



Twin Falls Planning & Zoning Commission Agenda

Tuesday, December 10, 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: November 19, 2019
- 3) Public Hearings
 - a) **ACTION ITEM:** Request for a recommendation to City Council for a Zoning District Change and Zoning Map Amendment from R-4 to R-6 ZDA and to amend the Elizabeth Estates Zoning Development Agreement for property located on the south side of the 1800 block of Elizabeth Blvd. c/o Gerald Martens on behalf of Elizabeth Estates, LLC. (PZ19-0131)
By: Steve O'Connor, City Planner
 - b) **ACTION ITEM:** Request for a Special Use Permit to allow a religious facility on property located at the 1100 block of Sunway Drive North c/o Gerald Martens on behalf of First Baptist of Twin Falls. (PZ19-0136)
By: Steve O'Connor, City Planner
 - c) **ACTION ITEM:** Request for a Special Use Permit to allow Dog Grooming and/or Kennels on property located at 235 and 239 Main Avenue West c/o Randi Kay Sosa. (PZ19-0141)
By: Lisa Strickland, City Planner
 - d) **ACTION ITEM:** Request for a Special Use Permit to allow a Home Occupation on property located at 829 Canyon Crest Drive c/o Braxton Christensen. (PZ19-0142)
By: Brock Cherry, City Planner
 - e) **ACTION ITEM:** Request for a recommendation to City Council for an Annexation with a Zoning District Change from M1 to M2 for property located at 594 & 616 Washington Street South c/o Ben Bernier on behalf of Idaho Department of Corrections. (PZ19-0147)
By: Brock Cherry, City Planner
- 4) Upcoming Meeting(s)
 - a) Monday, January 8, 2020 (Worksession)
Tuesday, January 14, 2020

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, 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

Chairperson Titus called the meeting to order at 6:01 pm.

Members Attending: Titus, Bolton, Kelley, Detweiler, Hawkins

Staff Attending: Spendlove, O'Connor, Ebersole, Strickland, Cherry, Nope, 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: October 30, 2019

3) Items of Consideration

- 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. (PZ19-0129)

Staff Presentation:

City Planner Strickland presented the 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. (PZ19-0129)

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.

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.

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.

Applicant Presentation:

Scott Allen, JUB Engineers, representing applicant, presented the request for approval of the Preliminary Plat for the Rose Russell Subdivision. This is a remnant parcel from another PUD. The land has been vacant for several years. There is no plan for development at this time.

PZ/Questions & Comments:

- Commissioner Detweiler asked what lots the commission is being asked to approve.
- Mr. Allen stated the approval is for one lot at 6.89 acres.

Discussions Followed: *without concerns*

Motion:

Commissioner Bolton made a motion to approve approval of the Preliminary Plat for Rose Russell Subdivision approximately 6.89 (+/-) acres to develop one (1) lot located at 2469 Addison Avenue East, as presented, with staff recommendations. (PZ19-0129)

Commissioner Kelley seconded the motion.

Unanimously Approved

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

Staff Presentation:

City Planner O'Connor presented the Preliminary Presentation for an Amendment to the ZDA for Elizabeth Estates c/o Gerald Martens. (PZ19-0131)

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.

Staff makes no recommendation at this time.

Applicant Presentation:

Tim Vawser, EHM Engineers, representing applicant, presented the request for an amendment to the ZDA for Elizabeth Estates. Complete the U shaped subdivision.

Discussions Followed:

- Commissioner Detweiler asked if there is a private entrance for Building 16.
- City Planner O'Connor reviewed the loop around the development. He stated that Building 16 uses existing driveway.
- Commissioner Detweiler asked if the landscape changes with amendment.
- City Planner O'Connor stated the landscape requirements remain the same as approved.

Public Hearing; Dec. 10

4) Public Hearings

- a) 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)

Staff Presentation:

City Planner O'Connor presented the 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)

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.

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.

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. **North part in Canyon Rim Overlay.**

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.

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.

Applicant Presentation:

Tim Vawser, EHM Engineers, representing applicant, presented the 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. He also introduced Nick Mason with Bach Homes as the applicant.

He explained this request is an extension of the River Crest Apartments with the focus of this request being on the apartments. The request is for two (2) variations, one being the lower density of some of the units and the sixty (60) foot height to build up the site to sewer out. Height is measured off the top of nearest curb. The new buildings will mirror what exists to the west.

PZ/Questions & Comments:

- Commission Kelley asked if there has been preliminary plat work done, due to the rock.
- Mr. Vawser stated they do not see any issues. He stated they will have to build up on the north end for the sewer.
- Commissioner Kelley asked the number of stories for each building.
- Mr. Vawser reviewed the elevations for the commission.
- Commissioner Titus asked if building L is an existing building.
- Mr. Vawser stated it is a proposed building.
- Commissioner Titus asked the height of the buildings existing in the complex.
- Mr. Vawser stated he believes some are at the maximum height.
- Commissioner Bolton asked for an aerial view of the site in relation to the Canyon Rim Overlay.
- City Planner O'Connor reviewed the aerial view with the Canyon Rim Overlay. He stated the complex sits approximately seven hundred (700) feet from the canyon rim.
- Commissioner Detweiler asked if there are vacant lots on other side of Canyon Crest Drive.

- City Planner O'Connor stated there are vacant lots across the street.
- Commissioner Titus asked for clarification of the request.
- City Planner O'Connor reviewed the request for lower density units be outright permitted, while being a high density complex.

Public Hearing: Opened

- Barry Thompson, representing HOA for East Hampton presented his concerns for the additional height request. He believes the buildings should remain to the confines of the overlay. He stated he has a concern for increased traffic and the intersection at Pole Line Rd and Canyon Crest Dr. He stated there is a concern with cars parking on both sides of the street because it is a narrow street. He stated that Washington St. is an arterial road and he would like the city to look at the road with future planning to improve the traffic for the area.

Public Hearing: Closed

Discussions Followed:

- Commissioner Kelley appreciates the traffic concerns, but believes there is no issue with this project and will approve this request.
- Commissioner Detweiler has a reservation on the additional height. He asked if the southern four (4) story building out of overlay. He believes sixty (60) feet is too tall for area.
- City Planner O'Connor stated it is out of overlay and in C1 zone fifty (50') feet allowed.
- Commissioner Hawkins does not have an issue with height as Twin Falls is a growing city and there is a need for affordable housing with new buildings having additional height for growth.
- Commissioner Kelley reiterated the just in case component of height request.
- City Planner O'Connor reviewed the elevations of the proposed buildings.

Motion:

Commissioner Kelley recommend approval 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, as presented with staff recommendations. (PZ19-0120)

Commissioner Hawkins seconded the motion.

Commission Discussion on Motion:

- Commissioner Detweiler stated he is not in favor of the additional height request.
- Commissioner Titus stated she is okay with fifty (50) feet height to match the rest of the area.
- City Planner O'Connor stated the height request is for the sewer needs. If there was a desire for the buildings on the front of the complex want to be built taller, the applicant would have to come back before the commission.
- PZ Director Spendlove stated if commission is concerned about the additional height, they can add an amendment stating the buildings stay as depicted on the elevations and also specify which buildings.

Second Motion:

Commissioner Bolton made a motion to amend the main motion to add a condition that all building heights will be as presented on site plan, located on 4.41 acres on Canyon Crest Drive c/o EHM Engineers, Inc on behalf of Bach Homes. (PZ19-0120) Commissioner Detweiler seconded the motion.

Unanimously approved

Motion:

Commissioner Kelley recommend approval 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, as presented with the additional condition. (PZ19-0120) Commissioner Hawkins seconded the motion.

Unanimously approved

- b) 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) 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)

Staff Presentation:

City Planner Cherry presented the 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)

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.

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

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.

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:

Tim Vawser, EHM Engineers, representing applicant, presented the 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. The drive through is acceptable per city code. He stated the drive through will be along the back of the building, causing no traffic issues.

PZ/Questions & Comments:

- Commissioner Bolton asked about access to drive through to the east off Cheney Drive and how customers will exit the lot.
- Mr. Vawser explained customers would turn east to the turn outs on Cheney to make a U-turn to travel west on Cheney Drive.

Public Hearing: Opened and Closed without comment

Discussions Followed: *without concerns*

Motion:

Commissioner Kelley made a motion to approve the 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, as presented with staff recommendations. (PZ19-0128)

Commissioner Bolton seconded the motion.

Unanimously approved

- d) 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)

Staff Presentation:

City Planner Cherry presented the 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)

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 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.

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.

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.

Applicant presentation:

Bob Beer, representing applicant, presented the request for an 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)

He stated the detention center will occupy the vacant 3rd floor to alleviate overcrowding at the current facility. The detention center will join other youth services at the facility. The center will be on the 3rd floor, with the goal to have all juvenile services at the same facility on the same floor. The recreation area will be used on a daily basis, weather permitting. The area will be surrounded by a 12 ft. high chain link fence. He stated the area of the building in Canyon Rim Overlay will be used for secured storage. The detainees will be under 18 years old. There is no plan to house adult prisoners at facility.

PZ/Questions & Comments:

- Commissioner Bolton asked about the safe house on second floor being residential facility. Will it be used in conjunction with the detention center?
- Mr. Beer stated there are residential services at the facility now.
- Commissioner Bolton asked about south side plan.
- Mr. Beer reviewed plan for 3rd floor.
- Commissioner Bolton asked about exception to Canyon Rim Overlay.
- PZ Director Spendlove explained that city code does not allow for an SUP for the Overlay.
- Commissioner Kelley asked if this facility is for juvenile overflow.
- Mr. Beer stated the juvenile detention center will be moved to the new location to have everything under one roof for juveniles.
- Commissioner Hawkins stated he believes this is great idea to address the challenge of the County. He does not like that there is space that is not usable at this time.
- County Commissioner Hall stated the county will be back in front of the commission for a ZDA.

Public Hearing: Opened

- Letter from The Department of Water Resources stating concerns shown to commission.
- Mr. Beer addressed the concerns in the letter.

Public Hearing: Closed

Discussions Followed:

- Commission Hawkins stated there are remedies to concerns in letter.
- Commissioner Kelley stated the County is taking consideration into the concerns. He believes that one building for all services is a good decision.
- Commissioner Bolton agreed, likes centralized location for juvenile services. She stated she believes County will take safety seriously and is in favor of this

Special Use Permit.

Motion:

Commissioner Detweiler made a motion to approve the 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, as presented with staff recommendations. (PZ19-0132)

Commissioner Hawkins seconded the motion.

Unanimously approved

5) Upcoming Meeting(s)

- a) Worksession: Wednesday, December 4, 2019
Tuesday, December 10, 2019
- b) 2020 PZ Meeting Calendar
One meeting in November and December to accommodate holidays.

6) Adjournment

The meeting adjourned at 07:37 PM

Kelli Ebersole, Administrative Assistant



Date: Tuesday, December 10, 2019
To: Planning and Zoning Commission
From: Steve O'Connor

ACTION ITEM

Request:

Request for a recommendation to City Council for a Zoning District Change and Zoning Map Amendment from R-4 to R-6 ZDA and to amend the Elizabeth Estates Zoning Development Agreement for property located on the south side of the 1800 block of Elizabeth Blvd. c/o Gerald Martens on behalf of Elizabeth Estates, LLC. (PZ19-0131)

Time Estimate:

15 - 20 minutes between staff and the applicant.

Background:

The Preliminary Presentation for this request was heard on November 12th.

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:

Regulatory Impact:

Approval of this request will add the same developmental rights to lot RPT5041000006A the NE 95' x 180' of Lot 6 in the Snyder Tract, as were previously approved by City Council for the property to the South West.

History:

The original Elizabeth Estates ZDA was approved by City Council on May 8th, 2017.

Analysis:

This is 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.

The change in this ZDA is to add a lot in the Northeast corner of the develop to include two more Four-plexes. Currently there are 7 of the original 14 approved four-plexes built on the property. If approved, this amendment will add an additional 2 units bring the total to 16 total four-plexes.

Staff does not foresee the added area, and additional units, creating detrimental impacts beyond reasonable levels to neighboring properties.

Conclusion:

The Commission may choose to recommend to City Council that the amendment be approved, approved with modifications, or rejected.

If the Commission recommends approval of 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 all original conditions as set forth by City Council on May 8th, 2017.

Attachments:

1. PZ19-0131 ZDA Amend 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

Public Meeting: December 10th, 2019

Analysis

This is 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.

The change in this ZDA is to add a lot in the Northeast corner of the develop to include two more Four-plexes. Currently there are 7 of the original 14 approved four-plexes built on the property. If approved, this amendment will add an additional 2 units bring the total to 16 total four-plexes.

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.

Applicable Regulations or Codes

Per City Code 10-6-1 A The procedure for establishing a ZDA or a ZDA amendment shall follow the procedure for zoning map amendments as set forth in Section 14 of Title 10 of Twin Falls City Code.

Per City Code 10-14-4, Requests for an amendment to this title shall be submitted to the commission which shall evaluate the request to determine the extent and nature of the amendment requested;

If the request is in accordance with a comprehensive plan, the commission may recommend and the council may adopt or reject the ordinance amendment under the notice and hearing procedures as herein provided; and (Ord. 2012, 7-6-1981)

If the request is not in accordance with a comprehensive plan, the request shall be submitted to the commission or, in its absence, the council which shall recommend and the council may adopt or reject an amendment to a comprehensive plan under the notice and hearing procedures provided in section 10-7-20 of Title 10. (Ord. 3091, 3-2-2015)

Conclusion

The Commission may choose to recommend to City Council that the amendment be approved, approved with modifications, or rejected.

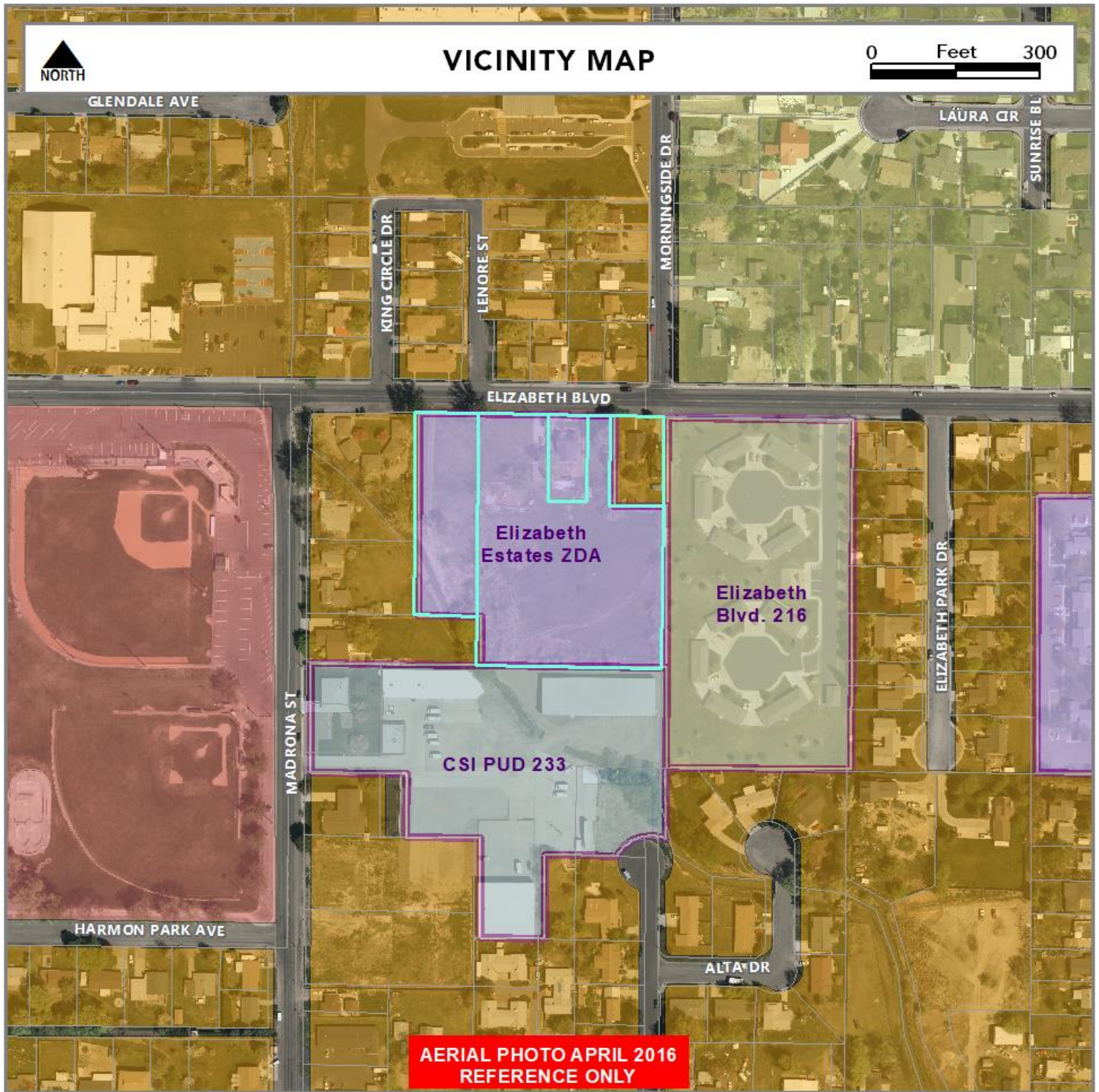
If the Commission recommends approval of this request as presented, then staff recommends the following conditions:

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to all original conditions as set forth by City Council on May 8th, 2017.

Attachments

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

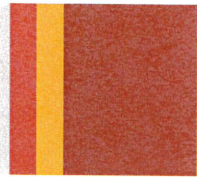
Public Meeting: December 10th, 2019



	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.

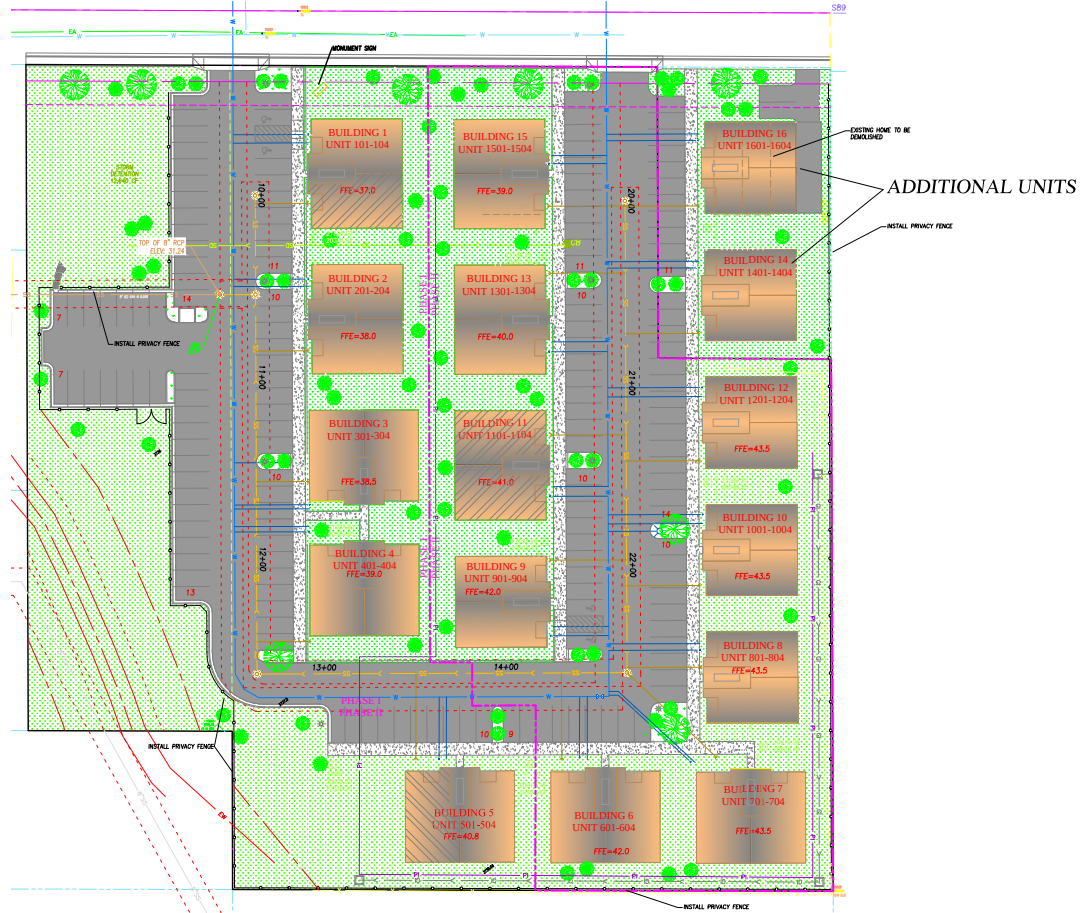
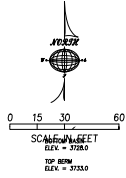
Please call me if there are any questions.

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
- CERIS CANADENSIS

SHRUBS

- KINNIKINNICK
- 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 COF
- 1/28/17 COF
- 6/24/17 COF
- 6/28/17 COF
- 6/28/17 COF

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

DATE

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 T.V. & 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 RAMP/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:

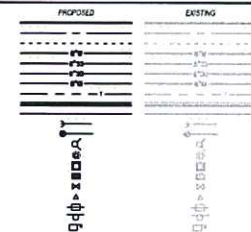
TOTAL DEVELOPMENT AREA:	175,244 SF
POST DEVELOPMENT IMPERVIOUS LANDSCAPED:	91,120 SF * 1.612 * 0.95 = 11,541 SF
PRE DEVELOPMENT BASIC PRE-DEVELOPMENT:	81,104 SF * 1.612 * 0.25 = 2,804 SF
	TOTAL POST DEVELOPMENT = 14,345 SF
	175,244 SF * 1.612 * 0.35 = 8,177 SF
	TOTAL RETENTION REQUIRED = 6,188 SF

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.
REQ'D PARKING	40	100	140
PROPOSED PARKING	59	82	141
REQ'D 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 RISE
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
ONLY AUTHORITY FOR THE
PROJECT. ANY CHANGES
SHALL BE MADE BY THE
ENGINEER.

REVISION:

DATE:

APPROVED:

DESIGN:

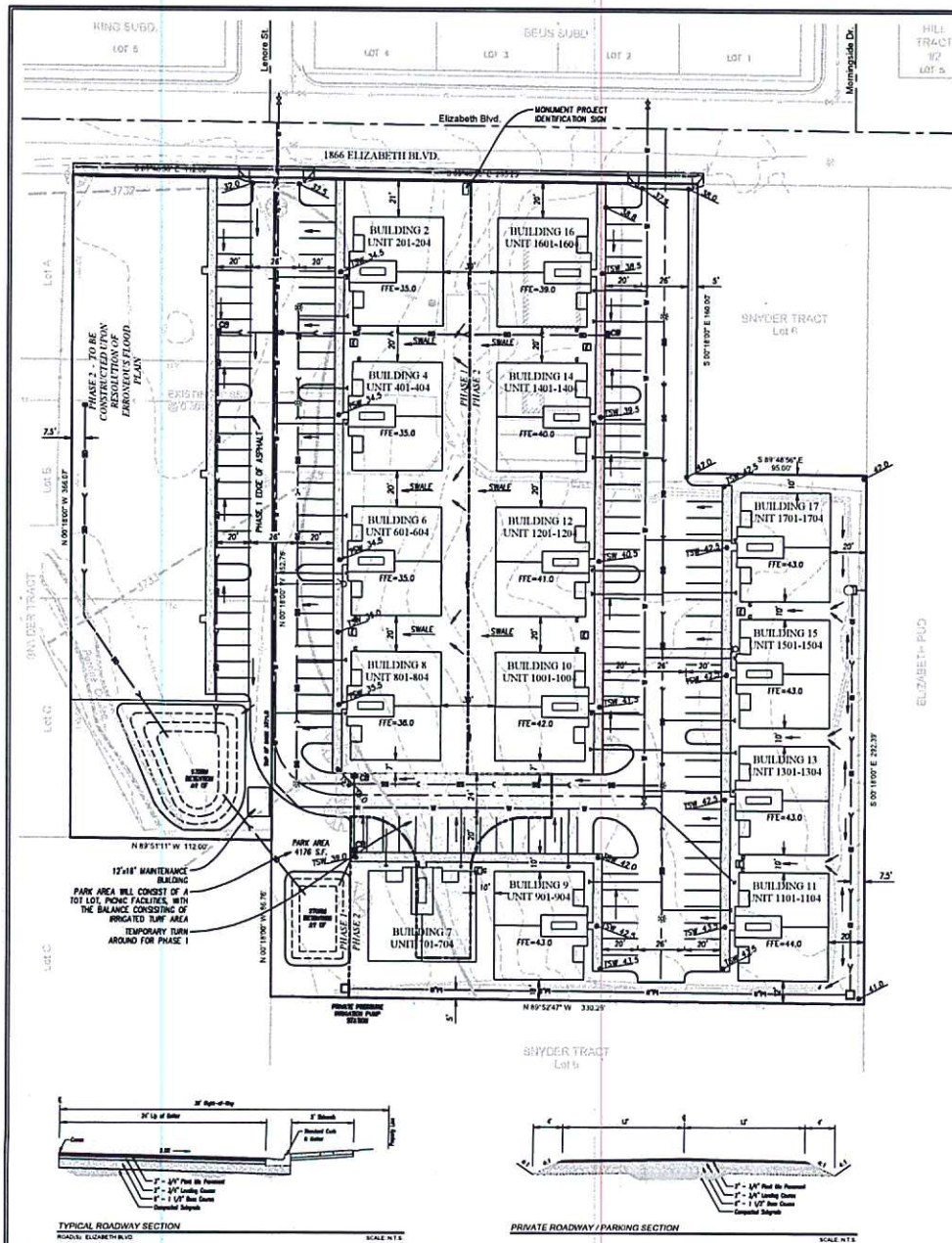
DESIGNER: M. Lee

DATE: 03-20-17

SCALE: AS SHOWN

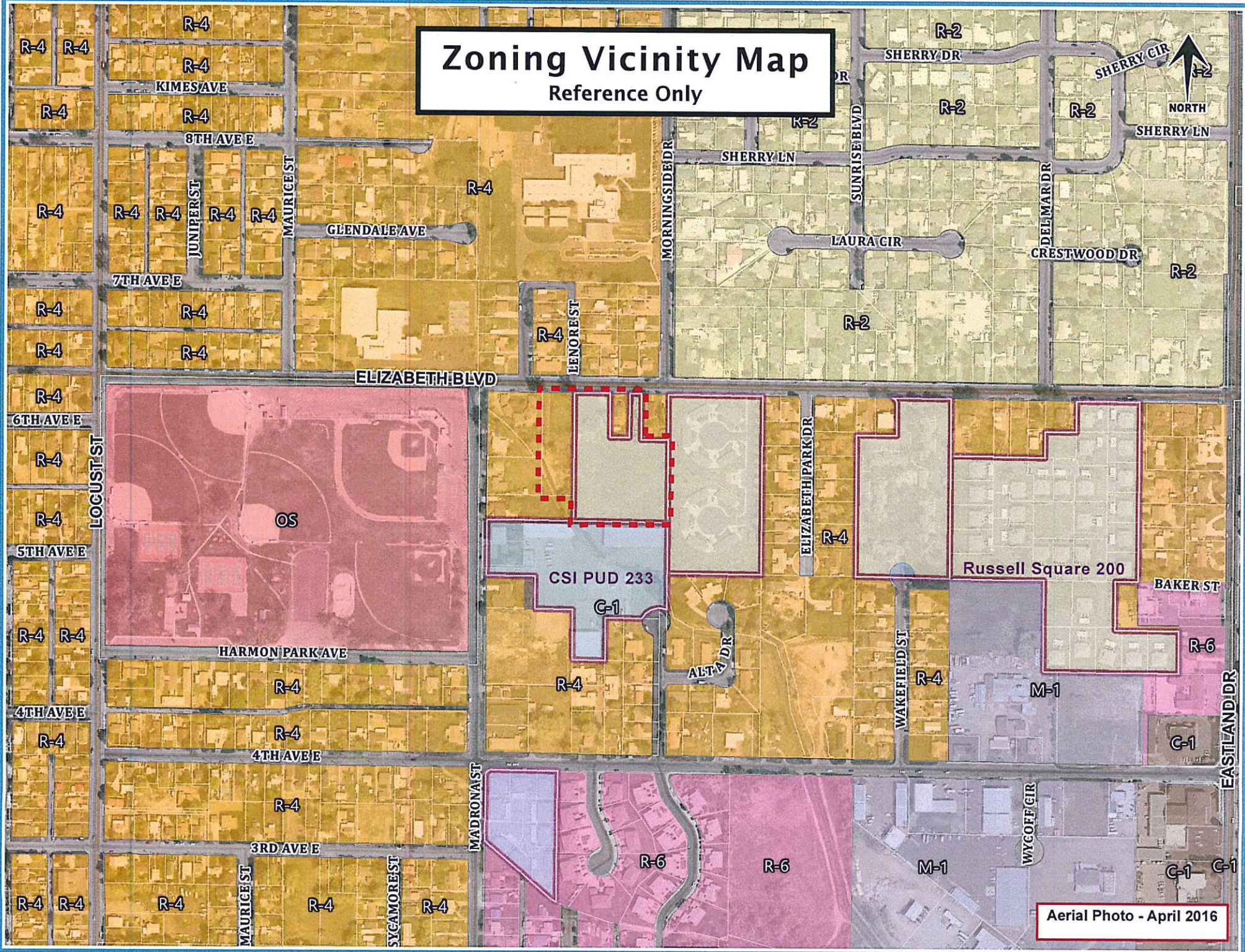
ENGINE: 18-12-MDP-4-FLX

MP-1



Zoning Vicinity Map

Reference Only



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, December 10, 2019
To: Planning and Zoning Commission
From: Steve O'Connor

ACTION ITEM

Request:

Request for a Special Use Permit to allow a religious facility on property located at the 1100 block of Sunway Drive North c/o Gerald Martens on behalf of First Baptist of Twin Falls. (PZ19-0136)

Time Estimate:

Five (5) minutes for Staff & Applicant presentation; Five (5) minutes for public hearing; Five (5) minutes for Commission questions, discussion, 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:

The property is part of the Sunway Conveyance Plat, recorded in March 2015.

Analysis:

This is a request to establish a Religious Facility on property located on the 1100 Block of Sunway Drive North, Lot 2, Block 1, of the Sunway Conveyance Plat. The property is zoned SUI which requires a SUP for a Religious Facility.

Though the property is part of a plat, it is a Conveyance Plat, which is not a Final Plat. The difference is that a Final plat constitutes a build-able lot. A conveyance plat is just to sell or set aside property for development at a later time. Before a building permit is approved the property will need to go through the final plat process.

As for the proposed land use as a Religious Facility. Staff believes the change from pasture/farm ground to a developed Assembly type land use will have an increase in light, noise, and Traffic. However, the increases are expected for property near city limits and these impacts will occur mostly during off-peak hours. When developed, the required improvements and standards of development found in City Code should mitigate the majority of any increased impacts to the area.

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 recordation of a Final Plat before a building permit is issued.

Attachments:

1. SUP Staff Report PZ19-0136
2. Vicinity Map
3. Narrative
4. Site Plan
5. Elevations
6. Photos & Exhibits



Comprehensive Staff Report

To: Planning & Zoning Commission
Presenter: Steve O'Connor, City Planner
Request: A **Special Use Permit** to allow a religious facility on property located at the 1100 block of Sunway Drive North.
Application: PZ19-0136
Applicant & Representative:
 First Baptist of Twin Falls
 c/o Gerald Martens
 621 North College Rd. Ste 100
 208.420.2461
 gmartens@ehminc.com

Public Hearing: December 10th, 2019

Analysis

This is a request to establish a Religious Facility on property located on the 1100 Block of Sunway Drive North, Lot 2, Block 1, of the Sunway Conveyance Plat. The property is zoned SUI which requires a SUP for a Religious Facility.

Though the property is part of a plat, it is a Conveyance Plat, which is not a Final Plat. The Difference is that a Final plat constitutes a buildable lot. A conveyance plat is just to sell or set aside property for development at a later time. Before a building permit is approved the property will have to go through the final plat process.

Approval Process

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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

The property is part of the Sunway Conveyance Plat, recorded in March 2015.

Applicable Regulations or Codes

Per City Code 10-4-2, A Special Use Permit is required for a Religious Facility.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Town Neighborhood" This request meets this designation or other comprehensive plan guidelines as Religious Facilities are generally low impact and serve the surrounding neighborhood. Therefore, staff has determined this request complies 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. The majority of anticipate traffic, as stated in the narrative, will be on Sunday mornings.

Conclusion

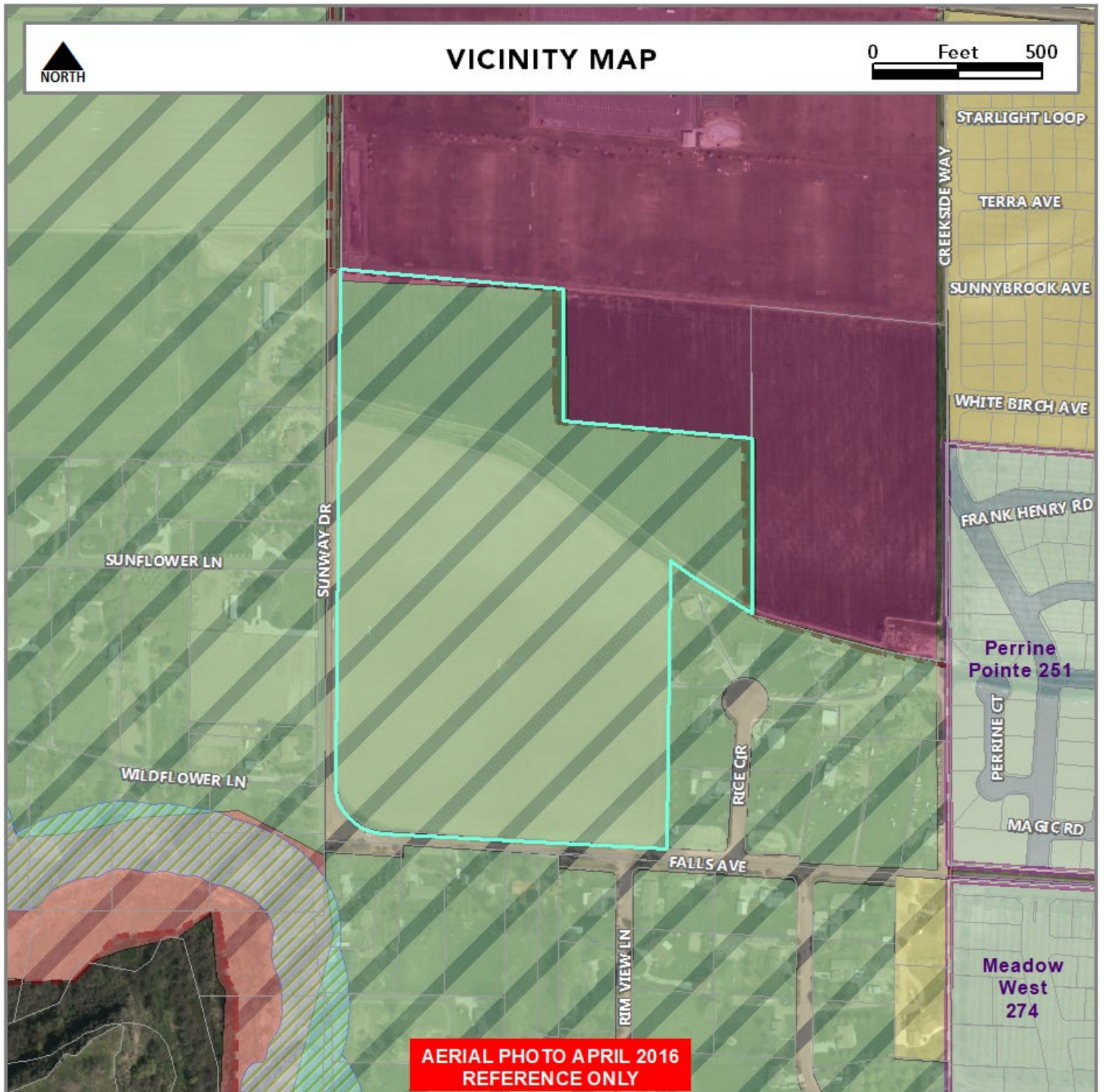
If the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to recordation of a Final Plat before a building permit is issued.

Attachments

1. Vicinity Map
2. Narrative
3. Site Plan
4. Elevations
5. Photo & Exhibits

Public Hearing: December 10th, 2019



	CRO		R-1 VAR
	PUD		R-2
	OS		SUI
	AOI		

Current Zoning: SUI Aol
Comprehensive Plan: Town
 Neighborhood

Existing Land Use: Vacant
Proposed Land Use: Religious
 Facility

Surrounding Zoning Designations & Land Use(s)

North: R-4; Sunway Soccer Complex
South: Falls Ave W.; SUI, Residential

East: SUI & R-4, Residential and Park
West: Sunway Dr. N.; SUI:
 Residential

Applicable Regulations

10-1-4, 10-1-5, 10-4-2, 10-7-12, 10-10-11, 10-11-1 thru 8, 10-13

REASON FOR REQUEST
SPECIAL USE PERMIT

The reason for this request is to allow construction of a religious facility in a SUI Zone.

All church operations will occur between 7 am to 10 pm Sunday thru Saturday with primary activities occurring during Sunday worship hours.

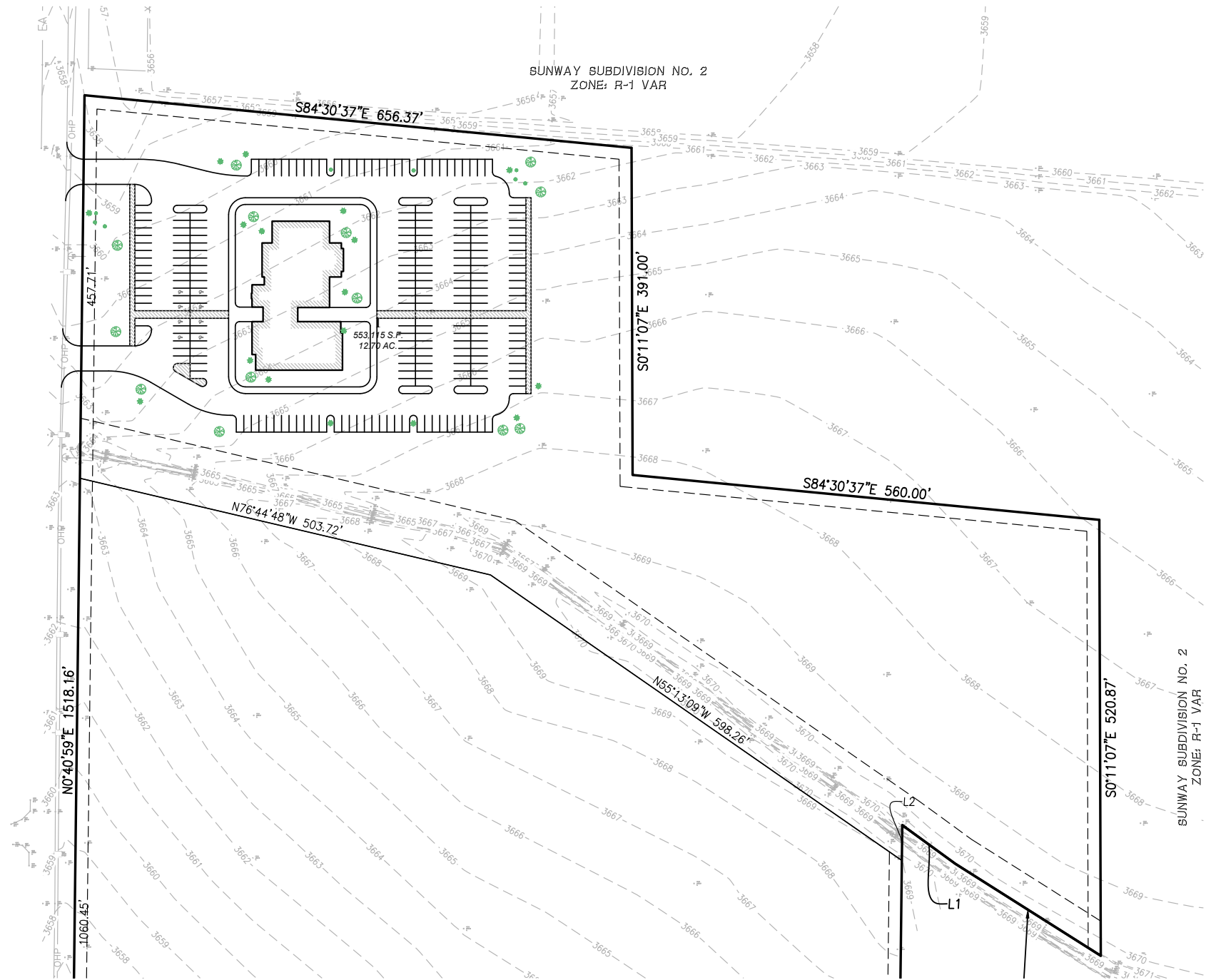
Traffic impacts will be minimal with peak traffic arriving and departing at regularly scheduled worship sessions.

Total employees will be less than 5 with support from volunteers.

The project will have minimal noise as all activities will be within the completed worship facility.

The project will have no negative glare, odor, fumes, vibrations or similar negative impacts.

The church facility will be compatible with all neighboring properties.



Meeting: First Baptist Church

September 17, 2019

EXTERIOR OF BUILDING:

- Square Footage: Church is requesting approximately 35,000 square feet with approximately 350 seats.
- Would prefer a steel building with a front rock façade and wood fascia with parking in front as well as surrounding the church to include would prefer some in back of the building. Would like weather user friendly options for example need a covered entrance for handicap/elderly members to enter and exit the church building. Clarification of the steel building is they would prefer 3 sides to be stucco with front rock façade. Again with wood fascia. They prefer rustic colors and would choose these out later in the process.
- Example of pictures to follow on what the vision is.
- The church is looking at building in the next 2-5 years.
- In the rear of the church would like some parking after discussion with the church team. In the future they would think of the "community garden," to be built out later after church is developed.
- The church is also looking for front elevation of the church which we will include a representation of this with a picture. This pertains to just having the a proper drainage and retention pond for the building.
- Please see email dated 9/13/19 to Gerald Martens for other specific needs.
- See pictures included as well as architecture design of what they see the church looking like.
-







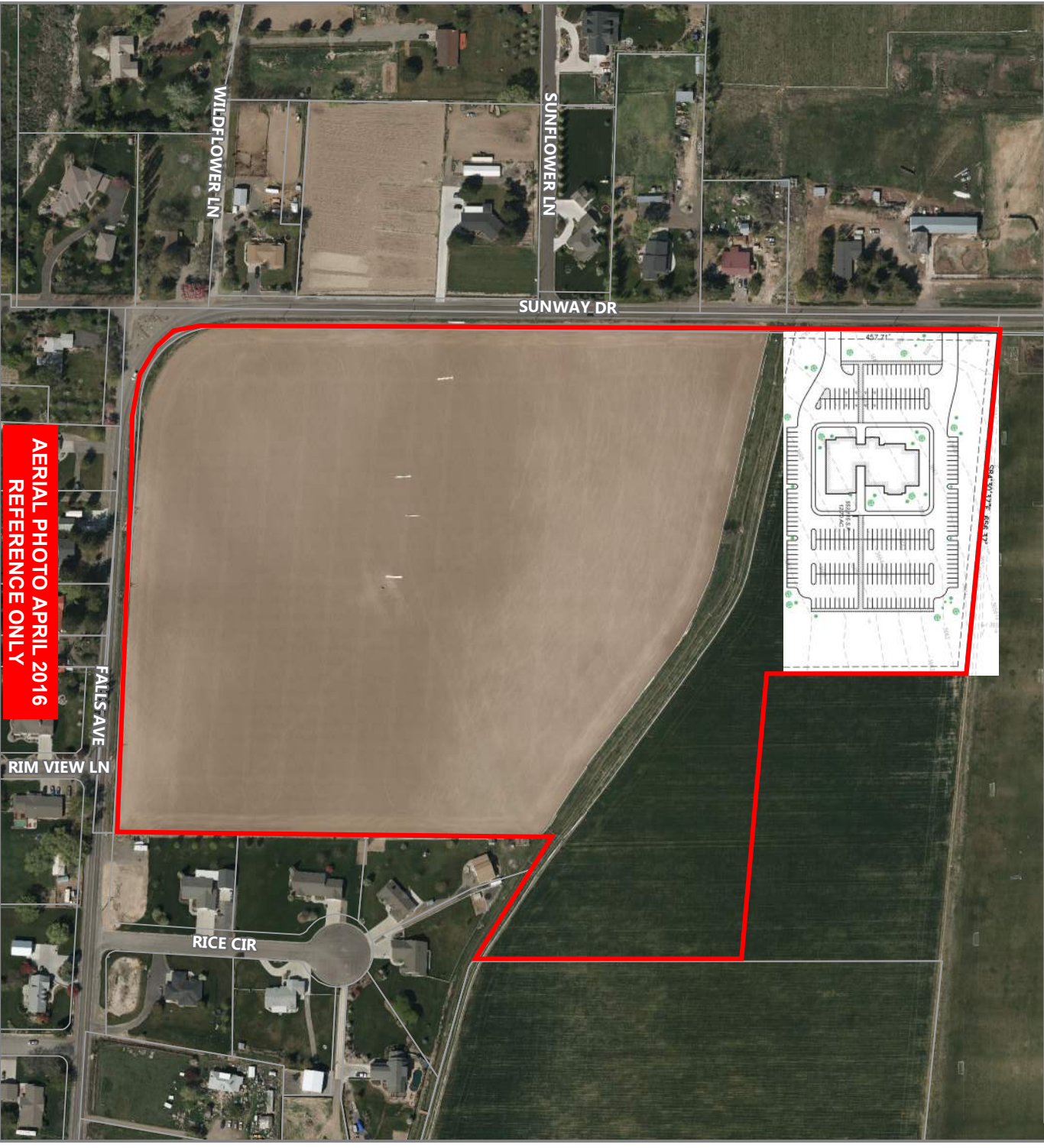
NOT TO SCALE

NW Corner of Subject Property - Approximate Project Site



Project Site Exhibit

0 Feet 340



AERIAL PHOTO APRIL 2016
REFERENCE ONLY



Date: Tuesday, December 10, 2019
To: Planning and Zoning Commission
From: Lisa Strickland

ACTION ITEM

Request:

Request for a Special Use Permit to allow Dog Grooming and/or Kennels on property located at 235 and 239 Main Avenue West c/o Randi Kay Sosa. (PZ19-0141)

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:

This is a request to allow a dog grooming business on property located at 235 and 239 Main Avenue West. The subject property is zoned C-B Commercial Central Business with a P-1 Parking Overlay and is also located in the Downtown Historic District.

There will be only two employees the wife and husband and they anticipate an average of 6-8 customers by appointment only, on a daily basis.

The applicant intends to operate Tuesday through Saturday during normal business hours as listed in their narrative.

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:

N/A

History:

The location being proposed is part of the original building occupied by Radio Rondevoo and was constructed c. 1940. These two spaces have been occupied for various uses. The most recent use was a retail clothing store.

Analysis:

The applicant has taken into account a few things that may have an impact on adjacent businesses and have addressed these in their narrative. These items include, operating hours, noise, and waste management. The property is located in a commercial zone, and will be operating during normal business hours, and the dogs will not be housed on site after hours.

During business hours the dogs will be housed along the west wall of the building, which is shared with Radio Rondevoo that is not open during the same hours. Noise was one concern from staff, however staff believes the applicants plan will mitigate this concern.

Waste management was another item of concern however, the applicants have explained in their narrative that all waste will be bagged and deposited in the trash, and they will use pet safe disinfectant to keep their grooming salon clean. Staff is confident that this is a reasonable plan for managing the waste.

The applicants currently operate their business at 520 Main Avenue South and are wanting to relocate to grow their business. Staff is not aware of any complaints about their current operation and does not anticipate any negative impacts associated with approval of this request.

Conclusion:

Should the Commission approve the request, as presented, 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
2. Vicinity Map
3. Narrative
4. Exterior & Floor Plan
5. Photos



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Lisa Strickland, City Planner
 Request: A **Special Use Permit** to allow a dog grooming business on property located at 235 and 239 Main Avenue West.
 Application: PZ19-0141
 Applicant & Representative:
 Randi & Kay Sosa
 615 Fillmore St
 Twin Falls, ID 83301

Public Hearing: December 10, 2019

Analysis

This is a request to allow a dog grooming business on property located at 235 and 239 Main Avenue West. The subject property is zoned C-B Commercial Central Business and P-1 Parking Overlay and is also located in the Downtown Historic District.

There will be only two employees the wife and husband and they anticipate an average of 6-8 customers by appointment only, on a daily basis.

The applicant intends to operate Tuesday through Saturday during normal business hours as listed in their narrative.

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

The location being proposed is part of the original building occupied by Radio Rondevoo and was constructed c. 1940. These two spaces have been occupied for various uses. The most recent use was a retail clothing store.

Applicable Regulations or Codes

Per City Code 10-4-7, A special use permit is required for "Dog Grooming or Kenneling in the Commercial Central Business District.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Downtown/High Density Residential"

This request meets this designation or other comprehensive plan guidelines. Therefore, staff has determined this request is in compliance with the 2016 comprehensive plan.

Potential Impacts

The applicant has taken into account a few things that may have an impact on adjacent businesses and have addressed these in their narrative.

These items include, operating hours, noise, and waste management. The property is located in a commercial zone, and will be operating during normal business hours, and the dogs will not be housed on site after hours.

During business hours the dogs will be housed along the west wall of the building, which is shared with Radio Rondevoo that is not open during the same hours. Noise was one concern from staff, however staff believes the applicants plan will mitigate this concern.

Waste management was another item of concern however, the applicants have explained in their narrative that all waste will be bagged and deposited in the trash, and they will use pet safe disinfectant to keep their grooming salon clean. Staff is confident that this is a reasonable plan for managing the waste.

The applicants currently operate their business at 520 Main Avenue South and are wanting to relocate to grow their business. Staff is not aware of any complaints about their current operation and does not anticipate any negative impacts associated with approval of this request.

Public Hearing: December 10, 2019

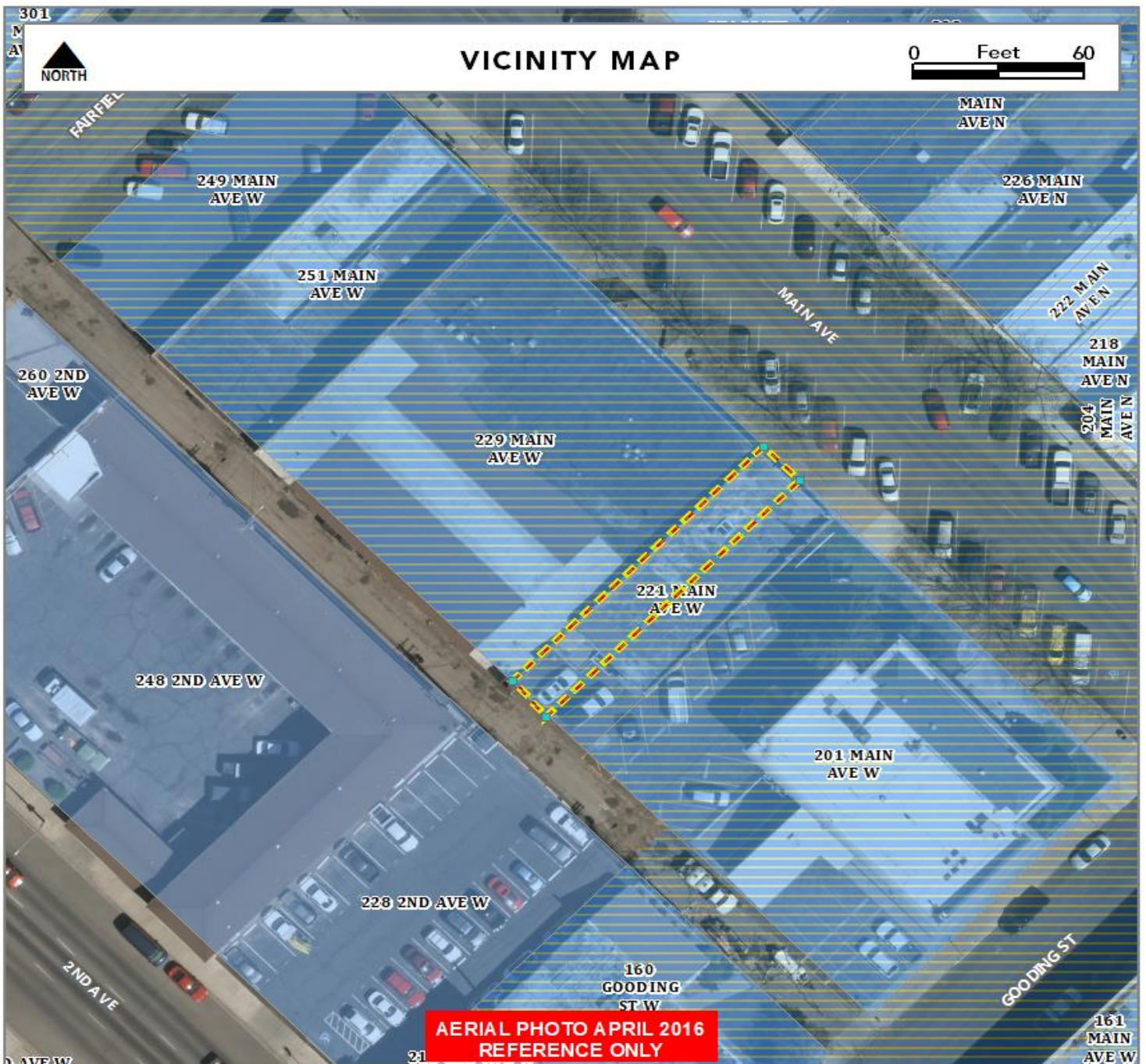
Conclusion

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. Elevations/Floor Plan
4. Photos



DHD

P1 Overlay

C-B

Current Zoning: C-B, P-1 Parking, Downtown Historic District

Existing Land Use: Vacant

Comprehensive Plan: Downtown/High Density Residential

Proposed Land Use: Retail

Surrounding Zoning Designations & Land Use(s)

North: C-B; Main Ave W

East: C-B; Retail

South: C-B; Alley; Parking Lot

West: C-B; Commercial

Applicable Regulations

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

Angel Paws
Pet GROOMING
PET SPA
208-410-7512

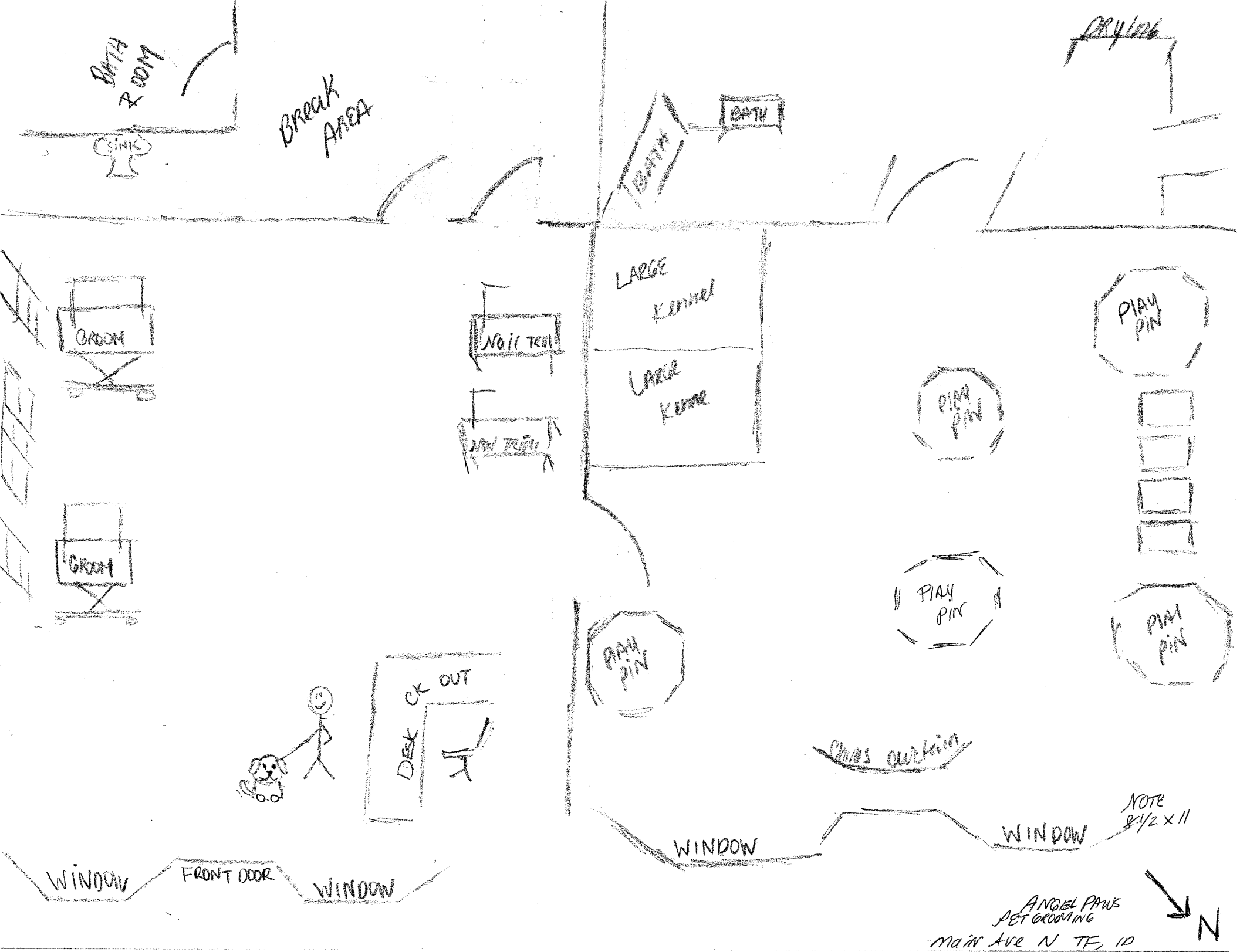


Main Ave

NOTE DRAWING SIZE
8 1/2 x 11

FRONT OF STORE

ANGEL PAWS
PET GROOMING
MAIN AVE N TWIN FALLS N



MAIN STREET VAPE

235

BUY

FOR RENT

BLUE LAKES
REAL ESTATE
COMPANY
208.732.1240
www.BlueLakesRealEstateCompany.com

239

TRADE





229
OPEN

OUTLAW
Bail Bonds, LLC
208-316-3820
208-260-2881
208-736-0222

NOTICE OF
PUBLIC MEETING
ON ZONING REQUEST
FOR MORE INFO CALL
735.7267

MAIN STREET VAPE

RADIO AND
EVENT CENTER

COMMUNITY THANKSGIVING DINNER
DOORS OPEN 5:30PM 11/27

ALLEGANY
MUSEUM



Date: Tuesday, December 10, 2019
To: Planning and Zoning Commission
From: Brock Cherry, Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow a Home Occupation on property located at 829 Canyon Crest Drive c/o Braxton Christensen. (PZ19-0142)

Time Estimate:

Five (5) minutes for Staff and Applicant Presentation; Five (5) minutes for public hearing; Five (5) minutes for Commission questions, discussion, 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:

Regulatory Impact:

NA

History:

Per County records the primary residence on the subject property was built in 2018.

Analysis:

This is a request to allow a Home Occupation for a Hydro Dripping business located at 829 Canyon Crest Drive. The subject property is located within the R-2 (Residential Single Household) Zoning District.

The applicant hydro dips a variety of items including firearm components (which requires a current FFL

license). The applicant intends to operate within a 210 square foot area inside his garage. The business will operate on a semi-irregular daily basis from 8:00 A.M. to 5:00 P.M.

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

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. SUP Staff Report PZ19-0142
2. Vicinity Map
3. Narrative
4. Site Plan
5. Photos



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Brock, City Planner

Request: A **Special Use Permit** to allow a Home Occupation located at 829 Canyon Crest Drive.

Application: PZ19-0142

Applicant:

Braxton Christensen

829 Canyon Crest Drive

Twin Falls, ID 83301

braxton@snakeriverhydrographics.com

Public Hearing: December 10th 2019

Analysis

This is a request to allow a Home Occupation for a Hydro Dripping business located at 829 Canyon Crest Drive. The subject property is located within the R-2 (Residential Single Household) Zoning District.

The applicant hydro dips a variety of items including firearm components (which requires a current FFL license). The applicant intends to operate within a 210 square foot area inside his garage. The business will operate on a semi-irregular daily basis from 8:00 A.M. to 5:00 P.M.

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

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 primary residence on the subject property was built in 2018.

Applicable Regulations or Codes

Per City Code 10-4-4.2, a Special Use Permit is required in the R-2 Zoning District for a Home Occupation.

Per City Code 10-2-1, the home occupation area cannot be larger than 400 square feet.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as both "Town Neighborhood" (southern portion) and "Neighborhood Commercial" (northern portion). The Town Neighborhood designation allows for residential home occupations and the Neighborhood Commercial allows for small-scale and supporting neighborhood services.

The 2009 Master Transportation Plan designates the subject property's surrounding immediate surrounding roadway as a residential street (Canyon Crest Drive). The subject property also has access to arterial roadways (Grandview & Pole Line) nearby. It is anticipated that the existing transportation infrastructure will accommodate the proposed use.

Potential Impacts

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

Conclusion

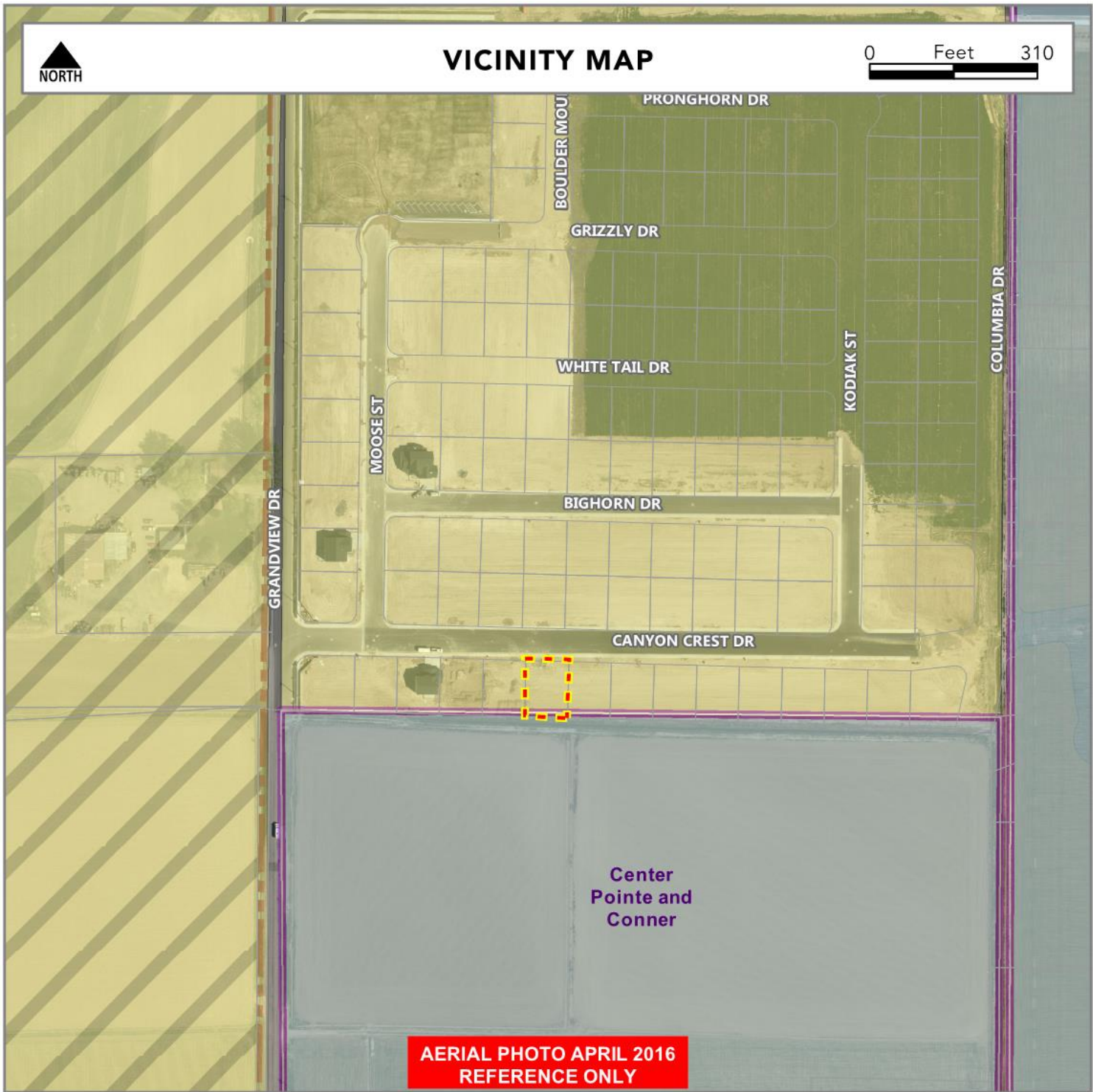
If the Commission approves this request as presented, then staff recommends the following conditions.

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

Attachments

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

Public Hearing: December 10th 2019



- | | | | |
|--|-----|---|-----|
|  | PUD |  | R-2 |
|  | C-1 |  | AOI |

Current Zoning: R-2

Comprehensive Plan: Town
Neighborhood

Existing Land Use: Residential

Proposed Land Use: Home
Occupation

Surrounding Zoning Designations & Land Use(s)

North: R-2, Residential

East: R-2, Residential

South: C-1 PUD, Vacant

West: R-2, Residential

Applicable Regulations

10-2-1, 10-4-4.2, 10-11-1 to 8, 10-13-2-2

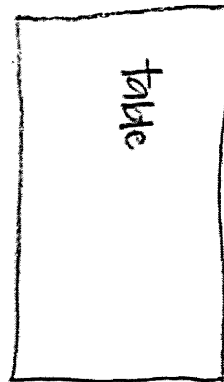
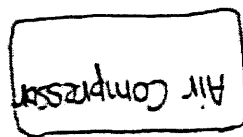
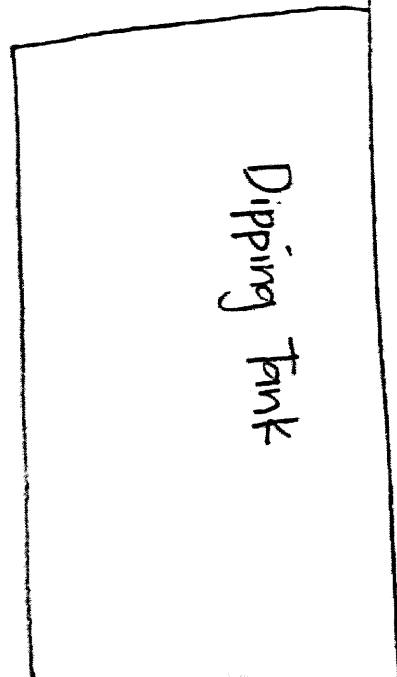
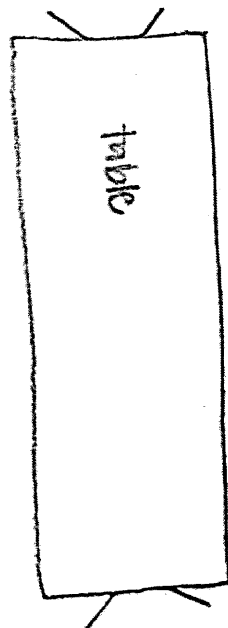
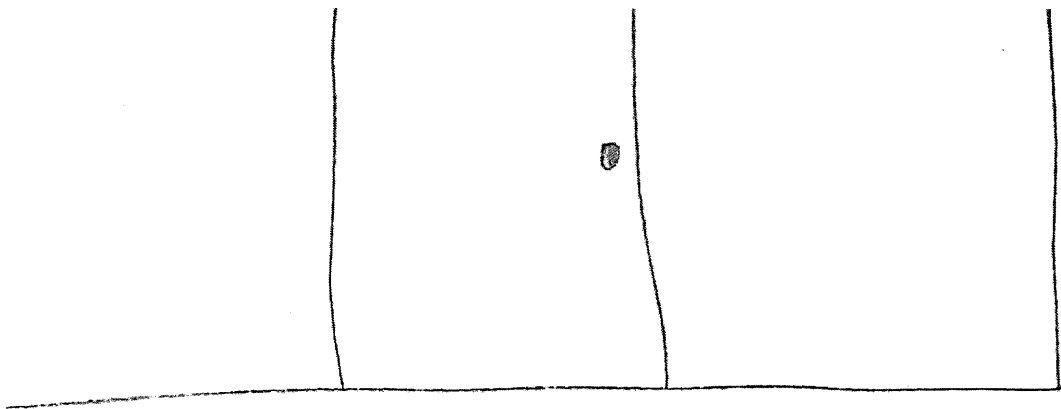
Brock Cherry,

I am going to be conducting work for Snake River Hydrographics at 829 Canyon Crest Dr. Twin Falls, ID. 83301. I will be the only employee working for this business at that location. I will be conducting work for this business on my scheduled off day from my regular police officer career. The times that I will be in the garage working may vary on if my patrol job is on day shift or night shift. However, customers will only be coming to my residence during normal business hours during the day. The garage area of where I will be conducting my business is a 21x10 foot rectangle. There will not be more vehicle traffic to my residence due to my business. Customers will only be coming to my residence to drop off and pick up projects once completed.

Thank you,

Braxton Christensen

Garage Work Area:
10'x21'





Primary Residence - Site of Home Occupation



Date: Tuesday, December 10, 2019
To: Planning and Zoning Commission
From: Brock Cherry, Planner

ACTION ITEM

Request:

Request for a recommendation to City Council for an Annexation with a Zoning District Change from M1 to M2 for property located at 594 & 616 Washington Street South c/o Ben Bernier on behalf of Idaho Department of Corrections. (PZ19-0147)

Time Estimate:

Ten (10) minutes for Staff and Applicant presentation; Ten (10) minutes for the public hearing; Ten (10) minutes for Commission questions, deliberation, and discussion.

Background:

NA

Approval Process:

The Commission shall conduct at least one public hearing, to send a recommendation to City Council for the proposed plan and zoning designation. Interested persons shall have an opportunity to be heard at the commission and council hearings. The Planning & Zoning Commission hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)

Budget Impact:

NA

Regulatory Impact:

NA

History:

Per County records a Work Release Center was built on the subject property in 1992. The subject property is currently owned and maintained by the Idaho Department of Corrections (DOC).

Analysis:

This is a request to annex parcel RP10S17E207349, a 3 acre +/- parcel located at 594 & 616 Washington Street South. Currently the parcel is zoned M-1 (Light Manufacturing). The applicant is requesting a zoning change with this annexation to M-2 (Heavy Manufacturing).

Conclusion:

The Commission is tasked to make a recommendation to the City Council on the zoning designation being requested by the applicant. The Commission's recommendation may be to deny the request, approve the request as presented, request a different zoning designation or request additional information be

provided.

Attachments:

1. Staff Report PZ19-0147
2. Vicinity Map
3. Future Land Use Map
4. Narrative
5. Photos



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Brock Cherry, City Planner
 Request: **Annexation** with a zoning designation of M-2 for approximately 3 (+/-) acres currently zoned M-1 and located at 594 & 616 Washington Street South.

Application: PZ19-0147

Applicant:

Idaho Department of Correction c/o
 Ben Bernier
 1221 Shoreline Lane
 Boise, ID 83702

Public Hearing: December 10th, 2019

Analysis

This is a request to annex parcel RP10S17E207349, a 3 acre +/- parcel located at 594 & 616 Washington Street South. Currently the parcel is zoned M-1 (Light Manufacturing). The applicant is requesting a zoning change with this annexation to M-2 (Heavy Manufacturing).

Approval Process

§10-15-2: Annexation

The Commission shall conduct at least one public hearing, to send a recommendation to City Council for the proposed plan and zoning designation. Interested persons shall have an opportunity to be heard at the commission and council hearings. The Planning & Zoning Commission hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)

Regulatory Impact:

Annexation of this property will affect the regulations by which this property is enforced. It will, if annexed, fall under all regulatory policies of the City of Twin Falls. Further, being that the subject property will be in the corporate boundaries of the City the property will be eligible to receive City utilities. Finally, the new zoning designation of

M-2 will allow the property to conform with the uses and property development standards of the M-2 Zoning District.

History

Per County records a Work Release Center was built on the subject property in 1992. The subject property is currently owned and maintained by the Idaho Department of Corrections (DOC).

Applicable Regulations or Codes

City Code 10-15; Annexation Regulations

City Code 10-4-10: Heavy Manufacturing district

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Neighborhood Commercial". Note that the entire Washington Street Corridor has the Neighborhood Commercial designation along it. The area immediately to the west has a future land use designation of "Industrial".

In conclusion, the purpose of the Future Land Use Map is to give approximate, not exact locations of future land uses.

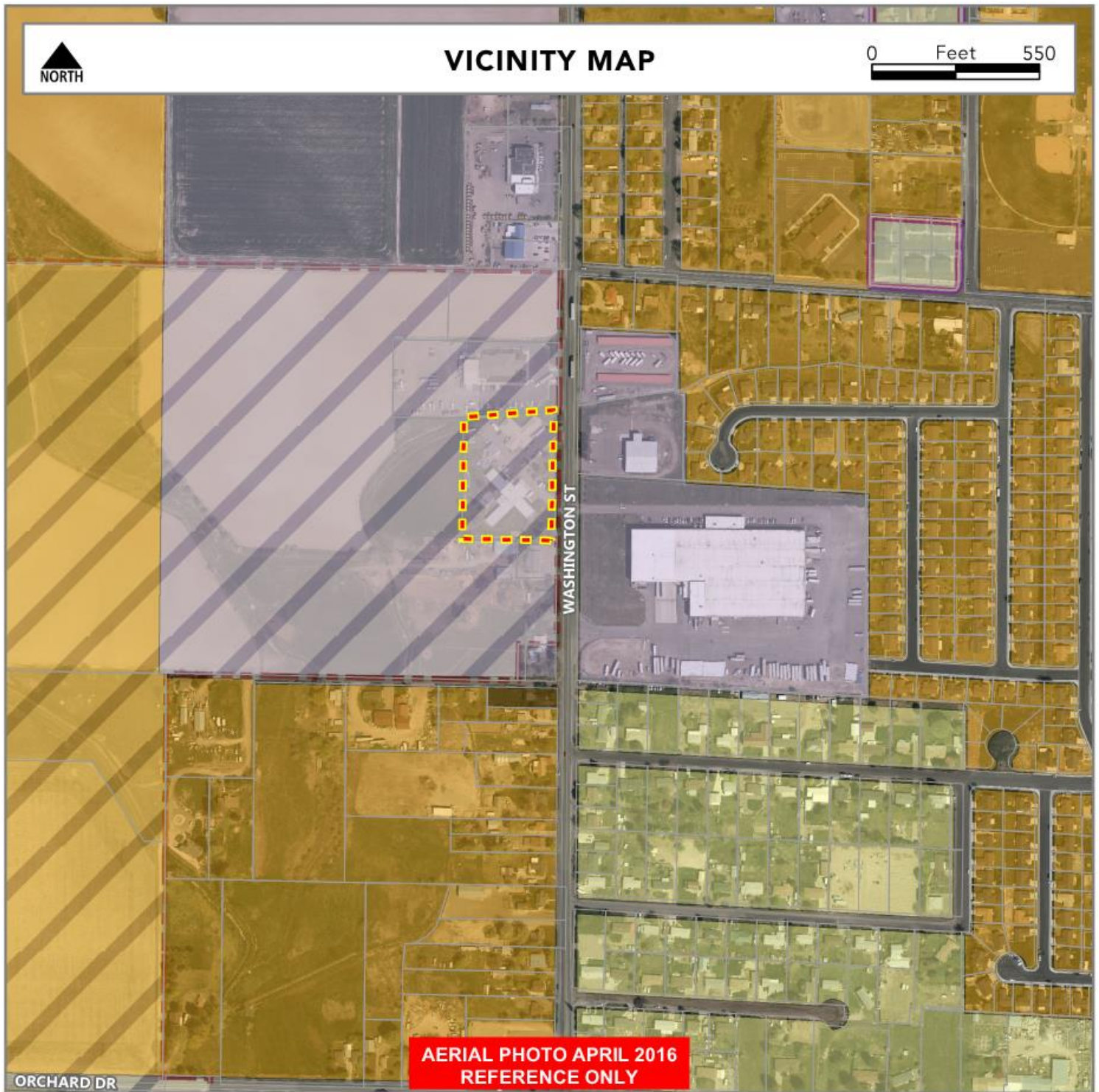
Conclusion

The Commission is tasked to make a recommendation to the City Council on the zoning designation being requested by the applicant. The Commission's recommendation may be to, approve the request as presented, request a different zoning designation, or table the request in order to acquire additional information.

Attachments

1. Vicinity Map
2. Future Land Use Map
3. Narrative
4. Photos

Public Hearing: December 10th, 2019



	PRO		M-1
	PUD		R-2
	C-1		R-4
			AOI

Current Zoning: M-1
Comprehensive Plan:
Neighborhood Commercial

Existing Land Use: Vacant
Proposed Land Use: Work Release
Center

Surrounding Zoning Designations & Land Use(s)

North: M-1, Civic – South
Central Community Action
Partnership

East: M-1, Manufacturing

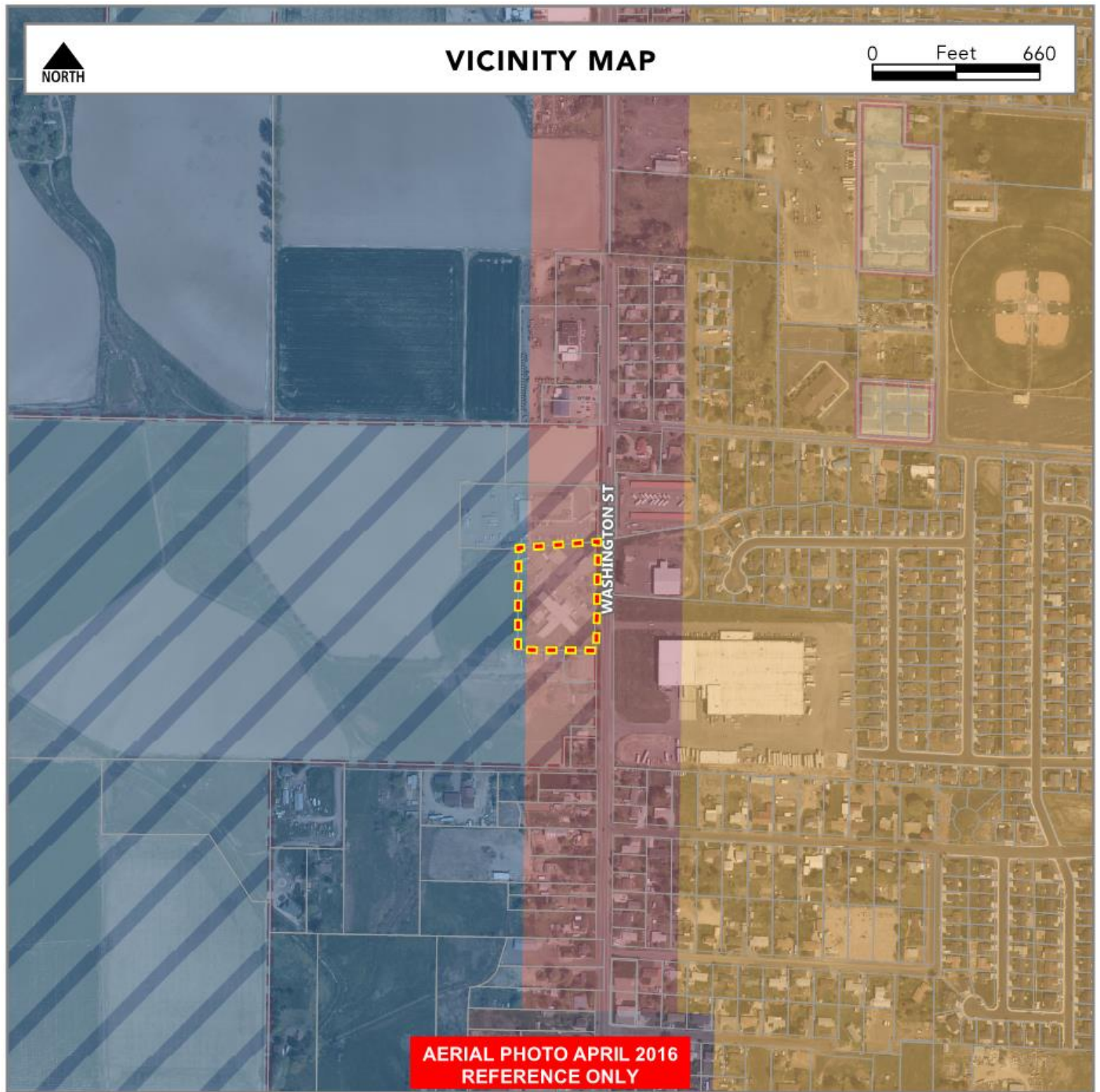
South: M-1, Residential

West: M-1, Agriculture

Applicable Regulations

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

Future Land Use Map



- | | |
|------------|-------------------------|
| Industrial | Neighborhood Commercial |
| Mixed Use | Town Neighborhood |
| PRO | |
| PUD | |
| AOI | |

Annexation Application Narrative
DPW IDOC TFCRC
11/13/2019

4.a The reason for the request: The reason for the request for annexation is we are increasing the building square footage from 11,800 to 19,600, which is an approximately 60% increase in size. With this increase in building size comes an increase in anticipated water and sewer use. Per city ordinance, the city would be unable to provide anticipated water and sewer needs unless annexation were to take place.

4b i – The proposed zoning change better aligns the use of the facility to the surrounding use indicated on the City’s Comprehensive Use Plan. Open land to the west of our site is anticipated to have an industrial type use in the future. Land immediately to the north has recently been rezoned to an M2 as well.

ii - City limits is immediately adjacent to our site.

iii – The facility is compatible with the surrounding area. The property appears to be in an industrial or business type neighborhood. To the north is the South Central Community Action building with a open farm field north of that. To the east across the street is a self storage business, and Riddleys Family Markets distribution Center. To the south is what appears to be an operable farm including the residence for the farm. Vacant land is to the west. The property was originally converted by the Idaho Department of Corrections into a work release Center in 1994. In 2007 or 2008, The property was sold and converted into a group home/shelter which operated until 2019, at which point the Department of Correction purchased the property back to convert it into a reentry center. The facility will have minimal impacts on noise levels, glare, odor, fumes or vibrations.

iv - A explanation of the project: The Idaho department of Correction purchased the property and buildings to turn it into a reentry center for inmates transitioning to civilian life. The property was a former IDOC Work Release Center and housed approximately 120 inmates who working in the community. The Reentry Center will house 160 inmates who work in the community and will live in the community upon their release. The center will operate and be staffed 24 hours a day with the majority of activity taking place during normal business hours (8am to 5pm). The inmates are transported to and from work in state owner vans. This traffic along with staff and visitor traffic will generate approximately 364 trips per day. The center is planning on having between 12-15 staff for the Reentry Center and 20-30 administrative, counseling and probation / Parole staff.

v – According to the City of Twin Falls Planning and Zoning staff, if rezoned, the facility would require no special exceptions



NE Corner looking SW



NW Corner looking SE



SE Corner looking NW



SW Corner looking NE



Proposed Administrative Building (Existing)



Proposed Residential Building (Existing)