



Twin Falls Planning & Zoning Commission Agenda

Tuesday, December 8, 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: David Detweiler

1) Call In Instructions

- a) To call in for Public Comment on the items on this agenda, please call 1-208-939-6718, Conference ID: 318 154 697#. Calls must be received between 6:00 pm - 6:10 pm and will be put into the queue to speak during the Public Hearing portion of the meeting.

2) Confirmation of Quorum/Call Meeting to Order

3) Consent Calendar

- a) Approval of minutes from the following meeting: November 17, 2020

4) Items of Consideration

- a) **ACTION ITEM:** Request for consideration of the Preliminary Plat for the J&J Meadows Subdivision approximately .42(+/-) acres to develop 2 residential lots located at 1751 3rd Avenue East. (PZ20-0121)

By: Liz Hart, Senior Planner

5) Public Hearings

- a) **ACTION ITEM:** Request for a recommendation to City Council for a Zoning District Change and Zoning Map Amendment from R-4 to R-4 M-2 and C-1 Zoning Development Agreement for the 500-800 blocks of Grandview Drive South c/o EHM Engineers, Inc. on behalf of Grandview Falls, LLC. (PZ20-0088)

By: Liz Hart, Senior Planner

6) Upcoming Meeting(s)

- a) Worksession: Wednesday, January 6, 2021 at noon
Tuesday, January 12, 2021

7) 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 17, 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: David Detweiler

1) Call in Instructions

- a) To call in for Public Comment on the items on this agenda, please call 1-208-939-6718, Conference ID: 888 639 213#. Calls must be received between 6:00 pm - 6:10 pm and will be put into the queue to speak during the Public Hearing portion of the meeting.

2) Confirmation of Quorum/Call Meeting to Order

Chairperson Titus called the meeting to order at 6:00 pm.

A quorum was present.

Members Present: Titus, Kelley, Hansen, Musser, Detweiler, Perez

Staff Present: Ebersole, Hafer, Spendlove, Hart, Zollinger, Nope, Vitek

3) Consent Calendar

MOTION: Vice Chairman Kelley moved to approve the Consent Calendar, as presented.

Commissioner Hansen seconded the motion.

Approved by a vote of 4-0-2.

- a) Approval of Minutes from the following meeting: October 13, 2020

4) Items of Consideration

- a) Preliminary Presentation for a request for a Zoning District Change and Zoning Map Amendment from R-4 to R-4 M-1 and C-1 Zoning Development Agreement for the 500-800 blocks of Grandview Drive South c/o EHM Engineers, Inc. on behalf of Grandview Falls, LLC. (PZ20-0088)

Staff Presentation:

Senior Planner Hart presented the Preliminary Presentation for a request for a Zoning District Change and Zoning Map Amendment from R-4 to R-4 M-1 and C-1 Zoning Development Agreement for the 500-800 blocks of Grandview Drive South c/o EHM Engineers, Inc. on behalf of Grandview Falls, LLC. (PZ20-0088)

Per Twin Falls City Code 10-6-1.7(B) Approval of a ZDA sub-district requires a preliminary presentation to the Planning and Zoning Commission for a review of the proposed changes prior to a public hearing. The Commission is allowed and may grant the public the ability to ask questions and give suggestions to the 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.

Property is currently vacant and was annexed into the city in 2006.

Staff analysis will be presented at the public hearing.

Staff makes no recommendation at this time. Staff will present a full analysis of the request at the public hearing-scheduled for Tuesday, December 8, 2020.

Applicant Presentation:

David Thibault, EHM Engineers, representing applicant, presented the preliminary presentation for a request for a Zoning District Change and Zoning Map Amendment from R-4 to R-4 M-1 and C-1 Zoning Development Agreement for the 500-800 blocks of Grandview Drive South. He stated that the property presently has a R4 zoning designation. He stated that the Future Land Use Map designates the property as industrial. The plan shows industrial area with a transition with buffer of residential. The request is for a mixed use blend of zones.

PZ Discussion:

- Commissioner Perez likes the transitional use of the property.
- Vice Chairman Kelley asked about the future plan.
- Senior Planner Hart clarified the future land use map and transition.
- Vice Chairman Kelley stated that planning for future land use is a good plan and likes the transition.
- Chairperson Titus asked staff to show the surrounding property zoning at the Public Hearing.

5) Public Hearings

- a) Request for a recommendation to City Council of an Annexation with a Zoning District Change and Zoning Map Amendment from R2 CRO to RM CRO ZDA for 11.08 (+/-) acres located at the southwest corner of Federation Road and Washington Street North c/o EHM Engineers, Inc. on behalf of Hepworth Family Landholdings, LLC. (PZ20-0104)

Staff Presentation:

PZ Director Spendlove presented the Request for a recommendation to City Council of an Annexation with a Zoning District Change and Zoning Map Amendment from R2 CRO to RM CRO ZDA for 11.08 (+/-) acres located at the southwest corner of Federation Road and Washington Street North c/o EHM Engineers, Inc. on behalf of Hepworth Family Landholdings, LLC. (PZ20-0104)

Per City Code 10-15-1 Prior to annexation of an unincorporated area, the council shall request and receive a recommendation from the commission on the proposed plan and zoning ordinance changes for the unincorporated area.

Per City Code 10-15-2 The council, prior to adoption, amendment or repeal of the plan or zoning ordinance, shall conduct at least one public hearing using the same notice and hearing procedures as the commission.

The property is currently zoned R-2 CRO, Residential Single Household or Duplex District with the Canyon Rim Overlay District. The property is undeveloped and is located south of the Sport Shooting Range along Federation Road.

No other pertinent zoning history is known at this time.

The applicant has proposed a handful of exceptions to the RM District as part of their ZDA Document. These changes focus on the following categories: Land Uses, Lot Area, Setbacks, Arterial Landscaping, and Other Development Criteria.

PZ Director Spendlove reviewed the proposed changes to the zoning. He explained what land uses would need to come to the commission as a Special Use Permit. He explained the proposed land uses changes. He stated the proposal for twenty-six (26) 4 plex units allowed, which is more than the base R4 zone allows. He explained the proposed reduced front yard and back yard setbacks and the landscaping changes to the perimeter along Federation and Washington.

The developer will rebuild Federation Rd. and widen Washington St. N. and add a 10' wide trail extension to the north side of Federation Rd., extending the length of the property.

Staff believes the layout of this project makes for a decent transition between existing competing land uses: Outdoor Sport Shooting Range (aka Gun Club) to the North, existing single family residential to the west, and Commercial Retail to the East.

The potential detrimental impacts on surrounding areas will be largely mitigated with the 6 ft. masonry screening wall, and primary access to these properties from Arterial and Collector Roadways.

Upon conclusion should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Applicant Presentation:

Tim Vawser, EHM Engineers, representing applicant, presented the request for a recommendation to City Council of an Annexation with a Zoning District Change and Zoning Map Amendment from R2 CRO to RM CRO ZDA for 11.08 (+/-) acres located at the southwest corner of Federation Road and Washington Street North. He explained the proposed uses are in line with the Canyon Rim Overlay, with the commercial portion being a buffer to the residential portion. He explained road access to the development. The request for setback changes are due to giving up a portion of land for expansion of Federation Rd and Washington St N. He explained there is screening between the development and the single-family homes to the west. He explained the proposed residential project is similar to the four plexes on Harrison St.

PZ/Questions & Comments:

- Commissioner Hansen asked to show where the gun club sits and where the trail would be built.
- PZ Director Spendlove clarified the location of the gun club and where the trail will be built.
- Commissioner Hansen asked about NW corner of property.
- Mr. Vawser stated the piece is not part of the request and is a private residence.
- Commissioner Perez asked the maximum height requirements for four plexes.
- PZ Director Spendlove stated in the R2 and R4 zones the maximum height is thirty-five (35) feet height and explained how the height is measured and explained the Canyon Rim Overlay height requirements.
- Mr. Vawser stated the developer took it into consideration with this project.
- Commissioner asked if the four plexes are two story.
- Mr. Vawser clarified the pinwheel design of the four plexes.
- Chairperson Titus asked about the landscaping along the trail extension.
- Mr. Vawser stated it is more of a drainage area and not planned to be landscaped at this time.
- Assistant Engineer Vitek stated the detached trail from the roadway is for safety and the northside location was chosen to be continuous. Engineering is in agreement with 6" burrow ditch on the site map.
- Chairperson Titus asked if the drive loop through the residential is a two-way drive and for setback clarification.
- Mr. Vawser stated it is a two-way drive with fire access and clarified the setback request.
- Assistant Engineer Vitek stated there are no engineering conflicts.
- Commissioner Hansen asked about the extension of the trail, and if there have been reported incidents between current trail and the gun club. He asked if there is a plan to extend the trail past

this point.

- PZ Director Spendlove stated he is not aware of any incidents.
- Commissioner Musser asked for clarification on the commission's recommendation to City Council.
- PZ Director Spendlove clarified that the commission is voting on a recommendation of the proposed zoning changes, not the Annexation request.
- Chairperson Titus asked why the developer went with fourplexes instead of other residential types.
- Mr. Vawser stated the developer has built many units of this type and has found this pinwheel model works. He stated there is a level of security and upkeep of the property with someone living on site to maintain the development.
- Commissioner Perez asked if the previous developments have the exterior wall and how it has worked.
- PZ Director Spendlove clarified the screening is required by code.
- Mr. Vawser stated they are open to working with neighbors for an agreeable buffer.

Public Hearing: Opened

- Kim Fultz, citizen, is opposed to this request.
- Amy Wendler, citizen, is opposed to this request.
- Michael Wendler, citizen, is opposed to this request.
- Michael Danielson, citizen, is opposed to the request.
- Chuck Whitney, President of the Gun Club, supports the commercial zoning change, with conditions. He stated he is opposed to the residential zoning change, as presented.
- Heather Melton, citizen, is opposed to this request.
- Kirk Melton, citizen, is opposed to this request.
- Logan Campbell, citizen, is opposed to this request.
- Jenny Campbell, citizen, is opposed to this request.
- Marilyn Tarkalson, citizen, is opposed to this request.
- Kerrie Obray, citizen, is opposed to this request.
- Alan Obray, citizen, is opposed to this request.
- James Fulton, citizen, is opposed to this request.

Mr. Vawser gave a closing statement and addressed the citizen's concerns.

PZ questions:

- Vice Chairman Kelley asked for setback change locations.
- PZ Director Spendlove clarified the reduced setback request.
- Vice Chairman Kelley asked about the zoning on the east side of Washington St. N.
- PZ Director Spendlove clarified the zoning and type of residences on the east side of Washington St N.
- Commissioner Hansen asked about parking on Washington St. N. and Federation Rd.
- PZ Director Spendlove clarified the parking in the surrounding areas.
- Assistant Engineer Vitek stated with the widening of Washington St. N. there would be parking allowed, with no parking allowed around the corner radius.
- Commissioner Detweiler asked about no recreation area and if there is a requirement for a park area. He asked where the storm water retention area is.
- PZ Director Spendlove stated these types of items comes through the plat process and will come back before the commission. He pointed out the nearby parks within a mile of the development.
- Commissioner Detweiler asked if all the parking for fourplexes is located inside the development.
- PZ Director Spendlove stated per code the requirement is two (2) spaces per unit. The parking requirement will be reviewed at the building permit process.
- Commissioner Perez asked about property taxes.
- PZ Director Spendlove stated every property pays taxes.
- Commissioner Perez asked how schools are planned with growth.
- PZ Director Spendlove stated the school district is notified with every Planning and Zoning request

and we did not hear from the district regarding this request.

- Chairperson Titus asked the additional residential density request.
- PZ Director Spendloves clarified the land area required per code.

Public Hearing: Closed

Discussions Followed:

- Vice Chairman Kelley stated his concern with the requested setbacks and density.
- Commissioner Musser likes the mixed use project. He stated he believes the residential density is too high and does not like the screening wall and reduced setbacks. He stated he would rather see the residential zoned R2.
- Commissioner Perez does not like idea of screening wall. She stated with the widening of the streets, it will help mitigate traffic concerns.
- Commissioner Hansen stated he does not see traffic increase on Federation Rd. and okay with the potential increased traffic on Washington St. N. with the widening of the road. He stated that the schools have a five (5) year plan to address growth. He would like to see the setbacks kept to twenty (20) foot requirement and would like to see the residential density in limited to current code. He stated he would like to see a crosswalk on Federation Rd. to the Canyon Rim trail.
- Commissioner Detweiler stated his concern with the residential density. He stated he likes multi use development and is okay with the two-story buildings.
- Chairperson Titus likes the infill project. Her concerns are the setbacks on the western and southern boundaries and would like to see the twenty (20) foot setback requirement remain in place. She stated she is okay with the development setup but is not sure if the density is appropriate.
- Commissioner Perez stated she likes higher residential density because of the accessibility to the trail, making less need for cars to use services.
- PZ Director Spendlove reviewed the concerns of the commission. He stated the crosswalk and connection concerns will be addressed at the plat process.

Motion #1:

Commissioner Hansen made a motion to add Condition-Subject to maximum dwelling units being limited to the R4 densities, per city code.

Vice Chair Kelley seconded the motion.

Motion approved by a vote of 5-1

Discussion ensued about keeping to the residential zoning at R-2.

- Chairperson Titus stated she believes there is already a transition on the other side of Washington St. North. She stated that the R2 is established on the west side of Washington St. North, and is unsure if the new development should be brought across the street or if it is a continuation of the east side.
- Vice Chairman Kelley asked which zoning designation fit in the Comprehensive Plan.
- Chairperson Titus stated she believes R-2 and R-4 with the Comprehensive Plan as growth.
- Commissioner Perez stated the properties adjacent to the proposed development would be the areas impacted. She stated there is no real reason for tenants to go to existing neighborhood to the West. She stated she does not believe the residential density would have a huge impact to neighboring properties, with the commercial being a buffer and help to help to buffer noise from the Gun Club.
- Chairperson Titus stated the commercial is a transition for the busy street corner and agrees the screening wall separates connection.
- Commissioner Hansen stated screening is required by code. He stated he believes the commercial is a perfect fit and believes the 4 plexes are a good mix of housing bringing a strong diverse community.
- Chairperson Titus reiterated her concern with the setbacks on western and southern boundaries.

Motion #2:

Commissioner Hansen made a motion to add Condition – Subject to the rear yard setback along the west and southern boundaries remaining at twenty (20) feet, per city code.
Commissioner Musser seconded the motion.

Motion approved by a vote of 6-0.

Motion:

Vice Chair Kelley made a motion to recommend to City Council an Annexation with a Zoning District Change and Zoning Map Amendment from R2 CRO to RM CRO ZDA for 11.08 (+/-) acres located at the southwest corner of Federation Road and Washington Street North, c/o EHM Engineers, Inc. on behalf of Hepworth Family Landholdings, LLC., as presented with conditions.(PZ20-0104)
Commissioner Detweiler seconded the motion.

Unanimously Approved by a vote of 6-0

6) Upcoming Meeting(s)

- a) Tuesday, December 8, 2020 at 6:00 pm
- b) 2021 Meeting Calendar

7) Adjournment

The meeting adjourned at 08:21 PM

Kelli Ebersole, Administrative Assistant



Date: Tuesday, December 8, 2020
To: Planning and Zoning Commission
From: Liz Hart, Senior Planner

ACTION ITEM

Request:

Request for consideration of the Preliminary Plat for the J&J Meadows Subdivision approximately .42(+/-) acres to develop 2 residential lots located at 1751 3rd Avenue East. (PZ20-0121)

Time Estimate:

The presentation may take approximately 5-10 minutes with questions/comments to follow.

Background:

This is a request to subdivide a singular parcel into two residential lots with plans to construct a duplex on each lot on property located at 1751 3rd Avenue East.

This lot was originally part of the Ritchey Subdivision Lot 8.

Approval of this plat will require that the developer reconstruct 3rd Avenue East to the center of the road, install curb, gutter and sidewalk as required. Due to a lack of availability for water to construct a pressurized irrigation system the City Engineer has approved xeriscape landscaping of the lots.

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.

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

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. 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.

Budget Impact:

n/a

Regulatory Impact:

n/a

History:

It is assumed this property has been zoned R4 since 1981 when Ordinance 2012 was passed, creating the basis for the Zoning Districts you see today. No further pertinent zoning history is known at this time.

Analysis:

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 the R-4 Zoning District development standards.

All general criteria for approval have been met, per State Statute 50 - Chapter 13.

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Town Neighborhood". Staff has determined this request complies with the 2016 Comprehensive Plan

Conclusion:

Upon 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. PZ20-0121 PrePlat Staff Report
2. Vicinity Map
3. J & J Meadows Subdivision

Comprehensive Staff Report



To: Planning & Zoning Commission

Presenter: Lisa Strickland, City Planner

Request: for consideration of the **Preliminary Plat** for the J&J Meadows Subdivision approximately .42 (+/-) acres to develop 2 residential lots located at 1751 3rd Avenue East.

Application: PZ20-0121

Applicant & Representative:

Jacob Winters
c/o EHM Engineers
621 N College Rd, Ste 100
Twin Falls, ID 83301

Public Hearing: December 8, 2020

Background:

This is a request to subdivide a lot into two residential lots with plans to construct a duplex on each lot on property located at 1751 3rd Avenue East.

This lot was originally part of the Ritchey Subdivision Lot 8.

Approval of this plat will require that the developer reconstruct 3rd Avenue East to the center of the road, install curb, gutter and sidewalk as required. Due to a lack of availability for water to construct a pressurized irrigation system the City Engineer has approved xeriscape landscaping of the lots.

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.

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

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. 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.

Applicable Zoning Regulations:

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 the R-4 Zoning District development standards.

All general criteria for approval have been met, per State Statute 50 - Chapter 13.

Comprehensive Plan Compliance:

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Town Neighborhood". Staff has determined this request complies with the 2016 Comprehensive Plan.

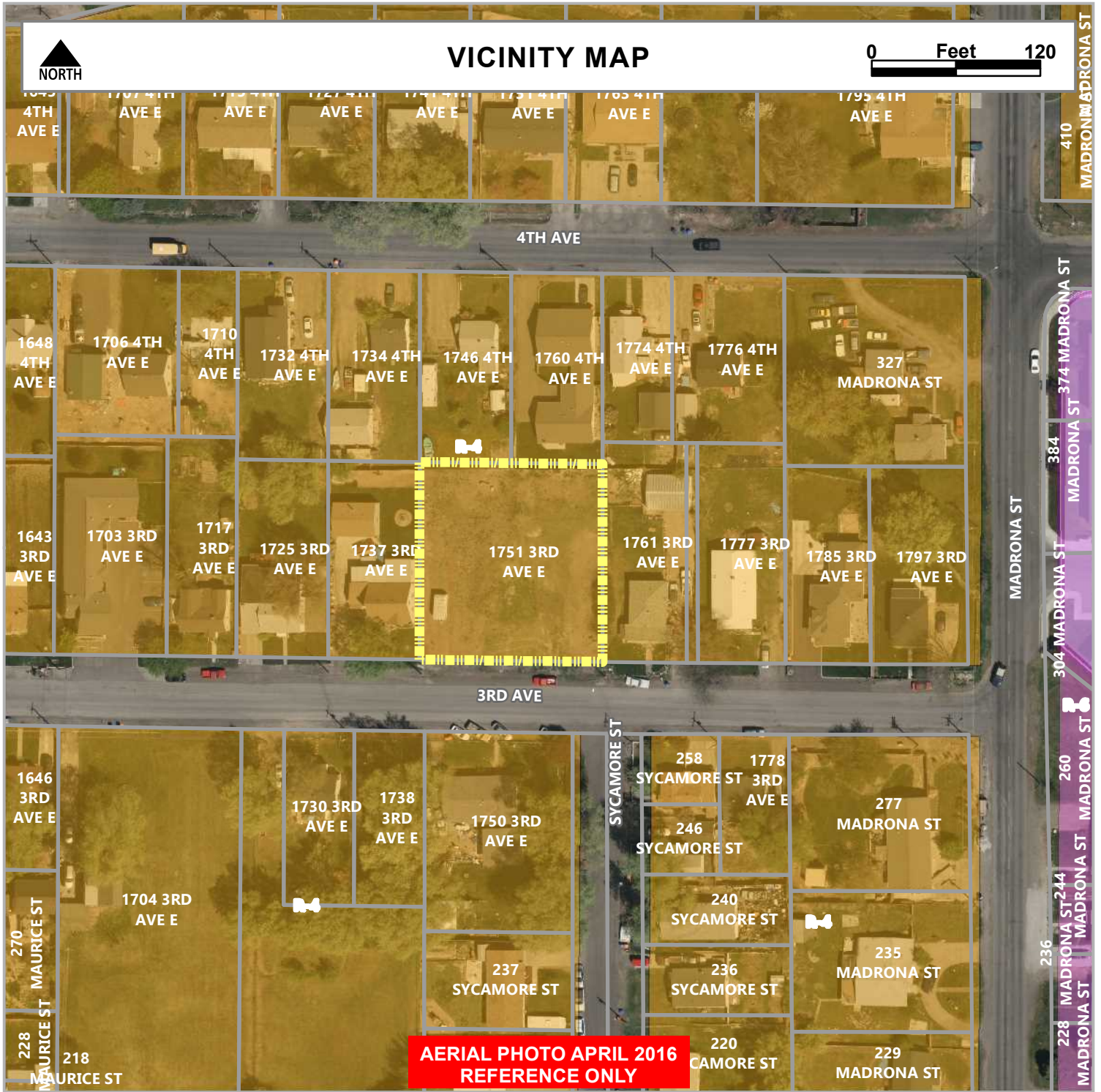
Conclusion:

Upon 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. Narrative
3. Exhibits
4. Photos



- R-4 R-6 PUD

PF



Date: Tuesday, December 8, 2020
To: Planning and Zoning Commission
From: Elizabeth Hart, City Planner, Senior Planner

ACTION ITEM

Request:

Request for a recommendation to City Council for a Zoning District Change and Zoning Map Amendment from R-4 to R-4 M-2 and C-1 Zoning Development Agreement for the 500-800 blocks of Grandview Drive South c/o EHM Engineers, Inc. on behalf of Grandview Falls, LLC. (PZ20-0088)

Time Estimate:

Approximately 5-10 minutes with questions/comments to follow.

Background:

This is a request of a Zoning District Change & Zoning Map Amendment from R-4 to R-4 M-2 & C-1 ZDA for the 500-800 blocks of Grandview Drive South, at Parcel RPT00107204800.

Approval Process:

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

Budget Impact:

NA

Regulatory Impact:

Per City Code 10-6-1.4 (B) The ZDA shall conform to all sections of this title unless specifically addressed in the written commitment document. All applications to the city shall list all requested variations from the standard requirements.

History:

The subject property is approximately 157 acres and was previously used for agricultural purposes. It was annexed into the City in 2006 and is currently zoned R-4.

Analysis:

The applicant has declared a few modifications from the applicable City Code:

1. Three (3) modifications to the R-4 district:
 - a. Allowing dwellings of a triplex and fourplex as a permitted use.
 - b. Allowing the following types of Governmental Facilities as permitted uses: Fire and Police Stations, Governmental office buildings, and Judicial facilities.
 - c. Reducing the minimum lot area requirement for duplexes from 7000 SF to 6500 SF
2. One (1) modification to the C-1 district:

a. Allowing a triplex or fourplex as a permitted use.

3. Addition of a landscaped buffer where the C-1 and M-2 districts are adjacent to the R-4 district. A ten (10) foot landscaped buffer is required to provide sound and visual buffering.

City Staff finds the result of these changes allows for a transition between existing and future residential uses, and future commercial and industrial uses. The proposed ZDA helps accomplish the transition between uses by creating a visual and physical separation between uses.

Conclusion:

Upon conclusion should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Attachments:

1. PZ20-088 PC SR Public Hearing Final
2. Grandview Falls ZDA Vicinity Map
3. Narrative - Grandview Falls ZDA
4. Grandview Falls ZDA Agreement
5. ZDA Conceptual Development Plan - Reduced File Size



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Liz Hart, Senior City Planner

Request: for a recommendation to City Council for an **Zoning District Change and Zoning Map Amendment** from R-4 to R-4, C-1, M-2 ZDA for 157(+/-) acres located at the 500-800 block of Grandview Drive South, at Parcel RPT00107204800

Application: PZ20-0088

Applicant & Representative:

Greg Harman, Grandview Falls LLC
c/o David Thibault
EHM Engineers Inc.
621 N College Rd., Ste. 100
Twin Falls, ID 83301

Public Hearing: December 8, 2020 City Council Public Hearing: January 11, 2021

Background

This is a request of a Zoning District Change & Zoning Map Amendment from R-4 to R-4 M-2 & C-1 ZDA for the 500-800 blocks of Grandview Drive South, at Parcel RPT00107204800.

History

The subject property is approximately 157 acres and was previously used for agricultural purposes. It was annexed into the City in 2006 and is currently zoned R-4.

Approval Process

Per City Code 10-6-1.7 (B) The applicant is required to present a preliminary review prior to a public hearing to the Planning and Zoning Commission in which the Commission may give suggestions and ask questions of the applicant about the proposed ZDA. This presentation took place on November 17, 2020.

Per City Code 10-6-1.7(E) Approval of a ZDA shall be based on the following standards: the proposed uses are not detrimental to surround properties; deviations from Title 10 shall be warranted by the design of the conceptual plan; conformance to the Comprehensive Plan, and existing

and/or proposed infrastructure must be adequate for the project.

Per City Code 10-14-5 The Commission shall hold a public hearing to provide a recommendation to the City Council to amend the zoning district and the zoning map, amend with recommendations, or deny the request.

Applicable Zoning Regulations:

Per City Code 10-6-1.4 (B) The ZDA shall conform to all sections of this title unless specifically addressed in the written commitment document. All applications to the city shall list all requested variations from the standard requirements.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Industrial/Flex/Employment" and is described as: a mix of, but not limited to, office parks, warehousing, and general manufacturing, with integrated supporting uses like hotels, restaurants, and other retail.

There are other goals and objectives outlined within the document which point towards projects like this as being appropriate for this area of our

City. As a cumulative determination, Staff determines this request conforms with the Comprehensive Plan.

Analysis:

The applicant is proposing to lay out the subject property into three (3) zoning districts. The southern portion of the subject property, along Orchard Drive, is proposed as the R-4 district with multi-family units and single-family lots. The single family lots lay on the south-east side of the project and the multi-family units lay on the south-west side of the project. North of the single-family lots the applicant is proposing a mix of the C-1 and M-2 districts. A landscaped buffer, as described in the ZDA, is required between the single-family lots and C-1 and M-2 districts. North of the multi-family units, the C-1 districts is proposed. Within the C-1 and M-2 districts the applicant is proposing multiple flex-buildings, office-warehouse buildings, office-flex buildings, and an indoor storage facility.

A high-pressure gas main easement crosses the project from the north-west corner to the east-south area of the property, extending through the

C-1 and M-2 districts. Since buildings are not allowed within the easement the applicant has proposed to put parking, landscaping, and open space within the easement.

The applicant has declared a few modifications from the applicable City Code:

- 1) Three (3) modifications to the R-4 district:
 - a) Allowing dwellings of a triplex and fourplex as a permitted use.
 - b) Allowing the following types of Governmental Facilities as permitted uses: Fire and Police Stations, Governmental office buildings, and Judicial facilities
 - c) Reducing the minimum lot area requirement for duplexes from 7000 SF to 6500 SF.
- 2) One (1) modification to the C-1 district:
 - a) Allowing a triplex or fourplex as a permitted use.
- 3) Addition of a landscaped buffer where the C-1 and M-2 districts are adjacent to the R-4 district. A ten (10) foot landscaped buffer is required to provide sound and visual buffering.

City Staff finds the result of these changes allows for a transition between existing and future residential uses, and future commercial and industrial uses. The proposed ZDA helps accomplish the transition between uses by creating a visual and physical separation between uses.

All site regulations will be checked by staff during the building permit process.

Potential Impacts

The modifications from current code are not anticipated to create undue impacts to the surround properties, except for an increase in traffic on Orchard and Grandview. The intersection of Washington Street S

and Orchard Drive is anticipated to be the most impacted by this project. However, the City of Twin Falls has created an impact fee program which requires all new development to pay for their proportional share of roadway improvements required from impacts of the new development. This project will be required to participate in that program and the anticipated impacts to the intersections in question should be mitigated appropriately in a timely manner.

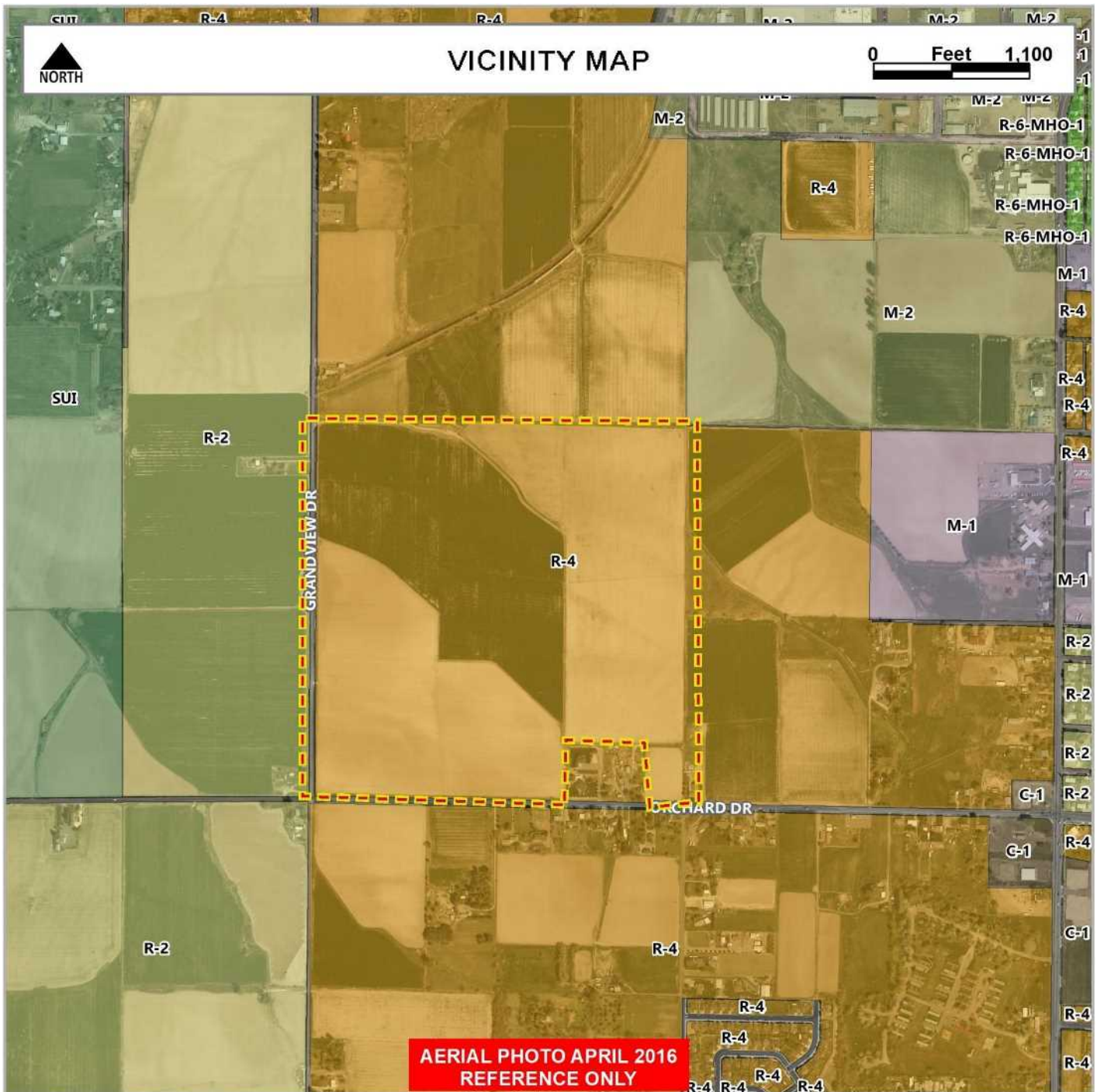
Conclusion

Upon conclusion should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Attachments

1. Vicinity Map
2. Narrative
3. ZDA
4. Exhibits



Current Zoning: R-4

Comprehensive Plan: Industrial/Flex/Employment

Existing Land Use: Undeveloped

Proposed Land Use: Residential, Commercial, and Industrial

Surrounding Zoning Designations & Land Use(s)

North: R-4, Agriculture

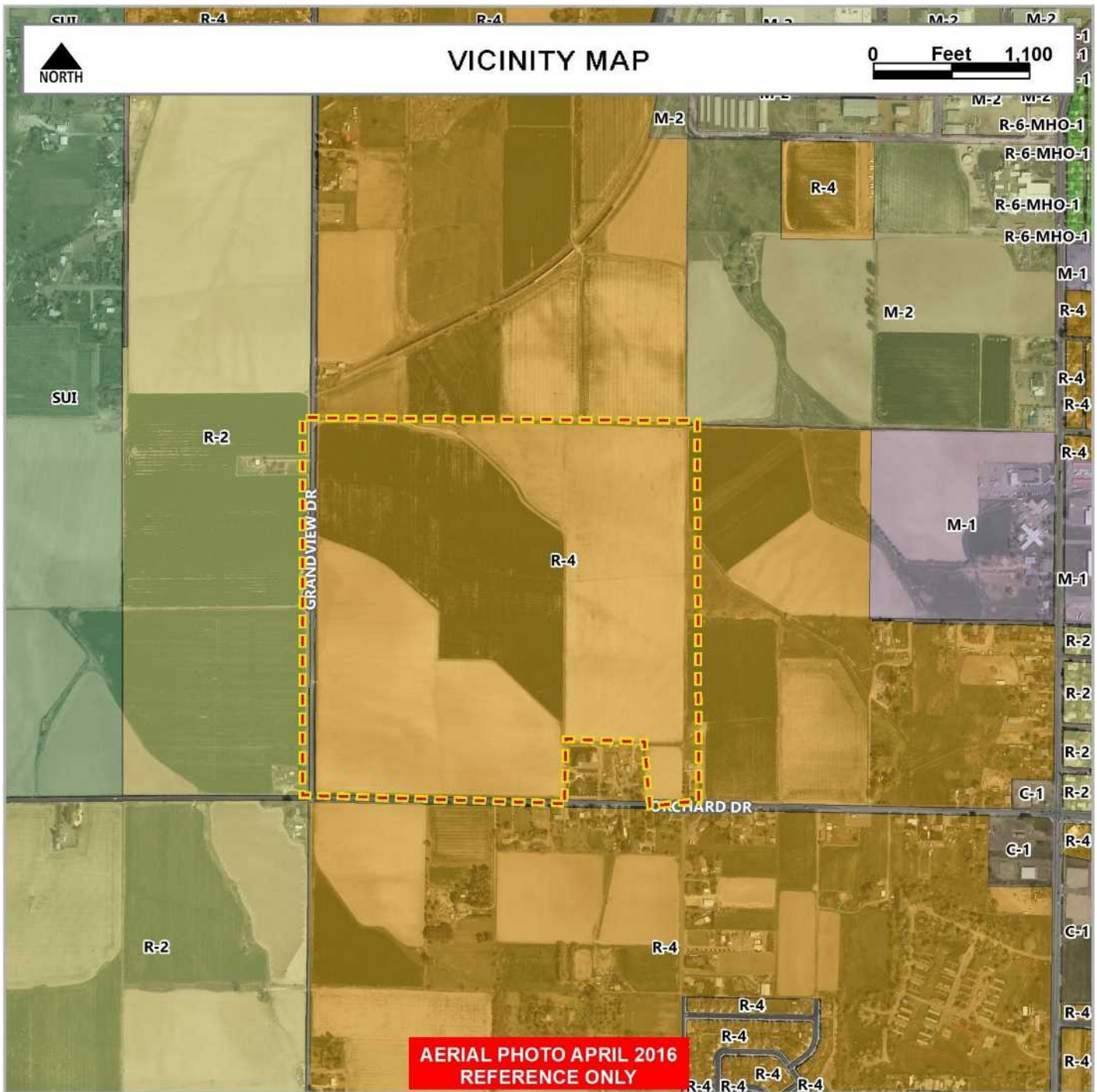
East: R-4, Residential, Agriculture

South: R-4, Residential and Agriculture

West: R-2, Residential, Agriculture

Applicable Regulations

10-1-4, 10-1-5, 10-4-5, 10-4-8, 10-5-10, 10-6-1



Current Zoning: R-4

Comprehensive Plan: Industrial/Flex/Employment

Existing Land Use: Undeveloped

Proposed Land Use: Residential, Commercial, and Industrial

Surrounding Zoning Designations & Land Use(s)

North: R-4, Agriculture

East: R-4, Residential, Agriculture

South: R-4, Residential and Agriculture

West: R-2, Residential, Agriculture

Applicable Regulations

10-1-4, 10-1-5, 10-4-5, 10-4-8, 10-5-10, 10-6-1



Grandview Falls ZDA Narrative

This request for a zoning designation agreement (ZDA) is related to and prepared on behalf of Grandview Falls, LLC by EHM Engineers, Inc. Grandview Falls, LLC is the owner of approximately 155 acres which is located in the southwest vicinity of the City Limits of the City of Twin Falls. The general area is relatively undeveloped and is somewhat transitioning as large industry and municipal infrastructure expands south and west.

As a result of the growth and expansion of the City utilities and general businesses, the ownership desires to establish a master plan and vision associated with the zoning of the property. The proposal is to include residential, commercial, and industrial zoning designations and uses upon the property. This master plan will allow for proper transitions and neighboring use buffers which will encourage harmony in the development process.

Traffic will be maintained for the industrial uses along primary collect streets located on the one-half mile grid lines, with commercial highway district zoning and uses pushed to the perimeter along the one mile (arterial) grid lines. The residential portion of the property will back up to the arterials, but will be accessed internally with local residential type streets.

Noise, odor, glare, and vibration nuisances are expected to be mitigated with the expansive land area and general separations as depicted upon the master plan. It is anticipated that municipal water and sanitary sewer services will be extended to the property during development. Irrigation water will be utilized by pumping stations supplied with shares from the Twin Falls Canal Company.

Please refer to the additional information and layouts included within the ZDA application for further information.

DRAFT

DRAFT

MIXED USE RESIDENTIAL / COMMERCIAL / MANUFACTURING
ZONING DEVELOPMENT AGREEMENT

GRANDVIEW FALLS

THIS AGREEMENT made and entered into this _____ day of _____, 20____ by and between the **CITY OF TWIN FALLS**, a municipal corporation, State of Idaho (hereinafter called “City”), and **GRANDVIEW FALLS, LLC**, an Idaho limited liability company (hereinafter called “Developer”), whose address is 3533 East 3985 North Kimberly, Idaho 83341.

RECITALS:

WHEREAS, the Developer is the owner of the certain tract of land in the City of Twin Falls, County of Twin Falls, State of Idaho, more particularly described in Exhibit A attached hereto (the “Property”), which Property is south of Falls Avenue West and west of Grandview Avenue North, extended to the South, known as GRANDVIEW FALLS and

WHEREAS, the Developer intends to develop and/or sell all or portions of the Property from time to time; and

WHEREAS, the Developer has made request of the City to develop a mixed use subdivision (the “Project”) on the Property and has submitted to the City the Master Development Plan (Exhibit B) thereof which has been approved for development as a “mixed use residential/commercial/manufacturing development” by the Planning and Zoning Commission and City Council of the City; and

WHEREAS, the City, by and through its City Council, has agreed to the development of said Project within the City of Twin Falls, Idaho, subject to certain terms, conditions and understandings, which terms, conditions and understands are the subject of this Agreement.

COVENANTS

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the Developer and the City agree as follows:

1. **NATURE OF THE AGREEMENT:** This Agreement shall become part of the “C-1 ZDA, M-2 ZDA, and R-4 ZDA” zones with respect to the Project upon its full execution and recording. The Developer and its assigns or successors in interest, as well as the City and its assigns or successors (if any), shall be bound by the terms and conditions contained therein.
2. **NATURE OF THE DEVELOPMENT:** It is agreed by the parties hereto that certain language and requirements pertaining to the “Project” zone shall be interpreted as follows:
 - A. **USES.** (See attached Master Development Plan Exhibit B and detailed Master Plan Exhibit C of the Project).
 1. C-1 ZDA Commercial District. Development shall meet the requirements of the C-1 zone City Code 10-4-8 for all uses and development standards except as noted below.
 - (a) Permitted uses shall include the following in addition to those permitted in Twin Falls City Code 10-4-8.2(A):
 - i. Dwellings – Duplex, Triplex, and Fourplex

2. M-2 ZDA, Heavy Manufacturing District, Development shall meet the requirements of the M-2 Zone, City Code 10-4-10 for all uses and development standards.
3. R-4 ZDA, Residential Medium Density District, Development shall meet the requirements of the R-4 Zone, City Code 10-4-5 for all uses and development standards except as noted below:
 - (a) Permitted uses shall include the following in addition to those permitted in Twin Falls City Code 10-4-5.2(A):
 - i. Dwellings – Triplex, and Fourplex
 - ii. Governmental Facilities
 - a. Fire stations and police stations.
 - b. Governmental office buildings.
 - c. Judicial facilities.
 - (b) Property Development Standards – Lot Area, The minimum lot area per single household dwelling shall be four thousand (4,000) square feet, six thousand five hundred (6,500) square feet for a duplex, and the lot area for multiplex dwelling units shall increase over the duplex area by two thousand (2,000) square feet per dwelling unit or one thousand (1,000) square feet per unit above or below the ground level unit on average. The average density of the development shall conform to the restrictions identified above. Multiple story units shall be allowed in so far as the overall average density is maintained.

B. HOURS OF OPERATION: The hours of operation for all activity within the ZDA area shall be between the hours of seven o'clock (7:00) A.M. to ten o'clock (10:00) P.M. except residential and residential support facilities which shall not be limited, unless otherwise authorized by the City of Twin Falls through the Special Use Permit Process.

C. PHASING OF DEVELOPMENT: Developer shall be permitted to develop the Property in phases, so long as those phases are in compliance with the Master Development Plans and this ZDA Agreement, and an approved preliminary plat. Approval for each phase may be obtained by submission of a technically correct final plat for each phase to the City Council. The designation and location of specific uses on the Master Plan are conceptual and minor changes therefrom shall not provide basis for disapproval of any final plat. There shall be no minimum and a five (5) year maximum time limit between phases unless an extension is granted by Twin Falls City Council.

D. STREET, SEWER, WATER, AND DRAINAGE IMPROVEMENTS:

- a. PRIVATE ROADWAYS: The developer may elect to construct private roadways with and without gated access as part of the development. In all cases,

appropriate widths for emergency response vehicles and turn around locations shall be provided.

E. OTHER DEVELOPMENT CRITERIA. The Property or any portion thereof shall be developed in accordance with criteria set forth in this Section and all applicable provisions of City Code.

- a. LANDSCAPING: Perimeter landscaping along interior streets in the commercial areas shall be installed on each parcel of the Property and in the public rights-of-way adjacent thereto at the time site and building improvements are completed thereon, or by the next planting season. Such landscaped perimeter in commercial areas shall be installed and extend to a depth of eleven (11) feet behind the back of curb and shall include the sidewalks width the Developer elects to install.

Landscaping shall be required where commercial uses are adjacent to residential uses. A ten (10) foot buffer distance is required to provide sound and visual buffering. The buffer area is to be landscaped with coniferous and deciduous trees and/or solid fencing with shrubs, berms, walls and/or planter boxes to create a dense buffer in a relatively short distance.

Landscaping shall be accomplished as required by the City Code of the City of Twin Falls within the limits of the Property as each phase is constructed.

In all cases landscaping will meet or exceed the minimum landscaping requirements of the City of Twin Falls Zoning and Subdivision Requirements.

DRAFT

DRAFT

IN WITNESS WHEREOF, the City has affixed its seal and caused these presents to be executed by its Mayor on the date above written.

“CITY”
CITY OF TWIN FALLS

By: _____
Mayor

ATTEST:

City Clerk

“DEVELOPER”
GRANDVIEW FALLS, LLC

By: _____

Manager

STATE OF IDAHO)
 ss.
County of Twin Falls)

On this _____ day of _____, 2020 before me, a Notary Public for said County and State, personally appeared _____, known or identified to me, to be the Manager of Grandview Falls, LLC, that executed the said instrument.

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

NOTARY PUBLIC FOR IDAHO
Residing at _____
My commission expires _____

DRAFT

DRAFT

STATE OF IDAHO)
 ss.
County of Twin Falls)

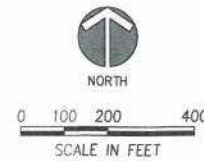
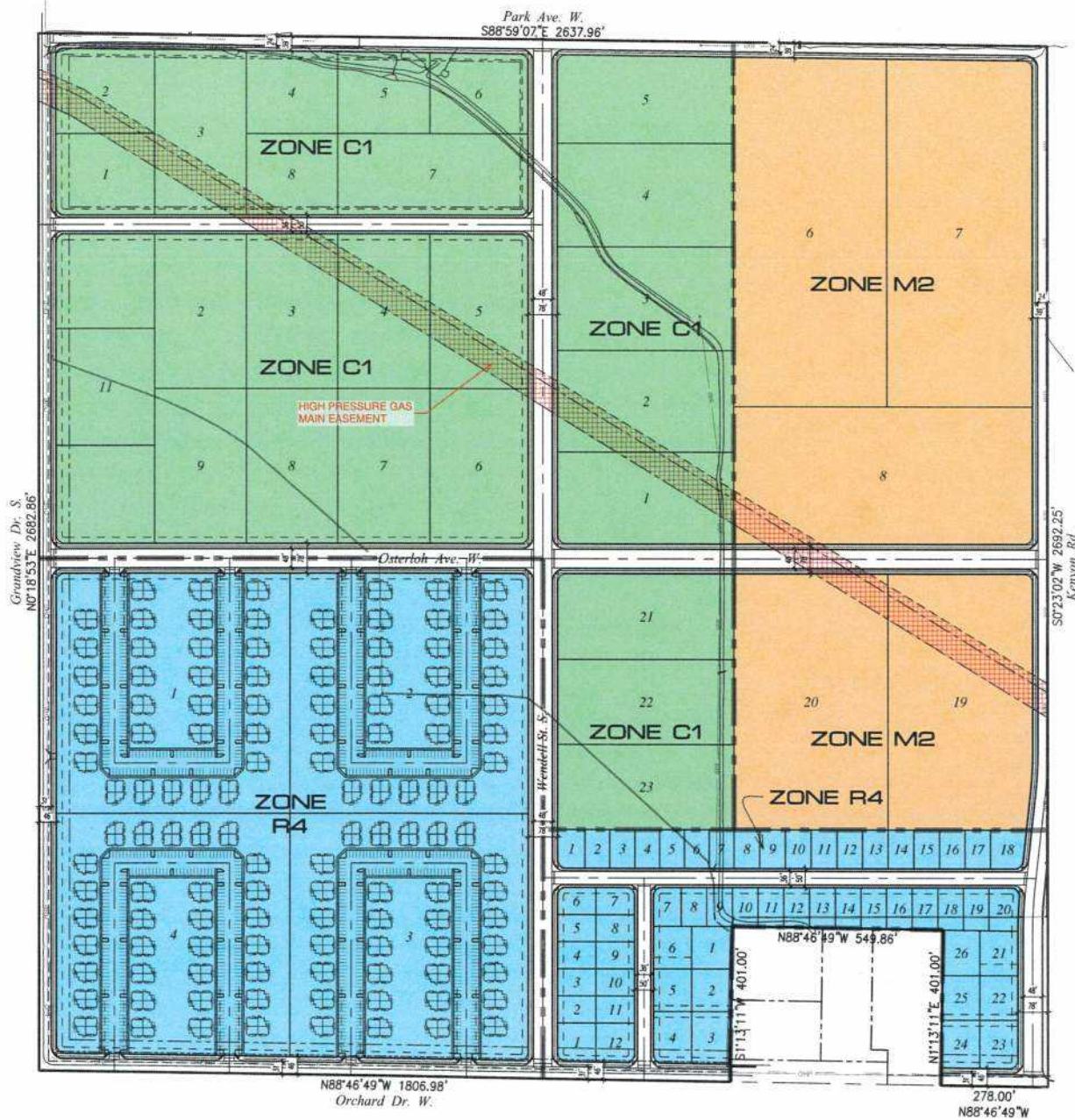
On this _____ day of _____, 2020 before me, a Notary Public for said County and State, personally appeared _____ and _____, Known or identified to me, to be the Mayor and City Clerk, respectively, of the CITY OF TWIN FALLS, IDAHO, that executed the said instrument, and acknowledged to me that such City executed the same.

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

NOTARY PUBLIC FOR IDAHO

Residing at _____

My commission expires _____



- ZONE C1
- ZONE M2
- ZONE R4
- HIGH PRESSURE GAS MAIN EASEMENT

GRANDVIEW FALLS SUBDIVISION
Located In
A Portion of
SW ⁴, Section 20
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2020

Development Notes:

- ALL LOTS ACCESSED FROM COLLECTOR STREETS ARE REQUIRED TO HAVE AN ONSITE TURNAROUND AND BE CONSTRUCTED TO THE REQUIREMENTS OF THE CITY OF TWIN FALLS STANDARD DRAWING 17SD-7100 OR AN ALTERNATE LAYOUT TO BE APPROVED BY THE CITY SHOWN ON A SITE PLAN INCLUDED WITH THE BUILDING PERMIT APPLICATION.

Design Data:

PARCEL NUMBER:	RPT00107204800	IRRIGATION:	CITY PRESSURE IRRIGATION
OWNER/DEVELOPER:	GRANDVIEW FALLS, LLC 3533 E. 3905 N. KIMBERLY, ID. PH:	STREETS:	ARTERIAL - GRANDVIEW DR. S ORCHARD DR. W COLLECTOR - KENTON RD. OSTERLOH AVE. W. PARK AVE. W. WENDELL ST. S.
ENGINEER:	EHM ENGINEERS, INC. 621 N. COLLEGE RD., SUITE 100 TWIN FALLS, ID. 83301 (208) 734-4888	SETBACKS:	RESIDENTIAL - BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE STANDARDS FOR ZONING DISTRICT IN EFFECT AT THE TIME OF ISSUANCE OF BUILDING PERMITS.
EXISTING ZONE:	R-4	EASEMENTS:	15' UTILITY EASEMENT ALONG ALL ROADWAY FRONTAGES. ALL OTHER EASEMENTS ARE LABELED.
PROPOSED ZONE:	R-4, M-2, C-1	UTILITIES:	UNDERGROUND POWER, TELEPHONE, GAS, & CABLE TELEVISION
EXISTING USE:	AGRICULTURAL		
PROPOSED USE:	PER ZDA		
DEVELOPMENT AREA:	157.58 ACRES		
VARIANCE:	NONE REQUESTED		
SEWER:	CITY SEWER		
WATER:	CITY WATER		

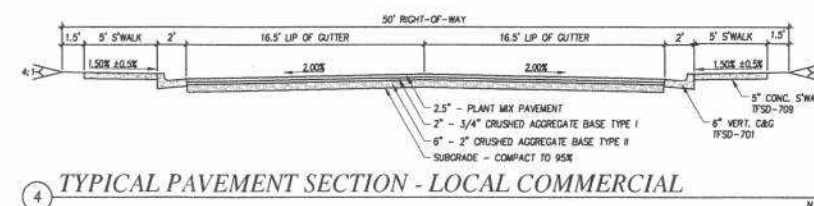
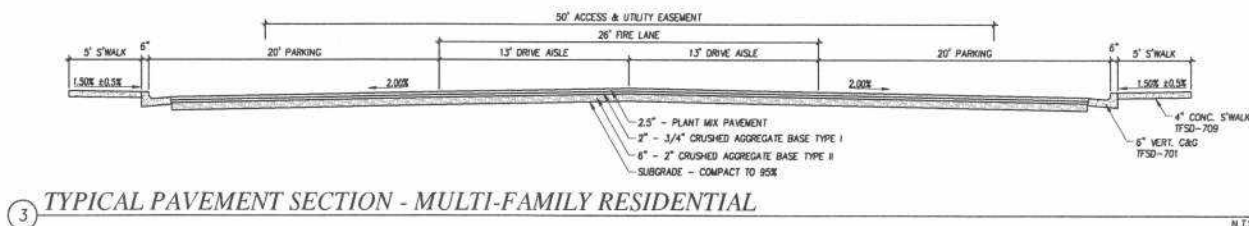
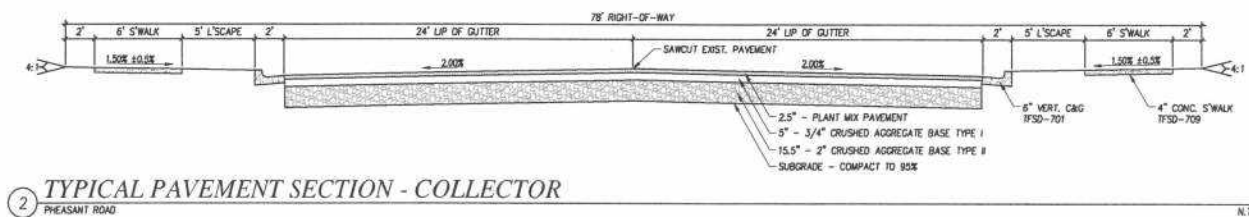
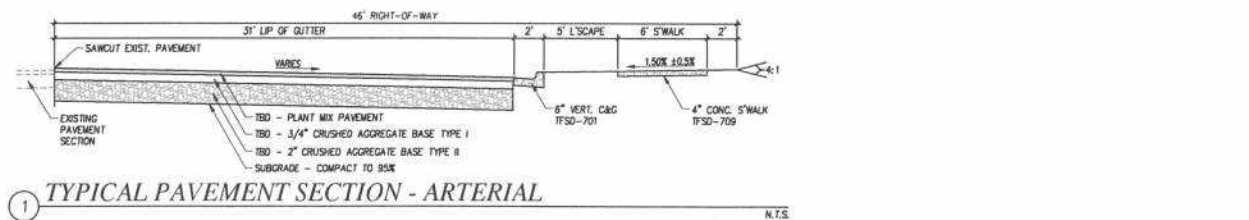
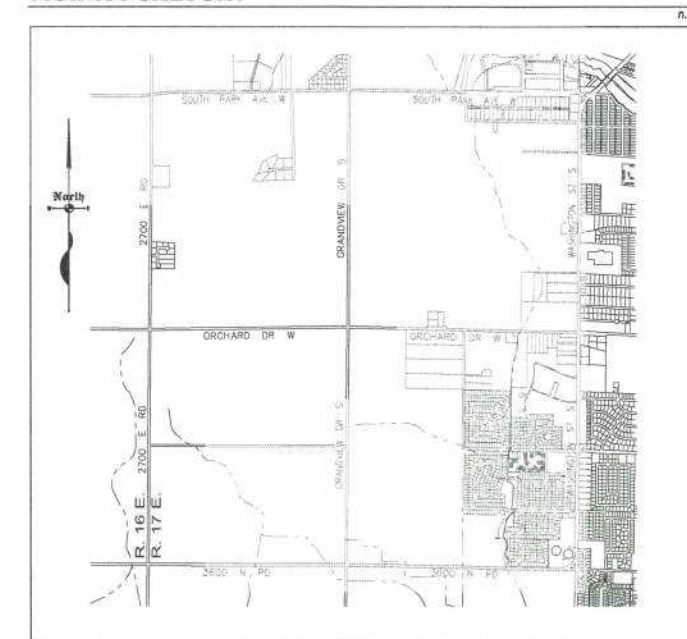
Topographic Legend:

	PROPOSED	EXISTING
CATCH BASIN		
PRESSURE IRRIGATION METER		
IRRIGATION VALVE		
BLOW-OFF ASSEMBLY		
SEWER MANHOLE		
CLEAN OUT		
WATER METER		
FIRE HYDRANT		
WATERPOLE		
POWER POLE		
TELEPHONE RISER		
MAIL BOX		
DRAINAGE FLOW ARROW		
BUSH / SHRUB		
SANITARY SEWER LINE		
STORM DRAIN LINE		
WATER LINE		
GRAVITY IRRIGATION LINE		
PRESSURE IRRIGATION LINE		
TELEPHONE LINE		
FENCELINE		
EDGE OF ASPHALT		
EDGE OF GRAVEL		
VERTICAL CURB AND GUTTER		
ROLLED CURB AND GUTTER		
CONCRETE SIDEWALK		
BUILDING FOOTPRINT		
EXISTING GROUND CONTOUR (COTI FIRE HYDRANT DATUM) (NAVD 1988 DATUM)		

Boundary Legend:

SURVEY BOUNDARY LINE	
SECTION LINE	
SUBDIVISIONAL SECTION LINE	
PROPOSED EASEMENT LINE	
ADJACENT PROPERTY LINE	
CENTERLINE OF STREET	
PLATTED LOT LINE	
ZONE BOUNDARY LINE	

VICINITY SKETCH:



MASTER DEVELOPMENT PLAN
for
GRANDVIEW FALLS SUBDIVISION

REVISIONS

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

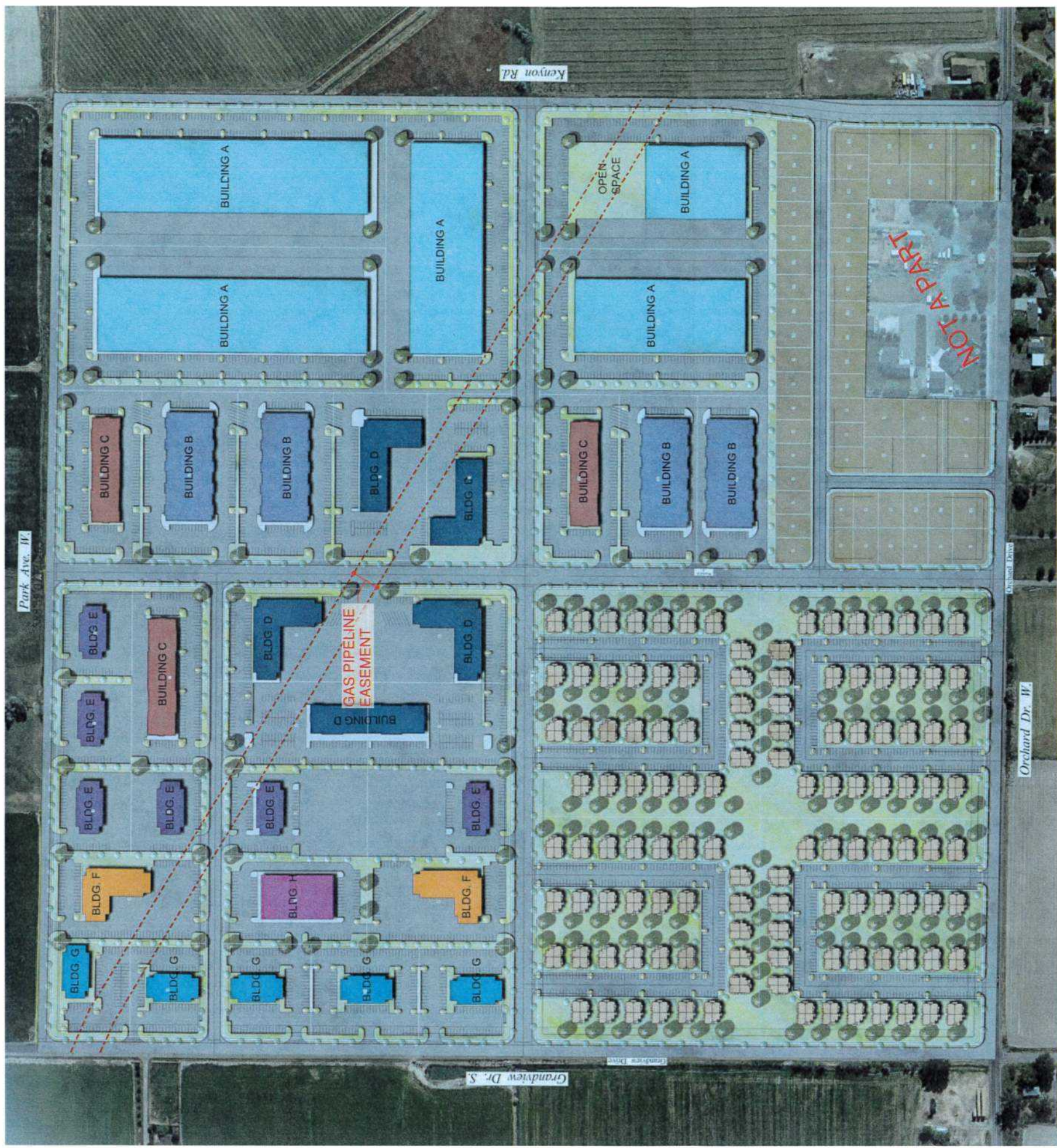
STAMP

APPROVED	-
DESIGN	-
DRAWN	-
DATE	12/10/2019
SCALE	AS SHOWN
DWG. NO.	C. 392-19 PPLAT
SHEET	

MDP

MASTER PLAN

INDUSTRIAL PARK



FLEX BUILDING A
THIS PLAN PROVIDES:



FLEX BUILDING B
THIS PLAN PROVIDES:



FLEX BUILDING C
THIS PLAN PROVIDES:



FLEX BUILDING D
THIS PLAN PROVIDES:



OFFICE WAREHOUSE BUILDING E
THIS PLAN PROVIDES:



OFFICE WAREHOUSE BUILDING F
THIS PLAN PROVIDES:



MULTIPLE OFFICE FLEX BUILDING G
THIS PLAN PROVIDES:



TWO STORY INDOOR STORAGE BUILDING H
THIS PLAN PROVIDES:



SINGLE FAMILY RESIDENTIAL
THIS PLAN PROVIDES:



RESIDENTIAL
THIS PLAN PROVIDES:

USE INFORMATION

INDUSTRIAL PARK

FLEX BUILDING A

THIS PLAN PROVIDES:

LARGE INDUSTRIAL BUILDINGS WITH OFFICE ENTRANCES AND CUSTOMER PARKING ON THE FRONT AND LOADING DOCKS IN THE BACK.



FLEX BUILDING B

THIS PLAN PROVIDES:

LOADING AREA IS IN THE FRONT WITH THE OFFICE ENTRANCE. THE BACK CAN EITHER HAVE THE SAME OR HAVE LARGE LOADING DOCKS FOR MORE STORAGE ACCESSIBILITY



FLEX BUILDING C

THIS PLAN PROVIDES:

THREE SIDES ARCHITECTURALLY NICE WITH THE LOADING AREA IN THE BACK



USE INFORMATION

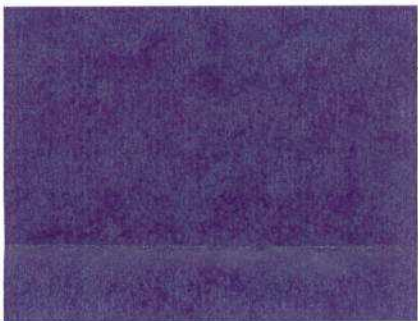
INDUSTRIAL PARK



FLEX BUILDING D

THIS PLAN PROVIDES:

THREE SIDES ARE ARCHITECTURALLY NICE WITH CORNER POP-OUTS. LOADING AREA IN THE BACK WITH 2 ACRES OF STORAGE YARD AND TRUCK PARKING



OFFICE WAREHOUSE BUILDING E

THIS PLAN PROVIDES:

ONLY FRONT SIDE LOOKS ARCHITECTURALLY NICE. LOADING IN THE BACK WITH .5 ACRE STORAGE YARD AND TRUCK PARKING



OFFICE WAREHOUSE BUILDING F

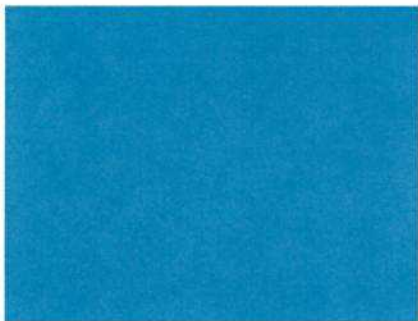
THIS PLAN PROVIDES:

THREE SIDES ARE ARCHITECTURALLY NICE WITH CORNER POP-OUTS. LOADING AREA IN THE BACK WITH 1 ACRE OF STORAGE YARD AND TRUCK PARKING



USE INFORMATION

INDUSTRIAL PARK



MULTIPLE OFFICE FLEX BUILDING G

THIS PLAN PROVIDES:

ALL SIDES ARE ARCHITECTURALLY NICE FOR PROFESSIONAL OFFICES. MULTIPLE COMPANIES COULD LEASE WITHIN EACH BUILDING.



TWO STORY INDOOR STORAGE BUILDING H

THIS PLAN PROVIDES:

CLIMATE CONTROLLER INDOOR STORAGE FACILITY.

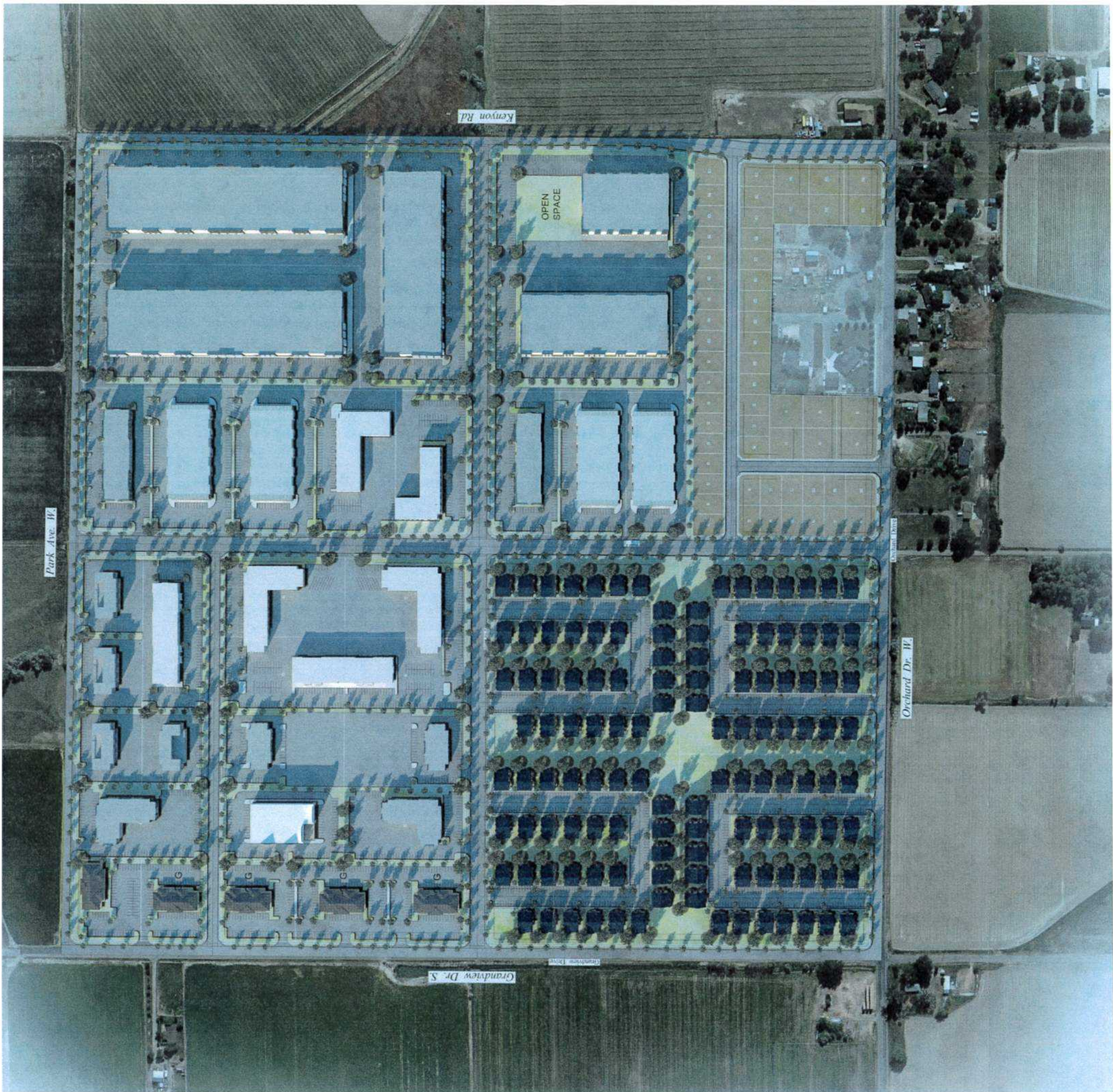


SINGLE FAMILY RESIDENTIAL



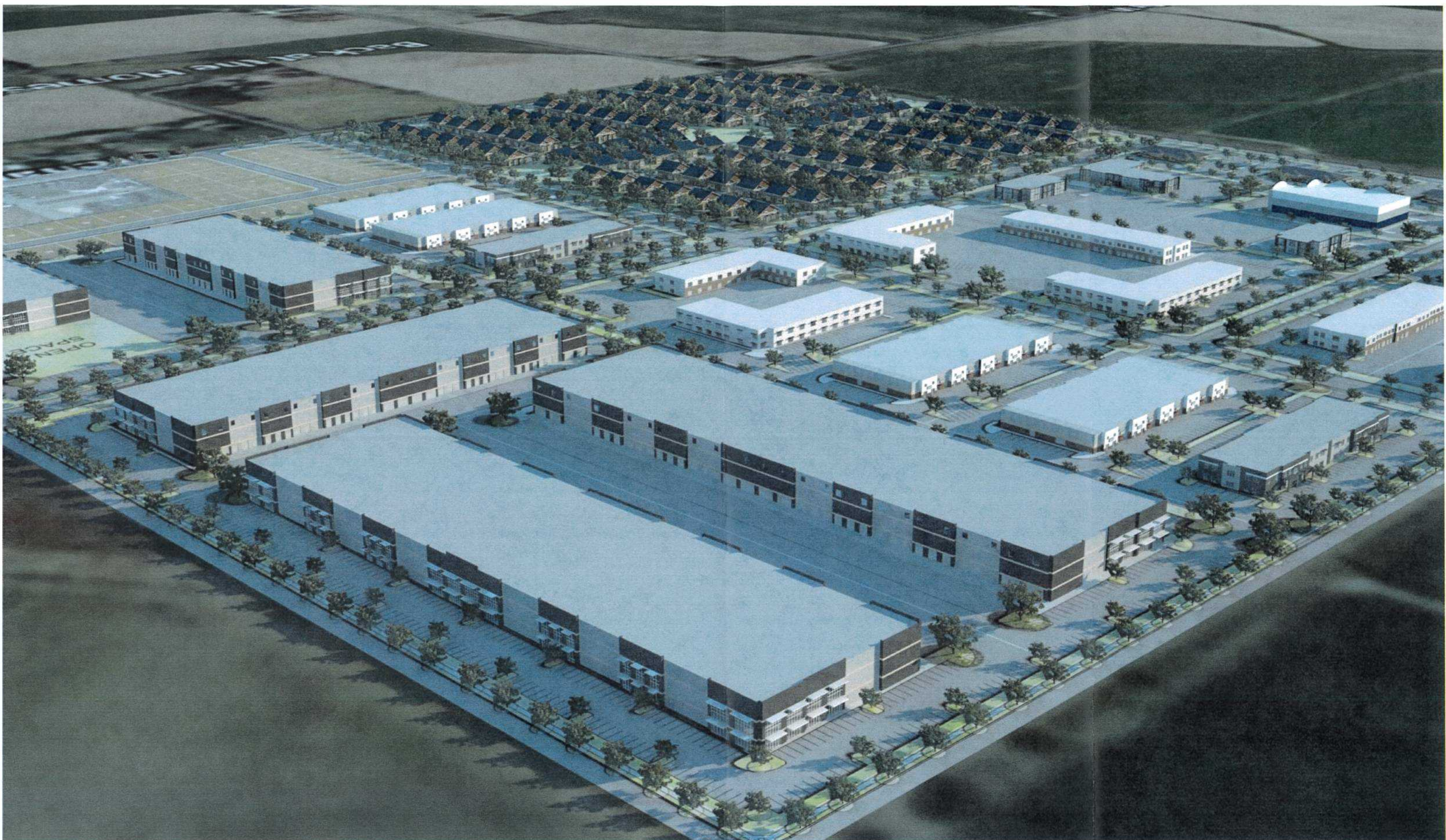
RESIDENTIAL

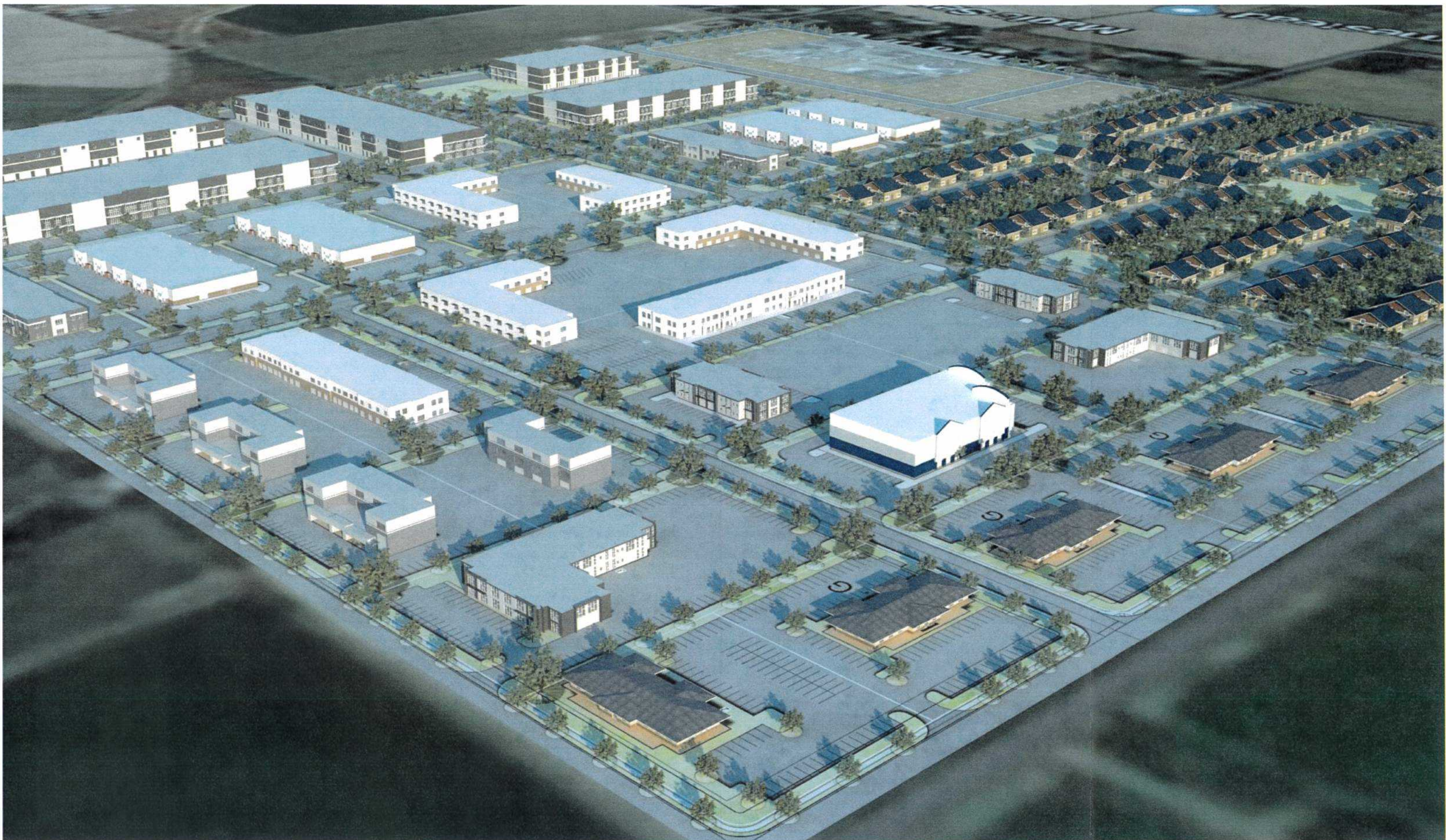






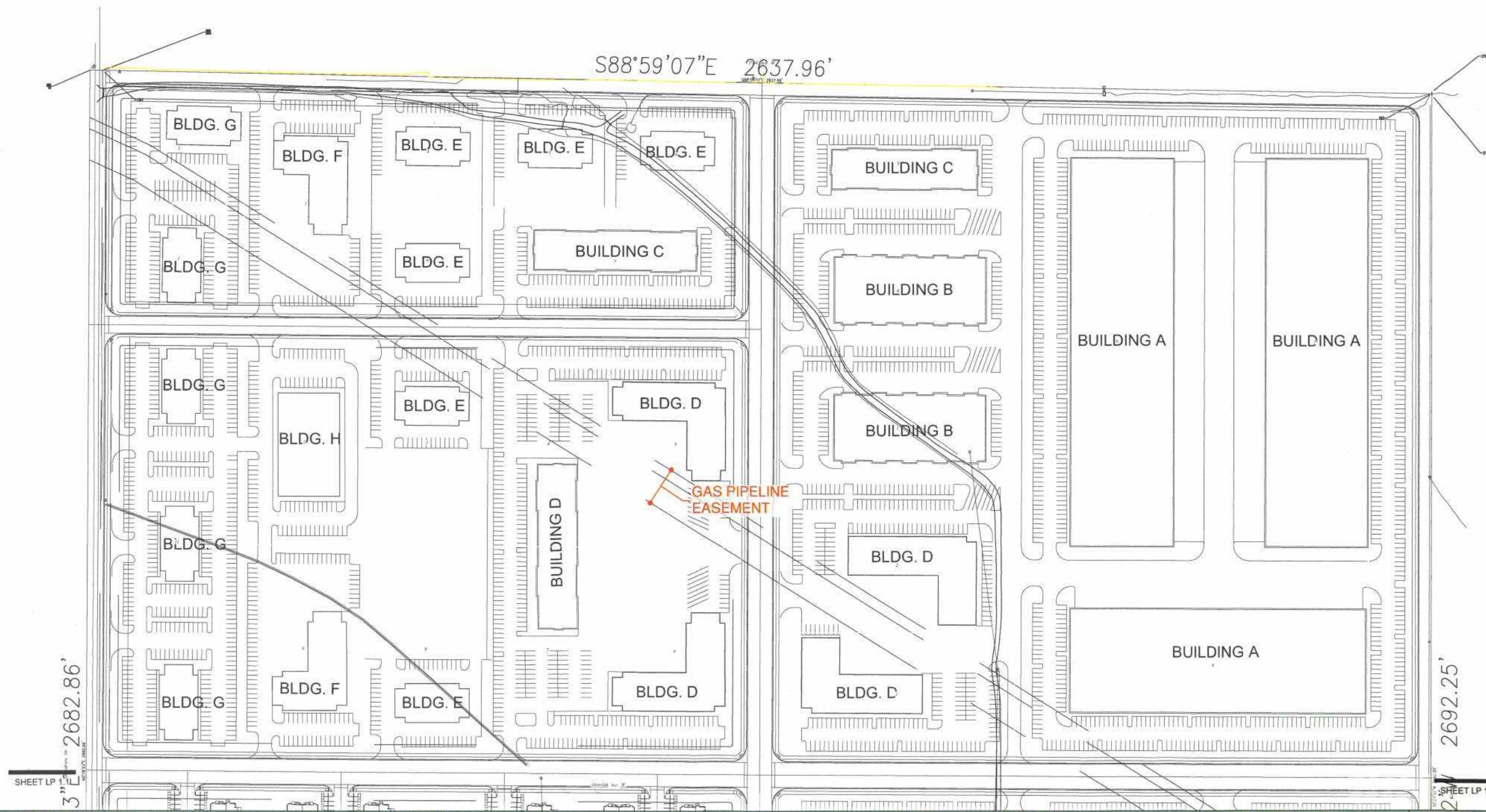












ISSUE DATE		
10-02-2020		
PROJECT NUMBER		
ID20001		
NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org



150 ACRE INDUSTRIAL PARK

MASTER PLAN

TWIN FALLS, IDAHO

DEVELOPER / PROPERTY OWNER / CLIENT
Developer / Property Owner

Client / Engineer
EHM Engineers, Inc.
BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE
Engineers / Surveyors / Planners
621 North College Road, Suite 100 Twin Falls, Idaho 83301
p (208)-734-4888 fax (208)-734-6049 web: ehmine.com

LANDSCAPE ARCHITECT / PLANNER

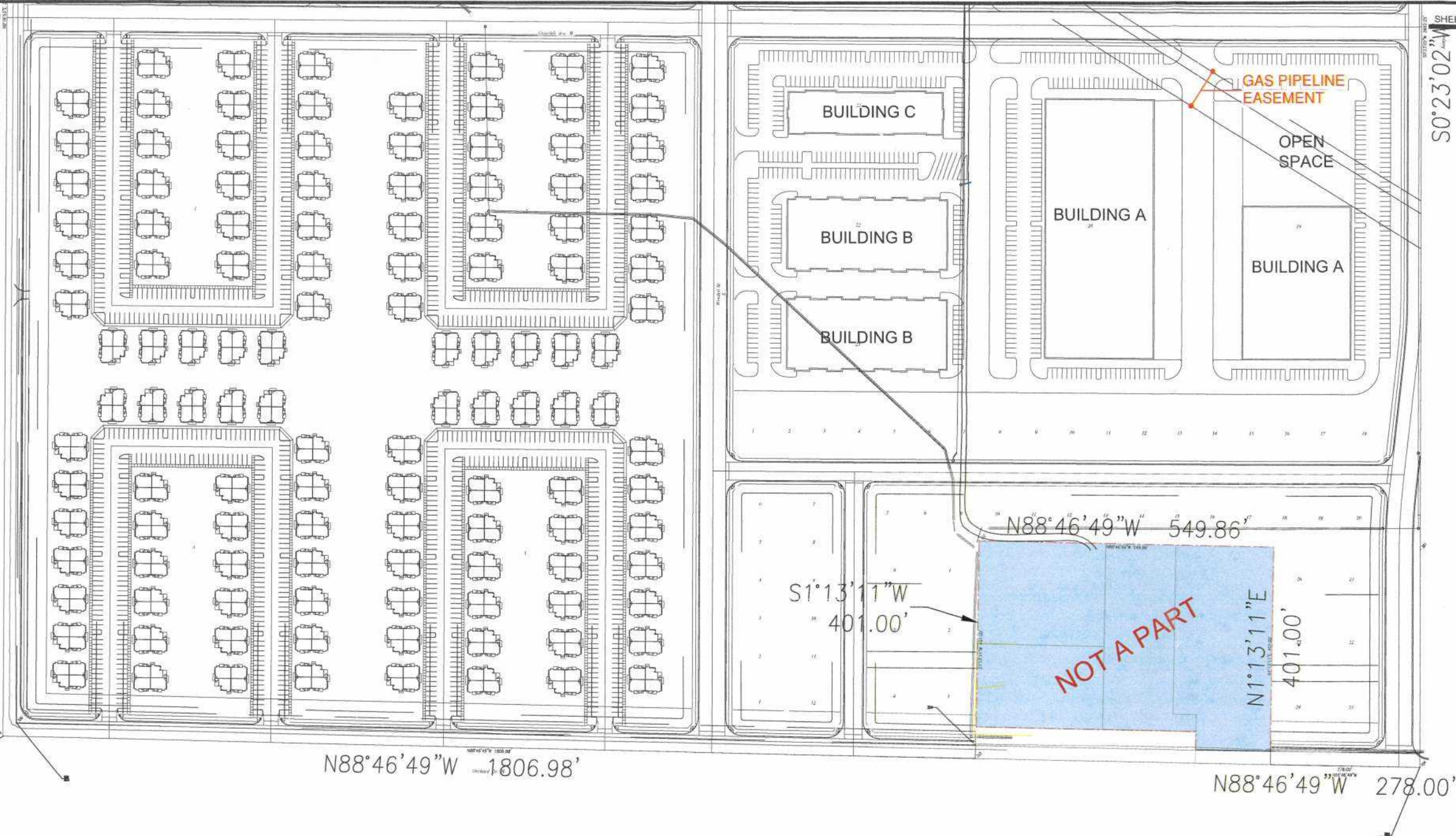
PKJ DESIGN GROUP
Landscape Architecture • Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

PAZ: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 10/2/2020

LANDSCAPE PLAN
PRELIMINARY PLANS NOT
FOR CONSTRUCTION
LP-1.0

N0°18'53"E



S0°23'02"W

ISSUE DATE

10-02-2020

PROJECT NUMBER

ID20001

PLAN INFORMATION



BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org



150 ACRE INDUSTRIAL PARK

MASTER PLAN
TWIN FALLS, IDAHO

PROJECT INFORMATION

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

Client / Engineer:

EHM Engineers, Inc.
BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE
Engineers / Surveyors / Planners
621 North College Road, Suite 100 Twin Falls, Idaho 83301
p (208)-734-4558 fax (208)-734-6049 web: ehminc.com

LANDSCAPE ARCHITECT / PLANNER

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LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP



LANDSCAPE PLAN

PRELIMINARY PLANS NOT
FOR CONSTRUCTION

LP-1.1

PM: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 10/2/2020