request for an Amendment to the Elizabeth Estates Zoning Development Agreement. This request also constitutes a Zoning District Change and Zoning Map Amendment for the newly acquired property.

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

A public hearing regarding this request will be heard at the regularly scheduled Planning and Zoning Commission public meeting Tuesday December 10th, 2019. Further staff analysis will be provided at that time.

Approval Process:

Per Twin Falls City Code 10-6-1.4(E) Approval of a ZDA Sub-District requires a preliminary presentation to the Planning and Zoning Commission for a review of the proposed changes. The Commission is allowed, and may grant the public the ability, to ask questions and give suggestions to applicant about the proposed project during the preliminary presentation. A public hearing shall be held before the Commission for a recommendation to the Council to amend the zoning district and the zoning map, amend with recommendations or deny the request.

Budget Impact:

N/A

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Staff makes no recommendation at this time.

Attachments:

1. PZ19-0131 Prelim ZDA Amendment Staff Report
2. 1 - Vicinity
3. 2 - Narrative
4. 3 - MDP
5. 4 - Photos
6. 5 - Current Elizabeth Eastates ZDA



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Steve O'Connor, City Planner

Request: Preliminary Presentation for an Amendment to the Elizabeth Estates ZDA c/o Gerald Martens.

Application: (PZ19-0131)

Applicant:

Elizabeth Properties, LLC

c/o Gerald Martens

621 North College Rd. Ste 100

Twin Falls, ID 83301

208.421.2061

Public Meeting: November 19th, 2019

Analysis

This is a preliminary presentation of a request for an Amendment to the Elizabeth Estates Zoning Development Agreement. This request also constitutes a Zoning District Change and Zoning Map Amendment for the newly acquired property.

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Applicable Regulations or Codes

Per City Code 10-6-1 A preliminary presentation of the request is required before a public hearing in front of the Planning & Zoning Commission.

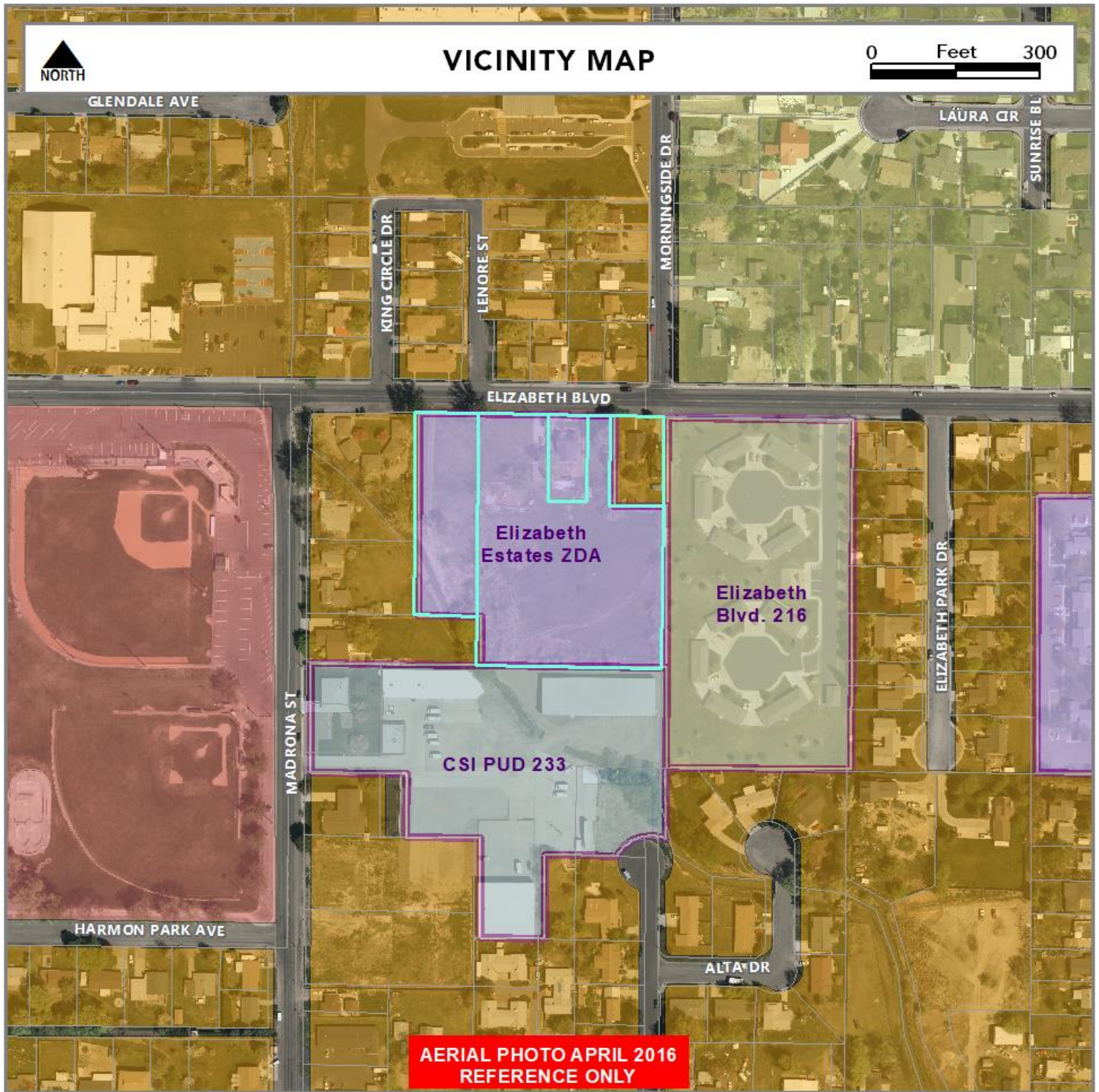
Conclusion

Staff makes no recommendation at this time.

Attachments

1. Vicinity Map
2. Narrative
3. Master Development Plan
4. Photos
5. Current ZDA

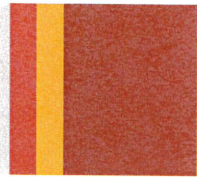
Public Meeting: November 19th, 2019



	PUD		R-2	Current Zoning: R-4 & R-4 ZDA	Existing Land Use: Residential
	C-1		R-4	Comprehensive Plan: Town Neighborhood	Proposed Land Use: Multi Family Residential - ZDA
	OS		R-6	Surrounding Zoning Designations & Land Use(s)	
				North: Elizabeth Blvd.; R-4; Residential	East: R-4 PUD; Elizabeth Blvd PUD (No. 216); Residential
				South: C-1 PUD; CSI PUD (No. 223)	West: R-4; Residential
				Applicable Regulations	
				10-1-4, 10-1-5, 10-4-6, 10-6-1, 10-11-1 thru 8, 10-14-1 thru 7	

Gerald Martens, P.E.

621 N. College Road, Ste 100, Twin Falls, ID 83301
208.420.2461 cell • 208.734.6049 fax • gmartens@ehminc.com



Date: September 25, 2019

To: City of Twin Falls
Jonathan Spendlove

From: Gerald Martens, P.E.

Via: Hand Deliver

Regarding: Elizabeth Apartments

Please find attached an application to amend the previously approved ZDA to allow construction of two additional 4-plex buildings. (One unit may be utilized as a management office.)

Attached is the revised site plan referencing the two buildings, additional parking and a minor revision to the Elizabeth Street access.

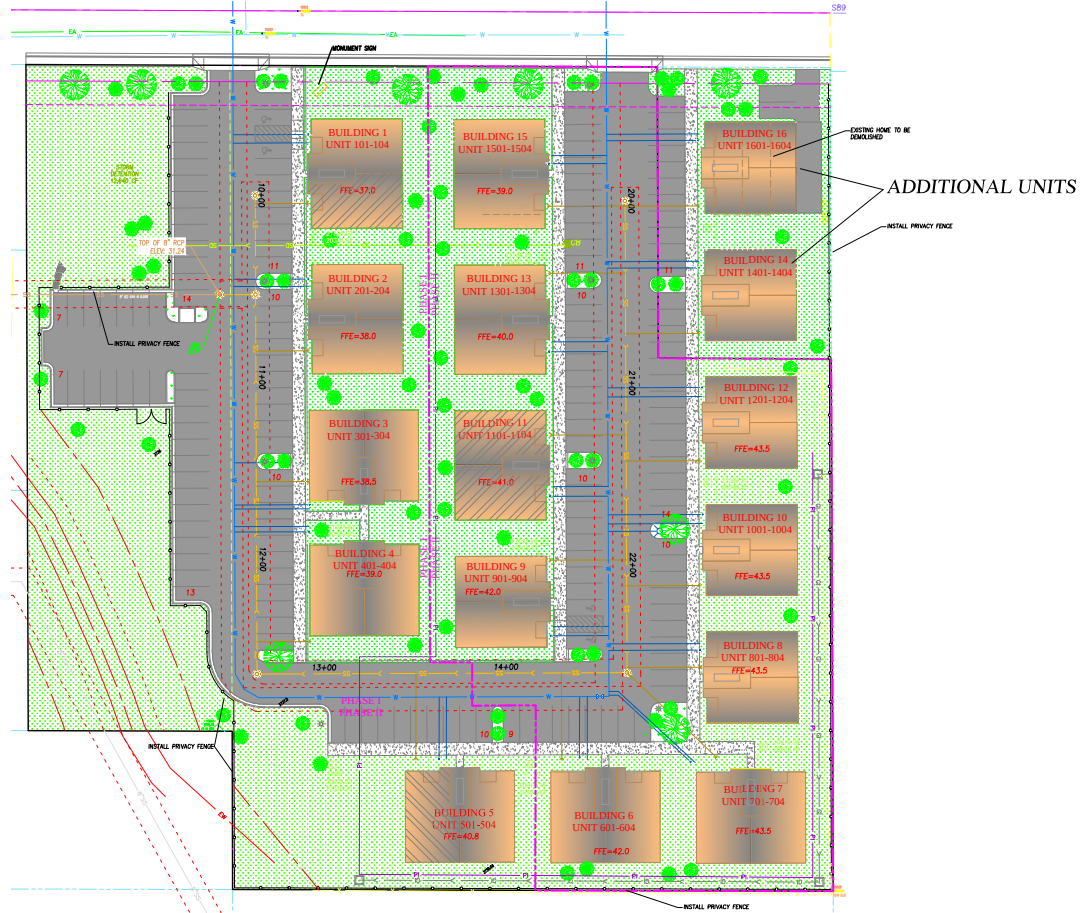
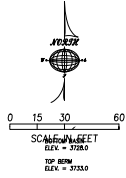
Please call me if there are any questions.

Reason for Request

Add 0.33 acres to the Elizabeth Estates ZDA as approved by the City of Twin Falls, ordinance No.2017-017.

The expansion results in the removal of old residence and logical expansion of the 4-plex residential project and will have no negative impact on neighboring properties.





MASTER DEVELOPMENT PLAN

- NOTES:
1. ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM TO CITY OF TWIN FALLS STANDARDS.
 2. ENTIRE DOM. WATER SYSTEM TO BE CONSTRUCTED AS PART OF PHASE 1.

NOTE: BUILDINGS 2 AND 11 WILL INCLUDE TWO ACCESSIBLE UNITS

TYPE "A" UNITS-ALL OTHER GROUND FLOOR UNITS SHALL BE TYPE "B"

PHASE 1:
20 UNITS @ 2.5/UNIT
50 SPACES REQ'D, 55 SPACES PROVIDED
4 ADA SPACES

PHASE 2:
12 UNITS @ 2.5/UNIT = 30 SPACES
23 UNITS @ 2.0/UNIT = 46 SPACES
76 SPACES REQ'D, 84 SPACES PROVIDED
4 ADA SPACES

TOTAL PROJECT:
40 UNITS @ 2.5/UNIT = 100 SPACES
23 UNITS @ 2.0/UNIT = 46 SPACES
REQ'D 146 SPACES
PROVIDED 152 SPACES

GENERAL NOTES:

1. EXISTING RESIDENCE TO BE REMOVED AS PART OF PHASE 2.
2. ALL LANDSCAPE PLANTING BEDS WITHIN AND ADJACENT TO PUBLIC WAY SHALL BE COVERED WITH A TWO INCH MINIMUM BED OF ROCK MULCH.
3. ALL LANDSCAPE AREAS SHALL BE WATERED BY A PRESSURIZED PRESSURIZED UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. CARE SHALL BE GIVEN IN THE DESIGN OF THE SYSTEM TO ENSURE ZERO OVERSPRAY ONTO HARD SURFACES INCLUDING WALKWAYS, DRIVEWAYS, BUILDINGS AND STREETS. INSTALLATION OF LANDSCAPE AND IRRIGATION SYSTEM SHALL OCCUR PRIOR TO OCCUPANCY OF THE PRIMARY BUILDING.
4. A 6' PRIVACY FENCE SHALL BE CONSTRUCTED ALONG THE SOUTH, WEST AND EAST SIDE OF THE PROPERTY.
5. A MINIMUM OF 3' CLEARANCE SHALL BE PROVIDED AROUND ALL FIRE HYDRANTS.

MINIMUM LANDSCAPING STANDARDS: (ON SITE)

1. ONE TREE PER FIVE HUNDRED (500) SQUARE FEET OF LANDSCAPED AREA. ALL TREES SHALL HAVE A HEIGHT OF AT LEAST FOUR (4') WHEN PLANTED.
2. ONE BUSH PER HUNDRED (100) SQUARE FEET OF LANDSCAPED AREA. AT LEAST 50 PERCENT (50%) OF THE REQUIRED BUSHES SHALL BE EVERGREENS.

PLANT LEGEND:

TREES

- NEWPORT PURPLE LEAF PLUM
- ACER palmatum "BloodGood"
- MUGO PINE
- CERROS CANADENSIS

SHRUBS

- KINKKINICK
- ROSEWOODS
- JUNIPER, HORIZONTAL

TOTAL AREA = 175,619.08 S.F.
TOTAL LANDSCAPE AREA = 73,958 S.F.
PERCENTAGE = 42%
TOTAL FRONTAGE LANDSCAPING = 7000 S.F.

ELIZABETH FRONTAGE REQUIREMENTS:

PLANTING MINIMUM REQUIREMENTS:	REQUIRED	PROVIDED
1 TREE PER 500 SF		12 DECIDUOUS
50% TO BE EVERGREEN		8 EVERGREEN
1 PLANT per 100 SF		20 DECIDUOUS
50% TO BE EVERGREEN		10 EVERGREEN

ZDA AMMENDMENT ELIZABETH SUITES ELIZABETH BLVD. TWIN FALLS IDAHO

REVISIONS

- 1/28/17 COV
- 1/28/17 COV
- 6/24/17 COV
- 6/28/17 COV
- 6/28/17 COV

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL
CONTROLLING AND DIMENSIONS AT
THE JOB SITE AND NOTIFY THE
ENGINEER OF ANY DISCREPANCIES
BEFORE BEGINNING
OR PROCEEDING WITH ANY WORK.

DATE

01/28/17

APPROVED: G. MARTENS

DESIGN: G. MARTENS

DRAWN: C. STOCKTON

DATE: 9/24/2019

SCALE: AS SHOWN

ONE-HOT ZDA AMMENDMENT

SHEET

C2.01



SE Corner Looking NW



Interior Looking NE



Current 4-Plex within the Development

ORDINANCE NO. 2017-017

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, **REZONING** REAL PROPERTY BELOW DESCRIBED; PROVIDING THE ZONING CLASSIFICATION THEREFOR; AND ORDERING THE NECESSARY AMENDMENTS TO THE AREA OF IMPACT AND ZONING DISTRICTS MAP AND THE REVISED AREA OF IMPACT.

WHEREAS, Gerald Martens had made application for a rezone of properties located on the south side of the 1800 block of Elizabeth Boulevard City of Twin Falls, and an amendment of the Revised Area of Impact and Comprehensive Plan Land Use Map; and,

WHEREAS, the City Planning and Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 11th day of April, 2017, to consider the Zoning Designation, necessary Zoning and Planning Map amendment upon a REZONE of the real property below described, and an amendment to the Revised Area of Impact and Comprehensive Plan Land Use Map; and,

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

WHEREAS, the City Council for the City of Twin Falls, Idaho, held a Public Hearing to consider the same matter on the 8th day of May, 2017.

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

SECTION 1. That the following described real property located at on the south side of the 1800 block of Elizabeth Boulevard is the subject of a Zoning District Change and Zoning Map amendment from R-4 and R-4 PUD to R-6 ZDA.

"Exhibit A" and "Exhibit B"

SECTION 2. That the Area of Impact and Zoning Districts Map for the City of Twin Falls, Idaho, be and the same are hereby amended to reflect the rezoning designation of the real property above described.

SECTION 3. Public services may not be available at the time of development of this property, depending upon the speed of development of this and other developments, and the ability of the City to obtain additional water and/or sewer capacity. The annexation of this property shall not constitute a commitment by the City to provide water and/or wastewater services.

PASSED BY THE CITY COUNCIL

June 19, 2017.

SIGNED BY THE VICE MAYOR

June 19, 2017.


VICE Mayor

ATTEST:


Deputy City Clerk

PUBLISH: Thursday June 22, 2017

Exhibit "A"

Being a portion of Lots A, B, C and 6 as shown on that certain map entitled "PLAT OF SNYDER TRACT", recorded November 4, 1907 as instrument no. 0000-001949, of official records, in the office of the county recorder of Twin Falls County, more particularly described as follows:

Commencing at the East quarter corner of Section 15, Township 10 South, Range 17 East, Boise Meridian, said corner lies South 89°46'40" East 2651.47 feet from the center quarter corner of said Section 15;

Thence, North 89°46'40" West 1980.12 feet along the North boundary of SE ¼ of said Section 15;

Thence, leaving said North boundary, South 00°12'42" East 30.00 feet to the Northeast corner of said Lot 6;

Thence, North 89°46'40" West 95.00 feet along the North boundary of said Lot 6 and being the REAL POINT OF BEGINNING;

Thence, leaving said North boundary, South 00°12'42" East 160.00 feet along a line parallel with and Westerly of the East boundary of said Lot 6;

Thence, South 89°46'40" East 95.00 feet along a line parallel with and Southerly of said North boundary of Lot 6 to a point on the East boundary of said Lot 6;

Thence, South 00°12'42" East 292.47 feet along said East boundary;

Thence, leaving said East boundary, North 89°50'40" West 330.09 feet to a point on the West boundary of said Lot 6;

Thence, North 00°11'39" West 86.97 feet along said West boundary to the Southeast corner of said Lot C;

Thence, North 89°49'21" West 112.00 feet along the South boundary of said Lot C;

Thence, leaving said South boundary, North 00°11'39" West 365.97 feet along a line parallel with and Westerly of said West boundary of Lot 6 to a point on the North boundary of said Lot A;

Thence, South 89°46'40" East 346.96 feet along said North boundary and along said North boundary of said Lot 6 to said REAL POINT OF BEGINNING.

Containing approximately 4.02 acres.

Exhibit "B"

RECEIVED

JUN 15 2017

CITY OF TWIN FALLS
BUILDING DEPT.

Elizabeth Estates Development, a
ZDA – Zoning Development Agreement
Pursuant to All Parts of the Planning Exhibit

This ZDA Development commitment Agreement is made and entered into this ____ day of June, 2017, by and between the City of Twin Falls, State of Idaho, a municipal corporation, hereinafter called "City" and Gerald Martens, hereinafter called "Developer" for the purpose of developing a residential property as a Zoning Development Agreement (ZDA). The Legal description of the property is 4.02 Acres of a portion of Lots 6, A, B & C, Snyder Tract, a plat located in the northwest quarter, southeast quarter of Section 15, Township 10 South, Range 17 East, Boise Meridian in Twin Falls county Idaho. More specifically described in attached Exhibit "A".

Development and Improvements shall conform to the standards and regulations of the Twin Falls City Code Title 10-Chapter 4-Section R-6 and Chapter 6-Section -1, and all references to other sections herein, as amended, except for the following:

(3) Property Development Standards:

- (A) Multiple 4-Plex Buildings will be constructed on a single lot.
- (B) The maximum density for the project shall not exceed 68 household dwelling units.

If no development has occurred on the ZDA subject parcel within the time identified, the planning and zoning commission and city council may review the original ZDA development requirements and conceptual development plan to ensure their continued validity. If the city determines the concept is no longer valid, then:

- (A) The city may initiate process to change the zoning classification, or
- (B) New ZDA development requirements and/or a new conceptual development plan may be required to be approved prior to the city issuing a building permit for the any portion of the ZDA subject parcel.



By: Gerald Martens

STATE OF IDAHO)
)ss
County of Twin Falls)

On this 15th day of June 2017, before me, a Notary Public in and for said county and state, personally appeared **Gerald Martens**, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Martha Tolman

Notary Public for Idaho

Residing at: Twin Falls

My Commission expires: 10/17/18



ELIZABETH ESTATES R-6 ZDA

On May 08, 2017, the City Council held a public hearing on this request. Presentations were given by the applicant's representative and by staff. The public hearing was opened and closed with no public comment. Upon conclusion of the public hearing and deliberations, Councilmember Talkington moved to approve the request as presented with the following conditions:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to Right of Way dedication so that sidewalk is located in the Public Right of Way.
3. Subject to required improvements; curb, gutter, and sidewalk being installed within the first phase of development.
4. Subject to a minimum six foot tall (6') sight obscuring and sound buffering screening fence built along the perimeter of the development.
5. Subject to no development on the western portion of the property, that is within the floodplain until resolution of the floodplain issues by the City Engineering Department.
6. All lighting shall be shielding and downward facing to protect the adjacent properties.

RECEIVED

04/05/2017
8:46:09 AM

City of Twin Falls
Planning & Zoning



Located In
A Portion of Lots 6, A, B & C
"Snyder Tract"
in
NW 1/4 SE 1/4, Section 15
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2017

DESIGN DATA:

DEVELOPER/OWNER:	SETBACKS:	AS PER TWIN FALLS CITY ZONING ORDINANCE AND ZDA
ENGINEER:	EASEMENTS:	10' WIDE FRONT LOT LINE UTILITY EASEMENTS ADJACENT TO ALL STREET FRONTS IN ADDITION TO THOSE SHOWN ON THIS PLAN.
EXISTING ZONING:	UTILITIES:	CITY SEWER, & WATER, UNDERGROUND POWER, GAS, CABLE TV, & TELEPHONE.
PROPOSED ZONING:	VARIANCES:	NONE REQUESTED
EXISTING USE:	SUBDIVISION AREA:	4.02 ACRES
PROPOSED USE:		

NOTES:

- EASEMENTS FOR UTILITIES AND ACCESS ROADS SHALL BE DETERMINED BASED ON FINAL LOCATIONS AND BE GRANTED BY SEPARATE DOCUMENT.
- A CROSS-USE AND MAINTENANCE RECIPROCAL AGREEMENT WILL BE RECORDED FOR THE LOTS IN THIS SUBDIVISION FOR ACCESS, PARKING, STORM DRAINAGE, AND UTILITIES IF NEEDED.
- ALL PARKING SHALL BE PER CITY OF TWIN FALLS ZONING ORDINANCE AND/OR THE ZDA AGREEMENT. HAND CAR PARKING AND ACCESSIBLE PARKING ROUTES TO BE LOCATED UPON DETERMINATION OF FINAL BUILDING LAYOUTS BY INDIVIDUAL USERS.
- ALTERNATIVE SITE PLANS MAY BE UTILIZED PROVIDED THAT THE TOTAL DENSITY DOES NOT EXCEED 68 HOUSEHOLD LIVING UNITS.

STORMWATER CALCULATIONS:

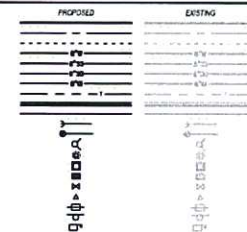
TOTAL DEVELOPMENT AREA:	175,244 SF
POST DEVELOPMENT IMPERVIOUS LANDSCAPED:	91,120 SF * 1.612 * 0.95 = 11,541 SF
PRE DEVELOPMENT BASIC PRE-DEVELOPMENT:	81,104 SF * 1.612 * 0.25 = 2,804 SF
	TOTAL POST DEVELOPMENT = 14,345 SF
	175,244 SF * 1.612 * 0.35 = 8,177 SF
	TOTAL RETENTION REQUIRED = 6,188 SF

PARKING SUMMARY:

	PHASE I	PHASE II	TOTAL
LIVING UNITS	16	40	56
LAND AREA	87,677.8 S.F.	87,575.9 S.F.	175,253.7 S.F.
REQD PARKING	40	100	140
PROPOSED PARKING	59	82	141
REQD ADA PARKING	2	2	4
PROPOSED ADA PARKING	2	2	4

LEGEND:

PROPERTY BOUNDARY
ROADWAY CENTERLINE
EASEMENT LINE
WATER LINE
SANITARY SEWER LINE
STORM SEWER LINE
GRAVITY IRRIGATION LINE
TELEPHONE LINE
STANDARD CURB & GUTTER
EDGE OF ASPHALT
SEWER SERVICE
WATER SERVICE
FIRE HYDRANT
MANHOLE
IRRIGATION BOX
CATCH BASIN
VALVE
TELEPHONE RISER
POWER POLE
SIGN
MAILBOX



EHM Engineers Inc.
831 N. COLLEGE RD. SUITE 100
TWIN FALLS, IDAHO 83301
PH: 208.338.1234
FAX: 208.338.1235
WWW.EHM-ENGINEERS.COM

MASTER DEVELOPMENT PLAN
for
ELIZABETH ESTATES ZDA

DO NOT SCALE DRAWINGS
EXCEPTING THIS SHEET AS
CONTAINS THE MASTER PLAN
AND SHALL BE USED AS THE
OFFICIAL RECORD OF THE
PROJECT. ANY CHANGES
SHALL BE MADE BY A
REVISION SHEET.

REVISION

BY MAP

APPROVED

DESIGN

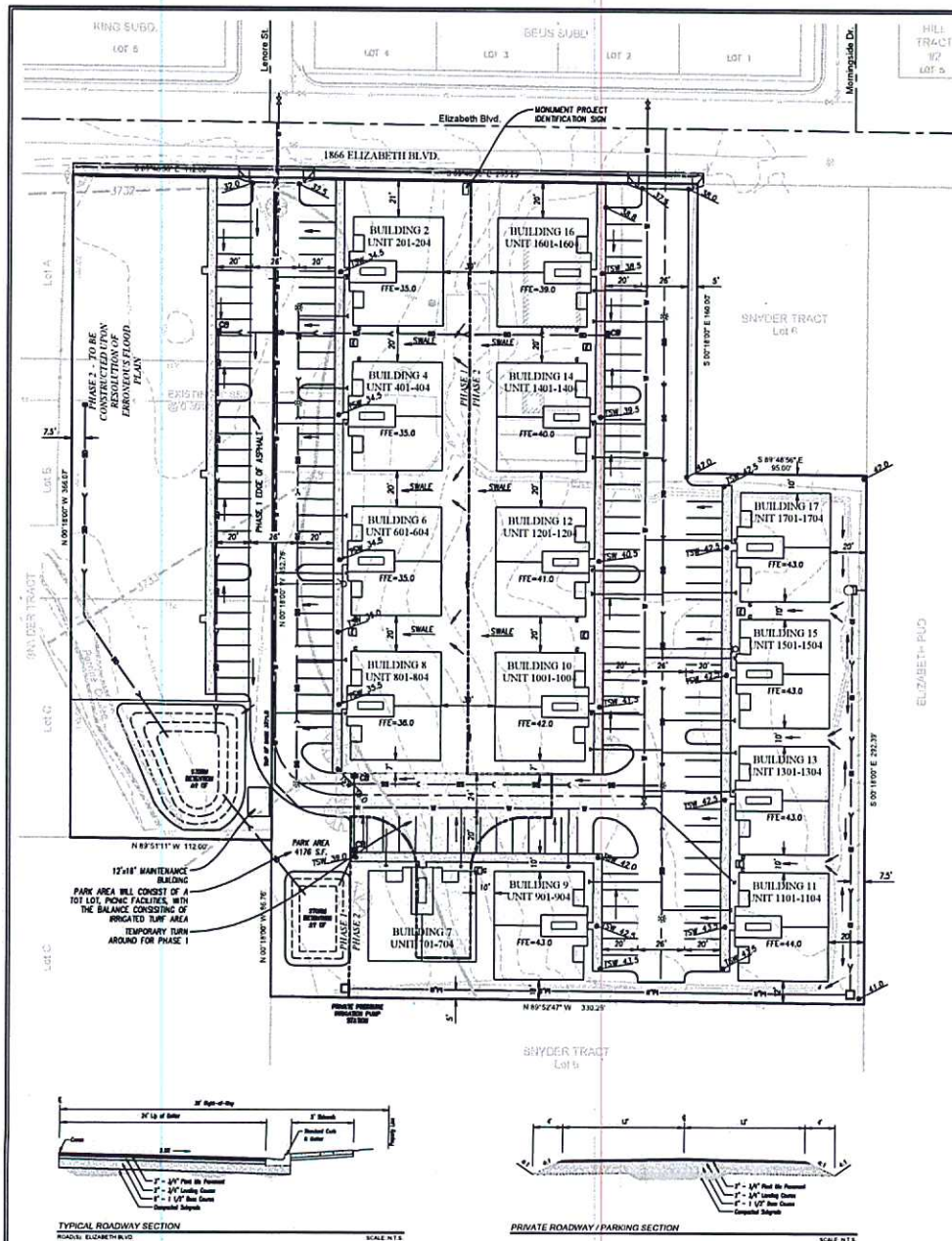
DESIGNER: M. Lee

DATE: 03-20-17

SHEET: AS SHOWN

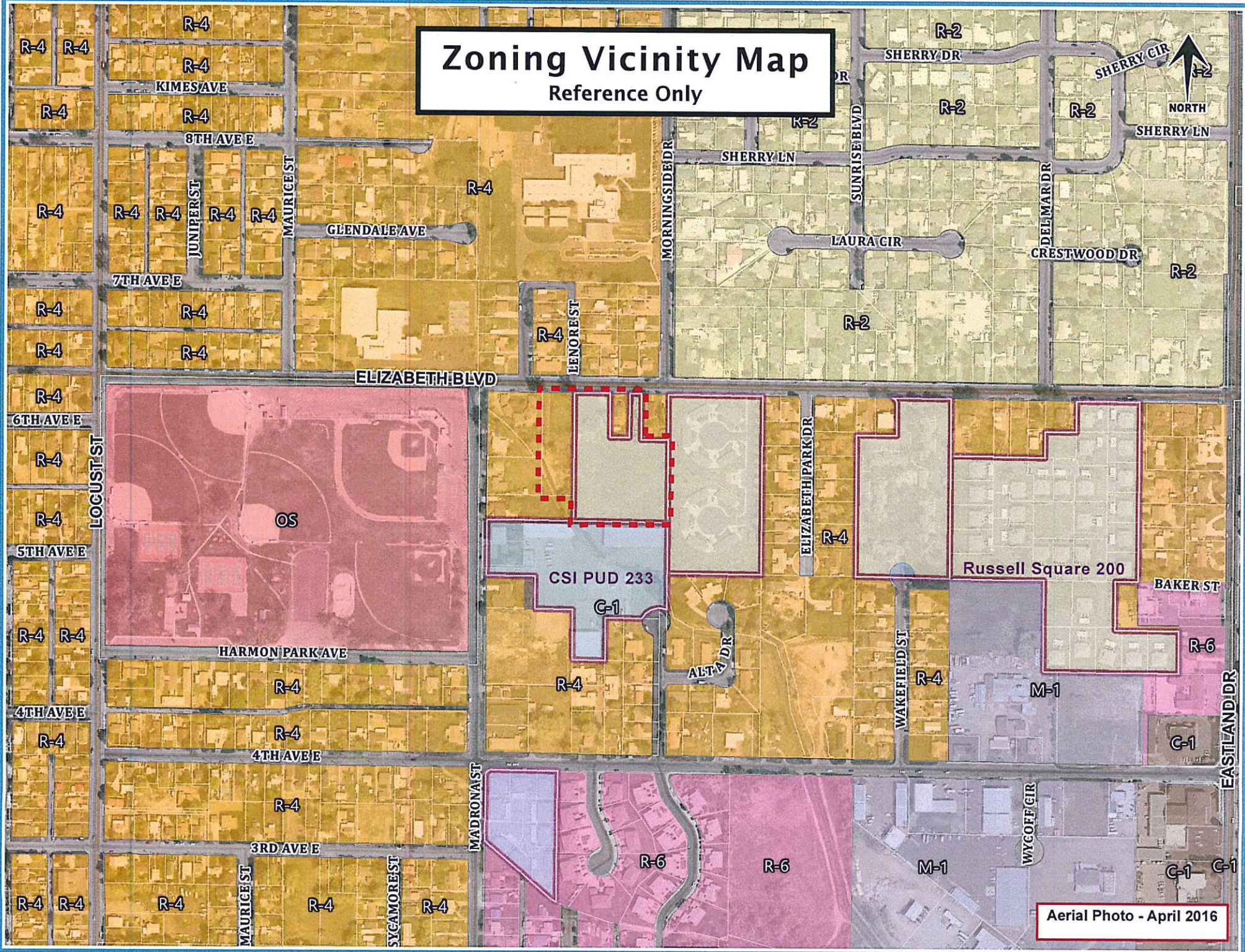
ENGINE: 18-12-MDP-4-FLX

MP-1



Zoning Vicinity Map

Reference Only



Aerial Photo - April 2016

Aerial Map

Reference Only

ELIZABETH BLVD

NORTH

1803 ELIZA

1831 ELIZA

1895 ELIZA

1909 ELIZA

KING CIR DR

MORNINGSIDE DR

1816 ELIZA

1866 ELIZA

1872 ELIZA

568 MADRON

1830 ELIZA

1940 ELIZA

550 MADRON

510 MADRON

522 MADRON

1782 ELIZA

MADRONA ST

0

200

400

600 ft

Aerial Photo - April 2016

FRODOSED STRUCTURE



PROPOSED STRUCTURE



Proposed Color





Date: Tuesday, November 19, 2019
To: Planning and Zoning Commission
From: Steve O'Connor, City Planner

ACTION ITEM

Request:

Request for a Zoning District Change and Zoning Map Amendment from C-1 PUD to C-1 ZDA for the Westpark Subdivision No. 11, located on 4.41 acres on Canyon Crest Drive c/o EHM Engineers, Inc. on behalf of Bach Homes. (PZ19-0120)

Time Estimate:

15-20 minutes between Staff and the Applicant.

Background:

A preliminary hearing was heard before the The Planning & Zoning Commission on Tuesday, October 22nd, 2019.

Approval Process:

The applicant is required to present a preliminary review to the Planning and Zoning Commission in which the commission may give suggestions and ask questions of the applicant about the proposed ZDA. A public hearing shall be held before the Commission for a recommendation to City Council to; amend the zoning district and the zoning map, amend with recommendations or deny the request.

Budget Impact:

N/A

Regulatory Impact:

If approved, the ZDA would allow for four-plexes in the C-1 & C-1 CRO zones of the ZDA boundaries to be constructed to a height specified in the associated documents. It will also prohibit certain uses as listed in the ZDA.

History:

This parcel part of an unplatted portion of the Northbridge No. 2 PUD. The Final Plat for Westpark No. 11, which encompasses the proposed development, has been approved but not recorded.

Analysis:

This is a request for a Zoning District Change and Zoning Development Agreement (ZDA) for The Bach Homes ZDA, in the Northbridge No. 2 PUD. The property, if approved, would be rezoned from C-1 & C-1 CRO PUD to C-1 & C-1 CRO ZDA.

The ZDA proposes to allow four-plexes as a permitted use, to prohibit certain uses, and allow for additional height not to exceed sixty feet (60'). The elevations provided do not show buildings sixty feet (60') high, however the developers would like to add in a little leeway, in case heights need to change

due to the site.

The Master Development Plan shows a Multi Family development with a mix of apartments similar to what is to the West, and four-plex units or commercial space along Canyon Crest Dr.

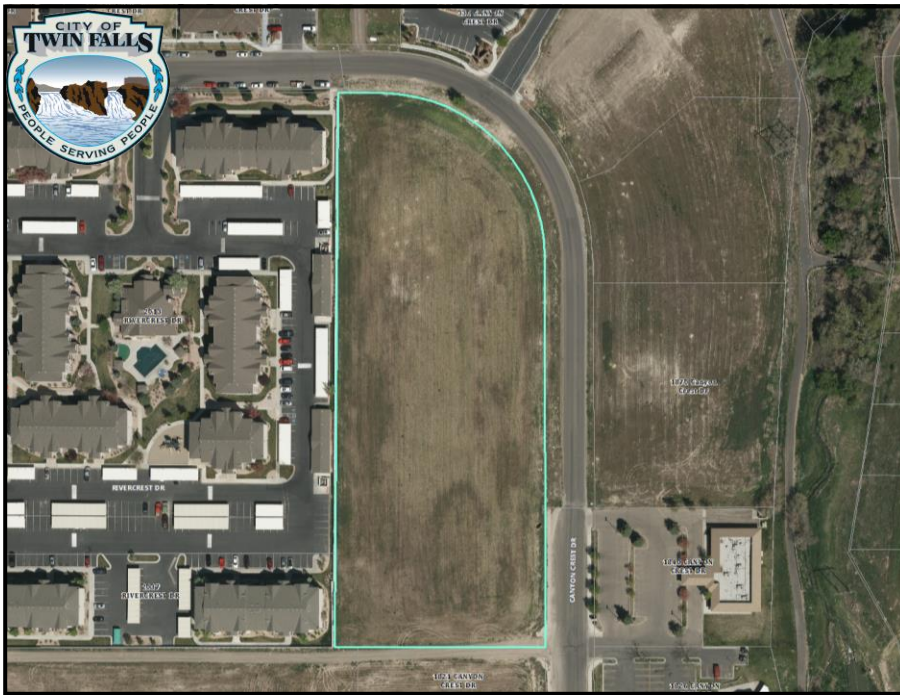
Conclusion:

If the Commission determines the proposed request appropriate, you may recommend approval to the City Council, as presented, subject to the following conditions.

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to the recordation of Westpark No. 11 Final Plat.

Attachments:

1. PZ19-00120 ZDA-ZDC Staff Report
2. 1 - Vicintiy
3. 2 - Narrative
4. 3 - MDP
5. 4 - Elevations
6. 5 - Draft ZDA
7. 6 - Photos



Comprehensive Staff Report

To: Planning & Zoning Commission
Presenter: Steve O'Connor, City Planner
Request: Preliminary presentation for a request for a **Zoning District Change & Zoning Development Agreement** from C-1 PUD to C-1 ZDA for the Westpark Subdivision No. 11
Application: PZ19-0120
 Bach Homes
 c/o Tim Vawser
 EHM Engineers
 621 North College Rd, Ste. 100
 Twin Falls, ID 83301
 208.734.4888
 tvawser@ehminc.com

Public Hearing: November 19th, 2019

Analysis

This is a request for a Zoning District Change and Zoning Development Agreement (ZDA) for The Bach Homes ZDA, in the Northbridge No. 2 PUD. The property, if approved, would be rezoned from C-1 & C-1 CRO PUD to C-1 & C-1 CRO ZDA.

The ZDA proposes to allow four-plexes as a permitted use, to prohibit certain uses, and allow for additional height not to exceed sixty feet (60'). The elevations provided do not show buildings sixty feet (60') high, however the developers would like to add in a little leeway, in case heights need to change due to the site.

The Master Development Plan shows a Multi Family development with a mix of buildings from apartments similar to what is to the West, and four-plex units or commercial space along Canyon Crest Dr.

History

This parcel part of an unplatted portion of the Northbridge No. 2 PUD. The Final Plat for Westpark No. 11, which encompasses the proposed development, has been approved but not recorded.

Approval Process

The applicant is required to present a preliminary review to the Planning and Zoning Commission in which the commission may give suggestions and ask questions of the applicant about the proposed ZDA. A public hearing shall be held before the Commission for a recommendation to City Council to; amend the zoning district and the zoning map, amend with recommendations or deny the request.

Applicable Regulations or Codes

Per City Code 10-6: Zoning Development Agreements: A ZDA shall conform to all sections of Title 10 unless specifically addressed within the written zoning development agreement and approved by the City. The agreement shall list all requested deviations from city code. The council may add other requirements they deem appropriate.

Per City Code 10-7-20: Public Hearing Notice Requirements: The applicant must follow all public notice requirements per state and city regulations.

Comprehensive Plan Compliance & Potential Impacts

The proposed uses of this ZDA are not anticipated to increase the overall

impact on the surrounding properties at full build out. The proposed changes are similar to the current use. However, the increase in the proposed use is consistent with the Comprehensive plan and land uses along Canyon Crest and Pole Line Road.

Conclusion

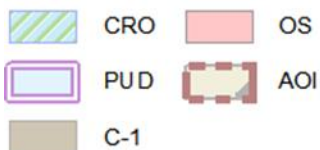
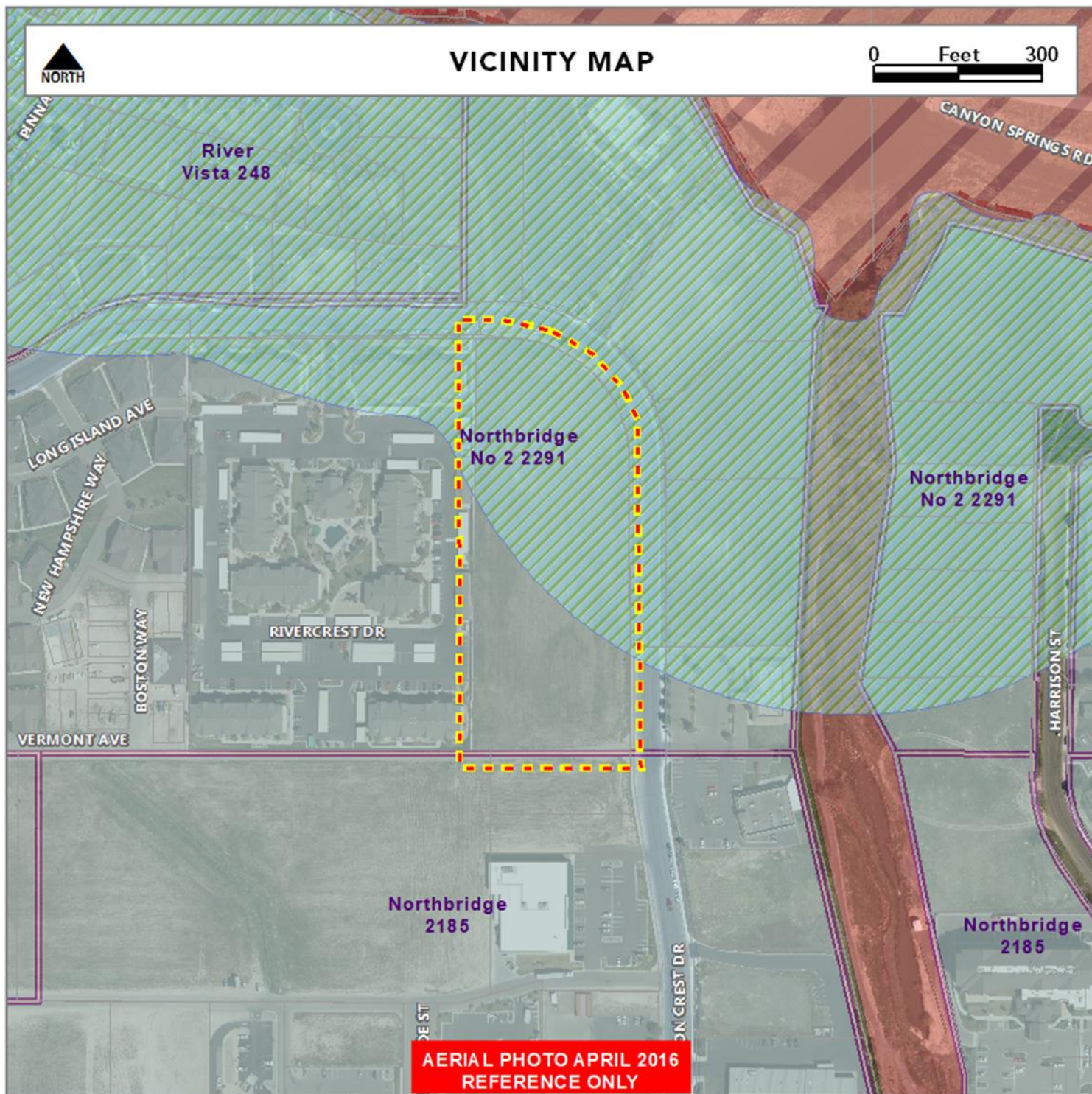
If the Commission determines the proposed request appropriate, you may recommend approval to the City Council, as presented, subject to the following conditions.

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to the recordation of Westpark No. 11 Final Plat.

Attachments

1. Vicinity Map
2. Aerial
3. Narrative
4. Draft ZDA
5. Conceptual Master Development Plan
6. Elevations
7. Photos

Public Hearing: November 19th, 2019



Current Zoning: C-1 PUD & C-1 PUD CRO Existing Land Use: Vacant

Comprehensive Plan: Mixed Use

Proposed Land Use: Multi-Family Residential

Surrounding Zoning Designations & Land Use(s)

North: Canyon Crest Dr.; C-1 PUD CRO: Commercial

East: Canyon Crest Dr.; C-1 PUD; Commercial & Vacant

South: C-1 PUD, Commercial

West: C-1 PUD, Multi-Family Residential

Applicable Regulations

10-4-8, 10-4-19, North Bridge No. 2 PUD, 10-6

WESTPARK COMMERCIAL SUBDIVISION NO. 11
ZDA, APPLICATION NARRATIVE

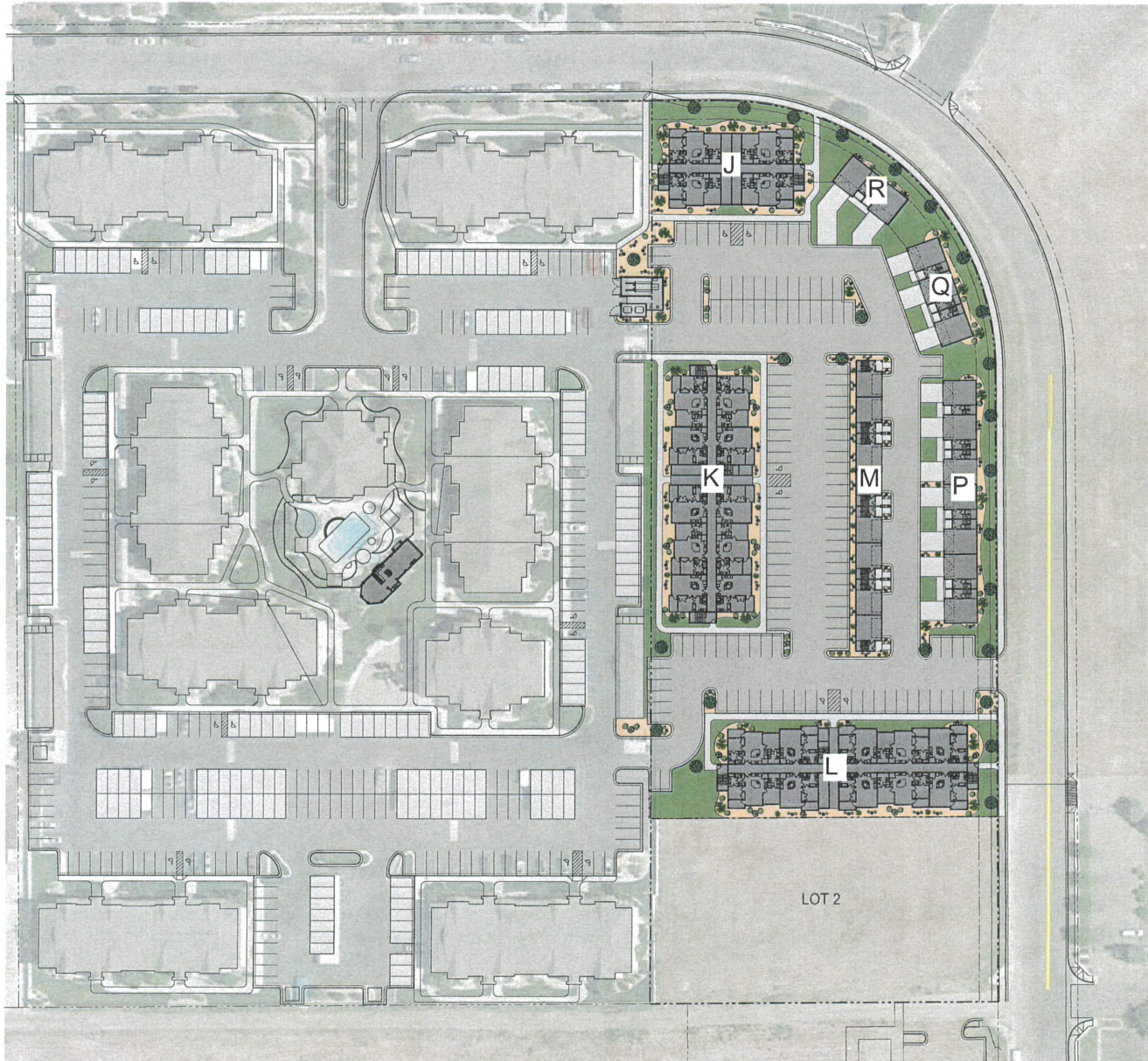
4.a. The reason for the request is to provide clarity to the original PUD agreement governing the property and to allow a multi-family housing development with increased height within the area depicted. The original configuration of roads and uses portrayed in the Northbridge 2 PUD agreement has significantly changed since its recording and a ZDA on the property allows clarification of the uses, particularly in the CRO overlay. The original PUD allowed applicants to request additional height within the Limited Commercial areas although road configurations as currently constructed differ from the original concept making the area of the original zoning designation unclear, therefore requiring this zoning development agreement to address possible discrepancies.

4.b. The proposed change to the development is compatible with the Comprehensive Plan and original PUD both in the mixed use zoning designation of the comprehensive plan and as outlined in the PUD. The proposed buildings are set back adequately from the Canyon Rim and would not negatively impact any site triangles from the canyon floor. In relation to an allowed height directly adjacent to the Canyon Rim and the proposed height at the increased distance this site is from the rim there would be less of an impact from this development with an increased height allowance.

This development would be compatible with the neighboring properties as well, in that an apartment complex exists on the west boundary and commercial uses exist or are planned on the remaining neighboring properties to the north, south and east of mixed use variety.

The intended use of the development is either an expansion of apartments on a portion or all of the property and/or mixed use of residential and commercial development. The apartment owner currently has an option of Lot 2 which could be executed in the future and expand the site to residential in its entirety.

Specific exceptions of uses include a height exception currently not allowed in code or the PUD without approval from the Council. Multi-family buildings with 4 residential units or more per building are being requested as well as the increased height in the Zoning Development Agreement.



RIVERCREST 2

"EXHIBIT B" MASTER DEVELOPMENT PLAN - SCALE: 1"=40'

BACH HOMES
11450 South River Street
Suite 300
Denver, Utah 84202
(801) 727-9900
www.bachhomes.net

AN APARTMENT COMMUNITY BY
BACH HOMES
THE BACH HOMES GROUP IS A DIVISION OF THE BACH GROUP, INC.

"EXHIBIT B" MASTER
DEVELOPMENT PLAN

DRAWN: JG 131211
REVIEWED: -

SHEET NO.



BUILDING J - FRONT & BACK ELEVATION

NOT TO SCALE

Rivercrest Apartments - Proposed Addition
Twin Falls, ID

Building J





1
CE-102/ 1/8" = 1'-0"

BUILDING K - FRONT & BACK ELEVATION



2
CE-102/ 1/8" = 1'-0"

BUILDING L - FRONT & BACK ELEVATION

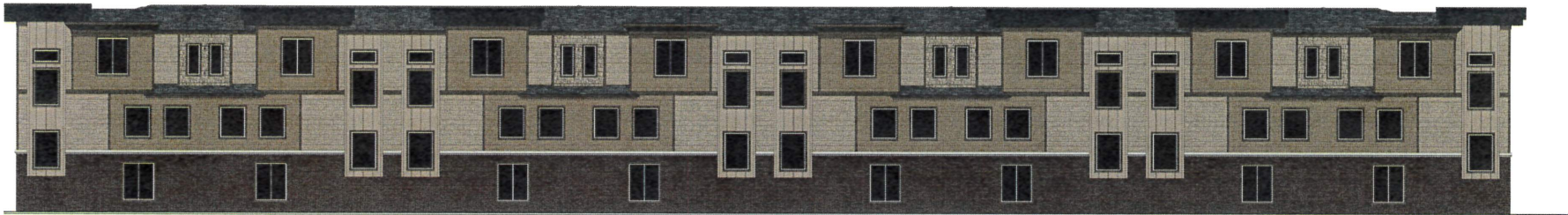
Rivercrest Apartments - Proposed Addition
Twin Falls, ID

Building's K & L



1
1/8" = 1'-0"

BUILDING M - FRONT ELEVATION



2
1/8" = 1'-0"

BUILDING M - BACK ELEVATION



1 BUILDING P - FRONT ELEVATION
CE-104 1/8" = 1'-0"

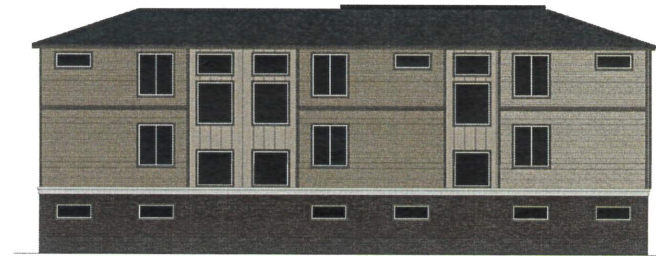


2 BUILDING P - BACK ELEVATION
CE-104 1/8" = 1'-0"



1
CE-105L 1/8" = 1'-0"

BUILDING Q - FRONT ELEVATION



2
CE-105L 1/8" = 1'-0"

BUILDING Q - BACK ELEVATION



3
CE-105L 1/8" = 1'-0"

BUILDING R - FRONT ELEVATION



4
CE-105L 1/8" = 1'-0"

BUILDING R - BACK ELEVATION

Bach Homes ZDA

A C-1 & C-1 CRO Mixed-use Residential & Commercial Zoning Development Agreement

This Zoning Development Agreement (ZDA) is made and entered into this ____ day of _____, 20__, by and between the city of Twin Falls, State of Idaho a municipal corporation, hereinafter called "City" and Bach Homes, an Idaho General Partnership (hereinafter called "Developer") for the purpose of developing a Mixed-use Development of Residential & Commercial uses on property located West of and adjacent to Canyon Crest Drive, North of Pole Line Road, known as Westpark Commercial No. 11 a PUD.

NOW THEREFORE:

1. All future development, improvements, and uses shall conform to the standards and regulations of the Twin Falls City Code Title 10 – Chapter 4 – Section 8; Commercial Highway District or as amended, and City Code Title 10 – Chapter 4 – Section 19; Canyon Rim Overlay District or as amended, and all references to other sections therein including the following deviations:
2. C-1, Commercial Highway District modified as follows; and the CRO, Canyon Rim Overlay modified only where applicable;
 - a. Permitted uses;
 - i. Residential
 1. Dwellings – fourplexes
 - b. Special uses;
 - i. Miscellaneous
 1. Any Permitted or Special non-residential use requesting hours of operation outside the hours of seven o'clock A.M. (7:00 A.M.) to ten o'clock P.M. (10:00 P.M.)
 - c. Prohibited uses;
 - i. Animal Hospital - Large Animal
 - ii. Bulk Fuel Sales
 - iii. In Home Day Care Centers
 - iv. Cemeteries
 - v. Fairgrounds
 - vi. Go Cart Tracks
 - vii. Jails, Detention Centers, Or Work Release Centers
 - viii. Judicial Facilities
 - ix. Outdoor Amplified Sound systems (permanent
 - x. Outdoor Theaters
 - xi. RV And Camping Parks
 - xii. Shelter Homes and/or Facilities
 - xiii. Stand Alone Drug and Alcohol Treatment facilities
 - xiv. Tattoo Parlors
 - xv. Zoos
 - d. Property Development Standards
 - i. Building Height;
 1. No building shall exceed a height of sixty (60) feet unless authorized by the City of Twin Falls through the "Additional Height Process".
 - ii. Landscaping;
 1. A ten-foot (10') landscaping buffer directly behind the sidewalk shall be installed along Canyon Crest Drive. This buffer shall adhere to tree and bush counts as noted in City code Title 10, Chapter 11, Section 2.
 - a. Trees and shrubs may be grouped, with a maximum of seventy-five feet (75') between groupings
 2. A ten-foot (10') landscaping buffer shall be installed between commercial uses and residential uses. This buffer shall adhere to tree and bush counts as noted in City code Title 10, Chapter 11, Section 2.
 - a. Trees and shrubs may be grouped, with a maximum of seventy-five feet (75') between groupings

Bach Homes ZDA

A C-1 & C-1 CRO Mixed-use Residential & Commercial Zoning Development Agreement

b. This buffer shall also include a screening fence.

e. Signs

- i. Each vehicular entrance to the development may have one development sign, not to exceed one hundred (100) square feet. However, the number of development signs shall not exceed three (3) and must be 100 feet (100') or more apart. Development signs shall not be internally illuminated. The maximum height of the development sign shall not exceed ten (10) feet as measured from the adjacent top of curb.

DRAFT



SE Corner looking NW



SW Corner looking NE



NE Curve Looking SW



NW Corner looking SW



Date: Tuesday, November 19, 2019
To: Planning and Zoning Commission
From:

ACTION ITEM

Request:

Request for a Special Use Permit to allow the expansion of an existing Work Release Center on property located at 594 & 616 Washington Street South. (PZ19-0125) - **Withdrawn by Applicant**

Time Estimate:

Background:

Approval Process:

Budget Impact:

Regulatory Impact:

History:

N/A

Analysis:

N/A

Conclusion:

Attachments:

None



Date: Tuesday, November 19, 2019
To: Planning and Zoning Commission
From: Brock Cherry, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow a drive through facility on property located at 213 Cheney Drive West c/o Gerald Martens on behalf of LIAO, LLC. (PZ19-0128)

Time Estimate:

Five (5) minutes for Staff and Applicant Presentation; Five (5) minutes for hearing; Five (5) minutes for Commission questions, deliberation, and decision.

Background:

NA

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 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.

Budget Impact:

NA

Regulatory Impact:

NA

History:

The multi-tenant building which the proposed use will be located is currently under construction.

Analysis:

This is a request for a Special Use Permit to allow a drive through facility on property located at 213 Cheney Drive West. The subject property is located with the C-1 (Commercial Highway) Zoning District in the River Hawk Commercial PUD. The C-1 Zone requires a special use permit (SUP) for drive-through services.

The proposed drive-through will be accessory to a space within a multi-tenant building. The submitted site plans proposes a drive-through which provides approximately five (5) stacking spaces before the first stopping point and an escape lane which is nine feet (9') wide.

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.

Attachments:

1. Staff Report PZ19-0128
2. 1 - Vicinity Map
3. 2 - Narrative
4. 3 - Site Plan
5. 4 - Photos



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Brock Cherry, City Planner
 Request: A **Special Use Permit** to allow a drive through facility on property located at 213 Cheney Drive West.
 Application: PZ19-0128
 Applicant & Representative:
 Gerald Martins, LIAD, LLC
 621 North College
 Twin Falls, ID 83301
 208-420-2461
 gmartens@ehminc.com

Public Hearing: November, 19th 2019

Analysis

This is a request for a Special Use Permit to allow a drive through facility on property located at 213 Cheney Drive West. The subject property is located with the C-1 (Commercial Highway) Zoning District in the River Hawk Commercial PUD. The C-1 Zone requires a special use permit (SUP) for drive-through services.

The proposed drive-through will be accessory to a space within a multi-tenant building. The submitted site plans proposes a drive-through which provides approximately five (5) stacking spaces before the first stopping point and an escape lane which is nine feet (9') wide.

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 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.

History

The multi-tenant building which the proposed use will be located is currently under construction.

Applicable Regulations or Codes

Per the River Hawk Commercial PUD, The uses within the C-1 PUD lot shall be limited to those allowed in the C-1 zone.

Per City Code 10-4-8.2, A SUP is required for any facility with drive-through service within the C-1 Zone.

Per City Code 10-10-10, A restaurant with a drive-through shall provide five (5) stacking spaces from first window, order board, or other stopping point. An escape lane shall be provided for any use containing a drive-through facility. An escape lane shall be nine feet (9') wide and shall provide access around the drive-through facility.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow with Us" designates this area as "Neighborhood Commercial".

The "Neighborhood Commercial" designation seeks to provide supporting and small-scale commercial for surrounding neighborhoods.

The 2009 Master Transportation plan identifies the roadway (Cheney Drive West) immediately adjacent to the subject property as a collector roadway. Collector roadways are designed to facilitate moderate to high volumes of traffic.

Therefore, staff has determined this request is in compliance City comprehensive plans.

Potential Impacts

The proposed SUP will produce additional traffic and noise. However, due to the subject property being located on a collector roadway, staff anticipates that any additional traffic flow will be accommodated. Impactful noise caused by the drive-through is anticipated to be minimal being that the surrounding uses are commercial in nature and produce similar volumes of noise.

Public Hearing: November, 19th 2019

Thus, Staff nor the Applicant anticipate any significant increase of detrimental impacts from this request on the surrounding properties.

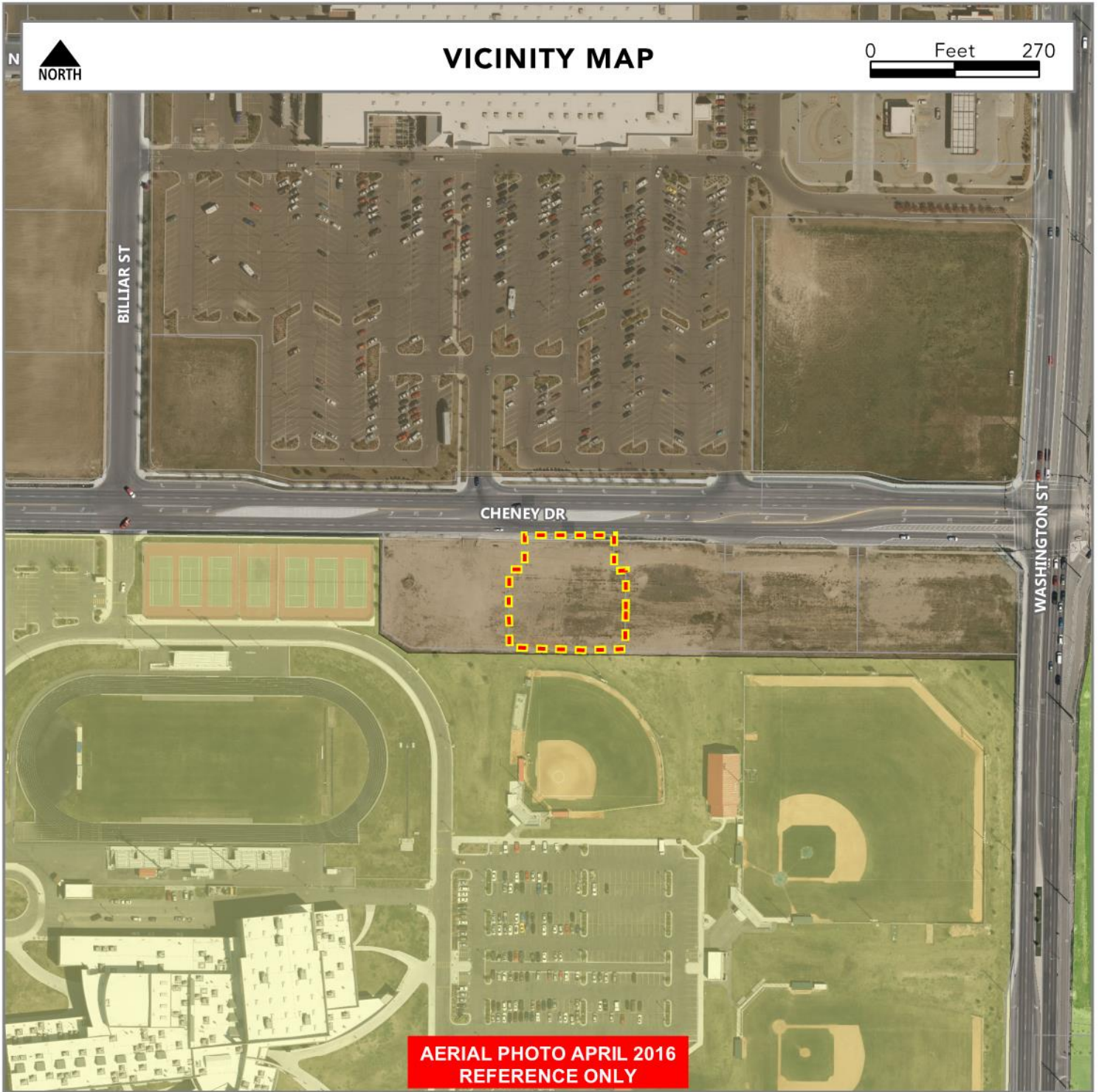
Conclusion

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.

Attachments

1. Vicinity Map
2. Narrative
3. Site Plan
4. Photos



C-1
 R-2
 CSI



Current Zoning: C-1 PUD

Comprehensive Plan:

Neighborhood Commercial

Existing Land Use: Vacant

Proposed Land Use: Eating Place
with a Drive Through

Surrounding Zoning Designations & Land Use(s)

North: C-1 PUD, Commercial

East: C-1 PUD, Retail

South: C-1 PUD, School

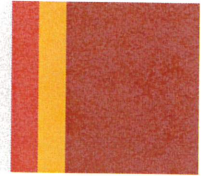
West: C-1 PUD, Vacant

Applicable Regulations

10-1-4, 10-1-5, 10-4-8, 10-7-12, 10-10-10, 10-11-1 thru 8, 10-13

Gerald Martens, P.E.

621 N. College Road, Ste 100, Twin Falls, ID 83301
208.420.2461 cell • 208.734.6049 fax • gmartens@ehminc.com



Date: September 25, 2019

To: City of Twin Falls
Jonathan Spendlove

From: Gerald Martens, P.E.

A handwritten signature in blue ink, appearing to read "Gerald Martens", written over the printed name.

Via: Hand Deliver

Regarding: Special Use Permit
213 Cheney Drive W., Ste. 100

Please find attached a special use permit application for a drive-thru for a 1660 SF Sips and Sweet Treats facility to be constructed at the above location.

The site plan is attached showing the entire site and the drive-thru location.



Key Notes:

Note: Coordinate Utility and Landscape Condition with Appropriate Sub-Contractors Prior to Placing of Base Material.

Block Mark:
5/8" Rebar and Cap - LS 14216
NW Corner of Lot 5, Block 1
(Elev. ~3644.14 (CIP Datum))

Legend

- SECTION LINE
- PLATED EASEMENT LINE
- ADJACENT PROPERTY LINE
- CENTERLINE OF STREET
- PLATED LOT LINE
- CALCULATED POINT (NOT SET)
- FOUND 5/8" REBAR (AS NOTED)
- FOUND 1/2" REBAR (AS NOTED)
- MONUMENT (AS NOTED)
- NATURAL GAS LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATER LINE
- PRESSURE IRRIGATION LINE
- FENCELINE
- EDGE OF ASPHALT
- CURB AND GUTTER
- RELEASE CURB AND GUTTER
- EXISTING GROUND CONTOUR (COPY FINE HYDRANT DATA)
- STORM DRAIN MANHOLE
- CATCH BASIN
- PRESSURE IRRIGATION METER
- IRRIGATION VALVE
- SEWER MANHOLE
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- LIGHT POLE
- POWER POLE
- POWER JUNCTION BOX
- TELEPHONE RISER
- CABLE RISER
- FIBER OPTIC BOX (FIB)
- FIBER OPTIC RISER
- FIBER OPTIC MANHOLE
- SKIN
- EMERGENCY TREE

KEY NOTES:

PLANT LEGEND:

TREES

NEWPORT PURPLE LEAF PLUM

ACER palmatum "BloodGood"

MUSCO PINE

CERES CANADENSIS

SHRUBS

KINABUKINICK

ROSEWOODS

JUNIPER, HORIZONTAL

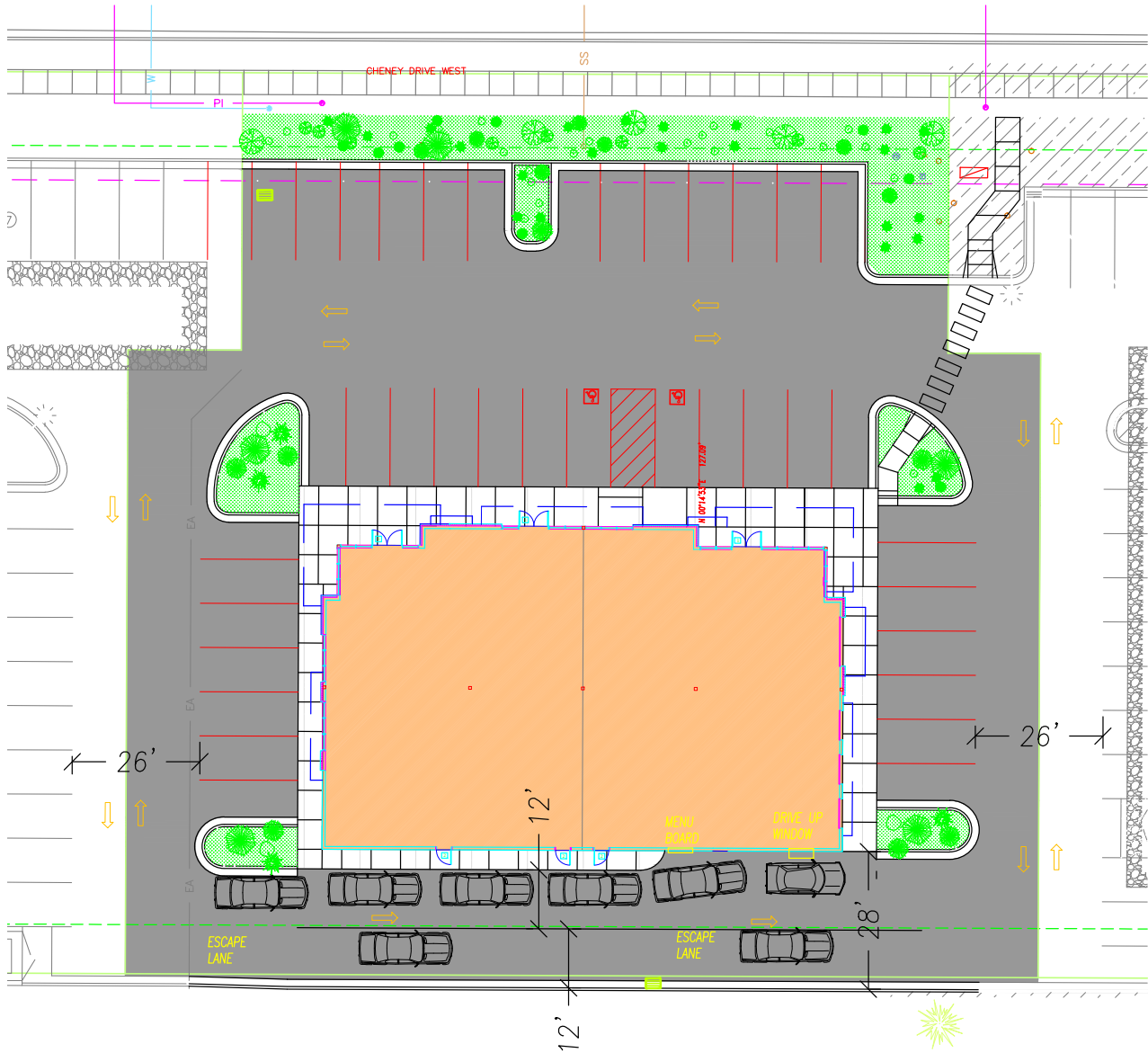
Design Data:

Owner/Developer: Riverhawk
621 N. College Rd.
Ste. 100
Twin Falls, ID 83301
(208)734-4888
David Martens, P.E.
Date: 07/23/2019
Zone: C-1 PUD
Existing Use: Vacant
Proposed Use: Retail/Restaurants

Engineer: EMM Engineers, Inc.
621 N. College Rd.
Ste. 100
Twin Falls, ID 83301
(208)734-4888
David Martens, P.E.
Setback: Setback shall conform to
City of Twin Falls Zoning and
Subdivision Regulations



TWIN FALLS, IDAHO



Landscaping Plan
for
RIVERHAWK COMMERCIAL NO.2
Cheney Dr. W, Twin Falls, Idaho

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL
CONDITIONS AND DIMENSIONS AT
THE JOB SITE AND NOTIFY THE
ENGINEER OF ANY DISCREPANCIES,
ERRORS, OMISSIONS, OR DIS-
CREPANCIES BEFORE BEGINNING
OR FABRICATING ANY WORK.

REVISIONS

REV. 3/18/19 CIP
REV. 3/18/19 CIP

DATE

APPROVED: G. MARTENS
DESIGN: C. STOCKTON
DRAWN: C. STOCKTON
DATE: FEB., 2019
SCALE: AS SHOWN
SHEET NO.: 112-18802SITE

L1

Sheet L1



Front Facade of Multi-Tenant Building / Site of Proposed Use



Drive-Thru Area E looking W



Drive-Thru Area W looking E



Date: Tuesday, November 19, 2019
To: Planning and Zoning Commission
From: Brock Cherry, Planner, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow a Detention Center on property located at 650 Addison Avenue West c/o Robert Beer on behalf of Twin Falls County. (PZ19-0132)

Time Estimate:

Five (5) minutes for Staff and Applicant presentation; Ten (10) minutes for hearing; Five (5) minutes for Commission questions, deliberation, and decision.

Background:

NA

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:

NA

Regulatory Impact:

NA

History:

Per County records the building which will house the proposed Detention Center was built in 1950 as the Twin Falls Hospital.

In 2012, Twin Falls County began the process of remodeling the hospital into office space for various county departments.

The building now serves as the Twin Falls County Annex which houses a variety of county functions and services, as well as other affiliated organizations and service oriented groups.

Analysis:

This is a request to allow a Detention Center on property located at 650 Addison Avenue West. The subject property is located within the Commercial Highway (C-1) and portions of the property are within the Canyon Rim Overlay (CRO) Districts. Due to the complication of the CRO District on a portion of the property, staff is recommending a condition to help clarify the land uses in that area.

The proposed Detention Center will be on the third floor of the Twin Falls County Building. Approximately 31,886 square feet will be utilized for Detention Center Operations. Per the applicant it is anticipated approximately eleven (11) persons will be housed at one time. The design of the facility will have the ability to house approximately seventeen (17) to twenty (20), depending on the situation.

A 4,500 square foot outdoor recreation area will also be provided in the Northeastern portion of the property.

The Detention Center will operate twenty-four hours a day seven days a week. The Detention Center will be staffed by existing personnel in the County Building. It is important to note, the County has declared this will be a Youth Detention Facility. It is there desire to bring all the youth oriented services into one location in order to make that transition for the youth easier and more focused on services to help them succeed.

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 no portion of the building within the Canyon Rim Overlay being utilized directly for Detention Center operations.

Attachments:

1. PZ19-0132 Staff Report
2. 1 - Vicinity Map
3. 2 - Narrative
4. 3 - Site Plan
5. 4 - Photos



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Brock Cherry, City Planner
 Request: A **Special Use Permit** to allow a Detention Center on property located at 650 Addison Avenue West.
 Application: PZ19-0132
 Applicant & Representative:
 Twin Falls County c/o
 Bob Beer, TF County Project Manager
 P.O. Box 126
 Twin Falls, ID 83303
 208-358-1150
 bob.beer@co.twin-falls.us

Public Hearing: November 19th, 2019

Analysis

This is a request to allow a Detention Center on property located at 650 Addison Avenue West. The subject property is located within the area of impact in the Commercial Highway (C-1) and Canyon Rim Overlay (CRO) Districts.

The proposed Detention Center will be on the third floor of the Twin Falls County Building. Approximately 31,886 square feet will be utilized for Detention Center Operations. Per the applicant it is anticipated that on average approximately eleven (11) persons will be housed at one time with the ability to house approximately seventeen (17) to twenty (20).

A 4,500 square foot outdoor recreation area will also be provided on the northern portion of the property.

The Detention Center will operate twenty-four hours a day seven days a week. The Detention Center will be staffed by existing personnel in the County Annex Building.

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 County records the building which will house the proposed Detention Center was built in 1950 as the Twin Falls Hospital.

Currently, the building serves as the Twin Falls County Annex which houses a variety of county functions and services.

Applicable Regulations or Codes

Per City Code 10-4-8.2, Detention Centers require a special use permit in the C-1 Zoning District.

Per City Code 10-4-19.3, A Detention Center is not an allowed use in the Canyon Rim Overlay.

Comprehensive Plans Compliance

The 2016 Comprehensive Plan "Grow With Us" designates the area that the Detention Center will operated as "Mixed Use". The Mixed-Use zone is meant to provide for local and regional commercial and civic needs.

The northern portion of the property where the recreation area will be located is designated as "Neighborhood Commercial". The Neighborhood Commercial zone is meant to provide supporting services and small-scale commercial services to surrounding neighborhoods including civic facilities. Further, property should be developed to compliment the character of surrounding neighborhoods. area

The Master Transportation Plan identifies Addison Avenue which is immediately adjacent to the property as an arterial roadway. Arterial roadways are meant to facilitate high volumes of traffic.

Lastly, Staff recognizes that none of the future land use designations explicitly state they are designed for detention

Public Hearing: November 19th, 2019

facilities. Regardless, staff acknowledges that detention centers are a necessary service in any municipality.

Potential Impacts

Being that the actual detention center facility is housed indoors and there will be limited exterior alterations to the building impacts of the proposed use will be minimal.

The proposed outdoor recreation area is not located within the CRO; thus, the use will not be visible to those utilizing the Rock Creek Trail. However, the outdoor recreation area will be visible from eastward immediate adjacent properties.

The applicant and staff do not anticipate a significant increase of

detrimental impacts from this request on the surrounding properties.

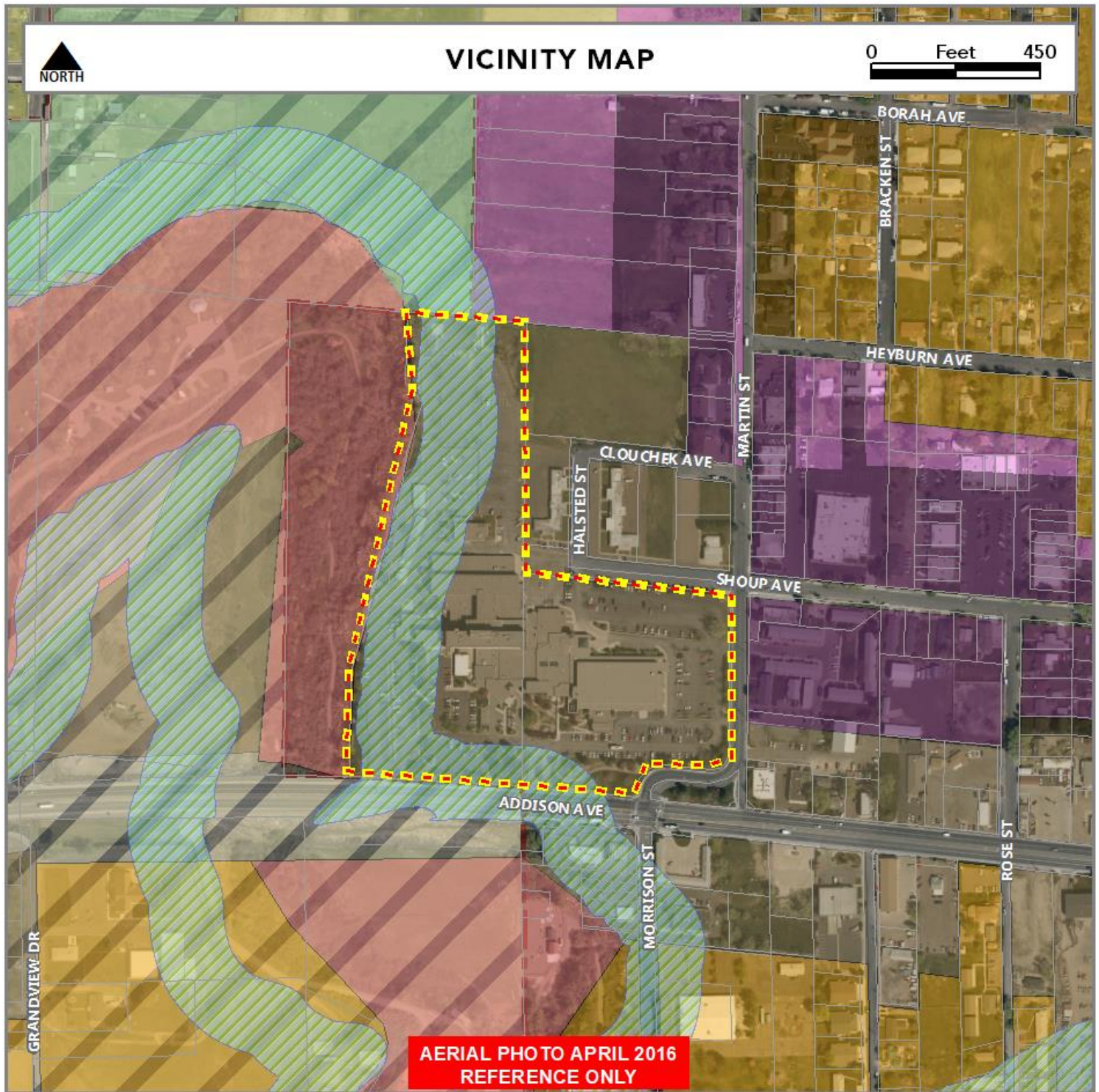
Conclusion

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 no portion of the building within the Canyon Rim Overlay being utilized directly for Detention Center operations.

Attachments

1. Vicinity Map
2. Narrative
3. Site Plan
4. Photos
5. City of Twin Falls Canyon Rim Overlay Delineation Results



	CRO		R-2
	PRO		R-4
	C-1		R-6
	OS		SUI
	AOI		

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

Existing Land Use: Office
Proposed Land Use: Detention Center

Surrounding Zoning Designations & Land Use(s)

North: SUI & R-6 PRO, Open Space & Residential

East: C-1 & R-6 PRO, Office

South: C-1, Lodging, Gas Station & Open Space.

West: O-S, Open Space – Rock Creek Trail

Applicable Regulations

10-1-4, 10-1-5, 10-4-8, 10-4-19, 10-10-11, 10-11-1 thru 8, 10-13

Twin Falls County respectfully requests issuance of a Special Use Permit that would allow us to renovate Third Floor North of the Twin Falls County West Addison Complex into a Juvenile Detention Facility. Granting this request will allow us to utilize some of the vacant area in our existing facility thereby saving taxpayer dollars and would also help alleviate some of the overcrowding that is an ongoing problem at the County Jail. Approval will also allow the Juvenile Detention Facility to join the other youth services that are housed at this facility such as CASA, Safe House, Magic Valley Youth Services, and Treatment and Recovery Center. We are currently working on the programming and design of a companion project for 3rd Floor South that will move Youth Court, Juvenile Probation, Juvenile Prosecutor and all other youth services to the Addison West Complex. Our ultimate goal is to have all youth services housed under one roof.

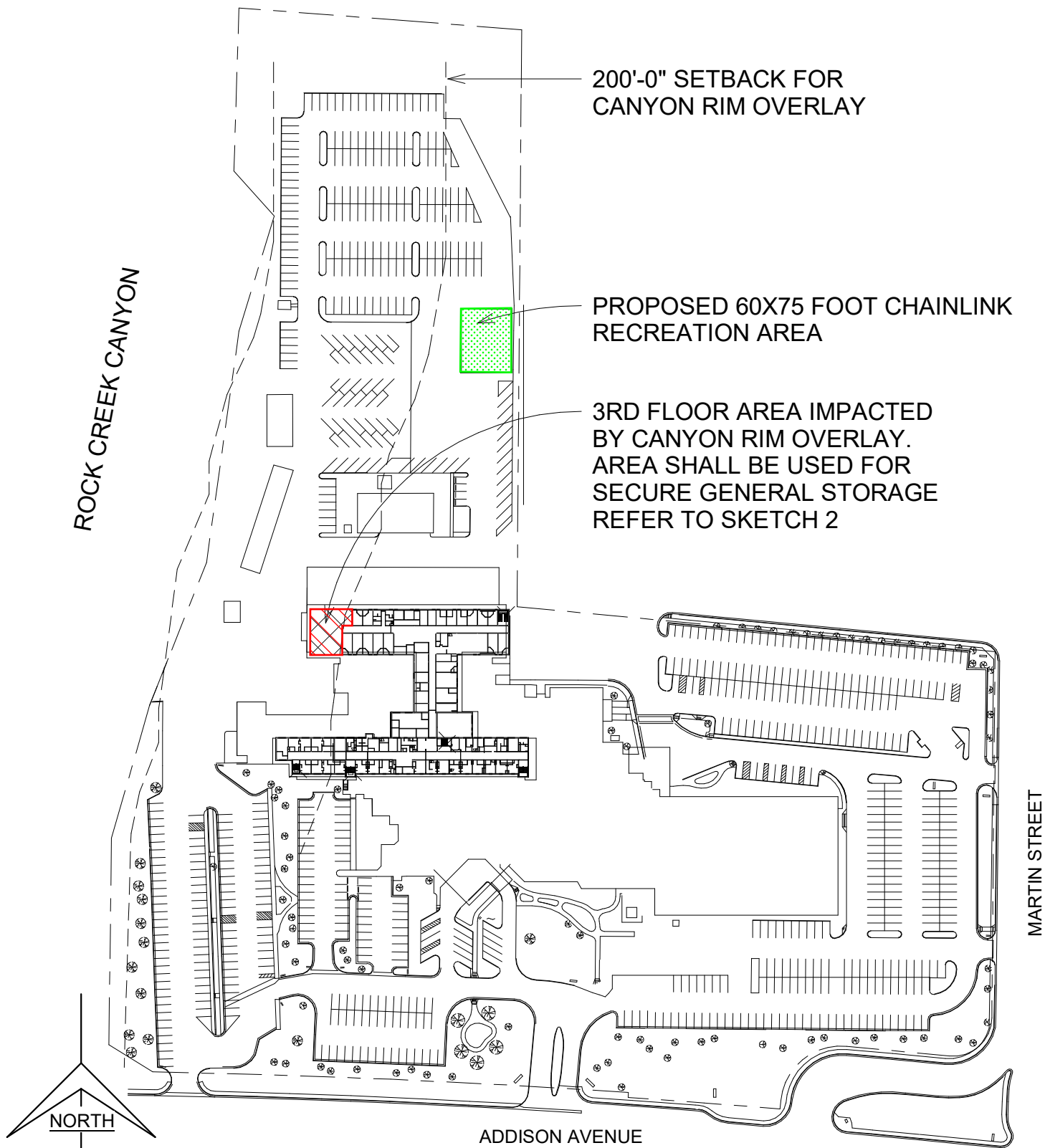
The hours of operation at the proposed facility would be twenty-four hours a day and seven days a week.

We anticipate that the average daily traffic associated with the proposed Juvenile Detention Center would be approximately twenty- six vehicles per day.

The facility will be manned utilizing our existing workforce consisting of 22 employees.

We do not believe that the proposed Juvenile Detention Facility will add any additional noise, glare, odors, or fumes to the area.

It is also our opinion that the Juvenile Detention Center is compatible with all adjacent properties in the area. The majorities of the adjoining properties are commercial and will suffer little or no impact. Due to the enhanced security and safety measures that we will be implementing our residential neighbors will suffer little or no impact as well.



1 SKETCH 1 SITE PLAN
1" = 160'-0"

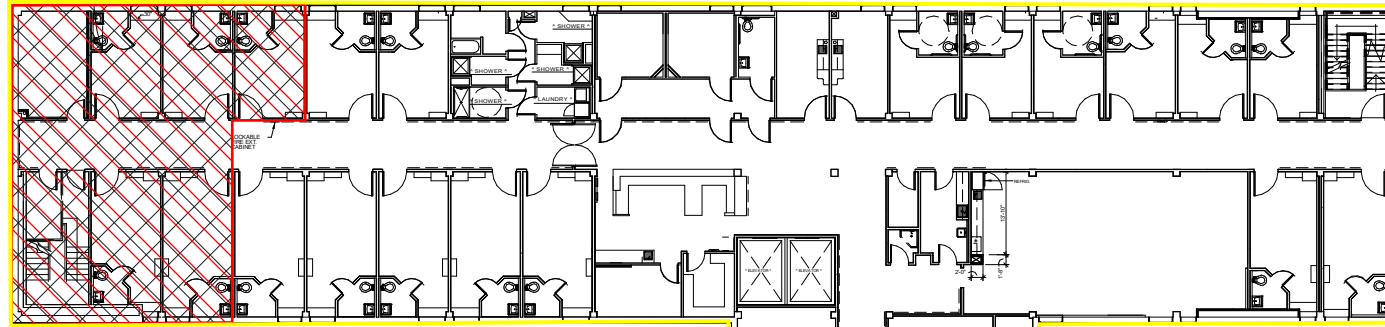
PROPOSED JUVENILE DETENTION CENTER
THIRD FLOOR NORTH TOWER

TWIN FALLS COUNTY WEST ADDISON COMPLEX
650 ADDISON AVENUE WEST
TWIN FALLS, IDAHO

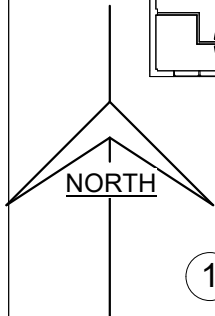
BOB BEER
208.358.1150

3RD FLOOR AREA IMPACTED
BY CANYON RIM OVERLAY.
AREA SHALL BE USED FOR
SECURE GENERAL STORAGE
2,175 SF

OVERALL 3RD FLOOR = 30,886 SF
2,175 SF UNUSABLE DUE TO CANYON
RIM OVERLAY.



PROPOSED USE
AREA
HIGHLIGHTED IN
YELLOW.



1 THIRD FLOOR SKETCH 2
1/32" = 1'-0"



Existing Building Area for Proposed Use



Approximate Location of Proposed Rec Area



Approximate Location of Proposed Rec Area

Approximate Point where the Canyon Rim Overlay Begins



CITY OF TWIN FALLS
Planning & Zoning Department
203 Main Avenue East, Twin Falls, ID 83301
Phone: 208-735-7267
Fax: 208-736-2641

2020 PLANNING & ZONING COMMISSION PUBLIC HEARING SCHEDULE

The following is the **2020** schedule of regular Planning & Zoning Commission meetings. Meetings are generally held on the 2nd and 4th Tuesdays of the month, unless otherwise posted, starting at **6:00 P.M.** and are held in the **City Hall** located at **203 Main Avenue East**, Twin Falls, Idaho.

Meeting Date	Meeting Date	Work Session Dates
January 14	June 23	January 08
January 28	July 14	February 05
February 11	July 28	March 04
February 25	August 11	April 01
March 10	August 25	May 06
March 24	September 22	June 03
April 14	October 13	July 01
April 28	October 27	August 05
May 12	November 17	September 02
June 9	December 8	October 07
		November 04
		December 02

PLANNING & ZONING COMMISSION WORK SESSION SCHEDULE

The Planning & Zoning Commission Work Session meetings are generally held on the 1st Wednesday of the month, unless otherwise posted, starting at **12:00 P.M.** and are held in the **City Hall** located at **203 Main Avenue East**, Twin Falls, Idaho