



Twin Falls Planning & Zoning Commission Agenda

Tuesday, January 14, 2020, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

Members -

City Limits: Danielle Titus, Chairperson; Craig Kelley, Vice-Chair; 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
 - b) **ACTION ITEM:** Approval of Minutes from the following meeting: December 10, 2019
 - c) **ACTION ITEM:** Approval of Minutes from the following meeting: January 8, 2020 WS
- 3) Items of Consideration
 - a) **ACTION ITEM:** Request for the approval of the preliminary plat for El Milagro Phase 1 Subdivision, approximately 8.95 (+/-) acres consisting of one lot located at 1122 Washington Street South c/o Civil Science on behalf of Community Council of Idaho, Inc. (PZ19-0155)
By: Steve O'Connor, City Planner
- 4) Public Hearings
 - a) **ACTION ITEM:** Request for Vacation of the Right of Way on property located at 1629 and 1643 Locust Street c/o EHM Engineers, Inc. on behalf of Compton B.R. Properties, LLC and LC Investment Holdings, LLC. (PZ19-0145 and PZ19-0146)
By: Brock Cherry, City Planner
 - b) **ACTION ITEM:** Request for a Special Use Permit to allow a Home Occupation on property located at 850 Cambron Avenue c/o Maricruz Davis. (PZ19-0150)
By: Brock Cherry, City Planner
 - c) **ACTION ITEM:** Request for a Special Use Permit to allow the expansion of an existing school/daycare on property located at 296 Falls Avenue West c/o LKV Architects on behalf of CSI Head Start/Early Head Start. (PZ19-0152)

By: Brock Cherry, City Planner

5) Upcoming Meeting(s)

a) Tuesday, January 28, 2020.

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

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



Twin Falls Planning & Zoning Commission Minutes

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

Vice Chair Kelley called the meeting to order at 6:00 PM.

A quorum was present.

Members Present: *Hawkins, Musser, Higley, Bolton, Detweiler, Hansen, Kelley, Perez*

Staff Present: *Spendlove, O'Connor, Cherry, Strickland, Vitek, Nope*

2) Consent Calendar

- a) Approval of Minutes from the following meeting: November 19, 2019

Item Tabled to next meeting

3) Public Hearings

- a) 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)

Staff Presentation:

City Planner Steve O'Connor presented the 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)

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.

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

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.

Applicant Presentation:

Gerald Martens, representing applicant, presented the 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. The old home was recently acquired on the corner of the property. He is asking to for an amendment to add two more units. This will allow the completion of the street expansion, curb, gutter, and sidewalk to the west. He stated this will make for a better looking project with slight increase in density. There will be an extra access for manager use only.

Public Hearing: Opened

- Citizen Andy Arenz opposes this request for additional units at complex. He stated there is a large impact to the street traffic and aesthetics of the area. He stated this was once open area, and in his opinion, the development has not added value to the neighborhood.
- Commissioner Musser asked if this change will add to traffic in the area.
- City Planner O'Connor stated with the new units he does not see a sufficient change to the current traffic.
- Assistant City Engineer Vitek stated he does not see further impact to the road.
- Commissioner Perez asked the phase of the project.
- Mr. Martens stated this is part of Phase 2.
- City Planner O'Connor stated they are currently in construction of phase 2.
- Commissioner Bolton asked for clarification on what the commission is asked to approve with this request.
- City Planner O'Connor clarified the request.

Public Hearing: Closed

Discussion followed: without concerns

Motion:

Commissioner Musser made a motion to approve 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, as presented with staff recommendations.

Commissioner Detweiler seconded the motion.

Unanimously approved by a vote of 8-0

- b) 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)

Staff Presentation:

City Planner O'Connor presented the 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)

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.

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

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.

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.

Applicant Presentation:

Gerald Martens, representing applicant, presented the request for the request for a Special Use Permit to allow a religious facility at the 1100 block of Sunway Drive North. There is no plan for a preschool or regular daycare.

PZ/Questions & Comments:

- Commissioner Detweiler asked what portion of the property is for the church.
- Mr. Martens clarified the land in question.
- Commissioner Hawkins asked for clarification of the location of the church.
- City Planner O'Connor clarified where the church will be located.
- Commissioner Higley asked the acreage of the property.
- City Planner O'Connor stated the property consists of 12.7 acres.

Public Hearing: Opened

- Citizen Sarah Harris has concerns about the construction. She would like to see some architectural interest in building. She is not in favor of a vinyl fence. She would like to see Pollinator friendly landscaping and dark sky lighting in parking lot. She stated she is concerned of the increase in traffic on Sunway Drive North and believes there are traffic control issues on the road now.
- Citizen Sarah Hatterlie has concerns. She stated that this is a highly used recreational area with no bike path, narrow shoulders, and no sidewalks. She would like to see widening of the roads, a bike path and sidewalk for recreational area. She stated there is a visibility issue where the canal crosses the road as it is hard to see over crest. She stated the church will border a park and registered sex offenders are not allowed within a certain distance of areas where children are present. She would like to see a fence put up bordering the church and park to help protect children in area.
- Citizen Matt Packham expressed his concerns about the canal that borders his property and the easements. He also asked about accesses to the church and what will be placed in the back corner of property.
- Citizen Carol Sperry has concerns with parking and traffic issues in area.
- Citizen Gary Hatterlie has concerns with traffic safety in the area. He would like to see additional safety provisions put into the conditions of this SUP.
- Mr. Martens addressed the citizen's concerns. There will be a platting process that will address additional right of way, widening of street, addition of curb, gutter and sidewalk. The improvements to the road will take place at building permit process. He addressed dark sky lighting, landscape, screening fence requirements. He does not

believe there is a plan for the property in back yet. He stated there will be no access from the east, only from the west side.

- Commissioner Detweiler asked about tiling the canal.
- Mr. Martens stated there is no plan to tile the canal at this time. He stated city water is now extended out to Sunway Park, and access would be of great service to the church.
- City Planner O'Connor stated that this property is in the SUI zone, and does not require them to connect to city services.
- Commissioner Higley asked about annexation.
- PZ Director Spendlove stated to access city services, the church property would have to annex into the city.
- Mr. Martens stated this will be addressed at the plat process.
- City Planner O'Connor explained the changes to the Area of Impact permitting as of January 1, 2020.
- Vice Chair Kelley clarified the SUP request.
- Commissioner Higley asked for clarification on the process of development in regards to streets, curb, sidewalk, and gutter.
- PZ Director Spendlove stated Sunway Road is not a city street and not maintained by City of Twin Falls and do not have jurisdiction over the road, as it lies with Twin Falls Highway District. The other issues will be addressed at the Preliminary Plat stage and can make suggestions to the Highway District at that time. The commission can only look at the mitigating issues of this request for a religious facility at this location.
- Commissioner Musser asked if it would be better to submit this request in January.
- PZ Director Spendlove stated at this point, we are fulfilling obligation for this application.
- Commissioner Perez asked about impact issues on a Sunday.
- PZ Director Spendlove stated take the commission is to only take into account the impacts of this request. He stated there is a process for Special Event permitting and issues or concerns can be addressed at the City Council meetings when the events are on the agenda.
- Commissioner Perez asked for clarification on the Special Event permit processes.
- PZ Director Spendlove clarified the process.
- Commissioner Hansen shared the big event timeline at the park.

Public Hearing: Closed

Discussions Followed:

- Commissioner Detweiler stated the park is aware of the parking issues and working out the issues.
- Commissioner Perez stated her concern is the added traffic on a certain day, but doesn't see this request as an issue.
- Commissioner Hawkins does not see problems, but understands concerns and hopes they will be addressed down the road.
- Commissioner Musser is supportive, but questions what conditions the commission can add at this time.
- City Planner O'Connor stated the added conditions can only address the property only, not on street, right of way.
- PZ Director Spendlove gave an example and what is outside the scope of the Special Use Permit.

- Commissioner Bolton is in favor of approving this request.
- Commissioner Higley would like to add dark sky lighting condition, and possibly no privacy fence around property.
- Commissioner Hansen thinks this does fit the area, and meets conditions for SUP.

Motion #1:

Commissioner Hansen made a motion to approve the 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, as presented with staff recommendations. Commissioner Bolton seconded the motion.

Motion #2:

Commissioner Higley made a motion to add condition #3 that parking by lit under dark sky lighting. Commissioner Musser seconded the motion.

Unanimously approved by a vote of 8-0

Discussion Followed:

- Commissioner Perez asked if there can be conditions added regarding landscaping and architectural features.
- City Planner O'Connor clarified the conditions that can be added.
- Commissioner Hansen stated he is not in favor of restricting the fencing of the property.
- Commissioner Musser asked if there is a requirement for fencing along canal.
- City Planner O'Connor stated there is no requirement in code for screening at this facility. He stated the zoning will stay in place at the County level.

Vote on Motion #1, with added condition #3:

Unanimously approved by a vote of 8-0

- c) 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)

Staff Presentation:

City Planner Strickland presented the 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)

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.

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.

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.

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.

Applicant Presentation:

Applicant Sosa stated he and his wife have been doing business since 2016. There is a need to move to a new location due to current issues with their current building. He stated the new landlord in support of this business. He stated that he believes adding this business will increase flow of commerce to the area. He stated that they want to be pleasing to the area. He stated there will be no change to traffic as their current business is on Main Avenue now. He stated he will be aware of the potential impact of noise by the location of the kennels.

PZ/Questions & Comments:

- Commissioner Hansen asked if the applicant is restricted to the operating hours in their narrative.
- PZ Director Spendlove stated they are able to be open during regular operating hours in that area.
- Commissioner Detweiler asked if there are two levels to the building.
- Mr. Sosa stated there are two levels, but they will only use the bottom floor.

Public Hearing: Opened and Closed without input

Discussions Followed: without concerns

Motion:

Commissioner Hansen made a motion to approve the 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, with staff recommendations.
Commissioner Perez seconded the motion.

Unanimously Approved by a vote of 8-0

- d) 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)

Staff Presentation:

City Planner Cherry presented the 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)

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

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

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

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

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

1. Subject to continued compliance with all local, state, and federal code requirements and

other standards as applicable.

Applicant Presentation:

Applicant Christensen presented his request for a Special Use Permit to allow a Home occupation on property located at 829 Canyon Crest Drive. He stated that one component of the business is firearms. He stated that the weapon is sent to him disassembled before hydro dipping process. He stated the customer is the one who puts firearm back together. He gave other examples of the products he hydro dips. He explained the only traffic to his home would be customers picking up their orders, no different than someone coming over to visit.

PZ/Questions & Comments:

- Commissioner Bolton asked for clarification that there will be no loaded weapons or assembled firearms on premises.
- Mr. Christensen clarified that the firearms that come in to his business will not be assembled or loaded.
- City Planner Cherry stated the applicant must follow ATF regulations.
- Commissioner Perez asked about any fumes/odors coming from the residence.
- Mr. Christensen clarified it is a water based process with low fumes.
- City Planner Cherry stated the city's Environmental Engineer reviewed the process at the pre application and did not find any issues.
- Commissioner Perez asked if the materials used can be conditioned.
- PZ Director Spendlove stated any special materials or processes would have to be reported. The air quality is checked and is included in the conditions.
- Commissioner Musser asked about traffic and neighbor concerns.
- Mr. Christensen stated his neighbors are aware of his business and don't seem to have concerns. If they have had questions, he has invited them over to review the process.
- Commissioner Higley asked about other employees.
- The applicant stated the business consists of he and his wife only.

Public Hearing: Opened and Closed without input

Discussions Followed: without concerns

MOTION:

Commissioner Bolton made a motion to approve the 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, with staff recommendations.

Commissioner Perez seconded the motion.

Unanimously Approved by a vote of 8-0

- e) 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)

Staff Presentation:

City Planner Cherry presented the 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)

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)

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).

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).

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.

Applicant Presentation:

Ben Bernier, representing applicant, presented the 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. He stated they did get ITD approval with curb, gutter, and widening of the road.

PZ/Questions & Comments:

Commissioner Hansen asked where the location of the Gem State Dairy project approved by commission in relation to this project.

PZ Director Spendlove clarified the location of the Gem State Dairy project.

Public Hearing: Opened and Closed without input

Discussions Followed: without concerns

Motion:

Commissioner Musser made a motion to approve the 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, with staff recommendations.

Commissioner Detweiler seconded the motion.

Unanimously approved by a vote of 8-0

4) Upcoming Meeting(s)

- a) Monday, January 8, 2020 (Worksession)
Tuesday, January 14, 2020

5) Adjournment

The meeting adjourned at 07:43 PM.

Kelli Ebersole, Administrative Assistant



Twin Falls Planning & Zoning Commission Minutes

Wednesday, January 8, 2020, 12:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

Members -

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

Area of Impact: Ryan Higley; David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Chairperson Titus called the meeting to order at 12:05 PM

A quorum was present.

Members present: *Titus, Kelley, Hansen, Musser, Perez, Higley*

Staff Present: *Spendlove, Strickland, Ebersole, Cherry, O'Connor*

2) General Training

a) Title 10 Code Rewrite: Required Improvements Section Presentation

PZ Director Spendlove reviewed the Required Improvements of Development sections of the Title 10 code rewrite. With the code rewrite, this becomes its own chapter.

Temporary Certificate of Occupancy (TCO) process was reviewed. Idea for site being completed prior to final building inspections being called in.

Commissioner Hansen stated that language such as “substantially completed” be included as a requirement to receive TCO.

There was discussion on possible penalties for not completing items on TCO. This could be calculated on percentage of work done.

Chairperson Titus asked about Legal actions for non completion.

I

Deposit vs. bond was discussed.

Limited use of building with TCO was discussed (conditional).

Screening for residential vs. non residential use was discussed. 100% obscure objects.

Chain Link question? Commission thoughts were to not allow chain link as screening.

3) Upcoming Meeting(s)

a) Tuesday, January 14, 2020

4) Adjournment

The meeting adjourned at 1:05 PM

Kelli Ebersole, Administrative Assistant



Date: Tuesday, January 14, 2020
To: Planning and Zoning Commission
From: Planning and Zoning Department

ACTION ITEM

Request:

Request for the approval of the preliminary plat for El Milagro Phase 1 Subdivision, approximately 8.95 (+/-) acres consisting of one lot located at 1122 Washington Street South c/o Civil Science on behalf of Community Council of Idaho, Inc. (PZ19-0155)

Time Estimate:

5 - 10 minutes between staff and the applicant.

Background:

This is a request for approval of the Preliminary Plat for El Milagro Phase 1, an 8.95-acre subdivision located at 1122 Washington St. S.

This preliminary plat complies with the standards as set forth in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, all regulations regarding R-4 zoning development standards, and the 2016 comprehensive plan. All general criteria for approval have been met, per State Statute 50-13.

This Property was rezoned to R-4 & R-4 NCO ZDA in early 2018 to help facilitate the development of multi-family dwellings and a non-profit community support campus.

Staff has determined this request does not violate any chapters or guiding documents of the 2016 Comprehensive Plan.

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:

N/A

History:

N/A

Analysis:

N/A

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. PZ19-0155 Prelim Plat Staff Report
2. 1 - Vicinity
3. 2 - Prelim Plat
4. 3 - Photos
5. 4 - Parks in Lieu Compliance



Comprehensive Staff Report

To: Planning & Zoning Commission
Presenter: Steve O'Connor, City Planner
Request: for consideration of the Preliminary Plat for El Milagro Phase 1 Subdivision approximately 8.95(+/-) acres to develop 1 lot located at 1122 Washington St. S.

Application: PZ19-0155

Applicant:

Desert Ridge Investments, Inc
 c/o Ryan Hackett
 3390 Crestbrook Ln,
 Salt Lake City, UT 84109

Public Meeting: January 14th, 2020

Analysis

This is a request for approval of the Preliminary Plat for El Milagro Phase 1, an 8.95-acre subdivision located at 1122 Washington St. S.

This preliminary plat complies with the standards as set forth in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, all regulations regarding R-4 zoning development standards, and the 2016 comprehensive plan. All general criteria for approval have been met, per State Statute 50-13.

Approval of a preliminary plat does not constitute a commitment by the City to provide water or waste water services. The plat indicates that each lot will be connected to 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 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.

History

This Property was rezoned to R-4 & R-4 NCO ZDA in early 2018 to help facilitate the development of multi-family dwellings and a non-profit community support campus.

Comprehensive Plan Compliance

Staff has determined this request does not violate any chapters or guiding documents of the 2016 Comprehensive Plan.

Conclusion

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

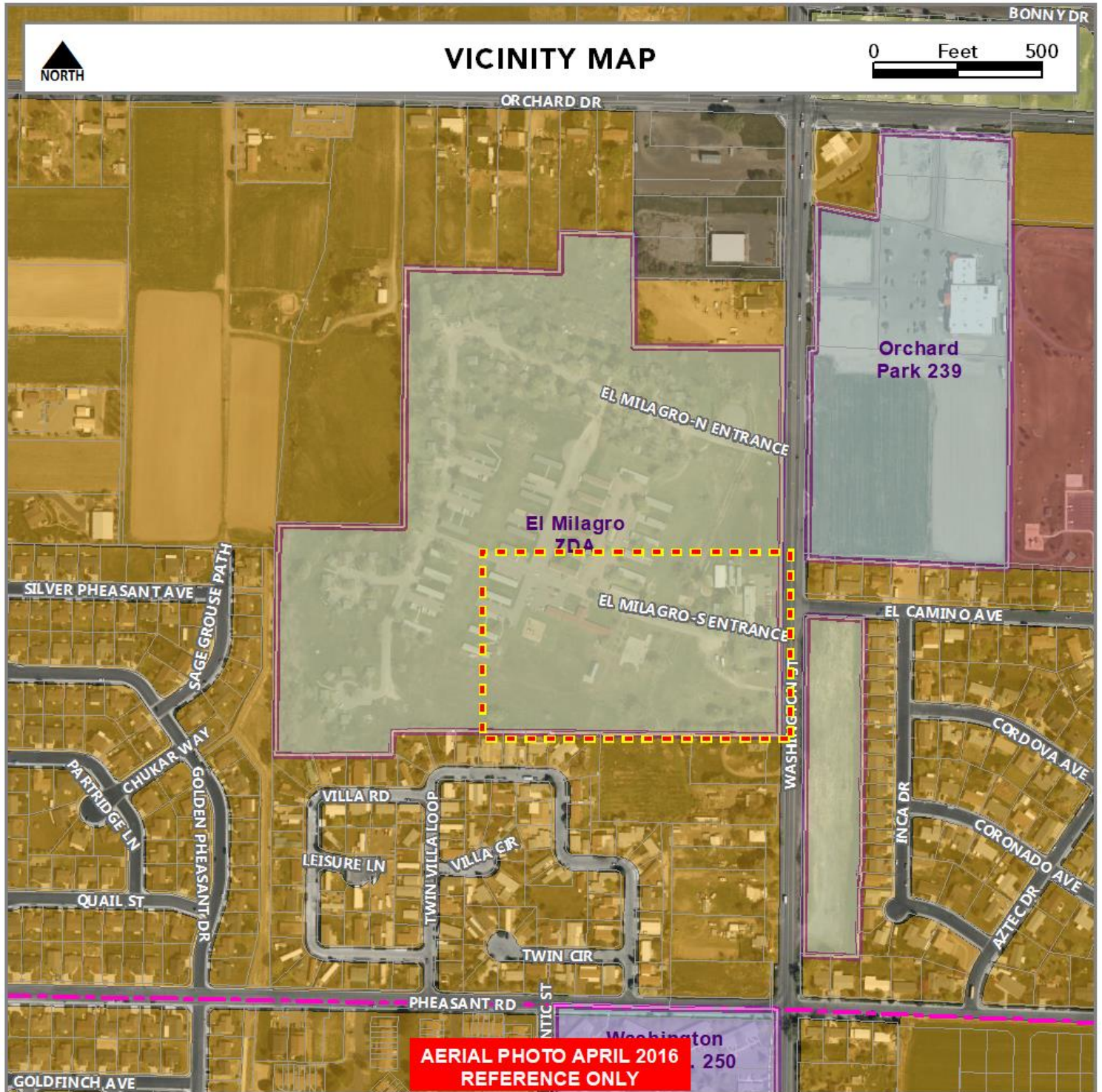
1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.

Attachments

1. Vicinity Map
2. El Milagro Phase 1 Preliminary Plat
3. Photos
4. Parks-in-Lieu Compliance (email)

VICINITY MAP

0 Feet 500



- PUD
- WPO I
- C-1
- OS
- R-2
- R-4
- R-6

Current Zoning: R-4 ZDA & R-4 NCO ZDA
Comprehensive Plan: Town
Neighborhood & Neighborhood
Commercial

Existing Land Use: Residential
Proposed Land Use: Residential

Surrounding Zoning Designations & Land Use(s)

North: R-4, Residential

East: Washington St. S., R-4, C-1 PUD,
Residential & Commercial

South: R-4, Residential

West: R-4, Residential

Applicable Regulations

10-1-4, 10-1-5, 10-11-1 thru 8, 10-12, 10-3

NOV 05 2019

PRELIMINARY PLAT
FOR
EL MILAGRO SUBDIVISION NO. 1
LOCATED IN A PORTION OF THE
NE ¼, SECTION 29,
TOWNSHIP 10 SOUTH, RANGE 17 EAST
BOISE MERIDIAN
CITY OF TWIN FALLS, TWIN FALLS COUNTY, IDAHO
2019

CITY OF TWIN FALLS
ENGINEERING DEPT.

DEVELOPER:
Desert Ridge Investments, Inc.
3390 Crestbrook Lane
Salt Lake City, Utah 84109
801-554-1912

ENGINEER:
Civil Science
376 Falls Ave
Twin Falls, ID
(208) 737-000

ACCESS:
ALL STREETS ARE PRIVATELY OWNED

NOTES

ALL POTABLE WATER PIPES ARE OWNED BY THE CITY OF TWIN FALLS.
ALL NEW PIPES SHALL BE 8" DIA. MIN.

ALL SEWER MAINS AND MANHOLES ARE OWNED BY THE CITY OF TWIN FALLS. ALL NEW SEWER MAINS SHALL BE 8" DIA. MIN.

ALL STREETS ARE 30' WIDE FROM LIP OF GUTTER TO LIP OF GUTTER

ALL CURB AND GUTTER IS ROLLED CURB AND GUTTER UNLESS
OTHERWISE INDICATED.

ALL SIDEWALKS ARE 5' WIDE UNLESS OTHERWISE NOTED

BUILDING OFFSET FROM REAR YARD TO LOT LINE IS 25'

BUILDING SETBACKS FROM WASHINGTON STREET IS 125'

46' OF RIGHT-OF-WAY FROM THE CENTERLINE OF WASHINGTON STREET

ALL BUT THE TWO EXISTING BUILDINGS NOTED WITHIN THE BOUNDARIES OF THE SUBDIVISION WILL BE REMOVED

ALL EXISTING WATER AND SEWER MAINS WITHIN THE SUBDIVISION
BOUNDARY WILL BE REMOVED (NOT INCLUDING UTILITY MAINS
RUNNING PARALLEL TO WASHINGTON STREET SOUTH AND IN THE
WASHINGTON STREET SOUTH RIGHT-OF-WAY)

THE PRESSURE IRRIGATION STATION AND ASSOCIATED PIPES WILL BE OWNED, OPERATED, AND MAINTAINED BY THE DEVELOPER. OWNERSHIP AND OPERATIONAL RESPONSIBILITIES SHALL BE TRANSFERRED WITH THE PROPERTY UPON ANY PROPERTY OWNERSHIP CHANGES.

THE STORMWATER OUTLET CONTROL WILL BE DESIGNED TO RESTRICT THE WATER FLOW FROM THE SUBDIVISION TO THE FLOW RATE OF THE WATER RIGHT OF THE UNIMPROVED PROPERTY PLUS THE PRE-DEVELOPMENT ALLOWANCE STORMWATER FLOW RATE USING FLOW CONTROL ORIFICES AND ELEVATED OUTLET PIPES.

THE 100 YEAR FLOOD ROUTE IS THE EXISTING DITCH LOCATED ON THE PROPERTY.

ALL EXISTING WATER MAINS WITHIN THE BOUNDARIES OF THIS SUBDIVISION ARE BELIEVED TO BE 24" DIAMETER.

ALL EXISTING SEWER MAINS WITHIN THE BOUNDARIES OF THIS
SUBDIVISION ARE BELIEVED TO BE 8" DIAMETER

LEGEND

- | | |
|---|---|
|  | SET WITH 7" REBAR WITH PLASTIC CAP HVE 9617 |
|  | EXISTING SEWER MANHOLE |
|  | WATER VALVE |
|  | EXISTING FIRE HYDRANT |
|  | EXISTING SEWER LINE 8" DIA. |
|  | EXISTING WATER LINE 6" DIA. |
|  | EXISTING BUILDING |
|  | CURB AND GUTTER |
|  | CONCRETE / ASPHALT PAVEMENT |
|  | PROPERTY LINE |
|  | EXISTING RIGHT OF WAY |
|  | PROPOSED RIGHT OF WAY |
|  | SECTION LINE |
|  | BOUNDARY |
|  | PROPOSED SEWER MAIN 8" |
|  | PROPOSED WATER MAIN 8" |
|  | PROPOSED SEWER MANHOLE |
|  | PROPOSED FIRE HYDRANT |
|  | PROPOSED WATER VALVE |

STORMWATER CALCULATIONS

EXISTING IMPERVIOUS SURFACE AREAS INCLUDING BUILDINGS,
CONCRETE, AND STREETS PRIOR TO DEVELOPMENT = 70,787 S.F.

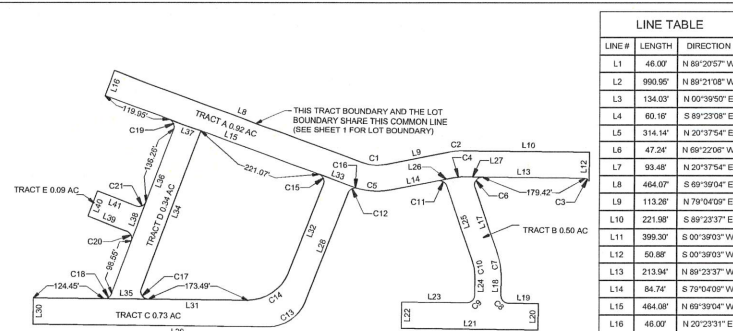
PROPOSED NEW IMPERVIOUS SURFACE AREAS INCLUDING
BUILDINGS, CONCRETE, AND STREETS = 233,147 S.F.

TOTAL ADDITIONAL IMPERVIOUS SURFACE AREA FOR PROJECT =
162,360 S.F.

STORMWATER RETENTION VOLUME REQUIRED DUE TO INCREASE
IMPERVIOUS AREA = 162,360S.F. X 0.17FT = 27,601 C.F.

STORMWATER RETENTION PROPOSED
ROADSIDE SWALE VOLUME = 10,017 C.F.

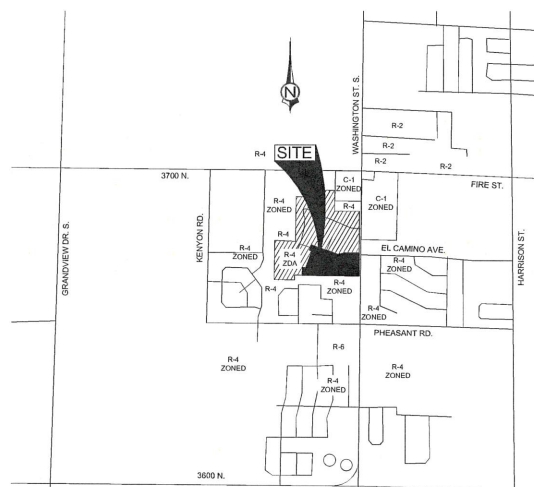
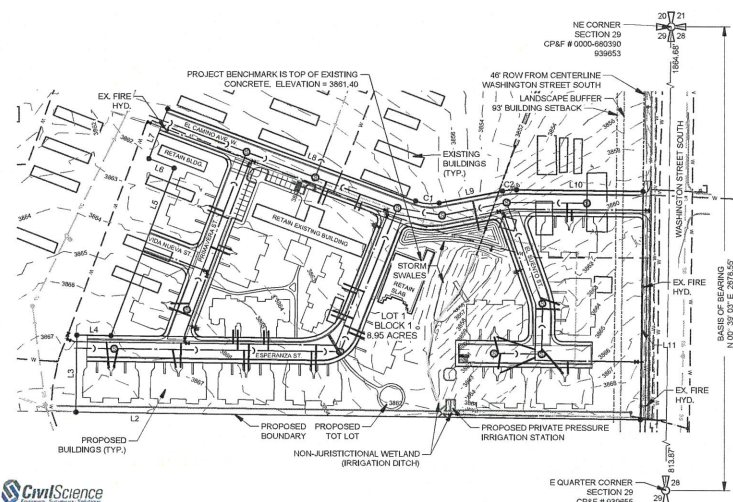
EXISTING SWALE (WITH PROPOSED OUTLET CONTROL) VOLUME = 17,980
TOTAL RETENTION PROVIDED = 27,997 C.F.



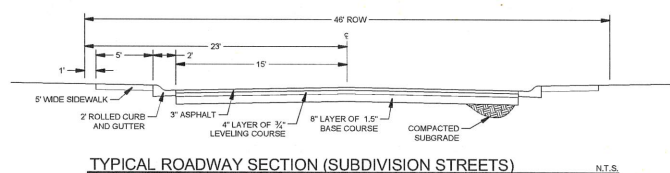
CURVE TABLE					
CURVE #	LENGTH	RAIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	42.06'	77.00'	31°16'47"	S 85°17'27"E	41.52'
C2	34.77'	123.00'	11°32'14"	N 84°50'16"E	24.73'
C3	8.85'	9.60'	62°43'26"	N 58°01'51"W	9.37'
C4	15.51'	77.00'	11°32'14"	S 84°50'16"E	15.48'
C5	67.15'	123.00'	31°16'47"	N 88°17'27"E	66.32'
C6	25.94'	13.50'	110°04'44"	S 5°3°40'27"	22.13'
C7	43.12'	123.00'	20°59'13"	S 69°25°44"E	42.90'
C8	21.21'	13.50'	90°00'00"	S 44°23'09"E	19.09'
C9	21.21'	13.50'	90°00'00"	N 45°36'52"E	19.09'
C10	26.88'	77.00'	20°59'13"	N 69°25°44"E	26.88'
C11	19.18'	13.50'	81°27'31"	S 66°12'06"W	17.62'
C12	19.96'	13.50'	84°42'36"	S 63°59'12"W	18.96'
C13	83.07'	69.00'	68°58'58"	S 56°07'23"W	78.15'
C14	92.71'	77.00'	68°58'58"	N 56°07'23"E	87.21'
C15	21.51'	13.50'	91°16'58"	N 24°03'38"E	21.51'
C16	8.60'	123.00'	4°02'28"	T 31°39'17"E	8.60'
C17	25.92'	13.50'	110°01'02"	S 34°22'37"E	22.12'
C18	16.49'	13.50'	69°58'58"	N 55°32'23"E	15.48'
C19	21.21'	13.50'	90°16'58"	N 24°03'38"E	19.14'
C20	21.21'	13.50'	90°00'00"	N 24°22'06"E	19.09'
C21	21.21'	13.50'	90°00'00"	N 65°37'54"E	19.09'

NOTES:
TRACTS WERE SHOWN SEPARATELY ON A THIS
SHEET FOR CLARITY.

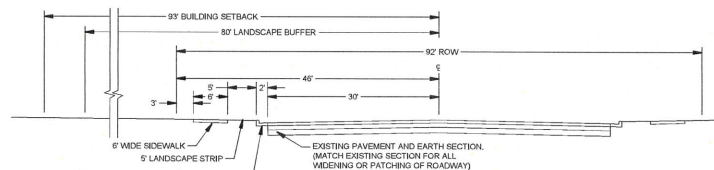
THE NORTHERN BOUNDARY LINE OF THIS PHASE
AND THE NORTHERN BOUNDARY OF TRACT A
BOUNDARY SHARE A COMMON LINE



VICINITY MAP



TYPICAL ROADWAY SECTION (SUBDIVISION STREETS)



WASHINGTON STREET SOUTH SECTION



SE Corner Looking W

From: [Jonathan Spendlove](#)
To: [Steve O'Connor](#)
Subject: FW: El Milagro - Parks in Lieu
Date: Thursday, December 5, 2019 10:21:46 AM

From: ryan@desertridgeinvestments.com <ryan@desertridgeinvestments.com>
Sent: Wednesday, December 4, 2019 11:55 AM
To: Jonathan Spendlove <JSpendlove@tfid.org>
Cc: 'Merissa Douglas' <MDouglas@ccimail.org>; Dianne Hunt <dianne@syringaproperties.com>
Subject: El Milagro - Parks in Lieu

[EXTERNAL SENDER]

Jonathan,

Per our discussion this morning, I am confirming the understanding about the "Parks in Lieu" fee for El Milagro. We understand that the Council voted to waive the fee in the event that there is no additional impact to the parks, meaning that as we build new units that a commensurate number of units from the original stock would be abandoned. However, there is a chance that the units will not be abandoned even though there will be additional units constructed. If this is the case, El Milagro will be subject to pay the "Parks in Lieu" fee.

We also understand that an agreement/understanding of how to proceed (to pay or abandon existing housing) will need to be in place for the PLAT to be signed by the City. Please let me know if you need additional information. Thank you for scheduling the approval of the preliminary plat on January 14th.

Thank you,

Ryan W. Hackett
President

Desert Ridge Investments, Inc.
3390 Crestbrook Lane
Salt Lake City, Utah 84109
801-554-1912



Date: Tuesday, January 14, 2020
To: Planning and Zoning Commission
From: Brock Cherry, Planner

ACTION ITEM

Request:

Request for Vacation of the Right of Way on property located at 1629 and 1643 Locust Street c/o EHM Engineers, Inc. on behalf of Compton B.R. Properties, LLC and LC Investment Holdings, LLC. (PZ19-0145 and PZ19-0146)

Time Estimate:

Five (5) minutes for staff and applicant presentation. Five (5) minutes for the public hearing. Five (5) minutes for Commission questions, deliberation, and decision.

Background:

NA

Approval Process:

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

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

Budget Impact:

NA

Regulatory Impact:

N/A

History:

N/A

Analysis:

This is a request to vacate right of way within a portion of Lots 1 & 2, Block 1 of the Locust Grove North Subdivision located at 1629 & 1643 Locust Street North. Per the applicant the purpose of the proposed vacation is put the surplus of right of way back into private ownership, which would allow the subject property more landscaping, parking, and signage.

The applicant has provided approval letters from all appropriate utility providers, with no objections.

Conclusion:

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

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

Attachments:

1. PZ19-0145 VAC Staff Report
2. Vicinity Map
3. Narrative
4. Vacation Exhibit
5. Photos



Comprehensive Staff Report

To: Planning & Zoning Commission
Presenter: Brock Cherry, City Planner
Request: To **Vacate** right of way within a portion of Lots 1 & 2, Block 1 of the Locust Grove North Subdivision located at 1629 & 1643 Locust Street North.
Applications: PZ19-0145 & PZ19-0146
Applicant & Representative:
LC Investment Holdings, LLC c/o
Gerald Martens, EHM Engineers

Public Hearing: January 14th, 2020

Analysis

This is a request to vacate right of way within a portion of Lots 1 & 2, Block 1 of the Locust Grove North Subdivision located at 1629 & 1643 Locust Street North. Per the applicant the purpose of the proposed vacation is put the surplus of right of way back into private ownership, which would allow the subject property more landscaping, parking, and signage.

The applicant has provided approval letters from all appropriate utility providers, with no objections.

Approval Process

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

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

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as Mixed Use. The request complies with City Comprehensive Plans.

Regulatory Impacts

Approval of this request will remove the limitation, or entitlement, for the specific area, as described on the Plat. This area will become private property, and subject to current rules and regulations for taxes, zoning code compliance, and development.

Conclusion

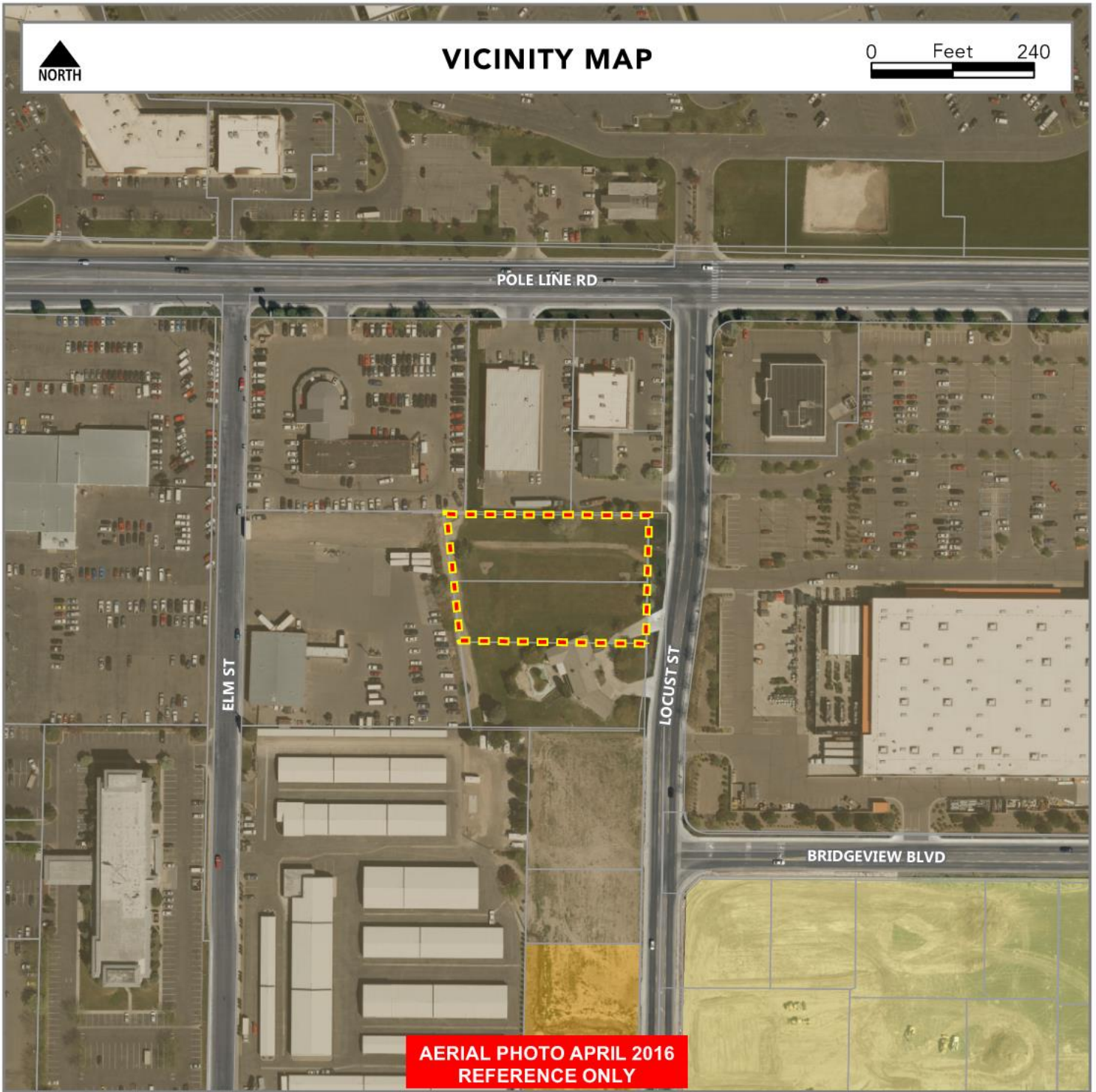
Should the Commission recommend approval to the City Council as presented, staff recommends approval be subject to the following conditions:

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

Attachments

1. Vicinity Map
2. Narrative
3. Vacation Exhibit
4. Photos
5. Concerned Entities Letters

Public Hearing: January 14th, 2020



C-1 R-4

R-2

Current Zoning: C-1

Comprehensive Plan: Commercial

Existing Land Use: Commercial

Proposed Land Use: Commercial

Surrounding Zoning Designations & Land Use(s)

North: R-2, Residential

East: C-1, Retail

South: C-1, Retail

West: C-1, Transit Center

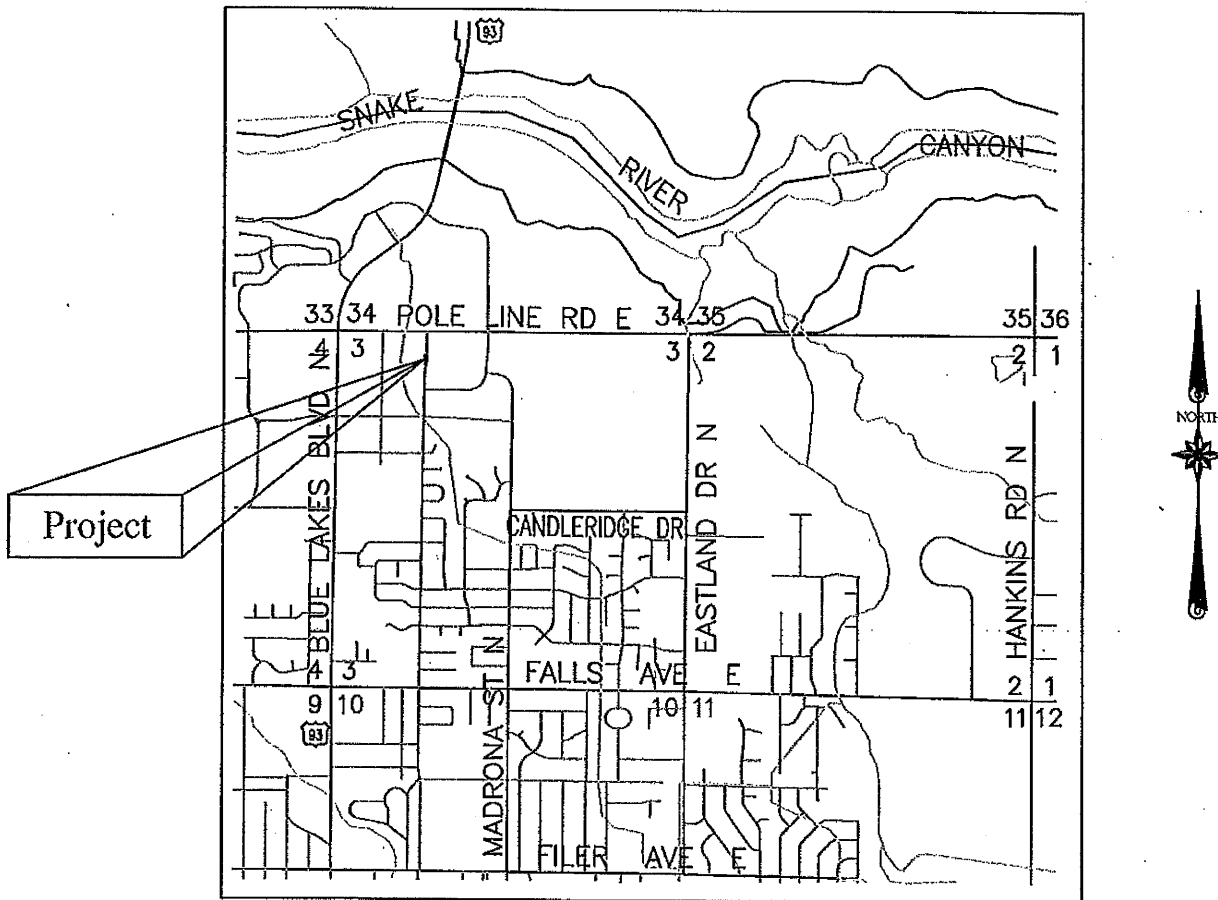
Applicable Regulations

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

REASON FOR REQUEST

The reason for requesting vacation of the surplus right of way is to put it back into private ownership. The right of way is not needed for the public street or public utilities. The adjacent property owner who is required to landscape and maintain the property wishes to utilize the property for landscaping, parking and signage.

A further benefit to the public will be the property will generate public funds through the property tax assessment.



Vicinity Sketch:

n.t.s.

REX SUBDIVISION
FIRST AMENDED
#2010-015493

COMPTON B.R. PROPERTIES, LLC
ALL OF LOT 1 AND
A PORTION OF LOT 2, BLOCK 1
LOCUST GROVE NORTH SUBDIVISION
WD #2018-017885

PORTION OF LOCUST
STREET NORTH.
1,888 S.F.±

N89°43'46"W
14.63'

N0°56'46"E 98.51'

S89°43'47"E
21.00'

S0°56'46"W 30.70'

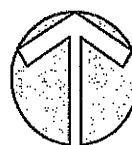
S7°26'46"W 44.28'

$\Delta = 006^{\circ}30'00''$
 $R = 211.00'$
 $A = 23.94'$
 $LCB = S4^{\circ}11'46''W$
 $C = 23.92'$

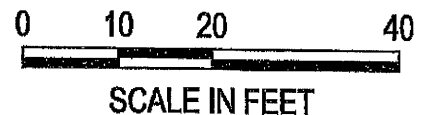
39'

LOCUST STREET NORTH

PRELIMINARY



NORTH



LOCUST STREET NORTH
CITY OF TWIN FALLS

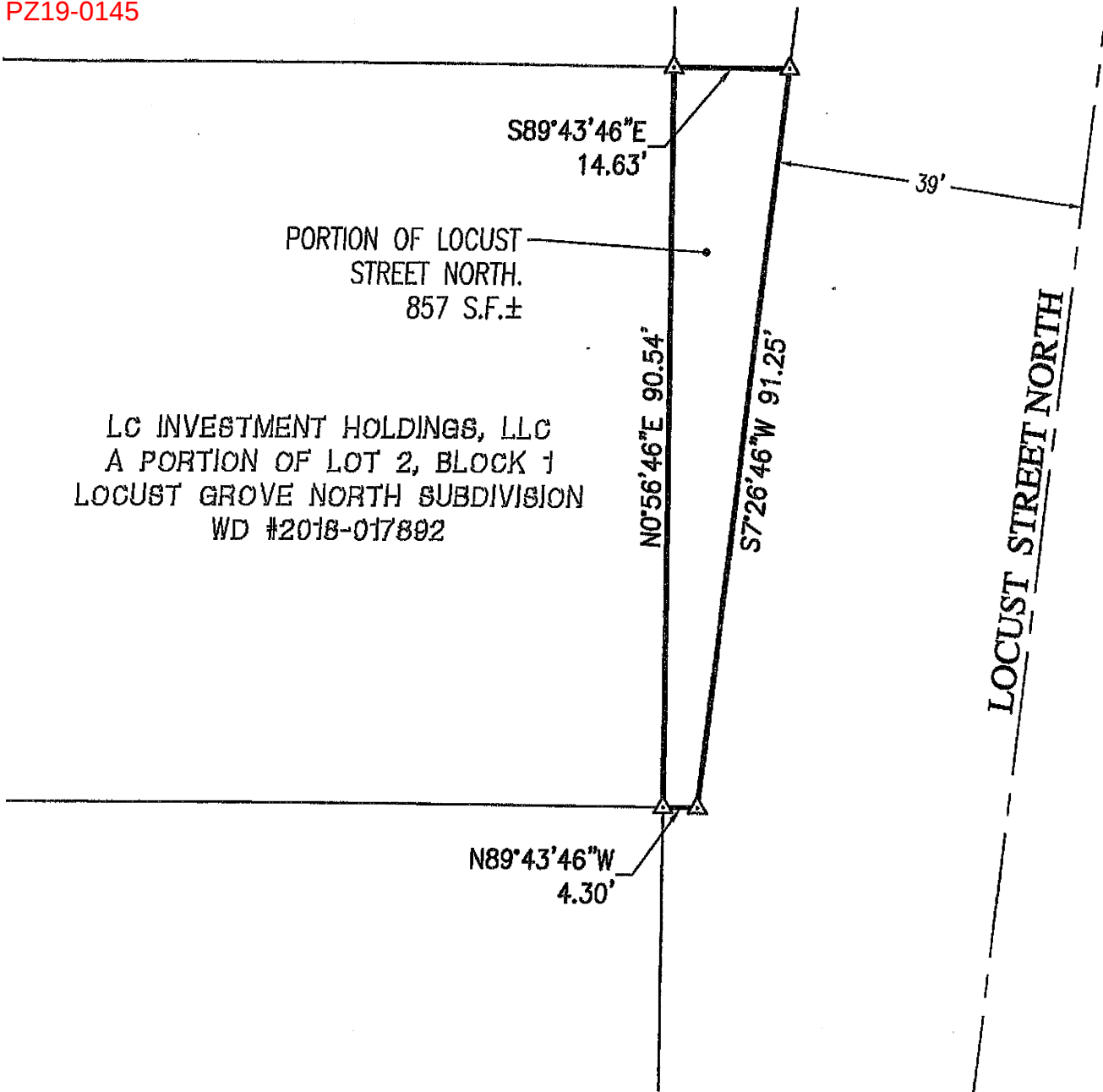


EHM Engineers, Inc.
BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE

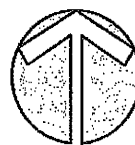
Engineers / Surveyors / Planners
621 North College Road, Suite 100 Twin Falls, Idaho 83301

JOB NO.:	245-
APPROVED APPRO:	
DESIGN:	
DRAWN:	
DATE:	AUG 21
SCALE:	SHC
7-245-17 PRELIMINARY	
Sheet No.:	1

PZ19-0145



PRELIMINARY



NORTH



LOCUST STREET NORTH
CITY OF TWIN FALLS

TWIN FALLS, IDAHO



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

Engineers / Surveyors / Planners
621 North College Road, Suite 100 Twin Falls, Idaho 83301

JOB NO.	245-
APPROVED	APPROV
DESIGN	
DRAWN	E
DATE	AUG 20
SCALE	SHO
BY	205-17 ERI JONES
Sheet No.	1



NE Corner looking SW



SE Corner looking NW



Approximate Vacation Area



Date: Tuesday, January 14, 2020
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 850 Cambron Avenue c/o Maricruz Davis. (PZ19-0150)

Time Estimate:

Five (5) minutes for staff and applicant presentation; Five (5) minutes for the public 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 primary residence on the subject property was built in 2018.

Analysis:

This is a request to allow a Home Occupation for a Med Spa Business located at 850 Cambron Avenue. The subject property is located within the R-2 (Residential Single Household) Zoning District.

The applicant intends to provide med spa services including facials, botox, hair removal, and hair

restoration. The services will be provided in an approximate ninety (90) square foot room in the applicant's home.

The applicant will serve one (1) to two (2) customers at a time. Hours of operation will be Monday through Friday from 9:00 AM to 6:00 PM and Saturdays by appointment only.

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 PZ19-0150
2. Vicinity Map
3. Narrative & Site Plan
4. Photos



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Brock, City Planner

Request: A **Special Use Permit** to allow a Home Occupation located at 850 Cambron Avenue.

Application: PZ19-0150

Applicant:

Maricruz Davis

850 Cambron Avenue

Twin Falls, ID 83301

Public Hearing: January 14th 2019

Analysis

This is a request to allow a Home Occupation for a Med Spa Business located at 850 Cambron Avenue. The subject property is located within the R-2 (Residential Single Household) Zoning District.

The applicant intends to provide med spa services including facials, botox, hair removal, and hair restoration. The services will be provided in an approximate ninety (90) square foot room in the applicant's home.

The applicant will serve one (1) to two (2) customers at a time. Hours of operation will be Monday through Friday from 9:00 AM to 6:00 PM and Saturdays by appointment only.

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 (Cambron Avenue) the subject property also has access to arterial (Grandview Drive) and collector roadways (North College Road) 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

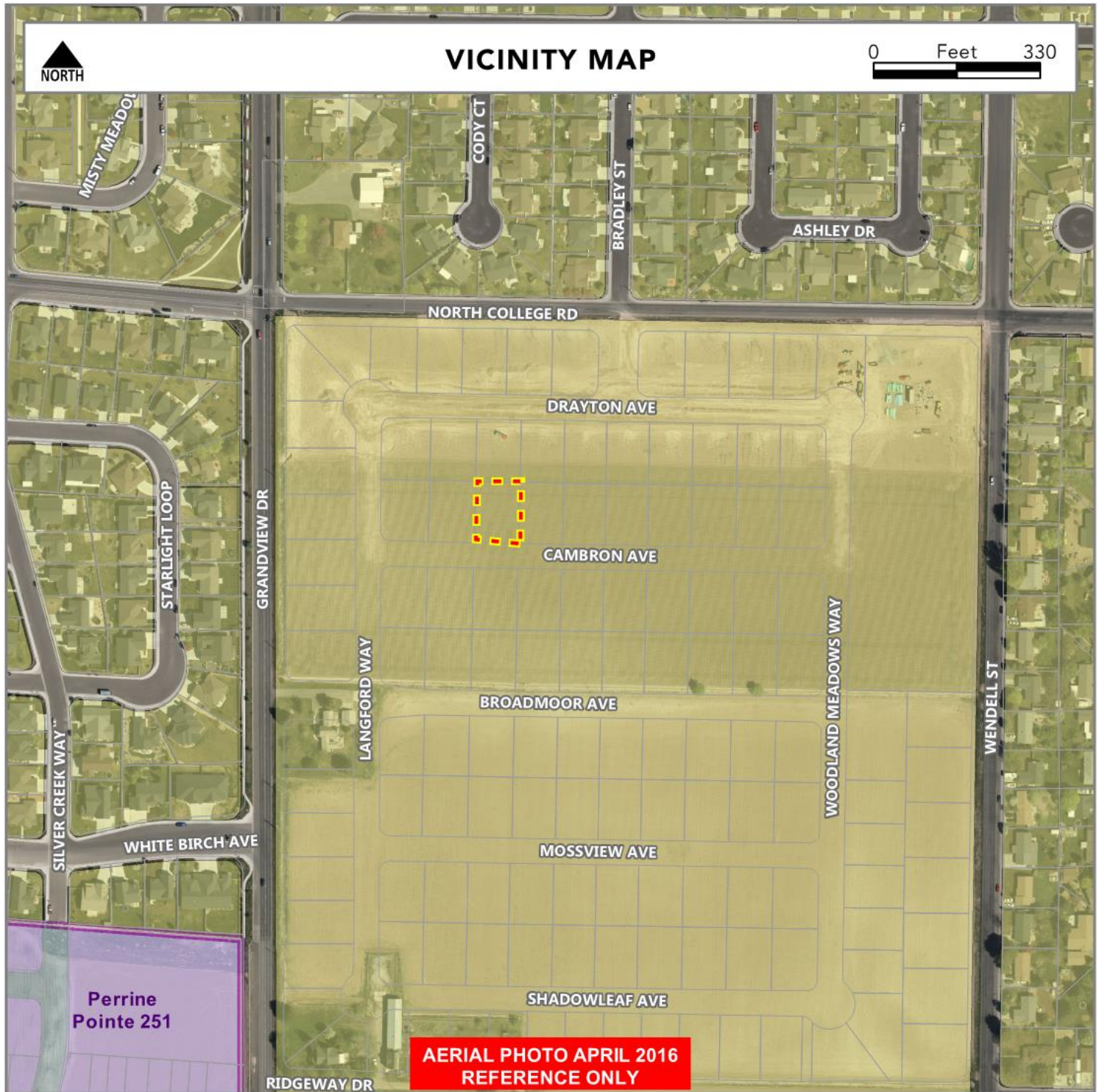
If the Commission approves this request as presented, then staff recommends the following conditions.

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

Public Hearing: January 14th 2019

Attachments

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



	PUD		R-6
	R-2		

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

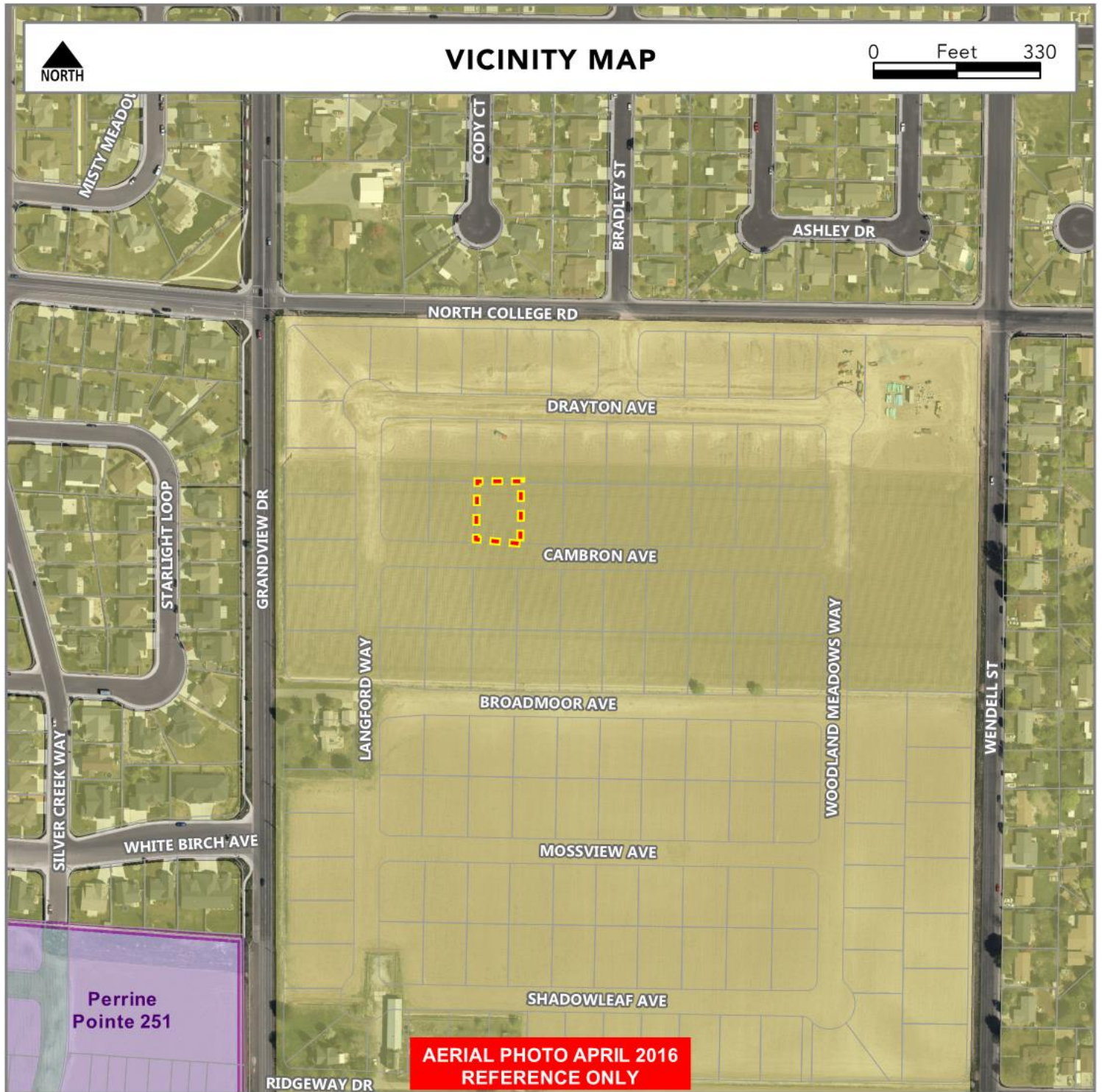
East: R-2, Residential

South: R-2, Residential

West: R-2, Residential

Applicable Regulations

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



	PUD		R-6
	R-2		

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: R-2, Residential

West: R-2, Residential

Applicable Regulations

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

Med Spa M-F 9:00am to 6:00pm
Sat by appt. only

Facials (see below)

Chemical Peels-Facial

Botox

Fillers

Hydrofacials-Facial

Microneedle-Facial

Hair Removal

Hair Restoration

Maricruz Davis, FNP-C
(Mar)

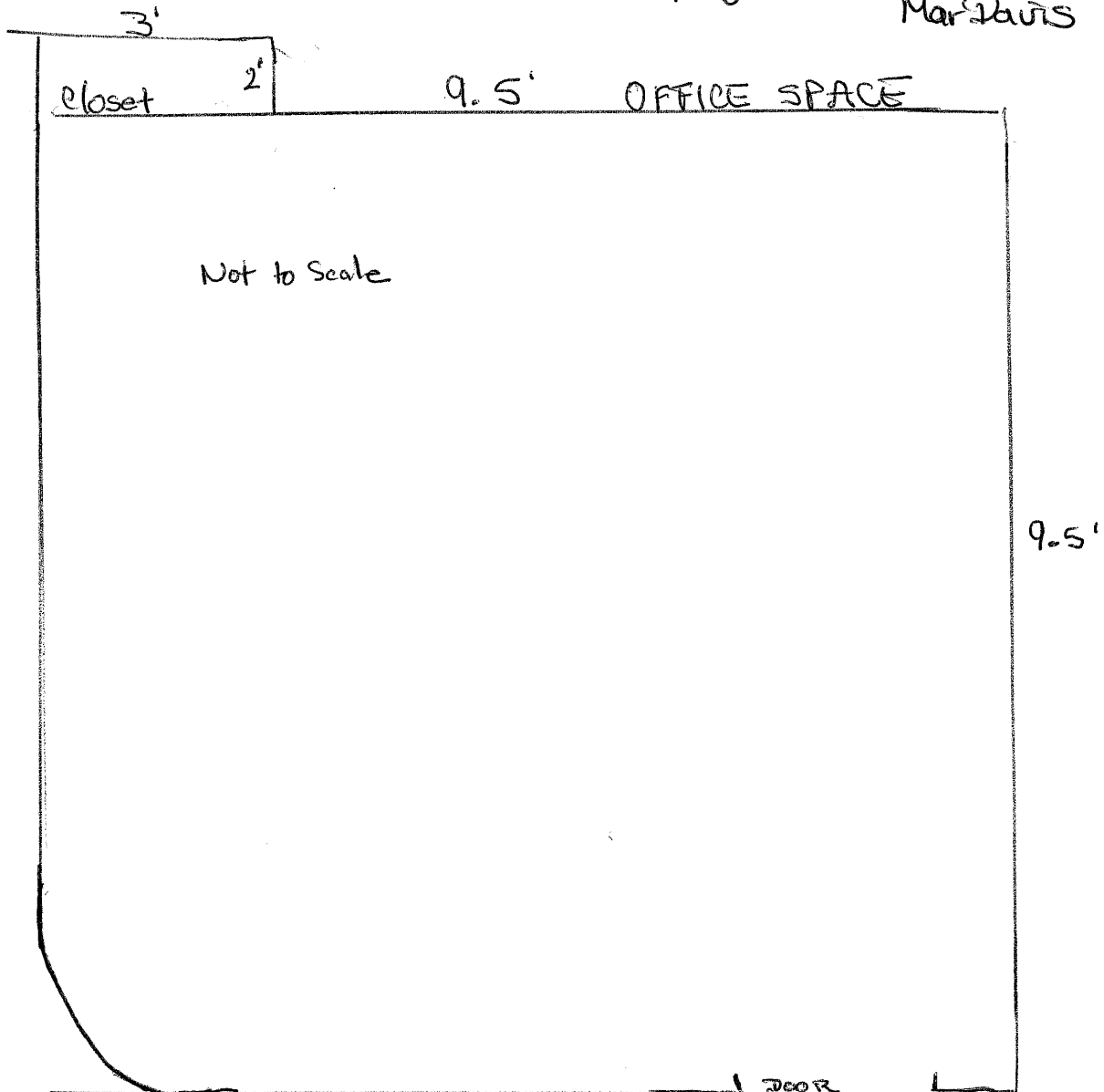
850 Cambron Ave

Twin Falls ID 83301

703-867-8343

I am a licensed NP and highly trained.
I will only have one or two customers
at one time, so parking will not be an
issue. Thank you for your consideration.
There is one employee.

Mar Davis





Subject Property - Home Occupation Site



Date: Tuesday, January 14, 2020
To: Planning and Zoning Commission
From: Brock Cherry, Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow the expansion of an existing school/daycare on property located at 296 Falls Avenue West c/o LKV Architects on behalf of CSI Head Start/Early Head Start. (PZ19-0152)

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 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 City and County records the initial a Special Use Permit was approved on March 31st 1981 for the Head Start (daycare) Center. The initial Head Start Facility was constructed in 1983. Since that time the subject property has been operated as a school/daycare facility.

Analysis:

This is a request to allow the expansion of an existing school/daycare facility located at 296 Falls Avenue

West (or per County Records 308 Falls Avenue West). The subject property is located within the R-4 (Residential Medium Density) Zoning District.

Per the applicant the expansion includes a new 6,257 square foot building, 47 space parking lot, a new fenced playground, and a reconstructed driveway entrance.

The expansion will continue to serve the approximately 100 children already enrolled in CSI Head Start programs. Upon completion of the project 40 children will be moved to the new building and the other 60 will remain in the existing facilities. The applicant employs approximately 27 employees. The applicant intends to operate from 8:00 AM to 5:00 PM Monday through Friday.

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

Attachments:

1. SUP Staff Report PZ19-0152
2. Vicinity Map
3. Narrative
4. Site Plan
5. Elevations
6. Photos
7. Special Use Permit #65



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Brock, City Planner

Request: A **Special Use Permit** to allow the expansion of an existing school/daycare facility located at 296 Falls Avenue West (or per County Records 308 Falls Avenue West).

Application: PZ19-0152

Applicant:

CSI Head Start / Early Head Start c/o
Wayne Thowless, LKV Architects
2400 E. Riverwalk Drive
Boise, ID 83706

Public Hearing: January 14th 2019

Analysis

This is a request to allow the expansion of an existing school/daycare facility located at 296 Falls Avenue West (or per County Records 308 Falls Avenue West). The subject property is located within the R-4 (Residential Medium Density) Zoning District.

Per the applicant the expansion includes a new 6,257 square foot building, 47 space parking lot, a new fenced playground, and a reconstructed driveway entrance.

The expansion will continue to serve the approximately 100 children already enrolled in CSI Head Start programs. Upon completion of the project 40 children will be moved to the new building and the other 60 will remain in the existing facilities. The applicant employs approximately 27 employees. The applicant intends to operate from 8:00 AM to 5:00 PM Monday through Friday.

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 City and County records the initial a Special Use Permit was approved on March 31st 1981 for the Head Start (daycare) Center. The initial Head Start Facility was constructed in 1983. Since that time the subject property has been operated as a school/daycare facility.

Applicable Regulations or Codes

Per City Code 10-4-4.2(C), a Special Use Permit is required whenever an expansion over 25% over the original use square footage is proposed.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Town

Neighborhood". The Town Neighborhood designation allows for schools and civic facilities that serve the surrounding residential neighborhoods. Per the 2009 Master Transportation Plan the subject property takes access of an arterial roadway (Falls Avenue). Arterial roadways are meant to effectively serve larger amounts of regional residential/commercial traffic. Further, the primary goal of the proposed expansion to better serve the existing student and employee population, thus not resulting in a significant increase of trips, thus Staff determines that the existing transportation infrastructure will accommodate the proposed expansion.

Potential Impacts

As mentioned previously because the expansion is not meant to expand but rather facilitate existing services impacts to the surrounding neighborhood should be minimal. The proposed outdoor play areas will likely result in more sound during hours of operation.

Further, during the construction of the proposed use is anticipated that there will be visual and sound impacts normally associated with development.

Public Hearing: January 14th 2019

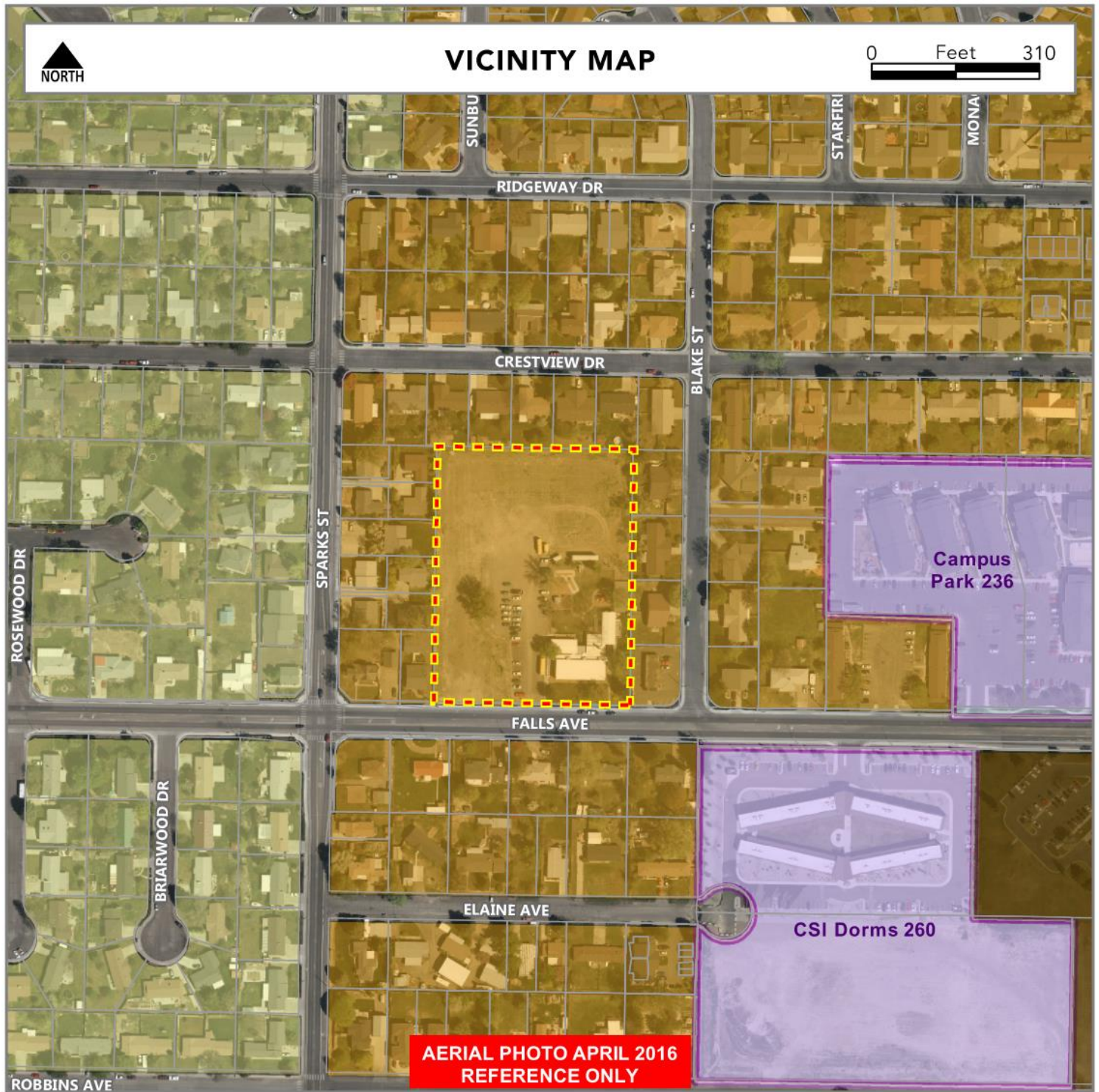
Conclusion

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. Site Plan
4. Elevations
5. Photos
6. Special Use Permit #65



	PRO		R-4
	PUD		R-6
	R-2		

Current Zoning: R-4, Medium Density Residential
Comprehensive Plan: Town Neighborhood

Existing Land Use: School/Daycare Facility
Proposed Land Use: Expansion of School/Daycare Facility

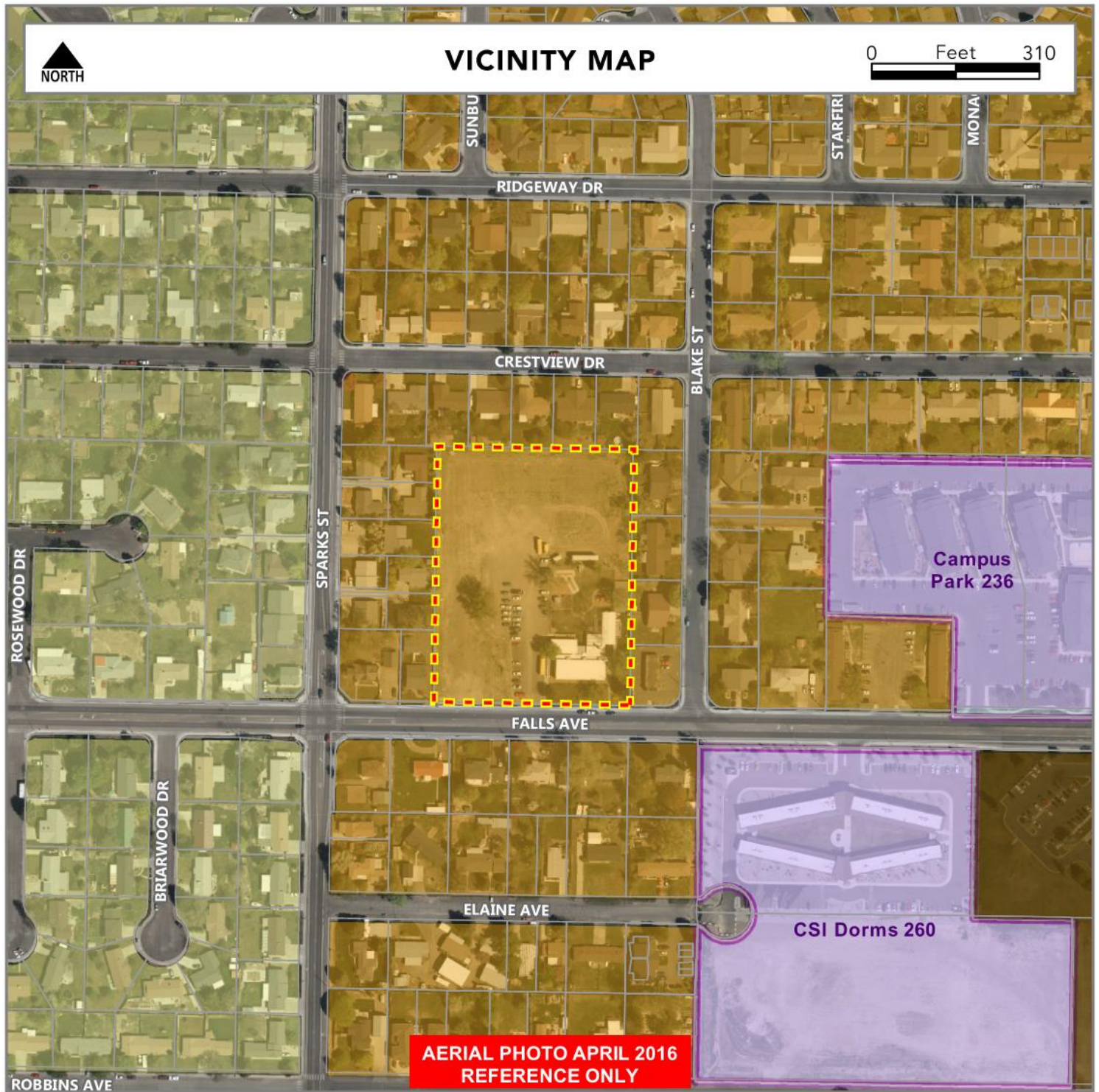
Surrounding Zoning Designations & Land Use(s)

North: R-4, Residential
South: R-4, Residential

East: R-4, Residential
West: R-4, Residential

Applicable Regulations

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



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

Current Zoning: R-4, Medium Density Residential
 Comprehensive Plan: Town Neighborhood

Existing Land Use: School/Daycare Facility
 Proposed Land Use: Expansion of School/Daycare Facility

Surrounding Zoning Designations & Land Use(s)

North: R-4, Residential
 South: R-4, Residential

East: R-4, Residential
 West: R-4, Residential

Applicable Regulations

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



December 2, 2019

City of Twin Falls Planning and Zoning Department
P.O. Box 1907
203 Main Avenue East
Twin Falls, Idaho 83303
Attn: Brock Cherry

RE: CSI Head Start / Early Head Start
Special Use Permit Application

Mr. Cherry:

CSI Head Start / Early Head Start respectfully requests Special Use Permit approval for an expansion of Head Start's facilities located at 296 Falls Avenue West in Twin Falls. The expansion includes a new 6,257 s.f. building, new 47 space parking lot, new fenced playground, and reconstructed entrance driveway on a little over one acre of the 3.97 acre site.

The Twin Falls Head Start / Early Head Start Center serves 100 children and needs additional space in order to be able to offer a full day in lieu of half day program. Upon completion, 40 of the center's 100 children will relocate to the new building for a full day services. The existing building will continue to serve the center's other 60 children.

CSI Head Start / Early Head Start has 27 employees located at the Twin Falls Center. These employees will be divided between the existing building and the new building. Business hours at the center are 8:00 AM to 5:00 PM Monday through Friday. Children will be in the new building until about 3:30 PM on weekdays, with reduced hours during summer months. Children will not be outside on the playground after 3:00 PM.

Children are either bussed to the center or driven by parents. Bus loading and unloading will occur in a designated drop-off / pick-up zone adjacent to the existing center building. Parents will drop off and pick up their children using the new parking spaces closest to the new building and then walk their children into the required building or buildings. Three clearly marked crosswalks will connect the two buildings across the reconstructed entrance driveway.

A new playground to serve the new building will be developed on the west side of the building. It will be divided into separate areas for older and younger children. Perimeter fencing on the north and west sides of the playground, as well as along the west property line southward to Falls Avenue, will be 6 foot high chain link fencing with privacy slats. The southerly playground fence will be 6 foot high decorative metal bar fencing. Properties to the west of the new site development will be screened from the new building, playground, and parking lot by a combination of fencing and landscape treatment. Pole mounted site lighting will be shielded and located away from the westerly property line.

A temporary, double chip seal bus parking area will remain in approximately its present location. It will be relocated in the future when the new building undergoes further expansion. The newly developed portion of the site will be landscaped with a mixture of low water-use deciduous and evergreen trees and shrubs in compliance with City requirements. New grass lawn will be limited to the new playground and 20 planting strip along the front property line.

On behalf of CSI Head Start / Early Head Start, thank you for your consideration of this Special Use Permit request. Please let us know whether any clarifications or additional information is needed.

Respectfully,

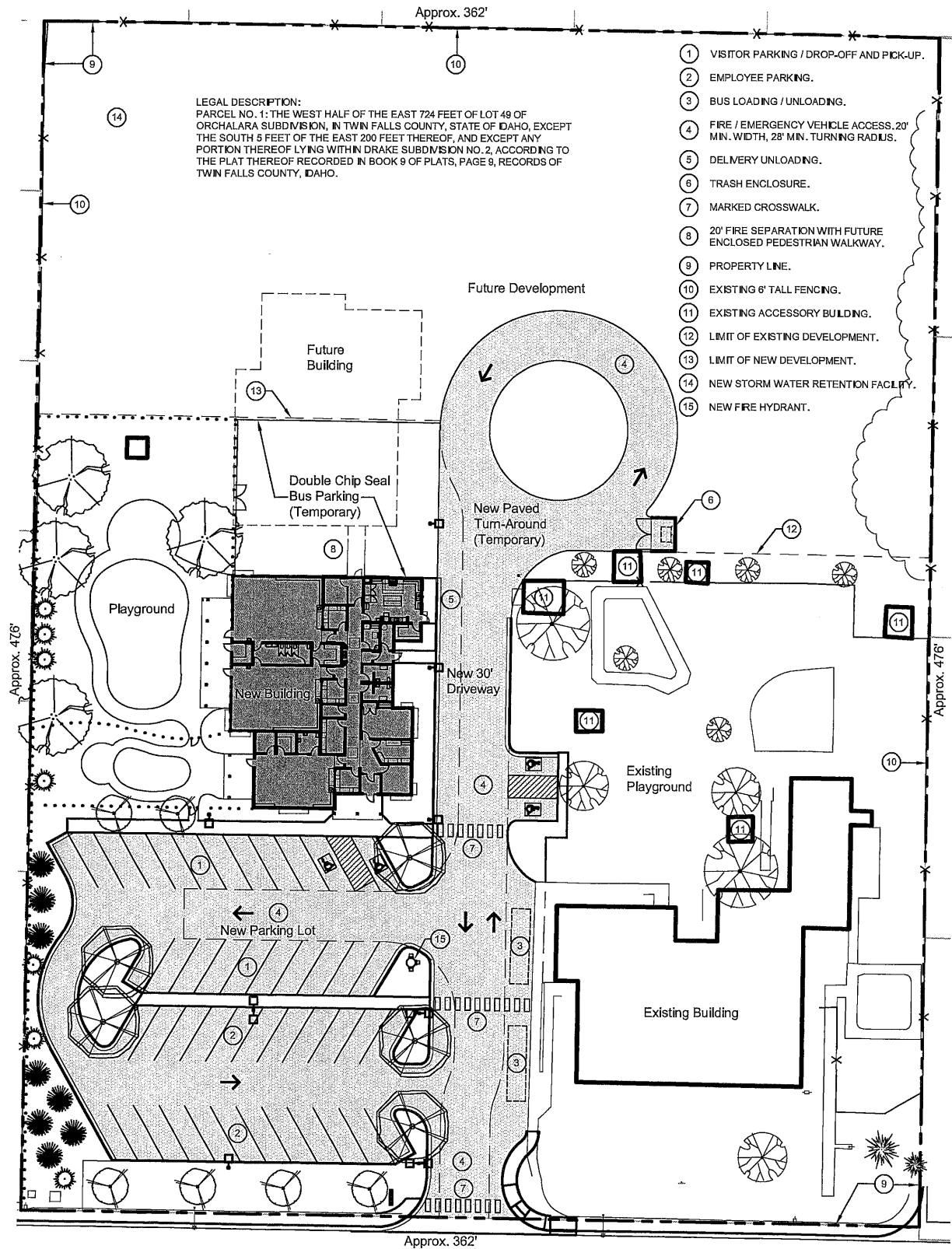
A handwritten signature in black ink, reading "Wayne S. Thowless". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Wayne Thowless, Architect

LKV Architects

Cc Ruby Allen

Spencer Cutler



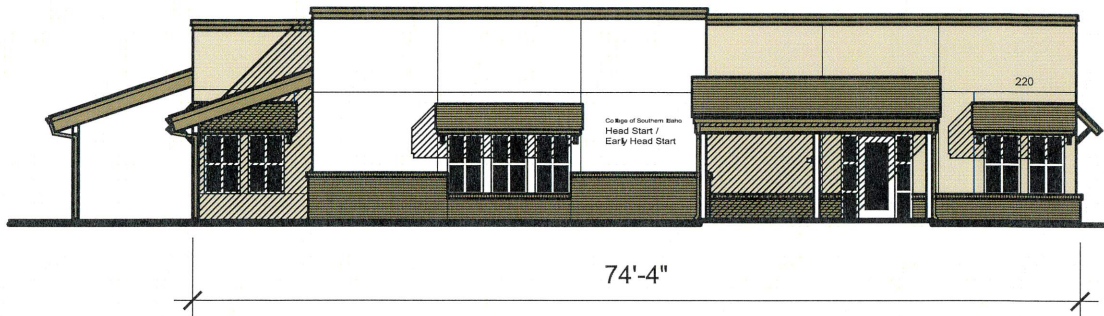
Site Plan
12/2/2019

Falls Avenue West

CSI Head Start / Early Head Start
New Twin Falls Center Building
296 Falls Avenue West
Twin Falls, Idaho

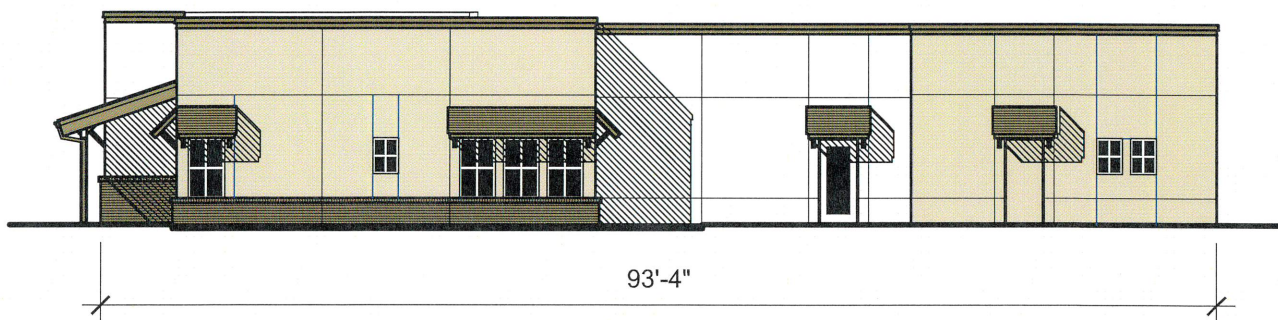
Owner: College of Southern Idaho
315 Falls Avenue
Twin Falls, Idaho 83301
Head Start / Early Head Start
(208) 736-0741





South Elevation (Street View)

Scale: 1/16" = 1'-0"



East Elevation (Driveway View)

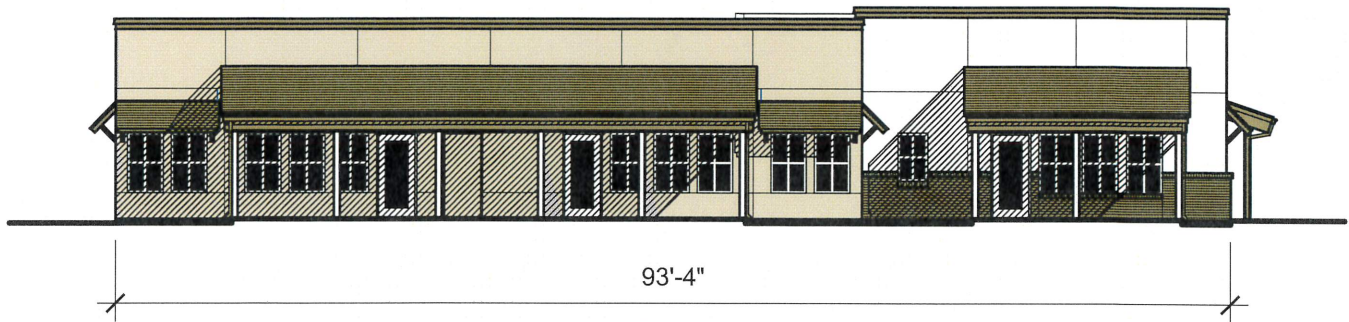
Scale: 1/16" = 1'-0"

12/2/2019

CSI Head Start / Early Head Start
New Twin Falls Center Building
296 Falls Avenue West
Twin Falls, Idaho

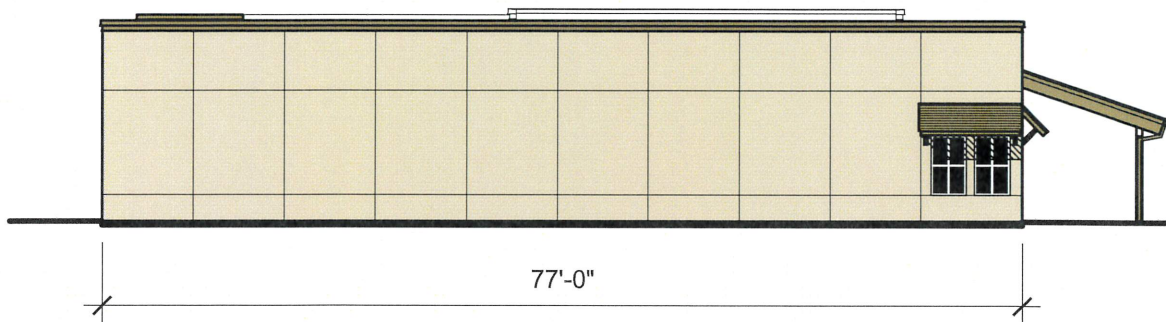
Owner: College of Southern Idaho
315 Falls Avenue
Twin Falls, Idaho 83301
Head Start / Early Head Start
(208) 736-0741





West Elevation (Playground View)

Scale: 1/16" = 1'-0"



North Elevation (Rear View)

Scale: 1/16" = 1'-0"

12/2/2019

CSI Head Start / Early Head Start
New Twin Falls Center Building

296 Falls Avenue West
Twin Falls, Idaho

Owner: College of Southern Idaho
315 Falls Avenue
Twin Falls, Idaho 83301
Head Start / Early Head Start
(208) 736-0741





SE Corner looking NW



SW Corner looking NE



NW Corner looking SE



NE Corner looking SW

ZONING ACTION

Address of Zoning Action: 296 Falls Ave. W

☒ Variance ☐ Non-conforming Building Expansion ☒ Special Use

Applicant: South Central Community Head Start Date of Application: Jan 30/98

Address: 129 2nd St. E. P.O. Box 531
T.F.

Description of Request: Establish a day care center

Date of Commission Action: March 31, 1998

Date of Council Action: NA

Permit # 65

Special requirements and conditions:

1. An additional 5 feet of right-of-way be dedicated on Falls Ave. W.
2. The parking area shown on the site plan be paved.
3. Curb, gutter, and sidewalk construction be required, but deferred for not to exceed two years and to be reviewed at that time.