



Twin Falls Planning & Zoning Commission Agenda

Tuesday, January 26, 2021, 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

To call in for Public Comment on the items on this agenda, please call 1-208-939-6718, Conference ID: 750 517 907#. 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) **ACTION ITEM:** Approval of Minutes from the following meetings: January 6, 2021 and January 12, 2021

4) Items of Consideration

- a) **ACTION ITEM:** Request for consideration of the Preliminary Plat for the Fieldwood Subdivision No. 2, a PUD, approximately 1.49 (+/-) acres to develop five (5) lots on property located at 1085 Cheney Drive West c/o EHM Engineers, Inc. on behalf of Brad Wills. (PZ20-0144)

By: Lisa Strickland, City Planner

5) Public Hearings

- a) **ACTION ITEM:** Request for an Amendment to Special Use Permit #PZ18-0088 to expand the Automobile Dealership on property located at 1725 Park View Drive c/o EHM Engineers, Inc. on behalf of Rydell Management Company. (PZ20-0142)

By: Lisa Strickland, City Planner

- b) **ACTION ITEM:** Request for a recommendation to City Council for a Zoning District Change and Zoning Map Amendment from C1 PUD to C1 CRO ZDA for property located at 287 & 292 River Vista Place c/o EHM Engineers on behalf of Federation Pointe, LLC. (PZ20-0138)

By: Ian Zollinger, City Planner

- c) **ACTION ITEM:** Request for a recommendation to City Council for the vacation of platted easements on property located at 287 & 292 River Vista Place c/o EHM Engineers, Inc. on behalf of Federation Pointe, LLC. (PZ20-0137)

By: Elizabeth Hart, Senior Planner

6) Upcoming Meeting(s)

- a) **INFORMATIONAL:** Wednesday, February 3, 2021 Worksession
Tuesday, February 9, 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. Under Governor's Order: City Council Chambers has limited capacity. An Overflow Room will be available for additional seating for the public.
 2. Prior to opening the first Public Hearing of the session, the Mayor or Chair shall review the public hearing procedures.
 3. 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.
 4. A City Staff Report shall summarize the application and history of the request.
 5. 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.**
 6. 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.
 7. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
 8. 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.**
 9. Following the Public Testimony, the applicant is permitted five (5) minutes to respond.
 10. 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.
 11. The Mayor or Chair shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.
- * Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor or Chairman.



Twin Falls Planning & Zoning Commission Minutes

Wednesday, January 6, 2021, 12:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers
WORKSESSION

Members -

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

Area of Impact: David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Vice Chair Kelley called the meeting to order at 12:17 PM

A quorum was present.

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

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

2) Consent Calendar

MOTION: Commissioner Musser moved to approve the Consent Calendar, as presented.

Commissioner Hansen seconded the motion.

Approved by a vote of 4-0-1.

a) Approval of minutes from the following meeting: December 8, 2020

3) General Training

City Attorney Nope gave a brief presentation on the legal matters of Public Hearings. He asked the commission to be specific, citing code for potential impacts, in their decisions. Those reasons will become on record on the Findings of Fact and Conclusions of Law.

- Commissioner Detweiler asked if staff will state if a request does not meet Comprehensive Plan.
- PZ Director Spendlove stated in the Staff Report it will state whether the request fits in the Comprehensive Plan.
- Commissioner Perez asked how to handle questions about public comments.
- City Attorney Nope gave a rundown of procedure and when the commission to ask questions. There should be no new questions after the Public Hearing. He stated it is okay to ask a question of the person speaking at the time. It is okay to ask clarifying questions of staff. He stated that the commission's decisions need to be based on fact. The commission can ask to table an item if they feel it needs a follow up.

a) Staff Reports

Senior Planner Hart reviewed the current staff report for the commission. She asked for feedback on adjusting the order of items on the staff report.

The consensus from the Commission was that they go to headers where they need to read, not

looking at the order of the items.

A request was made by the commission to add the Agenda Item # on each page of the staff report for reference.

City Planner Strickland will ask IT if the Item # can be added to the staff report template.

The commission stated they are receiving enough information on the current staff report. PZ Director Spendlove stated the commissioners can request more information from staff prior to the meeting. Staff will email the requested information to the whole commission.

b) Future Land Use Map Discussion

PZ Director Spendlove reviewed the Future Land Use Map. Discussion ensued with the commission.

c) Code Rewrite Update

PZ Director Spendlove gave an update on the Code Rewrite process.

Discussion ensued regarding the residential zoning, and the commission gave feedback on combining the R4 and R6 zones.

PZ Director Spendlove stated the goal is to finish a completed draft of the code rewrite with public comment periods by the end of the year. He would like to have it to City Council around the first of next year.

d) Q&A

- Vice Chair Kelley what does staff need from the commission.
- PZ Director Spendlove asked the commission to read draft and email feedback to staff as they are reading the 6th draft on website.
- Commissioner Musser asked about known new projects this coming year.
- PZ Director Spendlove stated he does not see a slow down this year.
- Commissioner Hansen asked about commissioners whose terms are coming up this year. What is the process for reappointment?
- PZ Director Spendlove stated the reappointment process. He stated that commissioner's whose terms will be ending in March will receive an email by the end of this month.

4) Upcoming Meeting(s)

a) Tuesday, January 12, 2021

5) Adjournment

The meeting adjourned at 01:30 PM



Twin Falls Planning & Zoning Commission Minutes

Tuesday, January 12, 2021, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

AMENDED - CALL IN INSTRUCTIONS

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: 750 517 907#. 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 6:02 pm.

A quorum was present.

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

Staff Present: Hart, Zollinger, Ebersole, Nope

3) Consent Calendar

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

Commissioner Detweiler seconded the motion.

Approved by a vote of 5-0-1.

- a) Approval of minutes from the following meeting: December 8, 2020

4) Items of Consideration

- a) Preliminary Presentation for a request for a Zoning District Change and Zoning Map Amendment from C1 PUD to C1 CRO ZDA for property located at 287 & 292 River Vista Place c/o EHM Engineers, Inc. on behalf of Federation Pointe, LLC. (PZ20-0138)

Staff Presentation:

City Planner Zollinger presented the Preliminary Presentation for a request for a Zoning District Change and Zoning Map Amendment from C1 PUD to C1 CRO ZDA for property located at 287

& 292 River Vista Place c/o EHM Engineers, Inc. on behalf of Federation Pointe, LLC. (PZ20-0138)

Per City Code 10-6-1.7(B) The procedure for establishing a ZDA shall follow the procedure for zoning map amendments as set forth in chapter 14 of this title with the following addition: The planning and zoning commission shall complete a preliminary review of the proposed conceptual development plan at a meeting prior to the public hearing for a zoning district and zoning map amendment.

Staff makes no recommendations at this time. Staff will present a full analysis of the request at the public hearing scheduled for Tuesday January 26, 2021.

Applicant Presentation:

Tim Vawser, EHM Engineers, presented the preliminary presentation for a request for a Zoning District Change and Zoning Map Amendment from C1 PUD to C1 CRO ZDA for property located at 287 & 292 River Vista Place. He stated these will be townhomes along the canyon rim. The townhomes will have single family ownership with lot lines of main footprint with patios and driveways. He stated there will be a common green space, with little maintenance for the homeowners. Mr. Vawser stated there is a ZDA requirement for canyon rim and other exceptions to city code.

PZ/Questions & Comments:

- Commissioner Kelley asked about the exemptions with 10' patio but 8' overhang.
- Mr. Vawser demonstrated the distance between the homes and the canyon rim setbacks and explained the setback from the canyon rim trail.
- Commissioner Detweiler asked about the single ownership lot size.
- Mr. Vawser clarified the lot sizes and what is included; part of driveway plus patio, and home footprint with common area being maintained by a common landscaper.
- Chairperson Titus asked for clarification on the location of driveways.
- Mr. Vawser clarified the driveway location.
- Chairperson Titus asked about the buffer being split between the property owners.
- Mr. Vawser clarified the landscape buffer between the two development owners.
- Commissioner Musser asked for clarification of the exception of overhang locations.
- Mr. Vawser showed which lots will be affected by the exception. (east and west side closest to the canyon rim setback)

5) Public Hearings

- a) Request for a Special Use Permit to construct a drive-through on property located at 2015 Blue Lakes Boulevard North c/o Savory Management Services, LLC. (PZ20-0130).

Staff Presentation:

City Planner Zollinger presented the request for a Special Use Permit to construct a drive-through on property located at 2015 Blue Lakes Boulevard North c/o Savory Management Services, LLC. (PZ20-0130).

Per City Code 10-13-2-2: 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. The Administrator If conditions are placed on the permit, shall issue a special use permit listing the specific conditions specified by the Commission for approval.

Conditions shall be implemented within 6 months or the permit will be voided. 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 platted as Canyon Park Amended subdivision Lot 11 and is part of the Canyon Park PUD #264. The property is currently vacant and the proposed drive thru will be a part of a new building.

This is a Special Use Permit (SUP) request to construct a drive-through at 2015 Blue Lake Blvd North. The subject property is located in the C-1 Zone within the Canyon Park West PUD. The C-1 Zone requires a SUP for drive-through services. The proposed drive thru will be built to City standards and is similar to nearby drive thru uses. The impact on surrounding properties would be minimal.

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

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

Commissioner Hansen disclosed his relationship with the Chamber of Commerce as a neighbor to the applicant's location.

Applicant Presentation:

Cass Tenney, Savory Management, presented the request for a Special Use Permit to construct a drive-through on property located at 2015 Blue Lakes Boulevard North. The drive-through will be attached to Swigs. The building will house Swigs and MoBetta's. She explained how the drive thru lines will flow with employees taking orders outside on tablets.

PZ/Questions & Comments:

- Commissioner Detweiler asked where the walkway will be located.
- Ms. Tenney clarified the location of the walkway.

Public Hearing: Opened and closed without input

Discussions Followed:

- Vice Chair Kelley has no issue with the drive-through exception.
- Commissioner Detweiler stated his concern for traffic if Swig is using the same entrance as the Outback Steakhouse.
- Vice Chair Kelley stated that the applicant explained the vehicle stacking and is satisfied with the explanation and believes the traffic flow will move through the lot and will

- help decrease the bottleneck of traffic.
- Commissioner Detweiler likes having something in the vacant lot.
- Commissioner Hansen stated there was a previous request and approval by Planning and Zoning for a Special Use Permit for a drive-through at this location.

MOTION:

Vice Chair Kelley moved to approve the request for a Special Use Permit to construct a drive-through on property located at 2015 Blue Lakes Boulevard North c/o Savory Management Services, LLC. (PZ20-0130), as presented with staff recommendations. Commissioner Detweiler seconded the motion.

[Unanimously Approved by a vote of 6-0.](#)

- b) Request for a Special Use Permit to allow for a Recreational Vehicle Storage Yard on property located at 621 Locust Street South c/o Ike Smith on behalf of Andrew Brackman (PZ20-0134).

Staff Presentation:

Senior Planner Hart presented the request for a Special Use Permit to allow for a Recreational Vehicle Storage Yard on property located at 621 Locust Street South c/o Ike Smith on behalf of Andrew Brackman (PZ20-0134).

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 undeveloped with no known history.

In the M-2 Zone several types of storage unit rentals are outright permitted uses however Recreational Vehicle Storage requires a Special Use Permit. Considering the potential impacts that Recreational Vehicle Storage would have on the surrounding area, staff does not foresee any issues with allowing this type of land use within this zone.

Upon conclusion should the Commission approve the request as presented, staff recommends the following conditions.

1. Subject to site plan amendments as required by Fire, Engineering, Building and Planning and Zoning as required.

Applicant Presentation:

Ike Smith, representing applicant, presented the request for a Special Use Permit to allow for a Recreational Vehicle Storage Yard on property located at 621 Locust Street South. He stated

the 127'x40' building will be used for RV storage. He stated there are no hours of operation, no employees, no noise, and no fumes. There will be a chain link screening fence surrounding the building. He stated a 6 foot fire turnaround will be installed with a fire lane back to Locust St. South. He addressed the required improvements to the property.

PZ/Questions & Comments:

- Vice Chair asked about the allowed number of parking spots.
- Senior Planner clarified the number of parking spots on the site plan.
- Commissioner Perez asked if more spaces would be allowed if there is no building.
- Senior Planner Hart clarified the amount on this request and what is allowed in the M2 zone. She stated if more spots are needed, this Special Use Permit would need to be amended.
- Commissioner Detweiler asked where the building is located on the property.
- Senior Planner referred to the site map, stating the property in question is an empty lot with no residence.

Public Hearing: Opened and closed without input

Discussions Followed:

- Commissioner Detweiler stated he is in favor of the request due to open area and believes this is a great location for this type of use.
- Chairperson Titus stated this use has no detrimental impact to the area.
- Vice Chair Kelley pointed out that applicant is doing everything required by city code.

MOTION:

Commissioner Hansen moved to approve the request for a Special Use Permit to allow for a Recreational Vehicle Storage Yard on property located at 621 Locust Street South c/o Ike Smith on behalf of Andrew Brackman (PZ20-0134), as presented with staff recommendations. Commissioner Detweiler seconded the motion.

Unanimously Approved by a vote of 6-0.

6) Upcoming Meeting(s)

a) Tuesday, January 26, 2021

7) Adjournment

The meeting adjourned at 06:38 PM



Date: Tuesday, January 26, 2021
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for consideration of the Preliminary Plat for the Fieldwood Subdivision No. 2, a PUD, approximately 1.49 (+/-) acres to develop five (5) lots on property located at 1085 Cheney Drive West c/o EHM Engineers, Inc. on behalf of Brad Wills. (PZ20-0144)

Time Estimate:

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

Background:

This is a request to subdivide approximately 1.49(+/-) acres into 5 residential lots to construct duplex units.

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:

NA

Regulatory Impact:

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-2 Zoning District development standards.

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

History:

The subject property was approved for a zoning district change from R-4 PRO PUD to R-2 on September 21, 2020

Analysis:

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

As this area has developed it has become more residential in nature and staff does not anticipate this request, if approved, would create negative impacts to the surrounding properties.

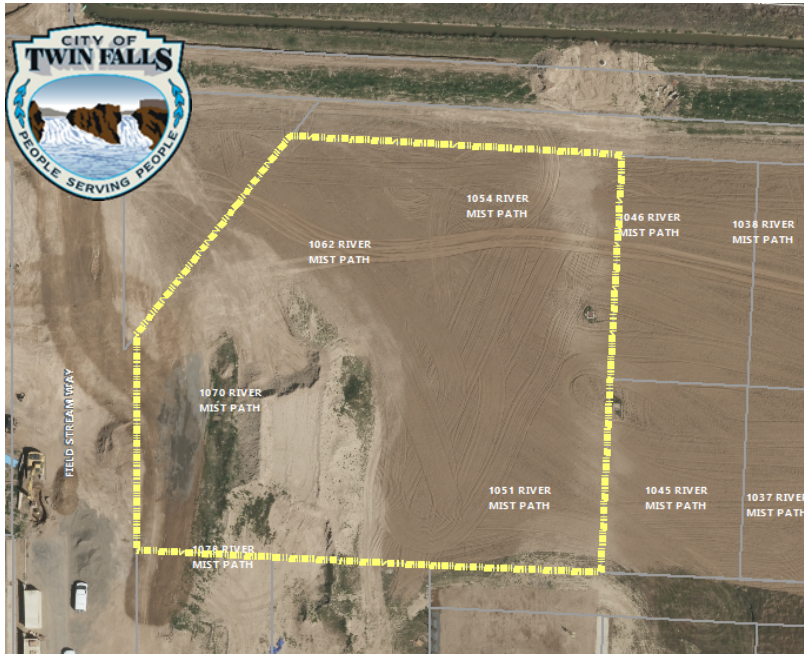
Conclusion:

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. PZ20-0144 PPlat Staff Report
2. Vicinity Map
3. Preliminary Plat
4. Exhibits



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Lisa Strickland, City Planner

Request: for consideration of the **Preliminary Plat** for the Subdivision/Plat Name approximately 1.49 (+/-) acres to develop 5 lots located at 1085 Cheney Drive West.

Application: PZ20-0144

Applicant & Representative:

Brad Wills
c/o EHM Engineers, Inc
621 North College Rd, Ste 100
Twin Falls, ID 83301

Public Hearing: January 26, 2021

Background:

This is a request to subdivide approximately 1.49 acres to develop 5 residential lots for the purpose of constructing duplexes.

The subject property was approved for a zoning district change from R-4 PRO PUD to R-2 on September 21, 2020.

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-2 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.

Analysis:

As this area has developed it has become more residential in nature and staff does not anticipate this request, if approved, would create negative impacts to the surrounding properties.

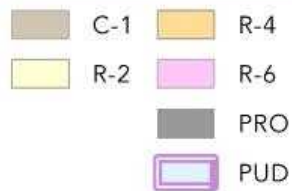
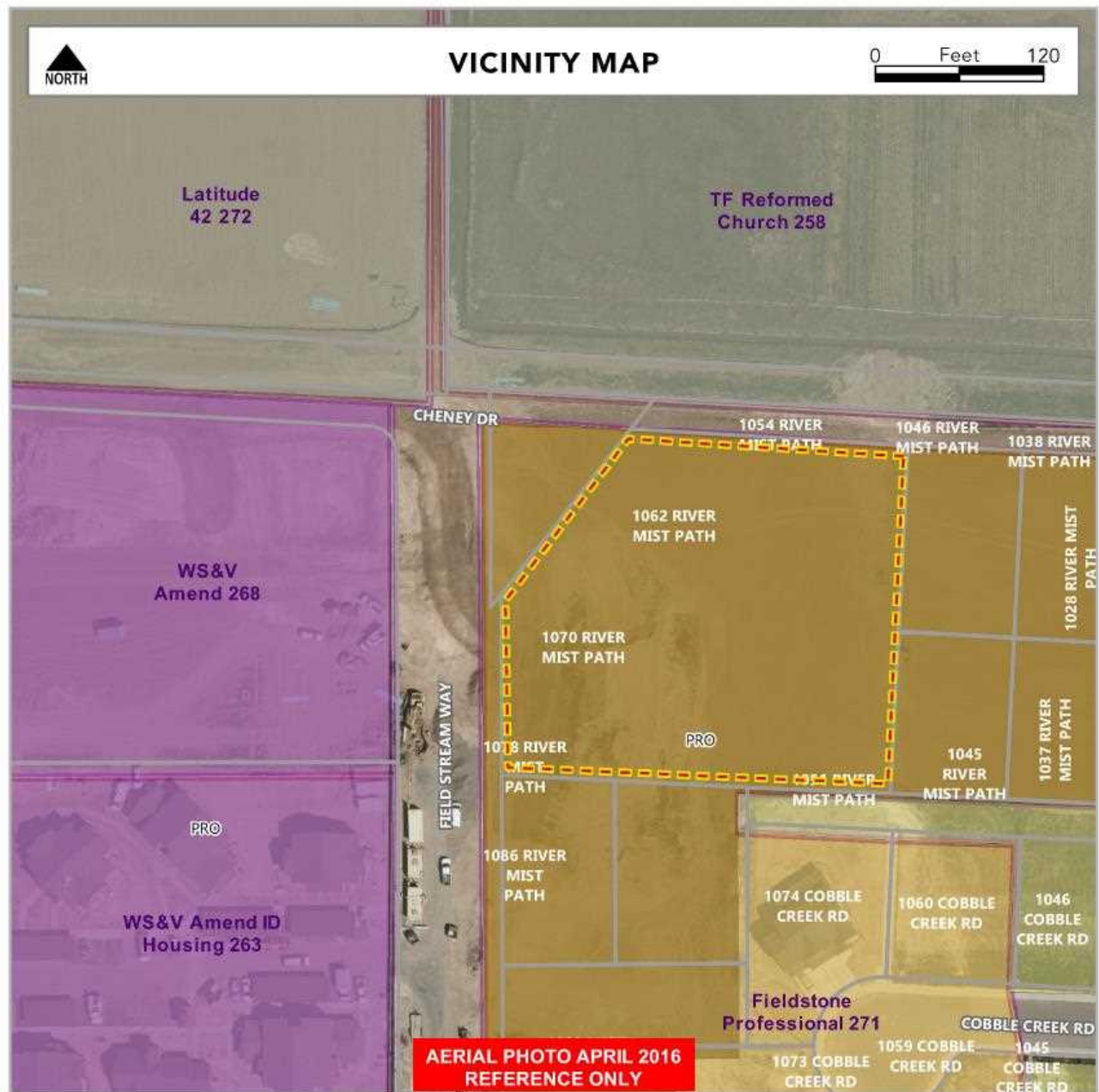
Conclusion:

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. Exhibits
3. Preliminary Plat



Current Zoning: R-4 PRO

Comprehensive Plan: Town Neighborhood

Existing Land Use: Undeveloped

Proposed Land Use: Residential-Duplex

Surrounding Zoning Designations & Land Use(s)

North: Cheney Drive West

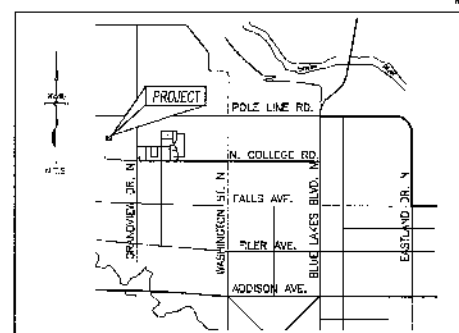
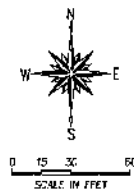
East: Residential, Residential

South: Residential

West: Fieldstream Way, Residential

Applicable Regulations

10-1-4, 10-1-5, 10-4-4, 10-12-2-3



PARENT NUMBER	ATTACHMENT	DESCRIPTION	CITY PURPOSES SECTION
CONCEPT DEVELOPER	NILES INC. 300 PUEBLO BL. WEST P.O. BOX 438 P.O. BOX 438 P.O. BOX 438	SUPPLY	WATER SUPPLY AND/OR TO BE CONSIDERED FOR FUTURE DEVELOPMENT APPROXIMATELY 100 ACRES OF LAND APPROXIMATELY 100 ACRES OF LAND
DEVELOPER	DAVE JOHNSON 100 N. CENTRAL ST. SUITE 100 P.O. BOX 100 P.O. BOX 100	SEWER/MSW	AS REQUIRED FOR NEW INDUSTRIAL INDUSTRIAL
EXISTING ZONE	B-1 RPD	RESIDENTIAL	NOT SUFFICIENTLY LARGE AND SUFFICIENTLY CLOSE TO OTHER DEVELOPMENTS TO BE CONSIDERED FOR FUTURE DEVELOPMENT
PROPOSED SITE	1-2	INDUSTRIAL	UNDERSTANDING OF EXISTING ZONE AND LOCAL DEVELOPMENT
PROPOSED USE	INDUSTRIAL DEVELOPMENT	INDUSTRIAL	INDUSTRIAL DEVELOPMENT INDUSTRIAL DEVELOPMENT INDUSTRIAL DEVELOPMENT
PROPOSED ZONE	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL DEVELOPMENT INDUSTRIAL DEVELOPMENT INDUSTRIAL DEVELOPMENT
INDUSTRY	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL DEVELOPMENT INDUSTRIAL DEVELOPMENT INDUSTRIAL DEVELOPMENT

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

EHM Engineers, Inc.
Engineers / Surveyors / Planners
321 North College Road, Suite 101, Teva Field, Idaho 83301
(208) 734-4888 fax (208) 734-5049 web: ehm-inc.com

PRELIMINARY PLAT
for
HETELDWOOD SUBDIVISION No. 2

REVIEW

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL
DIMENSIONS AND CONDITIONS AT
THE JOB SITE AND NOTIFY THE
ENGINEER OF ANY UNUSUAL
CONDITIONS IMMEDIATELY OR DIS-
CONTINUE WORK BEFORE BEGINNING
ON TASKS REQUIRING ANY MORE

STAMP

LIBRARY

STAMP

188

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11/11/11

173

PRE

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APPROVED _____

SECRET

DEATH	—
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D.W.	7/2/2025
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2017

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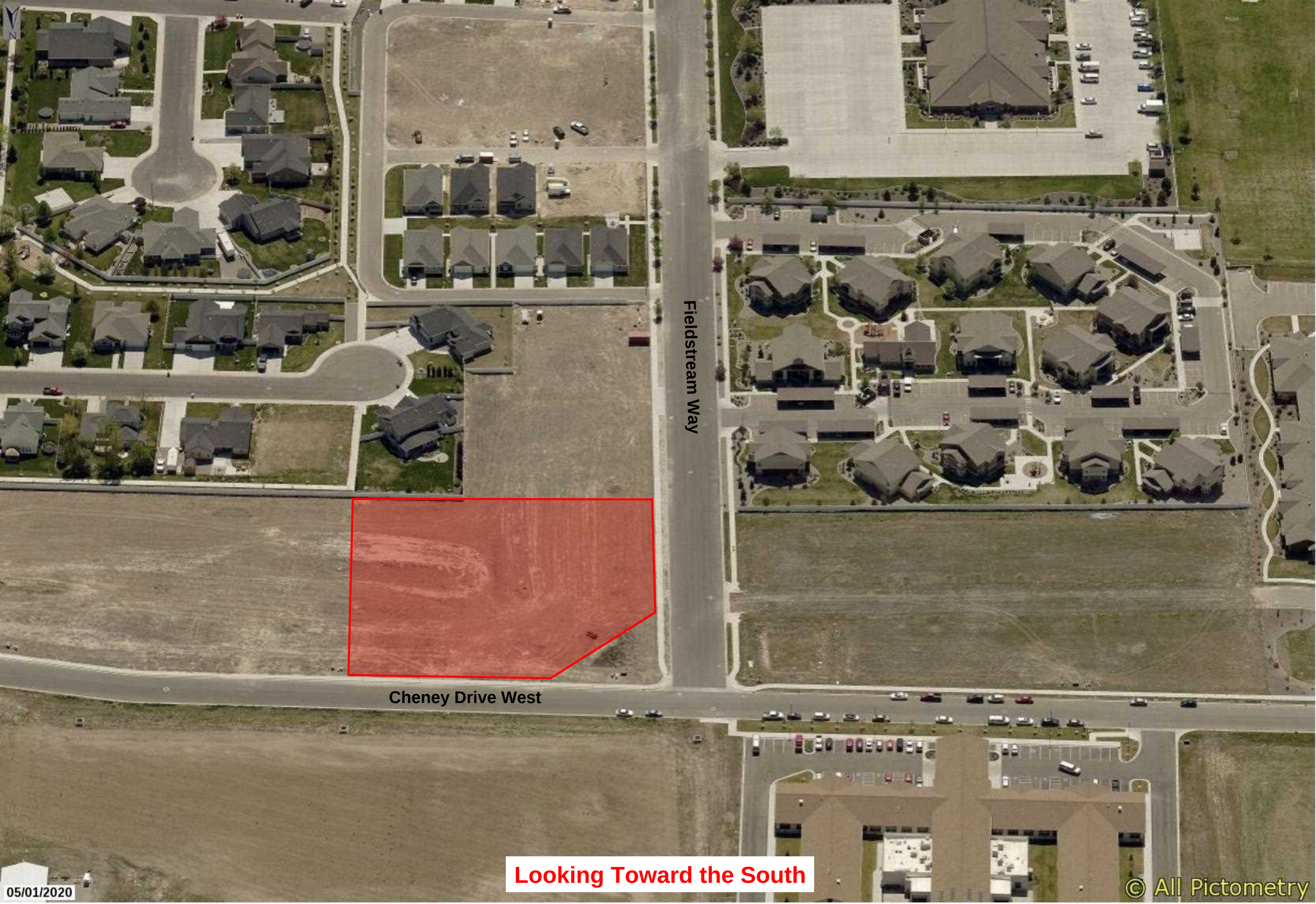
FFLA



Cheney Drive West

Fieldstream Way

Looking Toward the North



Fieldstream Way

Cheney Drive West

Looking Toward the South

© All Pictometry

05/01/2020



Date: Tuesday, January 26, 2021
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for an Amendment to Special Use Permit #PZ18-0088 to expand the Automobile Dealership on property located at 1725 Park View Drive c/o EHM Engineers, Inc. on behalf of Rydell Management Company. (PZ20-0142)

Time Estimate:

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

Background:

This is a request from Subaru to expand their new auto dealership site. Since approval of their original Special Use Permit they have obtained additional property to the west of their new location. They would like to expand their SUP to include this new property providing additional space for their inventory. In addition to this the applicant would also like to be able to group their landscaping to reduce the number of island end caps needed for the additional parking.

Approval Process:

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

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

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

Budget Impact:

n/a

Regulatory Impact:

Per City Code 10-13-2.2 C): An application for special use permit shall be filed with the administrator by at least one owner or lessee of property for which such special use is proposed or for which an expansion of more than twenty five percent (25%) over the original square footage approved through the special use permit process or a total increase in square footage over ten thousand (10,000) square feet, whichever is less.

Per City Code 10-10-11 B) 4: Required landscape islands may be grouped, subject to approval by the planning and zoning commission.

History:

The property became part of the Canyon Properties PUD #229 in 2003. On November 27, 2018, the Planning & Zoning Commission approved SUP PZ18-0088 (see attached) with grouped landscaping.

Analysis:

The 2016 Comprehensive Plan “Grow With Us” designates this area as “Commercial” therefore, staff has determined this request is in compliance with the 2016 comprehensive plan.

Staff does not foresee the impacts of this expansion being detrimental to the neighboring properties.

Conclusion:

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

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

Attachments:

1. PZ20-0142 SUPAMEND Staff Report
2. Vicinity Map
3. Narrative SUP Amendment
4. Narrative Grouped Landscaping
5. Applicant Exhibits
6. PZ18-0088 SUP PERMIT



Comprehensive Staff Report

Agenda Item 4A

To: City Council

Presenter: Lisa Strickland, City Planner

Request: to **Amend Special Use Permit** #PZ18-0088 to expand the Automobile Dealership on property located at 1725 Park View Drive

Application: PZ20-0142

Applicant & Representative:

Rydel Management Company
c/o EHM Engineers, Inc.
621 N College Rd, Ste 100
Twin Falls, ID 83301
208-734-4888

Public Hearing: January 26, 2021

Background:

This is a request to expand an Automobile Dealership located at 1725 Parkview Drive. The property is located within the C-1 Zoning District and the Canyon Properties PUD #229.

The applicant has acquired additional property located west of the original property. This additional property would be used for vehicle inventory.

As with the original SUP request the applicant is proposing to group the required parking lot islands as per City Code 10-10-11(B). City Code currently requires landscaped end-caps for each row of parking, and landscaped medians for parking rows which exceed fifteen (15) spaces.

History:

The property became part of the Canyon Properties PUD #229 in 2003.

On November 27, 2018, the Planning & Zoning Commission approved SUP PZ18-0088 (see attached) with grouped landscaping.

Approval Process:

Upon granting or denying an application the commission shall specify:

1. The regulations and standards used in evaluating the application.
2. The reasons for approval or denial.
3. The actions, if any, that the applicant could take to obtain a permit.

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 signing 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.

Applicable Zoning Regulations:

Per City Code 10-13-2.2 C): An application for special use permit shall be filed with the administrator by at least one owner or lessee of property for which such special use is proposed or for which an expansion of more than twenty five percent (25%) over the original square footage approved through the special use permit process or a total increase in square footage

over ten thousand (10,000) square feet, whichever is less.

Per City Code 10-10-11 B) 4:

Required landscape islands may be grouped, subject to approval by the planning and zoning commission.

Comprehensive Plan Compliance:

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Commercial" therefore, staff has determined this request is in compliance with the 2016 comprehensive plan.

Potential Impacts:

Staff does not foresee the impacts of this expansion being detrimental to the neighboring properties.

Conclusions:

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 SUP Amend
3. SUP PZ18-0088
4. Narrative Landscape Grouping
5. Exhibits



Current Zoning: C-1 PUD

Existing Land Use: Undeveloped

Comprehensive Plan: Commercial

Proposed Land Use: Commercial

Surrounding Zoning Designations & Land Use(s)

North: Undeveloped

East: Subaru Auto Sales (under construction)

South: Pole Line Rd

West: Undeveloped

Applicable Regulations

10-1-4, 10-1-5, 10-4-8, 10-7-12 10-10-11 thru 8, 10-13 Canyon Properties PUD#229

SUBARU OF TWIN FALLS

Special Use Permit Statement

4.a Reason For Request:

Rydell Management Company, as owners of the Subaru Dealership currently under construction, wish to expand the vehicle storage area within the property they recently purchased to the west of the existing site for which a special use permit was granted. The intent is to amend the existing special use permit to include the newly acquired property. Both parcels are located in the C-1 zoning designation in Canyon Properties, PUD. The original parcel consists of 4.64 acres and this would add an additional 4.67 acres for a total of 9.31 acres all lying within Canyon Trails Subdivision No. 5 located north of Pole Line Road and west of Park View Drive. The use is allowed within the PUD with the approval of a Special Use Permit.

4.b.i. Hours of operation will be from 6:30 a.m. to 9:00 p.m., Monday through Saturday.

4.b.ii. Traffic anticipated would be the standard trips generated out of a typical automobile dealership. This development will have a 30,000 plus/minus square foot facility with a service department and associated uses. It is anticipated that the traffic will be similar to existing auto dealerships in other areas of Twin Falls generating approximately 100 to 150 trips per day. Parking display areas may be more or less than those depicted once retention areas and clustered landscape areas are calculated with the development of an engineered site plan.

4.b.iii. There will be an anticipated 30 to 40 individuals employed by this business.

4.c.i. Noise is anticipated to be equivalent to auto other dealerships being generated by traffic, audio systems, and general business operations.

4.c.ii. Site lighting will be controlled and directed internal to the site and no unreasonable glare is anticipated other than that typical observed from automobile displays.

4.c.iii. No significant increase in odor is anticipated other than that generated by vehicular traffic.

4.c.iv. No fumes or vibration aside from general traffic is anticipated on adjoining property.

4.c.v. This development is anticipated to be generally compatible with the surrounding developments. The site is located adjacent to the Pole Line Road corridor within the commercial zone and situated within lots that were platted for this type of use. Plans will be submitted during the permit process for parking and landscaping alternatives necessary for the type of parking fields that are necessary for a car dealership. The design will utilize clustered landscaping and delete mid-islands and end-caps yet be visually pleasing to the neighbors and general public.

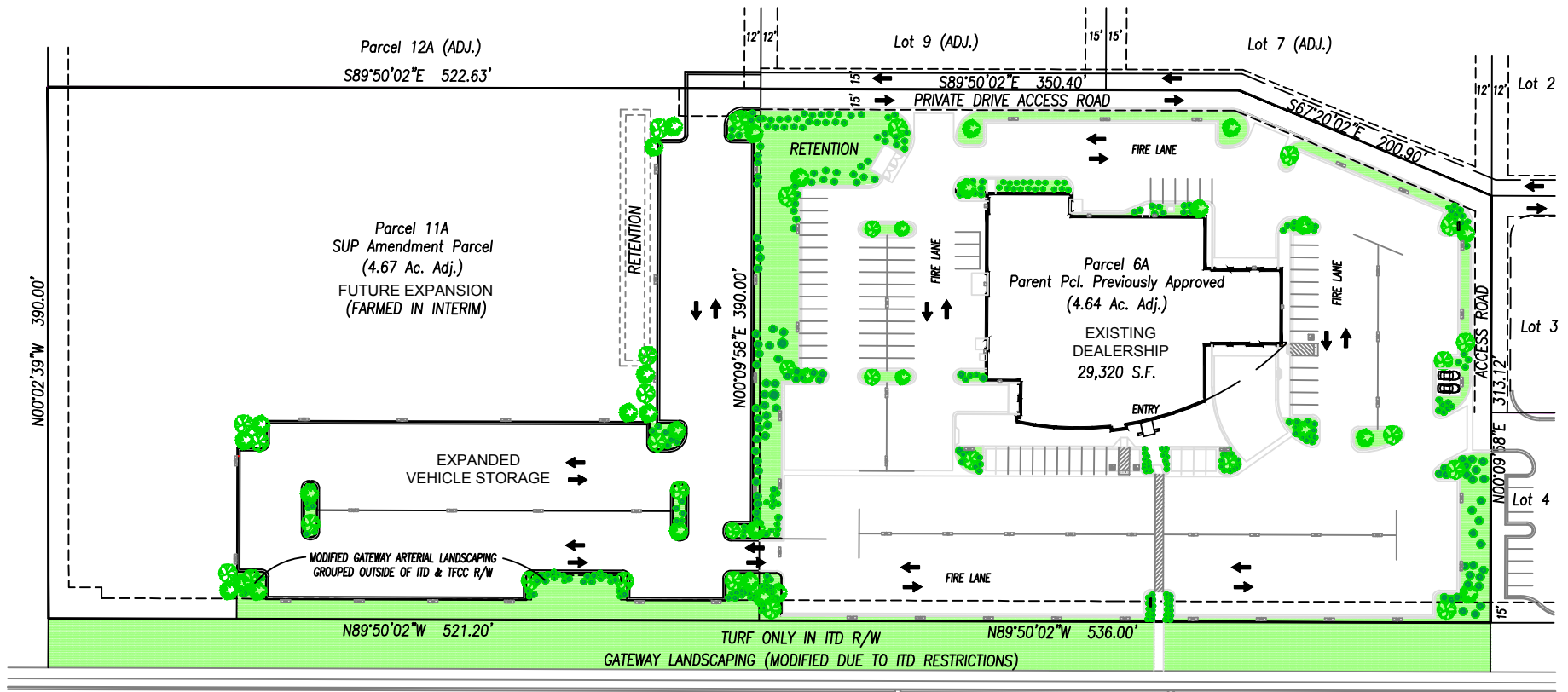
SUBARU OF TWIN FALLS

Alternate Landscaping Request

As stated per the requirements of the application, Section 4.c.v., a request for an alternative landscaping plan is submitted for the Commission's review and approval. The proposed design for the alternative will utilize clustered landscaping and delete mid-islands and end-caps to be consistent with the originally approved alternate landscape plan from the existing SUP.

This request is being made due to several factors. The nature of the business is for display purposes and visual corridors that invite the use of a "bordered" type green area. In addition, the gateway arterial landscaping is in ITD right of way. ITD has dictated that their roadside depressions not be filled in since they are designed to store storm water and are for retention purposes. They also, by state statutes, do not allow trees within their right of ways. The same is true for a large portion of the western expansion area behind the ITD corridor because an irrigation easement exists in that portion and the Twin Falls Canal Company does not allow plantings (other than grass and bushes) over their irrigation mains and easements. For these reasons we have depicted grass surfaces only in the ITD area and grass and bushes only in the Canal Company easement with clustered trees and bushes throughout the remainder of the expansion area.

Due to the requirements of the two agencies mentioned above we respectfully submit our request for approval of the alternative landscape plan which will still provide an aesthetically pleasing landscape element to the development as well as match the original alternate landscaping for the originally approved site.



Pole Line Road

Amended Special Use Exhibit & Alternate Landscaping Plan For Subaru of Twin Falls

PARKING:

REQUIRED: 60 SPACES (BASED ON 29,320 SQ. FT.)
PROVIDED: 60+ TOTAL SPACES (3 OF WHICH
WILL ACCOMMODATE VAN ACCESSIBLE PARKING)

LANDSCAPING:

REQUIRED: 7% OF SITE PER PUD AGREEMENT
(14,133 + 14,248 = 28,381 SQ. FT. TOTAL)
GATEWAY ARTERIAL LANDSCAPING REQ'D.: BOTH
PARCELS COMBINED: 31,716 S.F.

SITE LANDSCAPING EXCEEDS AREA REQUIREMENTS.

SETBACKS:

BUILDING SETBACKS TO BE 35' FROM FRONT PROPERTY
LINE (POLE LINE ROAD) & 26' FROM CENTER OF
PRIVATE DRIVEWAYS. NO SIDE YARD SETBACKS REQUIRED.
LAYOUT EXCEEDS REQUIREMENTS.

SITE VARIATIONS REQUESTED:

APPLICANT REQUESTS CLUSTERED LANDSCAPING IN LIEU
OF LANDSCAPED ISLANDS AT PARKING END CAPS &
MEDIANS WITHIN PARKING AREAS DUE TO THE NATURE
OF THE COMMERCIAL USE W/ AUTOMOBILE DISPLAY AS
WELL AS ITD AND TWIN FALLS CANAL CO. RESTRICTIONS.

OWNER:

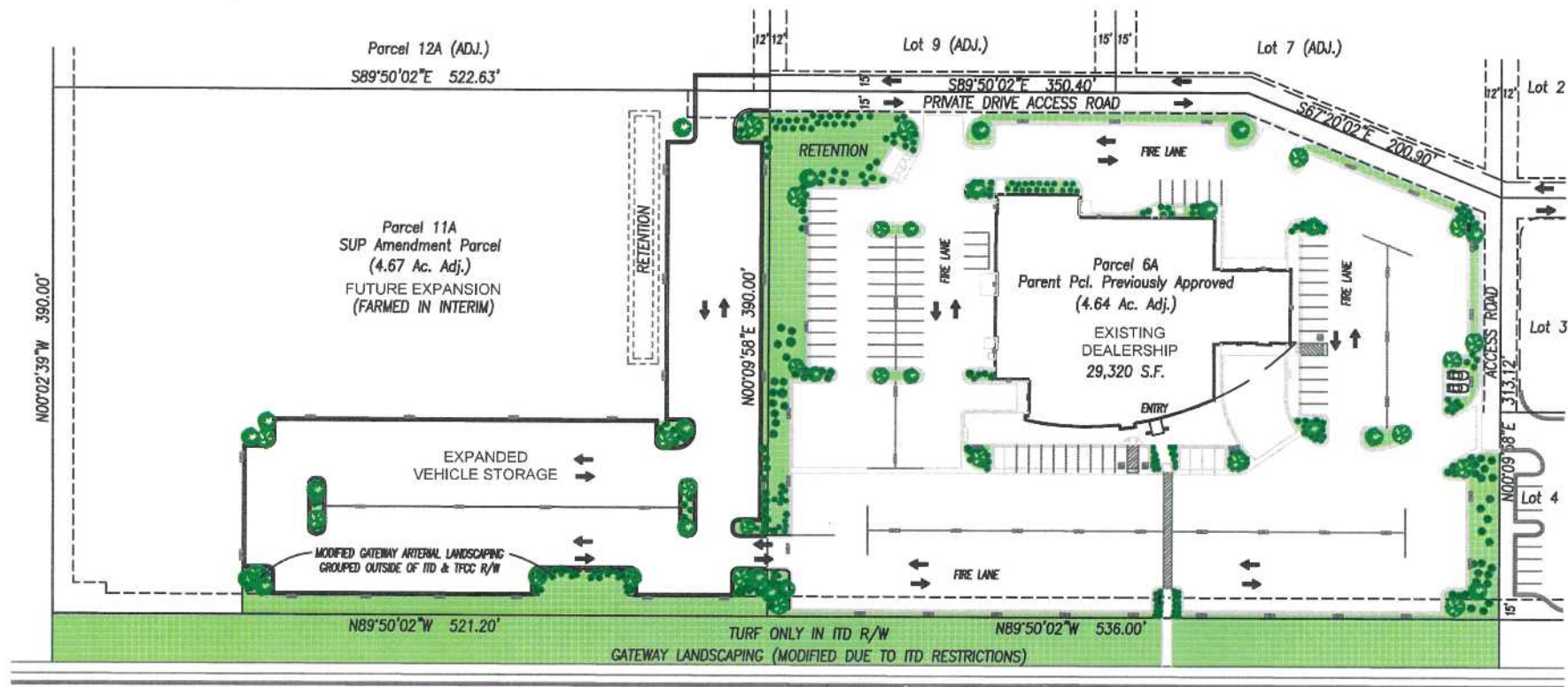
RYDELL MANAGEMENT CO.
c/o RANDY NEHRING
4901 W. 26TH STREET
SIOUX FALLS, SD 57106
(605) 310-8452

OWNER'S REP.:

H & R CONSTRUCTION CO.
c/o NATE HERBST
307 E. 39TH STREET
SOUTH SIOUX CITY, NE 68776
(402) 412-3550

0 60 120
Scale In Feet

Located In
Lots 5, 6, 10 & 11, Block 14
& A Portion of
Lots 7, 9, & 12, Block 14
Canyon Trails Subd. No. 5



Pole Line Road

Amended Special Use Exhibit For Subaru of Twin Falls

PARKING:

REQUIRED: 60 SPACES (BASED ON 29,320 SQ. FT.)
PROVIDED: 60+ TOTAL SPACES (3 OF WHICH
WILL ACCOMMODATE VAN ACCESSIBLE PARKING)

LANDSCAPING:

REQUIRED: 7% OF SITE PER PUD AGREEMENT
(14,133 + 14,248 = 28,381 SQ. FT. TOTAL)
30,000+ S.F. LANDSCAPING PROVIDED. 57 TOTAL
TREES & 284 BUSHES MIN. PER ZONING ORDINANCE.

SETBACKS:

BUILDING SETBACKS TO BE 35' FROM FRONT PROPERTY
LINE (POLE LINE ROAD) & 26' FROM CENTER OF
PRIVATE DRIVEWAYS. NO SIDE YARD SETBACKS REQUIRED.
LAYOUT EXCEEDS REQUIREMENTS.

SITE VARIATIONS REQUESTED:

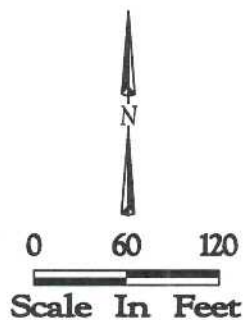
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OF LANDSCAPED ISLANDS AT PARKING END CAPS &
MEDIANS WITHIN PARKING AREAS DUE TO THE NATURE
OF THE COMMERCIAL USE W/ AUTOMOBILE DISPLAY.

OWNER:

RYDELL MANAGEMENT CO.
c/o RANDY NEHRING
4901 W. 26TH STREET
SIOUX FALLS, SD 57106
(605) 310-8452

OWNER'S REP.:

H & R CONSTRUCTION CO.
c/o NATE HERBST
307 E. 39TH STREET
SOUTH SIOUX CITY, NE 68776
(402) 412-3550



Located In
Lots 5, 6, 10 & 11, Block 14
& A Portion of
Lots 7, 9, & 12, Block 14
Canyon Trails Subd. No. 5



CITY OF TWIN FALLS
PLANNING AND ZONING DEPARTMENT
203 Main Avenue East
P.O. Box 1907
Twin Falls, Idaho 83303-1907
Phone: 208-735-7267 Fax: 208-736-2641

SPECIAL USE PERMIT

Permit No. **PZ18-0088**

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on **November 27, 2018** to **Gary N. Nelson** whose address is **P.O. Box 6004, Twin Falls, ID 83301** for the purpose of operating an Automobile sales and repair or service facilities on property located at 1725 Park View Drive and legally identified with the following Parcel ID: **RPT06350140060**

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

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to all parts for service and or repair, and non-operating vehicles to be screened or stored indoors.
3. Subject to the Parking lot Island Grouping exhibit as approved by the Commission.




Chairman Planning & Zoning Commission

12-11-18
Date

This permit is for zoning purposes only. Other permits such as sign, building, electrical or plumbing permits, etc. may be required. All facilities must comply with all Building and Fire Code Regulations.

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



Date: Tuesday, January 26, 2021
To: Planning and Zoning Commission
From: Ian Zollinger, City Planner, City Planner

ACTION ITEM

Request:

Request for a recommendation to City Council for a Zoning District Change and Zoning Map Amendment from C1 PUD to C1 CRO ZDA for property located at 287 & 292 River Vista Place c/o EHM Engineers on behalf of Federation Pointe, LLC. (PZ20-0138)

Time Estimate:

15 minutes for staff and application presentation.

Background:

A request for a Zoning District Change and a Zoning Map amendment of 1.79 (+/-) acres from C-1 PUD to C-1/CRO ZDA. Approximately located near the 300 block of Canyon Crest Drive.

Approval Process:

Per City Code 10-6-1 The procedure for establishing a ZDA shall follow the procedure for zoning map amendments as set forth in chapter 14 of this title with the following addition: The planning and zoning commission shall complete a preliminary review of the proposed conceptual development plan at a meeting prior to the public hearing for a zoning district and zoning map amendment

Budget Impact:

N/A

Regulatory Impact:

Per City Code 10-4-19 a Zoning Development Agreement is required prior to development for any property within the CRO Zone.

Per City Code 10-6-1 Zoning Development Agreements: A ZDA shall conform to all sections of Title 10 unless specifically addressed within the written zoning development agreement. The City Council may add, remove, or modify requirements they deem appropriate

History:

The property is currently zoned C-1 with a CRO. The western portion of the property exists under the River Vista PUD. Under the current proposal a portion of what is part of the River Vista PUD will be included in this ZDA

Analysis:

The applicant is proposing to lay out the property in four (4) rows of town homes all served by private roads and each town home having their own driveway with a two-car garage. Three (3) rows of town homes will be three (3) stories while the fourth (4th) row will be two (2) stories in order to meet the height requirement relating to the canyon rim overlay.

The applicant is proposing to add landscaped buffers to the development which will include a fifteen (15')

foot buffer from the property line adjacent to Canyon Crest Drive with the exception of vehicular turn-outs as well as a five (5') foot landscaped buffer between the residential and commercial elements to the east and west of the development. Buffers may include sidewalk or other hard surfaces providing access to the Canyon Rim trails or other adjacent accessible routes.

Required parking will be provided by the driveways built for each of the units with the addition three (3) visitor parking spaces.

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

1. Modification to the C-1 and CRO, to allow zero lot line townhomes in groupings of three (3) or more.
2. Modification to the lot area requirement for lots to be no less than 680 sf.
3. Allowing each residential lot to contain 100% occupancy or to have a portion thereof be used for decks, driveways, and /or yard area.
4. Open space to have no minimum or maximum square footage and may include landscaping, access and utility corridors, lighting, and trash enclosures.
5. To allow no property line building setbacks to be required from residential lot lines Setbacks from the subdivision boundary will be in conformance with the C-1 district.
6. To allow for horizontal projections, including cantilevered decks and eave projections to project over the Canyon Rim Setback line as defined by the Canyon Rim Study or over the interior lot lines into common area/ open space by a distance of and not to exceed eight (8) feet. To also allow for concrete patios to project into common area/ open space areas by a distance of and not to exceed ten (10) feet.

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

City Staff finds The modifications from current code are not anticipated to create undue impacts to the surrounding properties nor to the nature of the canyon rim as the project is an infill development that mirrors the surrounding mixed use developments.

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. A-PZ20-0138 ZDCZDA Staff Report -Public Hearing -Final
2. Revised Vista Rim C1-ZDA 1-22-21
3. Vicinity Map
4. Revised Site Plan 1-22-21
5. EXHIBIT A
6. EXHIBIT B



Comprehensive Staff Report

To: Planning & Zoning Commission

Request: Zoning District Change and Zoning Map Amendment from C-1 PUD to C-1 /CRO ZDA for 1.79 (+/-) acres known as River Vista Place c/o EHM Engineers, Inc. on behalf Federation Pointe, L.L.C (PZ20-0138)

Application: PZ20-0138

Applicant & Representative:

Federation Pointe, L.L.C
c/o Tim Vawser
EHM Engineers, Inc.
621 N College Rd, Ste 100
Twin Falls, ID 83301

P&Z Public Hearing January 26, 2021

Background

A request for a Zoning District Change and a Zoning Map amendment of 1.79 (+/-) acres from C-1 PUD to C-1/CRO ZDA. Approximately located near the 300 block of Canyon Crest Drive.

History

The property is currently zoned C-1 with a CRO. The western portion of the property exists under the River Vista PUD. Under the current proposal a portion of what is part of the River Vista PUD will be included in this ZDA.

Approval Process

Per City Code 10-6-1 The procedure for establishing a ZDA shall follow the procedure for zoning map amendments as set forth in chapter 14 of this title with the following addition: The planning and zoning commission shall complete a preliminary review of the proposed conceptual development plan at a meeting prior to the public hearing for a zoning district and zoning map amendment.

Applicable Regulations or Codes

Per City Code 10-4-19 a Zoning Development Agreement is required prior to development for any property within the CRO Zone.

Per City Code 10-6-1 Zoning Development Agreements: A ZDA shall conform to all sections of Title 10 unless specifically addressed within the written zoning development agreement. The City Council may add, remove, or modify requirements they deem appropriate.

Comprehensive Plan Compliance:

The 2016 comprehensive Plan "Grow With Us" designates this area as "Mixed Use" which is described as "Town Homes/ Condominiums" and allows for residential development in a compact, pedestrian oriented environment where pedestrian activity is the highest priority.

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 the request

conforms with the Comprehensive Plan.

Analysis:

The applicant is proposing to lay out the property in four (4) rows of town homes all served by private roads and each town home having their own driveway with a two-car garage. Three (3) rows of town homes will be three (3) stories while the fourth (4th) row will be two (2) stories in order to meet the height requirement relating to the canyon rim overlay.

The applicant is proposing to add landscaped buffers to the development which will include a fifteen (15') foot buffer from the property line adjacent to Canyon Crest Drive with the exception of vehicular turn-outs as well as a five (5') foot landscaped buffer between the residential and commercial elements to the east and west of the development. Buffers may include sidewalk or other hard surfaces providing access to the Canyon Rim trails or other adjacent accessible routes.

Required parking will be provided by the driveways built for each of the

units with the addition three (3) visitor parking spaces.

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

1. Modification to the C-1 and CRO, to allow zero lot line townhomes in groupings of three (3) or more.
2. Modification to the lot area requirement for lots to be no less than 680 sf.
3. Allowing each residential lot to contain 100% occupancy or to have a portion thereof be used for decks, driveways, and /or yard area.
4. Open space to have no minimum or maximum square footage and may include landscaping, access and utility corridors, lighting, and trash enclosures.
5. To allow no property line building setbacks to be required from residential lot lines Setbacks from the subdivision boundary will be in conformance with the C-1 district.
6. To allow for horizontal projections, including cantilevered decks and eave projections to project over the Canyon Rim Setback line as defined by the Canyon Rim Study or over the interior lot lines into common area/ open space by a distance of and not to exceed eight (8) feet. To also allow for concrete patios to project into common area/ open space areas by a distance of and not to exceed ten (10) feet.

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

Potential Impacts:

City Staff finds The modifications from current code are not anticipated to create undue impacts to the surrounding properties nor to the nature of the canyon rim as the project is an infill development that mirrors the surrounding mixed use developments.

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. Revised Vista Rim ZDA
3. Exhibits

Vista Rim Townhomes, ZDA

A C1/CRO Commercial Zoning Development Agreement

This Zoning Development Agreement (ZDA) is made and entered into this ____ day of _____, 20____, by and between the City of Twin Falls, State of Idaho a municipal corporation, hereinafter called "City" and 100# Partners, LLC (hereinafter called "Developer") for the purpose of developing a Residential Subdivision on property located North of Canyon Crest Drive, adjacent to the Snake River Canyon Rim, known as Vista Rim Townhomes Subdivision, a ZDA.

NOW THEREFORE:

1. All future development, improvements, and uses shall conform to the standards and regulations of the Twin Falls City Code Title 10 – Chapter 4 – Section 8; C1, Commercial Highway District or as amended, Title 10 – Chapter 4 – Section 19; CRO, Canyon Rim Overlay District or as amended, and all references to other sections therein including the following deviations:
2. C1 and CRO, Commercial Highway District and Canyon Rim Overlay District modified to include the following;
 - A. Permitted uses;
 1. Residential:
 - a. Dwellings – Attached single family household units (zero lot line townhomes in groupings of three (3) or more).
3. Property Development Standards to be modified to include the following;

The following property development standards shall apply to all land and buildings in the C1 and CRO district:

A. Lot Area:

1. Each residential building to be located on an individual lot of no less than six-hundred and eighty (680) square feet in size. Open space and/or common area to have no minimum or maximum square footage.

B. Lot Occupancy:

1. Each residential lot may contain one hundred percent (100 %) occupancy or a portion thereof for the purposes of decks, driveways, and/or yard area. Open space to have no minimum or maximum and may include landscaping, access and utility corridors, lighting, and trash enclosures.

C. Yards:

1. No property line building setbacks will be required from residential lot lines. Setbacks from the subdivision boundary will be in conformance with the C1, Commercial Highway District.

Vista Rim Townhomes, ZDA

A C1/CRO Commercial

Zoning Development Agreement

2. Street Buffers: Residential uses shall provide a fifteen foot (15') landscaped buffer from property line adjacent to Canyon Crest Drive with the exception of vehicular turn-outs and/or fire department or emergency vehicle access.

3. Use Buffers: There shall be a five foot (5') landscaped buffer between the residential and commercial elements to the east and west of this development and may be accounted for on land provided on both properties. Buffers may include sidewalk or other hard surfaces providing access to the Canyon Rim trails or other adjacent accessible routes. Use of Buffers to be as defined in the CRO, Canyon Rim Overlay District.

4. Parking areas shall be as depicted on the Master Development plan unless revised by approval of agency reviews.

5. Horizontal Projections: Horizontal, and/or Architectural, projections, including cantilevered decks and eave projections shall be allowed to project over the Canyon Rim Setback line as defined by the Canyon Rim Study or over the interior lot lines into common area / open space by a distance of not to exceed eight feet (8'). Concrete patios may project into common area / open space areas by a distance not to exceed ten feet (10'). No projection shall be allowed to encroach in traffic ways.

D. Other Development Criteria:

1. All internal roadways and overflow parking areas are private and shall be owned and maintained as part of the common area by the Homeowner's Association.

2. Each residential building shall have a driveway wide enough to provide two (2) parking spaces as well as a garage large enough to provide space for at a minimum of one (1) vehicle.

Vista Rim Townhomes, ZDA
A C1/CRO Commercial
Zoning Development Agreement

Developer: 100# Partners, LLC
3373 Willow Way
Twin Falls, ID 83301

City: City of Twin Falls
P.O. Box 1907
Twin Falls, ID 83303-1907

"CITY"
CITY OF TWIN FALLS

By: _____
Mayor

ATTEST:

City Clerk

"DEVELOPER"
100# Partners, LLC
Jonathan J. McBride, Managing Member

By: _____

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 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.

Residing at _____

Commission Expires: _____

Vista Rim Townhomes, ZDA
A C1/CRO Commercial
Zoning Development Agreement

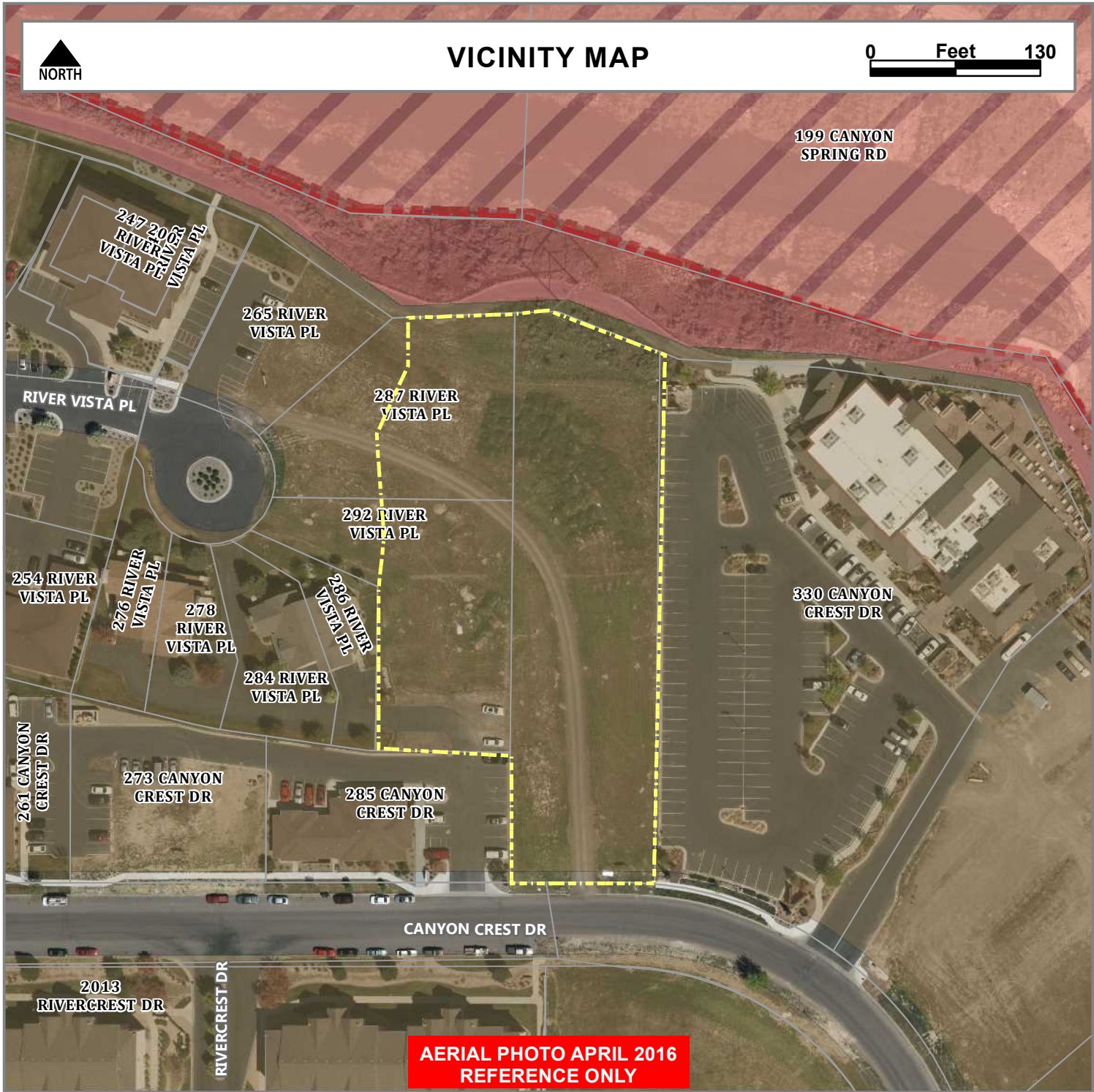
STATE OF _____)
ss
County of _____)

On this _____ day of _____, 2020 before me, a Notary Public for said County and State, personally appeared Jonathan J. McBride, known or identified to me, to be the person, that executed said instrument.

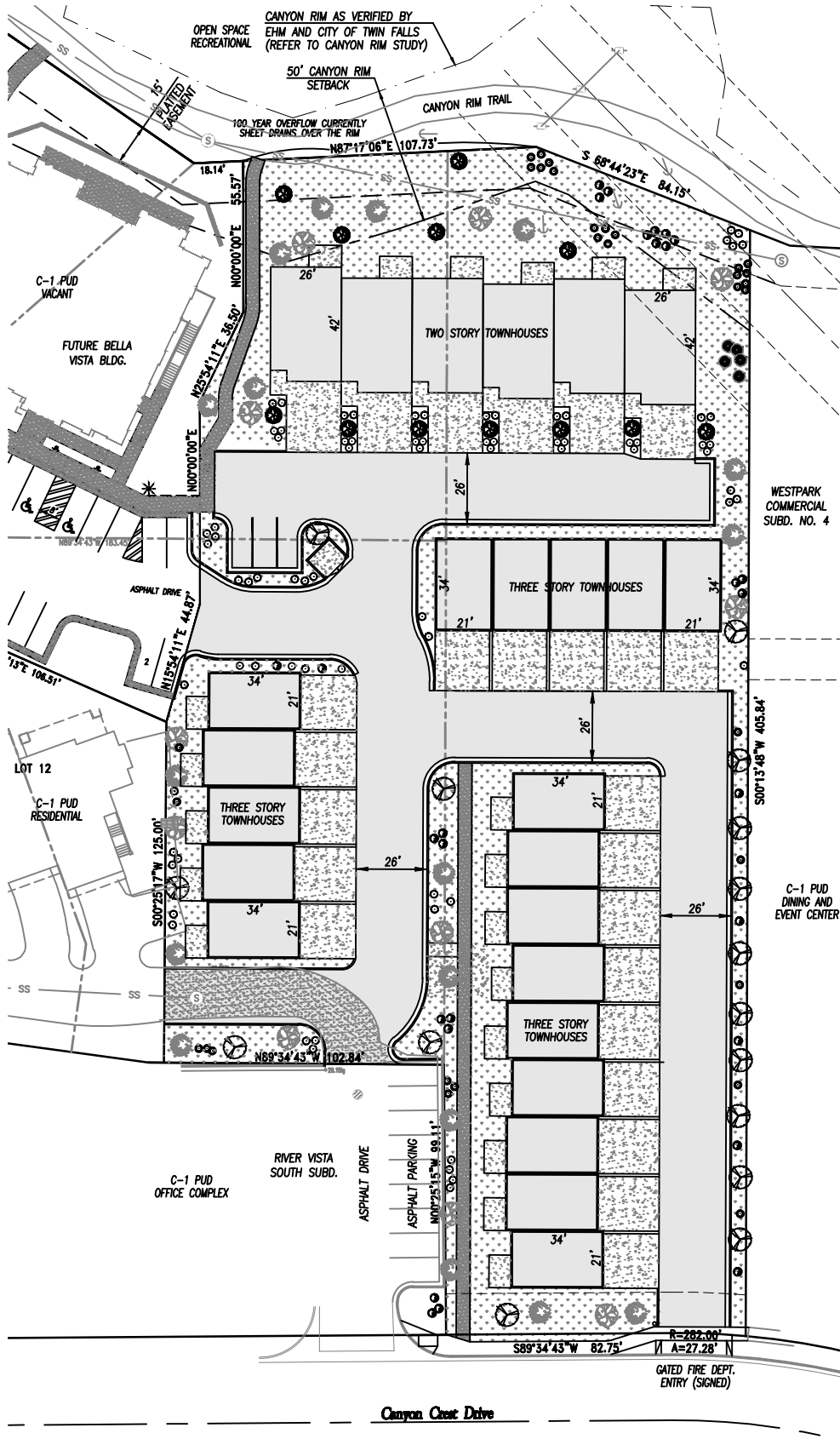
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Residing at _____

Commission Expires: _____



- C-1 OS
- AOI



**ZDA Exhibit
For
Vista Rim Townhomes
Located In A Portion of
Lots 9 & 10, Block 1
"The Pinnacle Subdivision"
And
Tax Parcel # RPT00097335545**

PARKING COUNTS:

19 3-STORY TOWNHOMES: 2 & 3 BEDROOM
PARKING ALLOTMENT: 2 DRIVEWAY / 1 GARAGE
6 2-STORY TOWNHOMES: 3 BEDROOM
PARKING ALLOTMENT: 2 DRIVEWAY / 1 GARAGE
OVERFLOW PARKING ON-SITE: 3 TOTAL

EXISTING ZONING: C-1 PUD
PROPOSED ZONING: C-1 ZDA

NOTES:

INDIVIDUAL UNITS ARE SUBJECT TO OUT TO OUT
DIMENSION CHANGES UPON FINAL DEVELOPMENT
OF FLOOR PLANS.

PARKING LAYOUTS AND/OR DRIVE AISLES MAY
CHANGE UPON FINAL REVIEW BY FIRE MARSHAL.

Canyon Crest Drive

C-1 ZDA
APARTMENT COMPLEX



2 - Story Units



3 - Story Units

*Units are conceptual, colors and finishes
subject to change upon final submittals.*

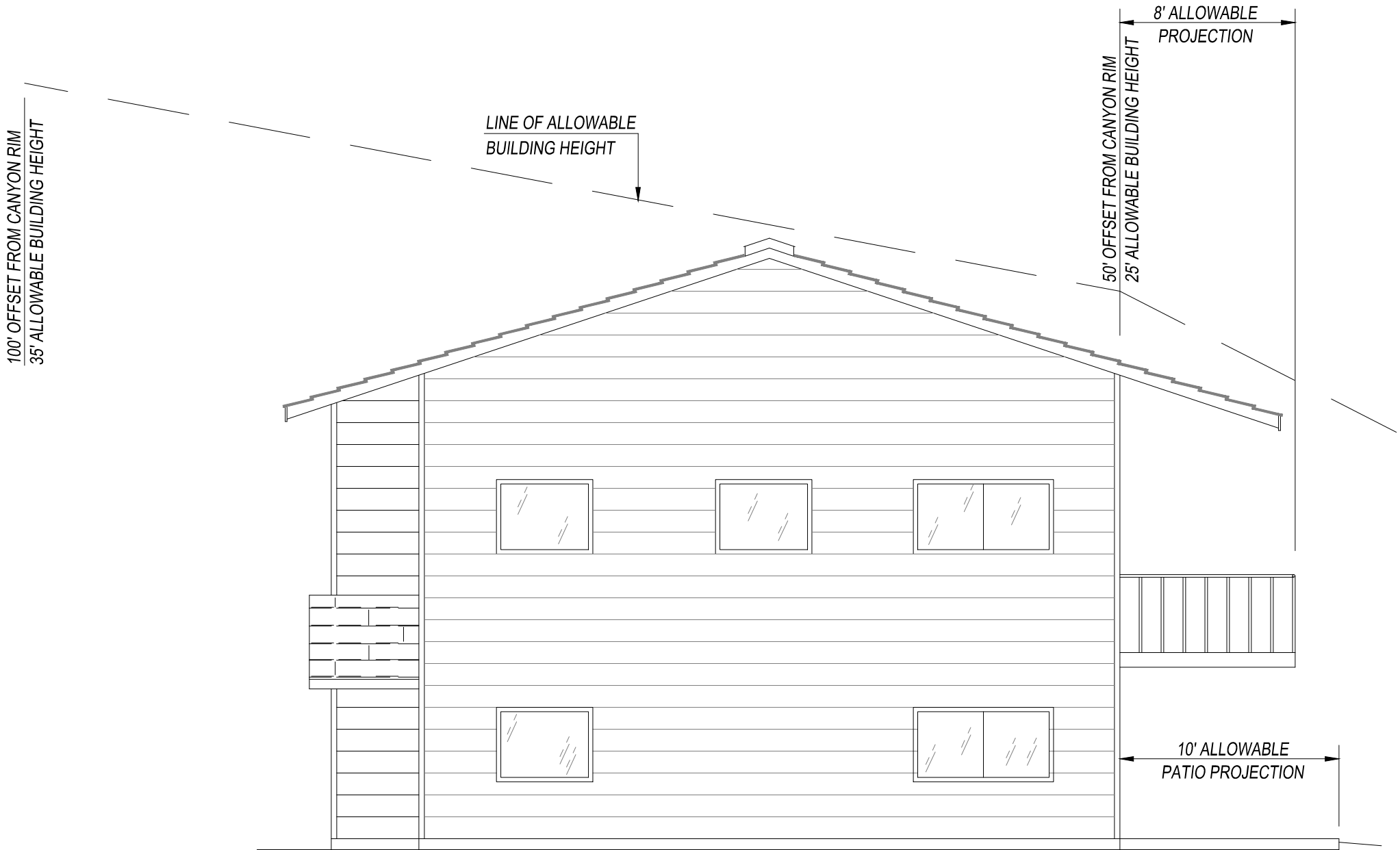


Exhibit B



Date: Tuesday, January 26, 2021
To: Planning and Zoning Commission
From: Elizabeth Hart, City Planner, Senior Planner

ACTION ITEM

Request:

Request for a recommendation to City Council for the vacation of platted easements on property located at 287 & 292 River Vista Place c/o EHM Engineers, Inc. on behalf of Federation Pointe, LLC. (PZ20-0137)

Time Estimate:

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

Background:

This is a request to vacate multiple platted easements located at 287 & 292 River Vista Place.

Approval Process:

Per 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:

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.

History:

The subject property exists under the River Vista PUD (recorded 2008) and is part of the Pinnacle Subdivision (recorded 1996).

Analysis:

Per the applicant the purpose of the proposed vacation of platted easements is to move forward with a Townhouse Development on the subject property. The applicant also stated that they will rededicate easements as needed through the platting process for the future development.

Conclusion:

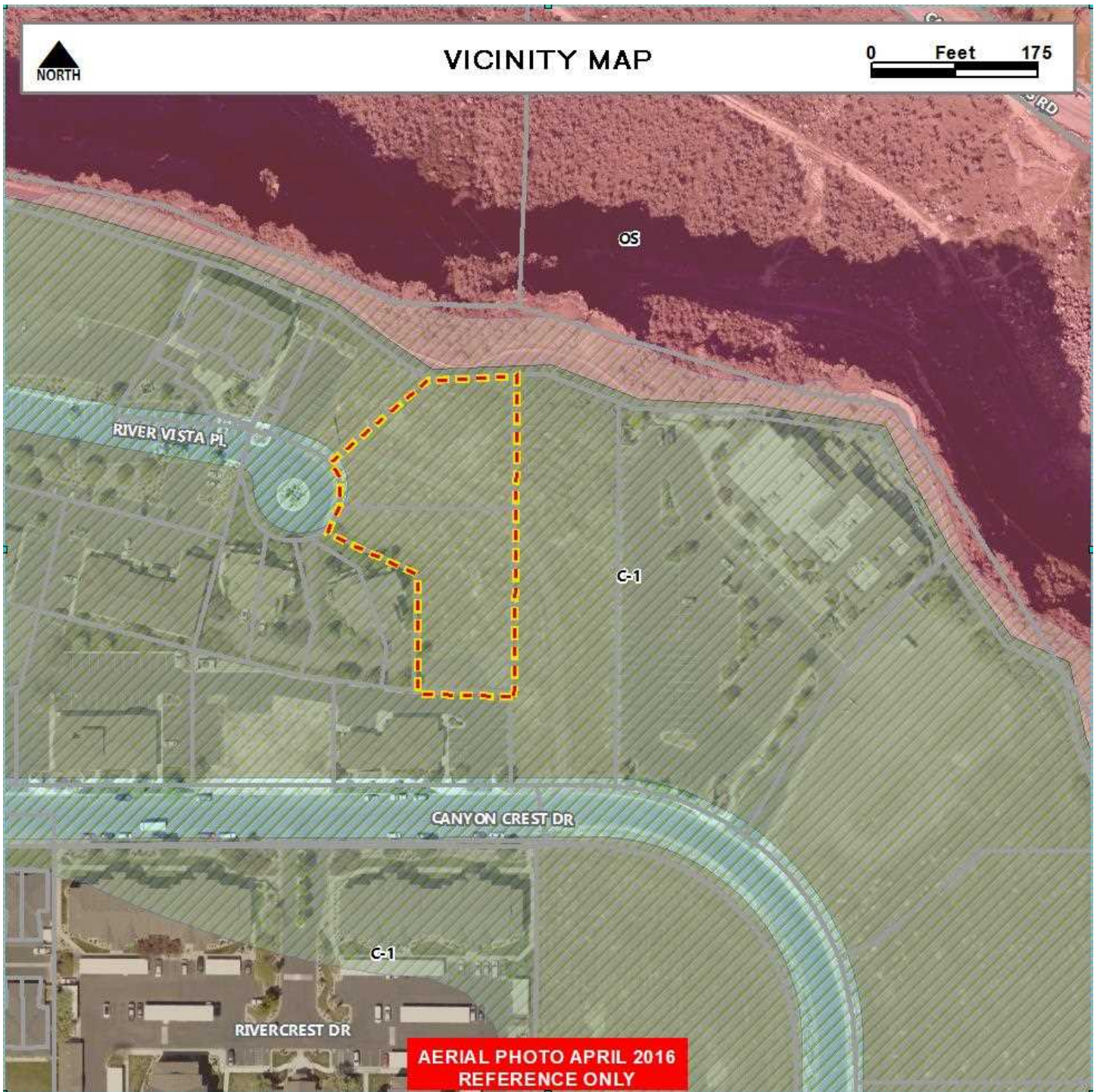
Should the Commission recommend approval to the City Council as presented, staff recommends approval be subject to the following conditions:

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

2. Subject to the applicant providing written statements from all utility companies on company letterhead indicating whether or not they agree with vacating the requested easement prior to this item being heard by City Council.
3. Subject to the applicant providing legal descriptions for the platted easements per approval of the City Engineer prior to this item being heard by the City Council.

Attachments:

1. Vicinity Map_ River Vista Vacation of Easement
2. PZ20-0137 SR Vacation of Easement - River Vista Pl
3. Narrative
4. Easement Area Within Plat
5. Platted Easement Abandonment Exhibit



C-1
 OS
 CRO

Current Zoning: C-1 CRO PUD

Comprehensive Plan: Mixed Use

Existing Land Use: Undeveloped

Proposed Land Use: Residential/Mixed Use

Surrounding Zoning Designations & Land Use(s)

North: OS, Canyon Rim

East: OS & C-1 PUD,

South: C-1 PUD, Multi-Family Residential

West: C-1 CRO PUD, Mixed Use

Applicable Regulations

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



Comprehensive Staff Report

ITEM 5C

To: Planning and Zoning Commission

Presenter: Liz Hart, Senior City Planner

Request: To **Vacate** multiple platted easements on property located at 287 & 292 River Vista Place. RPT42660010110

Application: PZ20-0137

Applicant & Representative:

Michael McBride
Federation Pointe, L.L.C
c/o Tim Vawser
EHM Engineers, Inc.
621 N College Rd, Ste 100
Twin Falls, ID 83301

P&Z Public Hearing: January 26, 2021

CC Public Hearing: TBD

Background/History:

This is a request to vacate multiple platted easements located at 287 & 292 River Vista Place.

The subject property exists under the River Vista PUD (recorded 2008) and is part of the Pinnacle Subdivision (recorded 1996).

Analysis:

Per the applicant the purpose of the proposed vacation of platted easements is to move forward with a Townhouse Development on the subject property. The applicant also stated that they will rededicate easements as needed through the platting process for the future development.

Approval Process:

Per 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.

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.
2. Subject to the applicant providing written statements from all utility companies on company letterhead indicating whether or not they agree with vacating the requested

easement prior to this item being heard by City Council.

3. Subject to the applicant providing legal descriptions for the platted easements per approval of the City Engineer prior to this item being heard by the City Council.

Attachments:

1. Vicinity Map
2. Narrative
3. Vacation Exhibit



VISTA RIM TOWNHOMES, ZDA
VACATION NARRATIVE

4.a. This reason for this request is to vacate and abandon the easements as noted on the attached site plan. The property is an infill to existing developments to the west, south, and east with canyon rim open space to the north. The owner, on behalf of future owners, is requesting the abandonment of easements in order to go forward with a townhouse development on the subject property. Even though the property is vacant it contains many easements, some of which are utilized and most which are not. It is the desire to vacate all easements and rededicate easements as needed through the platting process. By this method, we believe the ordinance could not be published until a final plat has been approved and recorded or separate easements are recorded independently prior to recording.

4.b. No negative effects should be realized by adjoining property owners. Adequate easements will be reestablished for utilities which currently exist or those that will be relocated upon development.

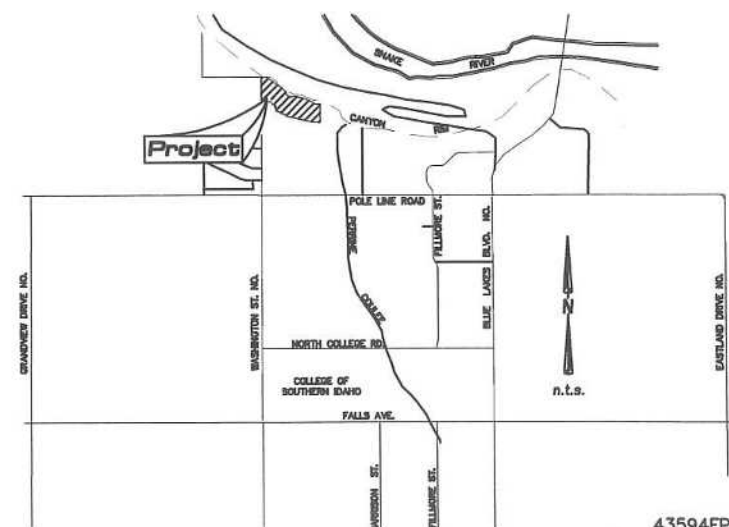


"THE PINNACLE SUBDIVISION"
A Planned Unit Development
 located in
N² SW⁴, Section 33
T. 9 S., R. 17 E., B.M.
Twin Falls County, Idaho
1996

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

- NOTES:**
- PINNACLE COURT AND PINNACLE PLACE SHALL BE PRIVATE ROADS OWNED AND MAINTAINED BY THE PINNACLE HOMEOWNER'S ASSOC. TRACTS 'A' AND 'B' SHALL BE USED FOR UTILITY EASEMENTS, COMMON AREA PUBLIC ACCESS EASEMENTS, STORM WATER RETENTION AREAS AND ROADWAY AS REQUIRED.
 - THIS PROPERTY IS SUBJECT TO APPROVED GEOLOGICAL REPORTS FOR THE NORTHBRIDGE 2 P.U.D. AGREEMENT.
 - LANDSCAPING ALONG WASHINGTON ST. NO. SHALL CONFORM TO THE NORTHBRIDGE 2 P.U.D. AGREEMENT.
 - OPEN SPACE LANDS AND THEIR DEVELOPMENT SHALL BE DICTATED BY THE NORTHBRIDGE 2 P.U.D. AGREEMENT.
 - THE EASEMENTS SHOWN BETWEEN LOTS 1 & 21, 4 & 5, AND 10 & 11 SHALL INCLUDE PUBLIC ACCESS TO COMMON AREAS.
 - A 20' WIDE UTILITY AND STORM WATER RETENTION EASEMENT SHALL EXIST ALONG ALL FRONT LOT LINES ADJOINING STREETS UNLESS SHOWN OTHERWISE.
 - THE LOTS ON THIS PLAT ARE SUBJECT TO INDIVIDUAL STORM WATER RETENTION REQUIREMENTS AS APPROVED BY THE CITY ENGINEER. INDIVIDUAL LOT OWNER'S SHALL BE RESPONSIBLE FOR MAINTAINING THE STORM WATER RETENTION AREAS AS REQUIRED AND SHOWN ON THE DEVELOPMENT PLANS ON FILE WITH THE CITY OF TWIN FALLS ENGINEERING DEPARTMENT.

Vicinity Sketch



HEALTH CERTIFICATE

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

Date: _____ South Central District Health Dept., EHS

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

CURVE DATA										
CRV.	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG	CRV.	DELTA	RADIUS	ARC
1	9°05'55"	100.00	15.88	15.86	7.96	N 68°23'17"E	25	118°39'28"	50.00	103.55
2	20°00'40"	100.00	34.93	34.75	17.64	N 62°55'54"W	26	53°42'04"	50.00	46.86
3	8°49'09"	400.00	61.57	61.51	30.85	S 57°20'09"E	27	60°07'57"	50.00	52.48
4	14°45'35"	400.00	103.04	102.78	51.81	S 69°07'31"E	28	49°59'41"	20.00	17.45
5	8°37'45"	200.00	30.12	30.09	15.09	S 80°49'11"E	29	9°05'55"	125.00	19.85
6	16°59'52"	200.00	59.33	59.12	29.89	N 76°38'07"W	30	20°00'40"	75.00	26.19
7	1°58'35"	175.00	5.93	5.93	2.97	N 84°09'45"W	31	2°47'11"	425.00	20.67
8	30°39'22"	20.00	10.70	10.57	5.48	N 67°51'47"W	32	86°17'48"	20.00	30.12
9	53°11'36"	20.00	18.57	17.91	10.01	N 25°56'18"W	33	82°05'15"	20.00	28.65
10	91°33'31"	50.00	79.90	71.67	51.38	S 45°07'16"E	34	9°10'37"	425.00	68.07
11	37°46'02"	50.00	32.96	32.36	17.10	N 70°12'58"E	35	8°37'45"	225.00	33.89
12	35°03'18"	50.00	30.59	30.12	15.79	N 33°48'18"E	36	47°17'01"	200.00	165.05
13	57°50'34"	50.00	50.48	48.36	27.63	N 12°38'38"W	37	10°35'02"	200.00	36.94
14	26°34'15"	50.00	23.19	22.98	11.61	N 54°51'03"W	38	16°41'58"	100.00	29.15
15	14°34'00"	225.00	57.20	57.05	28.76	N 75°25'11"W	39	90°00'00"	30.00	47.12
16	2°25'52"	225.00	9.55	9.55	4.77	N 83°55'07"W	40	36°42'00"	225.00	144.12
17	2°48'48"	175.00	17.65	17.65	8.83	S 82°14'39"E	41	21°10'03"	225.00	83.12
18	2°50'57"	175.00	8.70	8.70	4.35	S 77°55'47"E	42	57°52'03"	175.00	176.75
19	11°17'47"	375.00	73.93	73.81	37.09	S 70°51'25"E	43	90°00'00"	30.00	47.12
20	12°16'57"	375.00	80.39	80.23	40.35	S 59°04'03"E	44	79°24'58"	20.00	27.72
21	20°00'40"	125.00	43.68	43.44	22.05	N 62°55'54"W	45	16°41'58"	75.00	21.86
22	9°05'55"	75.00	11.91	11.90	5.97	S 68°23'17"E	46	16°41'58"	125.00	36.43
23	49°59'41"	20.00	17.45	16.90	9.33	S 38°50'29"E	47	79°24'58"	20.00	27.72
24	47°29'54"	50.00	41.45	40.27	22.00	N 37°35'35"W				

Exhibit For Platted Easements Abandonment
For
Federation Pointe, LLC.

