



Twin Falls Planning & Zoning Commission Agenda

Tuesday, March 23, 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
 - a) **INFORMATIONAL:**
To call in for Public Comment on the items on this agenda, please call 1-208-939-6718, Conference ID: 820 430 246#. 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 meeting: March 9, 2021
- 4) Items of Consideration-none
- 5) Public Hearings
 - a) **ACTION ITEM:** Request for a recommendation to City Council for a Zoning District Change and Zoning Map Amendment for approximately 10 (+/-) acres from R-4 & R-6 CRO to R-4 & R-6 CRO ZDA for property located at the 500 block of Canyon Falls Drive c/o Gerald Martens on behalf of Concept Investors, LLC. (PZ21-0008)
By: Elizabeth Hart, Senior Planner
 - b) **ACTION ITEM:** Request for a recommendation to City Council to vacate a platted utility easement within the Fieldwood Subdivision on property located south of Cheney Drive West, in between Fieldstream Way and Grandview Drive c/o EHM Engineers, Inc. on behalf of Gary Nelson. (PZ21-0013)
By: Lisa Strickland, City Planner
 - c) **ACTION ITEM:** Request for a recommendation to City Council to Vacate a portion of a platted access and public utility easement for the property located at 2013 Rivercrest Drive c/o EHM Engineers, Inc. on behalf of Bach Homes. (PZ21-0014)
By: Elizabeth Hart, Senior Planner
 - d) **ACTION ITEM:** Request for a Special Use Permit to allow for a beauty salon/spa on property located at 963 Blue Lakes Boulevard c/o Emily Bollinger. (PZ21-0015)
By: Ian Zollinger, City Planner

6) Upcoming Meeting(s)

- a) **INFORMATIONAL:** Wednesday, April 7, 2021 Worksession
Tuesday, April 13, 2021 at 6:00 pm

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, March 9, 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

- 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 6:00 pm

A quorum was present.

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

Staff Present: Spendlove, Zollinger, Ebersole, Hafer

3) Consent Calendar

MOTION: Vice Chair Kelley moved to approve the Consent Calendar, as presented.
Commissioner Bolton seconded the motion.

Unanimously Approved by a vote of 7-0

- a) Approval of Minutes from the following meeting: February 23, 2021

4) Items of Consideration - None

5) Public Hearings

- a) Request for a Zoning Title Amendment to Title 10 Chapters 2, 4, and 7. To add a definition of Indoor Shooting Range, add the land use as a Special Use in the C1 (Commercial Highway), M1 (Light Manufacturing) and M2 (Heavy Manufacturing) Zoning Districts, and create supplementary regulations c/o James, Rhonda, Glenn and Wade Good. (PZ21-0003)

Staff Presentation:

City Planner Zollinger presented the request for a recommendation to City Council for a Zoning Title Amendment to Title 10 Chapters 2, 4, and 7. To add a definition of Indoor Shooting Range, add the land use as a Special Use in the C1 (Commercial Highway), M1 (Light Manufacturing) and M2 (Heavy Manufacturing) Zoning Districts, and create supplementary regulations c/o James, Rhonda, Glenn and Wade Good. (PZ21-0003)

Zoning Title Amendments, which consist of text or map revisions, require a public hearing before the Planning & Zoning Commission. Following the public hearing, the Commission may forward the amendment with its recommendation to the City Council. Any material change by the Commission from what was presented during the public hearing will require an additional hearing prior to the Commission forwarding its recommendation to City Council.

After City Council receives a recommendation from the Commission, a public hearing shall be scheduled where the City Council may grant, grant with changes, or deny the Zoning Title Amendment. In any event the City Council shall specify the regulations and standards used in evaluating the Zoning Title Amendment, and the reasons for approval or denial.

In the event the City Council shall approve an amendment, such amendment shall thereafter be made a part of the Title upon the passage and publication of an ordinance.

Current Zoning Code only allows "Gun Clubs" as a Special Use in the M2 Zoning District and does not differentiate between indoor and outdoor Gun Clubs.

The request consists of adding the definition of Sports Shooting Range, adding Sports Shooting Range- Indoor as a Special Use within the C1,M1, and M2 Zoning Districts and creating supplementary regulations that would be required for a special use permit for a Sports Shooting Range – Indoor.

The supplementary regulations consist of:

- 1) restricting the use to a certain distance away from residential zoning districts.
- 2) requiring the range be designed in a way that will not allow projectiles to penetrate walls, floors, or the ceiling.
- 3) requiring staff to always be present while the range is in use.
- 4) requiring a site plan which will include safety plan and liability insurance.
- 5) requiring that a sound engineer demonstrate how the proposed use will address the impact of noise and that any adverse impacts be mitigated.
- 6) prohibiting sale and use of alcohol and receiving permission from the City Council in accordance with City Code.

Please refer to Exhibit A for the full text of the Zoning Title Amendment.

The Planning and Zoning Commission is tasked with making a recommendation to the City Council and may recommend approval as presented, with conditions, deny, or table the item for more information.

Applicant Presentation:

Applicant James Good presented his request for a Zoning Title Amendment to Title 10 Chapters

2, 4, and 7. To add a definition of Indoor Shooting Range, add the land use as a Special Use in the C1 (Commercial Highway), M1 (Light Manufacturing) and M2 (Heavy Manufacturing) Zoning Districts, and create supplementary regulations. He outlined the business plan for his request. He stated once this passes through City Council, he will submit for a Special Use Permit for an exact location for the business.

Public Hearing: Opened and closed without input

Discussions Followed:

- Chairperson Titus reminded the commission of what the commission will be voting on tonight.
- Commissioner Hansen stated he believes this is a good amendment and the applicant was well prepared.
- Commissioner Bolton agreed that this request is appropriate and is in favor of this request.
- Commissioner Detweiler stated he is in support and agreed that it is an appropriate request.
- Chairperson Titus believes this request is clear and has addressed the issues. She stated the zoning is appropriate for this type of use.
- Commissioner Perez asked for more information regarding the allowed nearness to parks. She also inquired about transferring a Special Use Permit to another owner, and the requirement to review documents at transfer as a renewal of the SUP.
- PZ Director Spendlove stated the SUP would not be brought back solely due to new ownership, but the new owners would have to follow the conditions of the SUP. If they do not follow the conditions, it can be brought back for review by the commission. He stated there are safeguards in place to help these situations.
- Commissioner Perez asked if the ownership transfer being addressed by the commission is complaint driven.
- PZ Director Spendlove clarified if the rules are followed, who is the name on the deed isn't a concern.
- Chairperson Titus asked if a special regulation for 500' within park is sufficient.
- Vice Chair Kelley stated he is not too worried as to the location near parks, as the applicant stated he wants to be in a commercial zone.
- Commissioner Hansen stated he is not worried because the applicant must come back for a Special Use Permit with a specific location for the commission to review.
- Commissioner Musser stated he is not concerned with this request. He stated if it is a well-designed facility, it wouldn't be known it is an indoor range from the outside.

MOTION: Vice Chair Kelley moved to recommend approval to City Council of the request for a Zoning Title Amendment to Title 10 Chapters 2, 4, and 7. To add a definition of Indoor Shooting Range, add the land use as a Special Use in the C1 (Commercial Highway), M1 (Light Manufacturing) and M2 (Heavy Manufacturing) Zoning Districts, and create supplementary regulations c/o James, Rhonda, Glenn and Wade Good (PZ21-0003), as presented with staff recommendations.

Commissioner Hansen seconded the motion.

Unanimously Approved by a vote of 7-0.

6) General Training

a) Title 10 Code Rewrite

PZ Director Spendlove reviewed sections of the Title 10 Code Rewrite with the commission.
He reviewed conditional use permit vs Special Use Permits.
He reviewed more definitions for the commission.
Training will continue at next Worksession.

7) Upcoming Meeting(s)

a) Tuesday, March 23, 2021

8) Adjournment

The meeting adjourned at 7:15 pm.

Kelli Ebersole, Administrative Assistant



Date: Tuesday, March 23, 2021
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 for approximately 10 (+/-) acres from R-4 & R-6 CRO to R-4 & R-6 CRO ZDA for property located at the 500 block of Canyon Falls Drive c/o Gerald Martens on behalf of Concept Investors, LLC. (PZ21-0008)

Time Estimate:

Approximately 15 minutes for the presentation with comments or questions following.

Background:

This is a preliminary presentation for a request of a Zoning District Change & Zoning Development Agreement from R4 CRO and R6 to R4 CRO & R6 ZDA for the 500 block of Canyon Falls Drive.

A preliminary presentation took place on February 23, 2021.

Approval Process:

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.

Budget Impact:

NA

Regulatory Impact:

Approval of this request will allow deviations from the permitted uses in the R4, R6 and CRO zoning districts. See attached Draft ZDA and analysis of this request.

History:

The subject property is approximately ten (10) acres and was previously used for agricultural purposes.

A conveyance plat was recorded on the property in 2009.

In 2017 the Property was Annexed into the City. The current zoning designations of R4 and R6 were established at that time.

Analysis:

The applicant has declared modifications from the applicable City Code:

1. Allow for attached single family dwellings, of two (2) or less. *R4 and R6 Zones to permit attached single family households fronting arterial/collector streets.*
2. Zero property line setbacks from the common residential lot line for attached single family dwellings.
3. Fifteen (15) feet for front and rear setbacks, except for setbacks along the subdivision boundary which shall be twenty (20) feet for attached and detached single family dwellings. *The R4 district requires a twenty (20) foot front and rear yard setbacks. The R6 requires a twenty (20) foot for front yard setbacks.*

Other property development standards added:

1. The minimum lot sizes proposed is 4000 square feet. *Matches the R4 and R6 districts.*
2. A fifteen (15) foot landscaped buffer adjacent to all roadways except vehicular turnouts.
3. Five (5) foot side yard setbacks for attached and detached single family dwellings. *Matches the R4 and R6 districts.*
4. Each residential unit shall have a minimum of four (4) parking spaces.
5. Streets and common areas are private and will be maintained by the Home Owners Association.

The modifications from current code are not anticipated to create undue impacts to the surrounding properties. Because of the addition of residential units an increase in traffic is expected on Fillmore Street traveling out to Pole Line Road. The proposed development is an infill project for the area. An increase in traffic is typical to any new development on vacant land. Staff does not foresee unmanageable negative impacts from an increase in traffic to this area on the surrounding properties.

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. PZ21-0008 PC SR Residences at Breckenridge ZDCZDA
2. FLU Map
3. Vicinity Map
4. Narrative
5. ZDA
6. Exhibit



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Liz Hart, Senior City Planner

Request: For a recommendation to City Council for a [Zoning District Change & Zoning Development Agreement](#) from R4 CRO and R6 to R4 and R6 ZDA for the 500 block of Canyon Falls Drive.

Application: PZ21-0008

Applicant & Representative:

Concept Investors LLC
Gerald Marten
621 N. College Rd., Ste. 100
Twin Falls, ID 83301

P&Z Public Hearing: March 23, 2021

CC Public Hearing: April 19, 2021

Background

This is a preliminary presentation for a request of a Zoning District Change & Zoning Development Agreement from R4 CRO and R6 to R4 CRO & R6 ZDA for the 500 block of Canyon Falls Drive.

The property is currently used for agricultural purposes and is currently zoned R4 CRO and R6.

The request is to allow the subject property to be developed as an attached and detached single family residential subdivision.

History

The subject property is approximately ten (10) acres and was previously used for agricultural purposes.

A conveyance plat was recorded on the property in 2009. The applicant is required to do the ZDA process first and a preliminary plat will come before the Commission after the ZDA has been approved by City Council.

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 February 23, 2021.*

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 Regulations

City Code 10-6-1: Zoning Development Agreement.

City Code 10-14: Zoning Amendments.

City Code 10-4-5: R4, Residential Medium Density District.

City Code 10-4-6: R6, Residential Multi-Household District.

City Code 10-4-19: CRO, Canyon Rims Overlay District.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Mixed Use" and is described as: a mix of, but not limited to, retail, restaurants, hotels, townhomes, condominiums, apartments.

The proposed project is compatible with the surrounding existing residential and commercial uses. Staff has determined that this request conforms with the Comprehensive Plan.

Analysis

The applicant is proposing a development of attached and detached single family residences.

The subject property is within two (2) zoning districts and the Canyon Rim Overlay. The northern half is zoned R4 CRO and the southern half is zoned R6.

Existing uses on the surrounding properties are residential to the West and East, and a mix of commercial uses to the South along Pole Line Road.

Access into the subject property comes from the East on Canyon Falls Drive which is accessed from Filmore Street.

Access from the West on Canyon Falls Drive from Harrison Street is for emergency use only. A fire and emergency gate will be installed at this access.

The applicant has declared modifications from the applicable City Code:

- 1) Allow for attached single family dwellings, of two (2) or less. *R4 and R6 permit attached single family households fronting arterial/collector streets.*
- 2) Zero property line setbacks from the common residential lot line for attached single family dwellings.
- 3) Fifteen (15) feet for front and rear setbacks, except for setbacks along the subdivision boundary which shall be twenty (20) feet for attached and detached single family dwellings. *The R4 district requires a twenty (20) foot front and rear yard setbacks. The R6 requires a twenty (20) foot for front yard setbacks.*

Other property development standards added:

- 1) The minimum lot sizes proposed is 4000 square feet. *Matches the R4 and R6 districts.*
- 2) A fifteen (15) foot landscaped buffer adjacent

to all roadways except vehicular turnouts.

- 3) Five (5) foot side yard setbacks for attached and detached single family dwellings. *Matches the R4 and R6 districts.*
- 4) Each residential unit shall have a minimum of four (4) parking spaces.
- 5) Streets and common areas are private and will be maintained by the Home Owners Association.

Potential Impacts

The modifications from current code are not anticipated to create undue impacts to the surrounding properties. Because of the addition of residential units an increase in traffic is expected on Filmore Street traveling out to Pole Line Road. The proposed development is an infill project for the area. An increase in traffic is typical to any new development on vacant land. Staff does not foresee a negative impact from an increase in traffic to this area on the surrounding properties.

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. Future Land Use Map
3. Narrative
4. R4 CRO, R6 ZDA
5. Exhibit

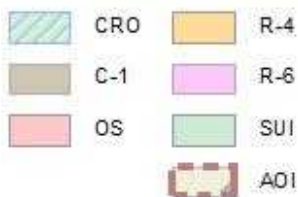
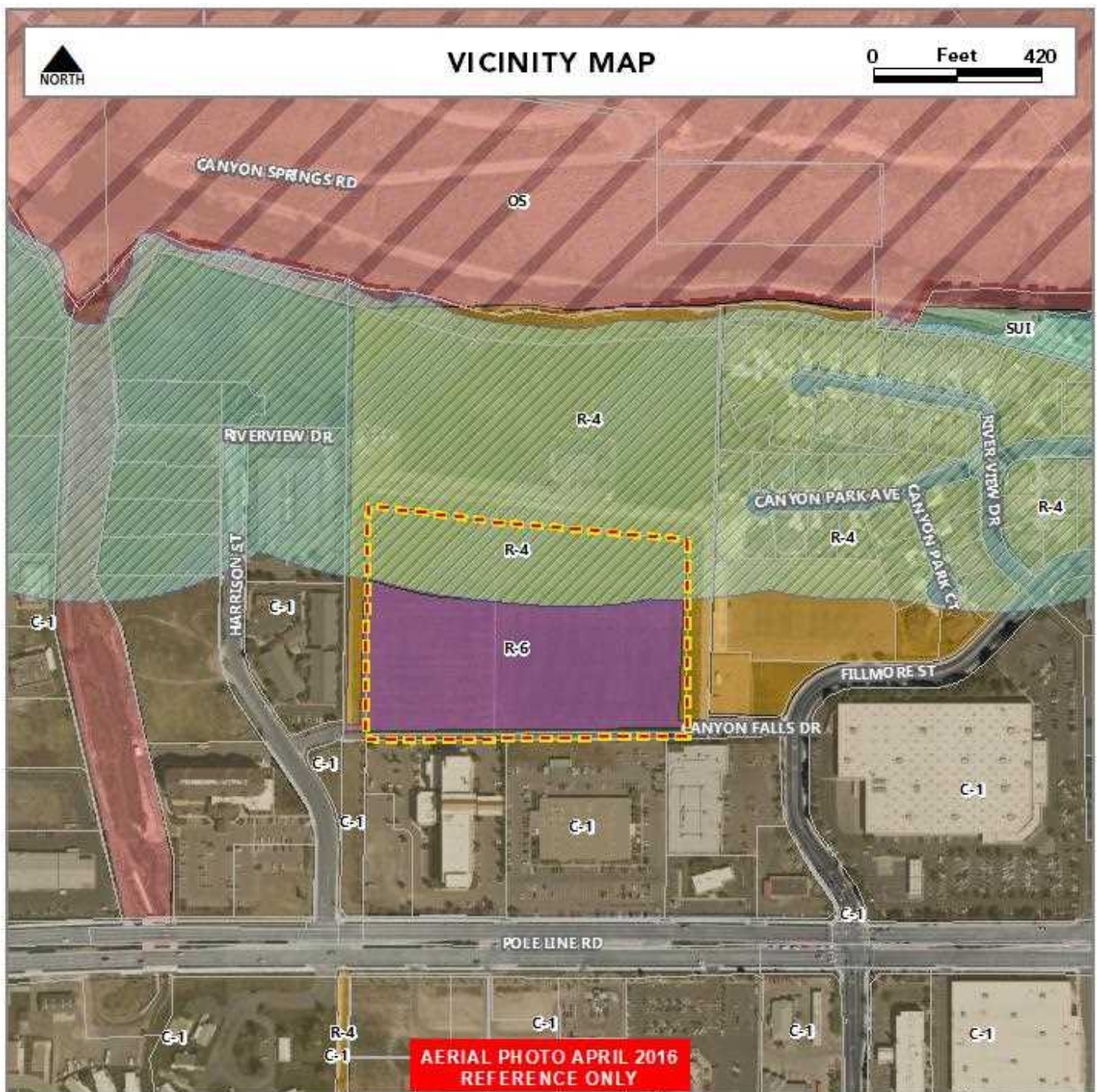


VICINITY MAP

0 Feet 390



- Mixed Use
- Natural Areas
- AOI



Current Zoning: R4 CRO and R6

Comprehensive Plan: Mixed Use

Existing Land Use: Undeveloped

Proposed Land Use: Residential

Surrounding Zoning Designations & Land Use(s)

North: R4, Residential; Canyon Rim

East: R4, Residential; C1, Commercial

South: C-1, Commercial

West: C-1, Mixed Use

Applicable Regulations

10-6-1, 10-4-5, 10-4-6, 10-4-19, 10-14

Reason for Request

This request is to allow the proposed parcel, partially located in the Canyon Rim Overlay District to be developed as an attached and detached single family residential subdivision.

The area is designated in the city comprehensive plan for residential use. The proposed townhouse development is totally compatible with the adjacent Breckenridge Subdivisions located east and north of the approved project which includes attached and detached single family residences.

The development includes private streets, landscaping, pedestrian pathways all similar to the development features are common in the Breckenridge residential developments.

The uses will be detached single family residences, attached zero lot line town homes not to exceed two units per structure, and limited common area improvements and facilities.

Residences at Breckenridge, ZDA

R4 CRO, R6 Residential 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 Concept Investors, LLC (hereinafter called "Developer") for the purpose of developing a Residential Subdivision on property located between Fillmore St. and Harrison Street, known as Residences at Breckenridge 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 6; R6 Residential Multi-Housing District, or as amended, Title 10 – Chapter 4 – Section 5; R4 Residential Medium Density 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. R4, R6 and CRO, modified to include the following:
 - A. Permitted uses;
 1. Residential:
 - a. Dwellings – Detached single family household units.
 - b. Dwellings – Attached single family residences in groupings of two (2) or less.
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 R4, R6 and CRO district:

A. Lot Area:

1. Each residential building to be located on an individual lot of not less than four thousand (4,000) square feet in size. Open space and/or common area to have no minimum or maximum square footage.

B. Yards:

1. No property line building setbacks will be required from the common residential lot lines for attached single family residences.
2. For detached single family residences the side yard setback shall be five (5') feet, front yard setback shall be fifteen (15') feet and rear yard setback shall be fifteen (15') feet except for the subdivision boundary where the setback shall be twenty (20') feet.

Residences at Breckenridge, ZDA

R4 CRO, R6 Residential Zoning Development Agreement

C. Landscaping:

1. Street Buffers: Residential uses shall provide a fifteen (15') foot landscaped buffer from property line adjacent to all roadways with the exception of vehicular turn-outs.

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 unit 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 two (2) vehicles.
3. All streets, common landscaping and storm water retention area shall be owned and maintained by the Homeowners Association.

Developer: Concept Investors, LLC
621 N. College
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"
Concept Investors, LLC

By: _____

Residences at Breckenridge, ZDA

R4 CRO, R6 Residential Zoning Development Agreement

STATE OF IDAHO)
 ss.
County of Twin Falls)

On this _____ day of _____, 2021 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: _____

STATE OF IDAHO)
 ss.
County of Twin Falls)

On this _____ day of _____, 2021 before me, a Notary Public for said County and State, personally appeared Gerald Martens, 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: _____



Date: Tuesday, March 23, 2021
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a recommendation to City Council to vacate a platted utility easement within the Fieldwood Subdivision on property located south of Cheney Drive West, in between Fieldstream Way and Grandview Drive c/o EHM Engineers, Inc. on behalf of Gary Nelson. (PZ21-0013)

Time Estimate:

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

Background:

This is a request to vacate a platted utility easement located within the Fieldwood Subdivision.

Approval Process:

All procedures will follow the process as described in TF City Code: 10-16-1
Vacations & Dedications require a public hearing before the Planning Commission where the public and the applicant will have the opportunity to make a presentation, ask questions, or voice their concerns. The Planning & Zoning Commission will make a recommendation to the City Council that the vacation be granted or it may recommend a modification to the vacation, or it may recommend that the vacation be denied.

Budget Impact:

NA

Regulatory Impact:

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 easement was originally platted as part of the Fieldstone Professional Subdivision. After reconsideration the developer submitted an application to replat what was once a 5 lot subdivision into a 14 lot subdivision with plans to redevelop into residential lots. Most recently the portion know as Lot 5 was submitted for a rezone to R-2 in order to subdivide the lot into 5 more residential lots with the intent to construct duplexes.

Analysis:

With the resent rezoning of Lot 5 and re-platting of the Fieldstone Professional Subdivision into residential lots known as Fieldwood Subdivision there has been a need to reconfigure the original layout of the utility easements, therefore the applicant is requesting approval to vacate and abandon the utility easement.

The interested utility companies have been contacted and all agree that abandonment of this easement

will not be detrimental to the development and there are not any utilities located within the platted easement.

With both the reconfiguration and re-platting of this development along with consent from the utility companies staff supports this request.

Conclusion:

The Commission is tasked with making a recommendation to City Council.

Attachments:

1. PZ21-0013 Vacation SR
2. Vicinity Map
3. Narrative
4. Exhibit



Comprehensive Staff Report

Agenda Item XX

To: Planning & Zoning Commission

Presenter: Lisa Strickland, City Planner

Request: To **Vacate** a platted utility easement within the Fieldwood Subdivision on property located at the South of Cheney Drive West and in between Fieldstream Way and Grandview Drive.

Application: PZ21-0013

Applicant & Representative:

Gary Nelson
c/o EHM Engineers, Inc
621 N College Rd, ste 100
Twin Falls, ID 83301
734-4888

Public Hearing: March 23, 2021

Background:

This is a request to vacate a platted utility easement located within the Fieldwood Subdivision.

Approval Process:

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

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

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.

History:

The easement was originally platted as part of the Fieldstone Professional Subdivision. After reconsideration the developer submitted an application to replat what was once a 5 lot subdivision into a 14 lot subdivision with plans to redevelop into residential lots. Most recently the portion known as Lot 5 was submitted for a rezone to R-2 in order to subdivide the lot into 5 more residential lots with the intent to construct duplexes.

Analysis:

With the recent rezoning of Lot 5 and re-platting of the Fieldstone Professional Subdivision into residential lots known as Fieldwood Subdivision there has been a need to reconfigure the original layout of the utility easements, therefore the applicant is requesting approval to vacate and abandon the utility easement.

The interested utility companies have been contacted and all agree that abandonment of this easement will not be detrimental to the development and there are not any utilities located within the platted easement.

With both the reconfiguration and re-platting of this development along with

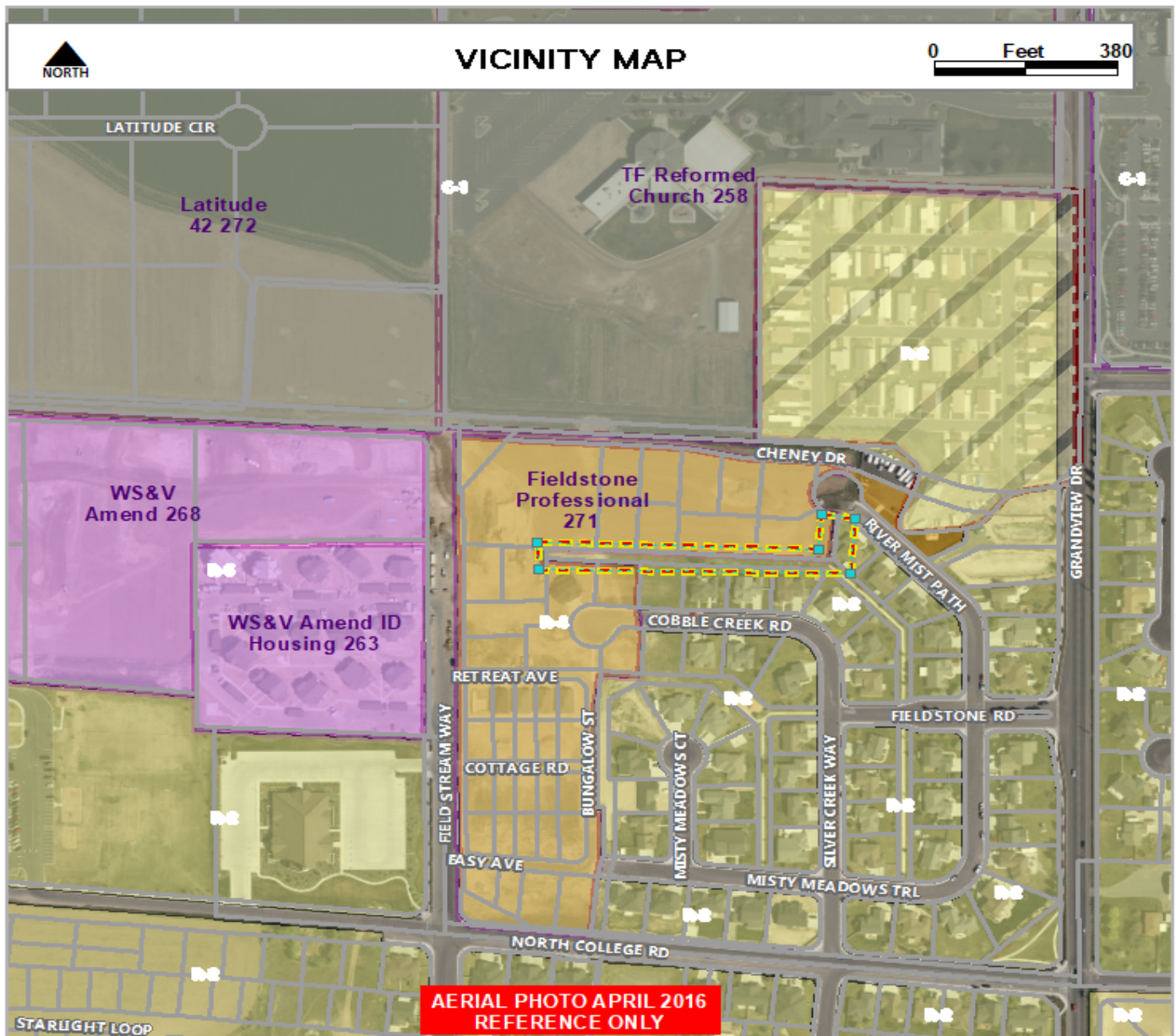
consent from the utility companies staff supports this request.

Conclusion:

The Commission is tasked with making a recommendation to City Council.

Attachments:

1. Vicinity Map
2. Narrative
3. Vacation Exhibit
4. Photos



- C-1
- R-4
- R-2
- R-6
- PUD
- AOI

Current Zoning: R-2

Existing Land Use: Residential

Comprehensive Plan: Town Neighborhood

Proposed Land Use: Residential

Surrounding Zoning Designations & Land Use(s)

North: Residential

East: Residential

South: Residential

West: Residential

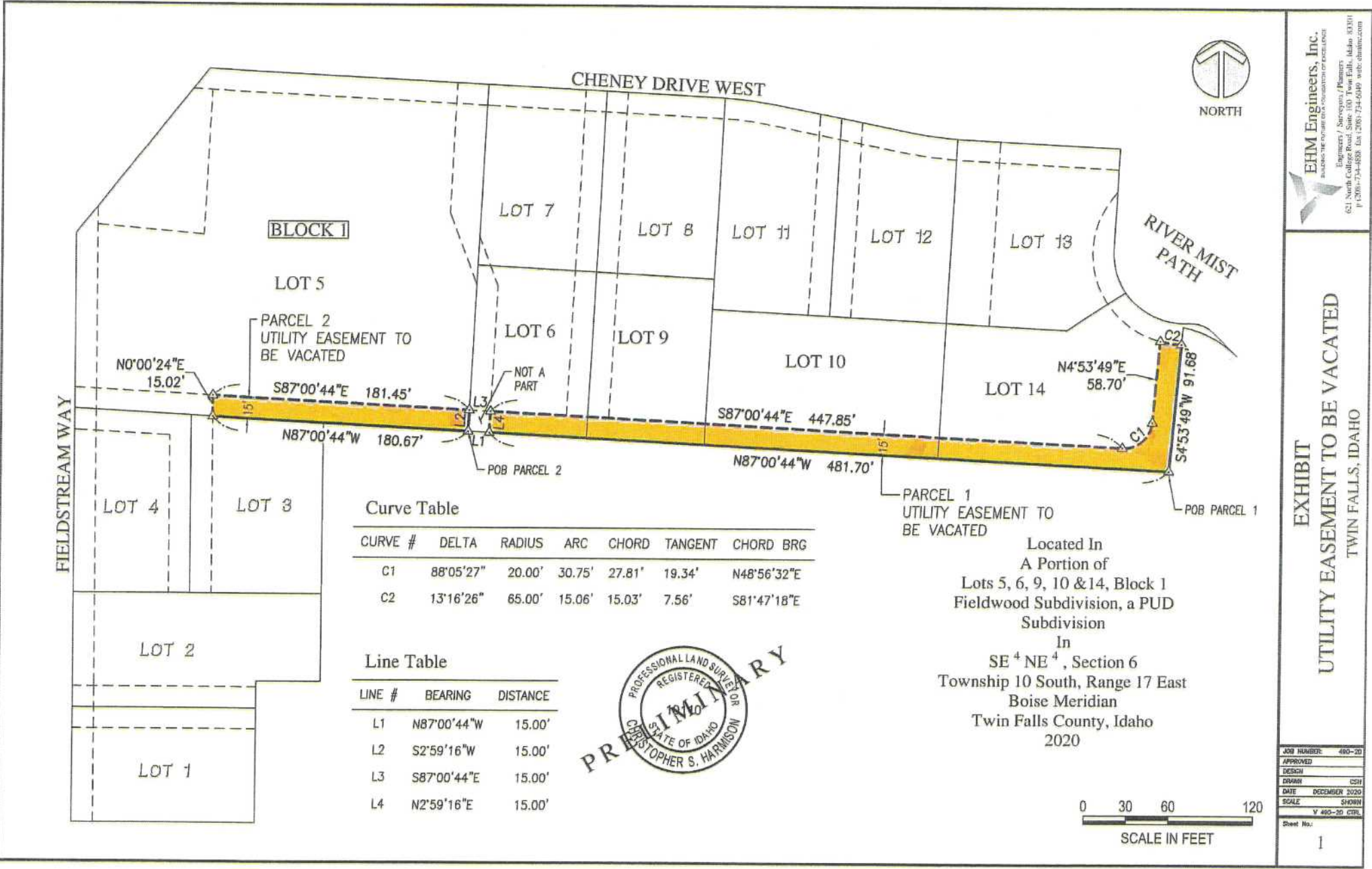
Applicable Regulations

10-1-4, 10-1-5, 10-4-4, 10-12

FIELDWOOD SUBDIVISION
VACATION NARRATIVE

4.a. This reason for this request is to vacate and abandon the easements as noted on the attached exhibit. The easement was platted originally as a sewer route however, with subsequent replatting of the property a realignment of sewer was put in place. This easement is not being utilized for it's original intent and no other utility companies have chosen to use it as well. The abandonment will give property owners more flexibility in setbacks for their buildings.

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





Date: Tuesday, March 23, 2021
To: Planning and Zoning Commission
From: Elizabeth Hart, City Planner, Senior Planner

ACTION ITEM

Request:

Request for a recommendation to City Council to Vacate a portion of a platted access and public utility easement for the property located at 2013 Rivercrest Drive c/o EHM Engineers, Inc. on behalf of Bach Homes. (PZ21-0014)

Time Estimate:

Approximately 15 minutes for the presentation and comments/questions to follow.

Background:

This is a request to vacate a portion of an access and public utility easement.

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 North Bridge No. 2 2291 PUD (recorded 1994) and is part of the Rivercrest Apartments PUD plat.

Analysis:

Per the applicant the purpose of the proposed vacation of the platted easement is to accommodate a five-plex building that is being added to the subject property. The Rivercrest Apartment complex is located on the subject property.

The easement in question is a twenty-six (26) foot-wide access and public utility easement. The applicant is proposing to replace the portion being vacated with additional area to be vacated as part of the existing easement, seen in Exhibit A.

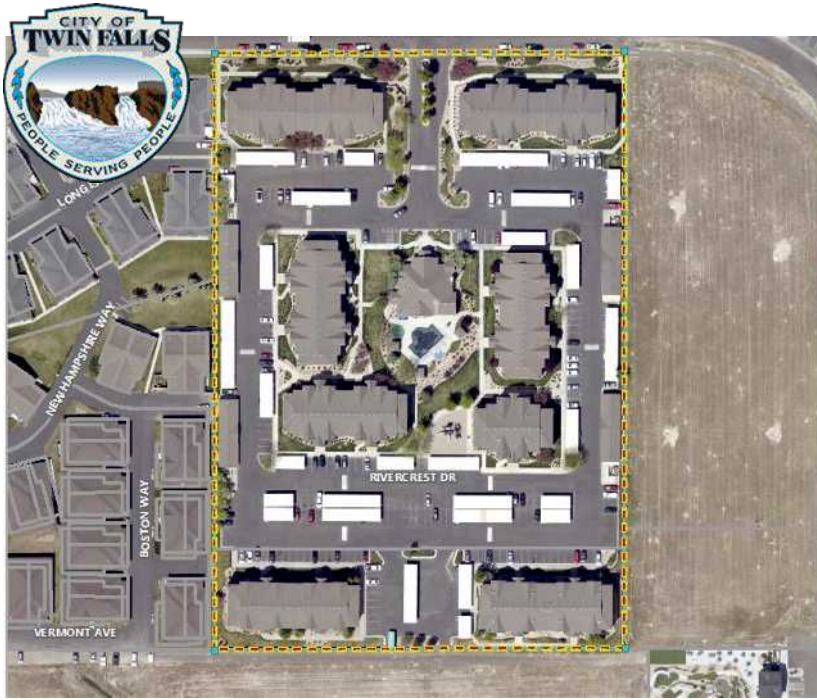
Conclusion:

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

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

Attachments:

1. PZ21-00014 PZ SR Vacation of Easement - RiverCrest_Bach Homes
2. Narrative
3. Vicinity Map
4. Vacation Exhibit A
5. Master Development Exhibit B



Comprehensive Staff Report

To: Planning and Zoning Commission

Presenter: Liz Hart, Senior City Planner

Request: To **Vacate** a portion of an access and public utility easement for the property located at 2013 Rivercrest Drive. Parcel ID # RPT4598000000A

Application: PZ21-0014

Applicant & Representative:

Nick Mason, Bach Homes
c/o Tim Vawser
EHM Engineers, Inc.
621 N College Rd, Ste 100
Twin Falls, ID 83301

P&Z Public Hearing: March 23, 2021

CC Public Hearing: April 19, 2021

Background/History:

This is a request to vacate a portion of an access and public utility easement.

The subject property exists under the North Bridge No. 2 2291 PUD (recorded 1994) and is part of the Rivercrest Apartments PUD plat.

Analysis:

Per the applicant the purpose of the proposed vacation of the platted easement is to accommodate a five-plex building that is being added to the subject property. The Rivercrest Apartment complex is located on the subject property.

The easement in question is a twenty-six (26) foot-wide access and public utility easement. The applicant is proposing to replace the portion being vacated with additional area to be vacated as part of the existing easement, seen in Exhibit A.

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.

Attachments:

1. Vicinity Map
2. Narrative
3. Vacation Exhibit A
4. Master Development Exhibit B



February 9, 2021

Jonathan Spendlove, Planning and Zoning Director
City of Twin Falls
203 Main Avenue East
Twin Falls, Idaho 83301

RECEIVED
FEB 09 2021
CITY OF TWIN FALLS
PLANNING & ZONING

Re.: Rivercrest Apartments PUD
Vacation of Existing Easement

Jonathan,

Please find accompanying the above referenced application packet for an easement at Rivercrest Apartments. This project is located within the southwest portion of the original apartment complex and as you know is being submitted to accommodate a five-plex building addition which overlaps a portion of the existing easement.

Utility companies have been contacted and those comments will be forwarded to you upon receipt.

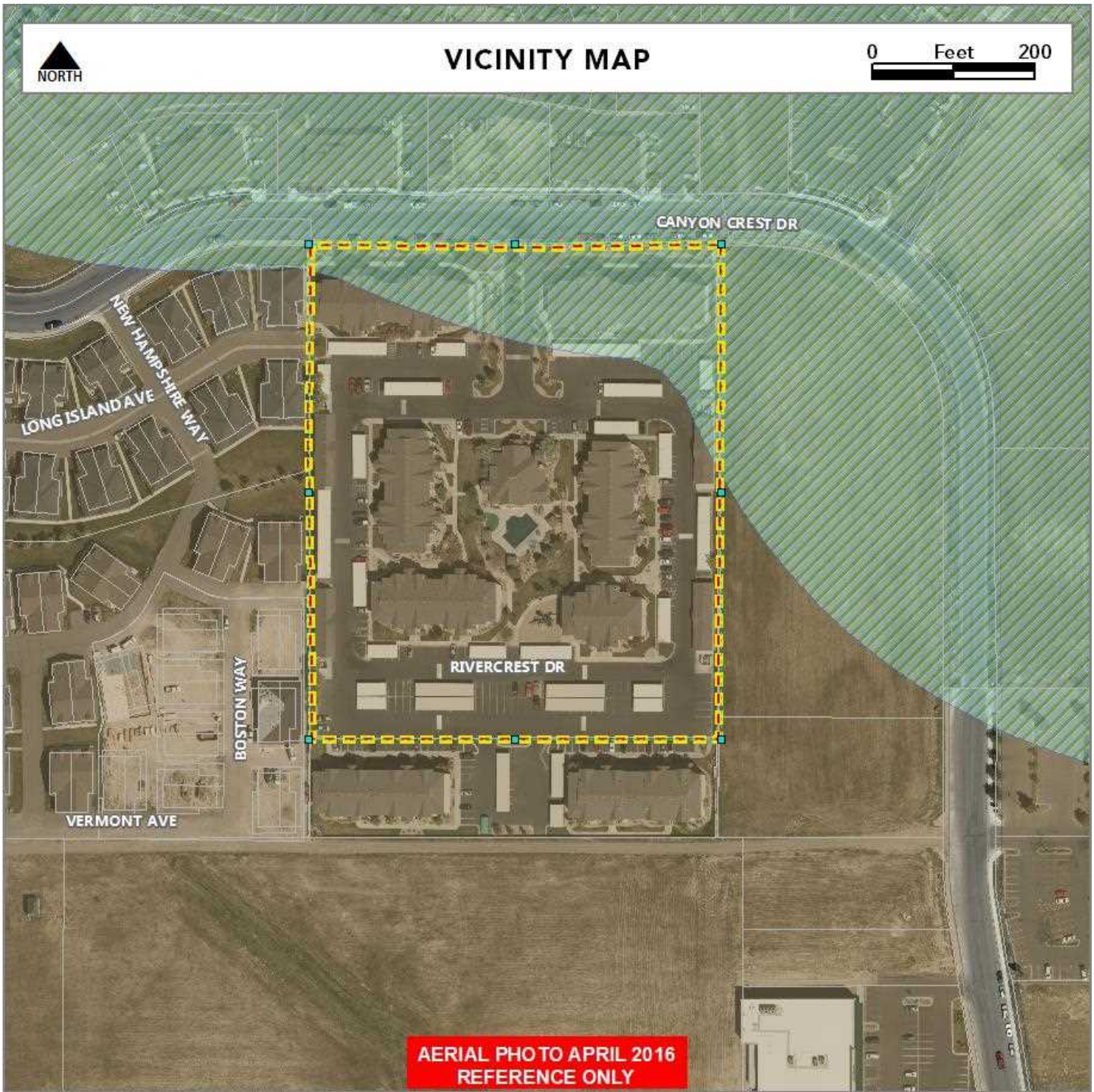
Upon your review if you need any further information please don't hesitate to call me.

Sincerely,

Tim Vawser
EHM Engineers, Inc.

621 North College Rd., Suite 100 • Twin Falls, Idaho 83301 • [208] 734-4888 • Fax [208] 734-6049
3501 W. Elder St., Suite 100 • Boise, Idaho 83705 • [208] 386-9170 • Fax [208] 386-9076

IN THE FIELDS OF:
PLANNING • SURVEYING • HIGHWAYS • WATER • SEWAGE • STRUCTURAL • SUBDIVISIONS • BRIDGES • ENVIRONMENTAL • QUALITY CONTROL • CONSTRUCTION MGMT.



Current Zoning: C1, Commercial Highway
 Comprehensive Plan: Mixed Use

Existing Land Use: Undeveloped
 Proposed Land Use: Residential

Surrounding Zoning Designations & Land Use(s)

North: C1 CRO, Mixed Uses
 South: C1, Retail and Vacant Land

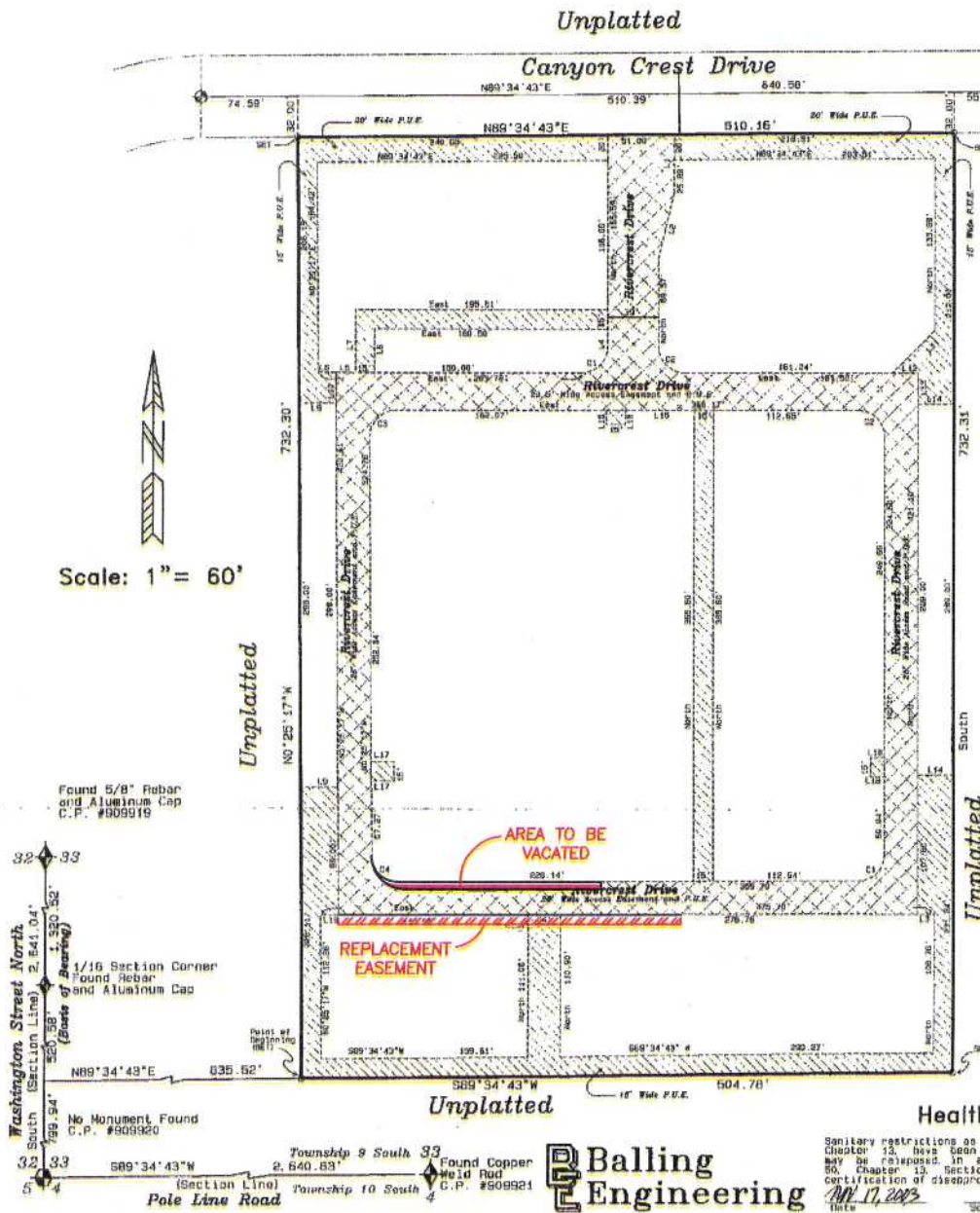
East: C1, Commercial
 West: C-1, Residential

Applicable Regulations

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

Rivercrest Apartments Planned Unit Development

Part of the Southwest Quarter of
Section 33, T.9S., R.17E., B.M.
Twin Falls County, Idaho
2003



Scale: 1" = 60'

Curve Information

CURVE	RADIUS	ANGLE	LENGTH	CHORD	CHORD BEARING
C1	30.50'	90°00'00"	39.20'	39.98'	N45°00'00"E
C2	30.50'	90°00'00"	39.20'	39.98'	N45°00'00"E
C3	30.50'	90°00'00"	39.20'	39.98'	N45°00'00"E
C4	30.50'	90°00'00"	39.20'	39.98'	N45°00'00"E

Line Information

LINE	BEARING	DISTANCE
L1	North	48.89'
L2	N13°28'45"E	61.42'
L3	East	13.56'
L4	North	14.00'
L5	East	15.03'
L6	East	13.75'
L7	North	46.50'
L8	North	34.00'
L9	N89°28'37"E	39.75'
L10	N0°00'17"W	24.11'
L11	N45°00'00"E	47.74'
L12	East	20.25'
L13	North	24.50'
L14	East	26.50'
L15	North	11.00'
L16	East	52.85'
L17	East	17.50'
L18	East	11.00'
L19	East	10.75'

Legend

Access Road and
Public Utility Easement

Public Utility
Easement

Section Line and Ties

Boundary Line

Centerline of Road

Edge of Easement

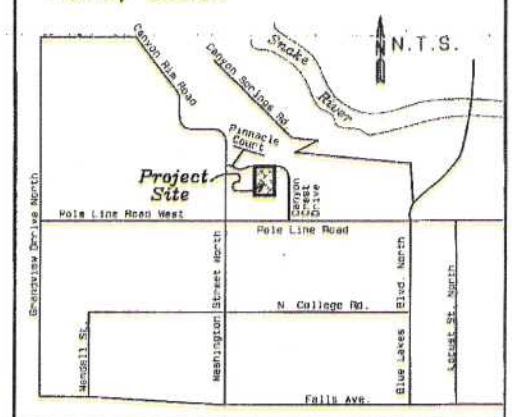
Section Corner
Existing Monument

Section Corner
No Monument Found

Centerline Monument
5/8" Rebar to be set

Boundary Point
5/8" Rebar and Plastic
Cap to be set

Vicinity Sketch



Health Certificate

Sanitary restrictions as required by Idaho Code Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be relaxed in accordance with Idaho Code Title 50, Chapter 13, Section 50-1306, by the issuance of a certification of disapproval.

Date: 11/17/2003 South Central Dist., Health Dept., ID

**Balling
Engineering**

Twin Falls County, Idaho
RIVERCREST LLC
Nov 13, 2003
2003 - 029829
No. of Pages: 2
Drawing: 2003-029829
Drawing: 2003-029829

*Rivercrest Apartments
Planned Unit Development*

Part of the Southwest Quarter of
Section 33, T.9S., R.17E., B.M.
Twin Falls County, Idaho
2003

Curve Information					
CURVE	RADIUS	ANGLE	LENGTH	CHORD	CHORD BEARING
C1	26.20'	50.00°00'	28.33'	38.33'	S45°00'00"E
C2	26.20'	50.00°00'	28.33'	38.33'	N45°00'00"E
C3	26.20'	50.00°00'	28.33'	38.33'	N45°00'00"E
C4	26.20'	50.00°00'	28.33'	38.33'	N45°00'00"E

Line Information

L1	W-AH 144°	51.0° 14.00
L2	North	45.80°
L3	W-AH 144° 45° E	15.12°
L4	East	15.00°
L5	North	14.00°
L6	East	12.03°
L7	W-AH 144°	45.80°
L8	North	34.30°
L9	W-AH 144° 45° E	29.75°
L10	East	29.75°
L11	N45° 00' 00" E	47.74°
L12	East	36.28°
L13	W-AH 144°	46.60°
L14	North	29.50°
L15	North	11.00°
L16	East	28.66°
L17	East	17.53°
L18	East	11.00°
L19	East	13.70°

Legend

Access Road and
Public Utility Easement

Public Utility
Easement

Section Line and Ties

Boundary Line

Centerline of Road

Edge of Engagement

Section Editor

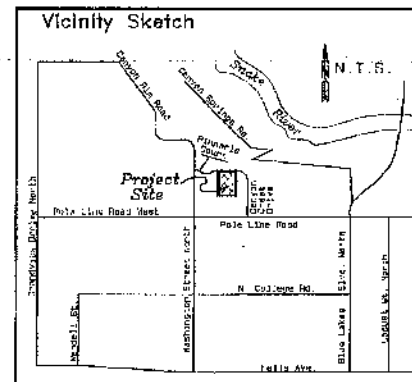
Estados Unidos

No Monument Found

Centerline Monument
7/8" Behar to be sel

Boundary Point

Cap to be set



Sheet 1 of 2

Health Certificate

Densitary restrictions as required by Idaho Code title 30, Chapter 13, have been satisfied. Sanitary restrictions may be reimposed, in accordance with Idaho Code title 30, Chapter 13, Section 30-1225, by the issuance of a certification of disapproval.

APR 17, 2003 [Signature] #214
 One South Central Dist. Health Dept., 204

Ballinger Engineering

Scale: 1" = 60'

Found 5/8" I-beam
and Aluminum Gap
C.P. #000019

1/18 Section Corner
Ground Sheet
and Aluminum Cap

No Monument Found

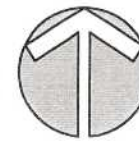
33 589°34'43"W 2
(Section Line)
Pole Line Road

Unplotted

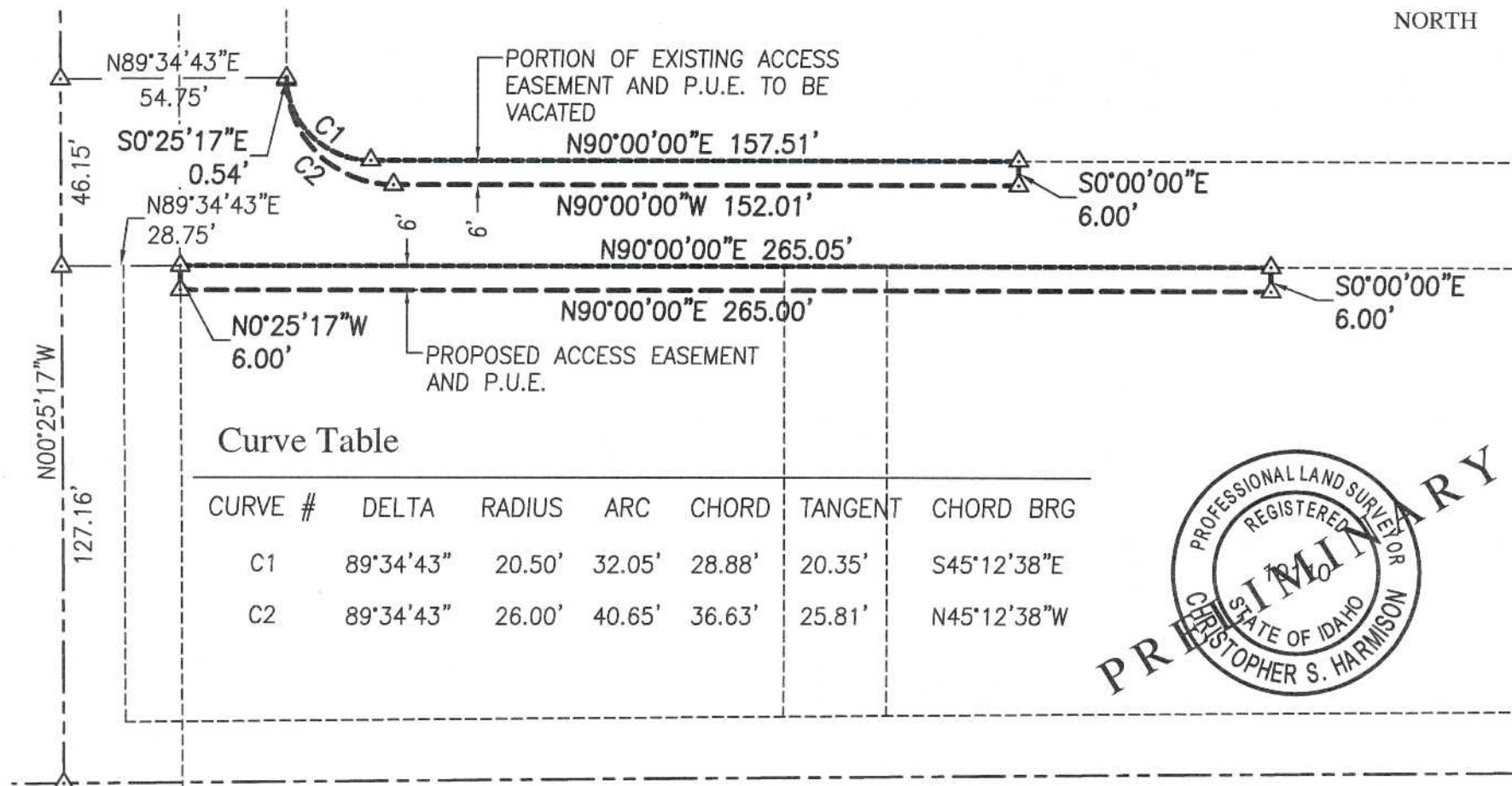
Unplatted

33 Found Copper
Held Red
C.P. #909321

Twin Falls County, Idaho
 RECEIVED
 MAY 18 2003
 2003-029829
 CLERK OF DISTRICT COURT
 TWIN FALLS, IDAHO



NORTH



Curve Table

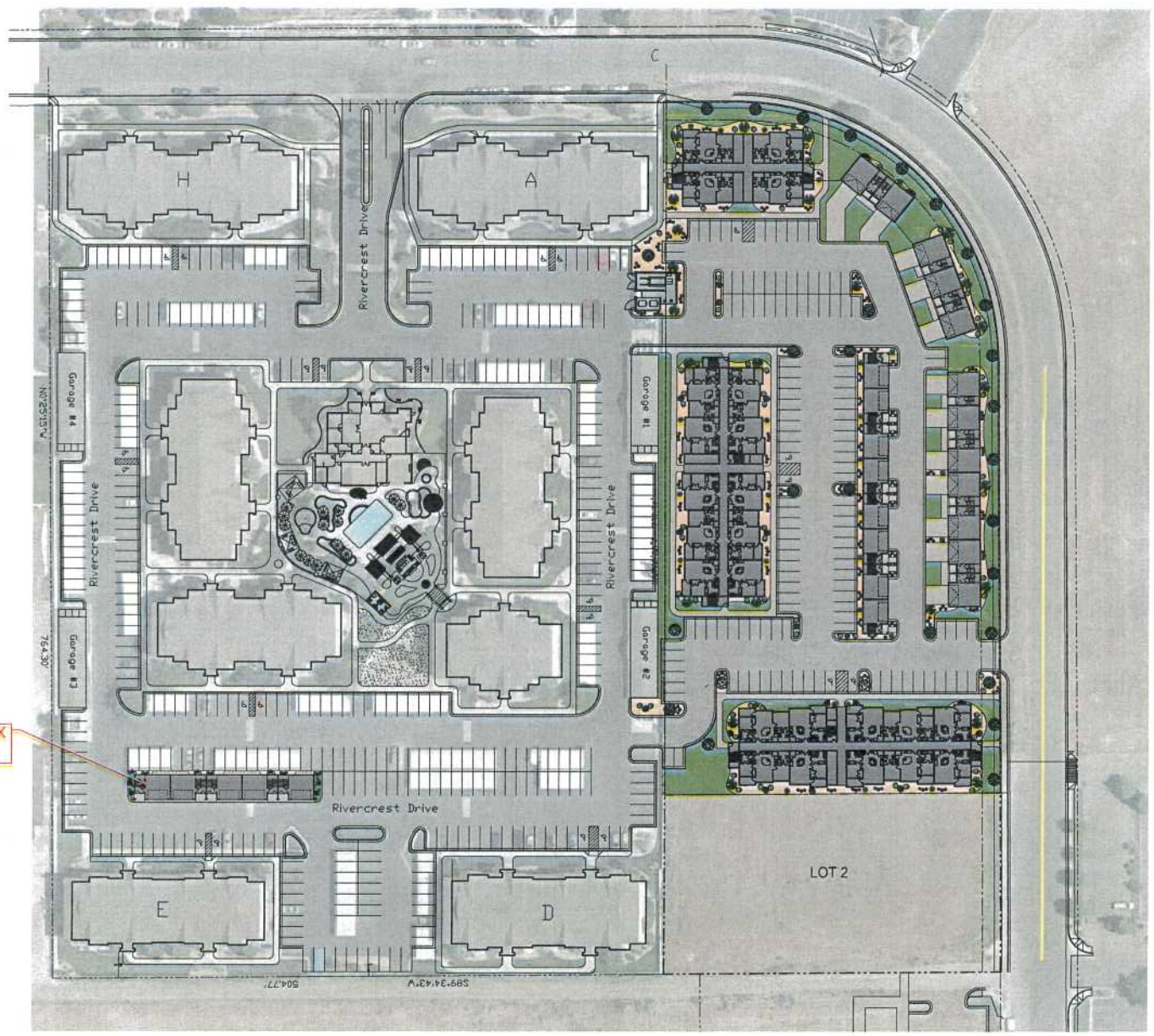
CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	89°34'43"	20.50'	32.05'	28.88'	20.35'	S45°12'38"E
C2	89°34'43"	26.00'	40.65'	36.63'	25.81'	N45°12'38"W



Located In
A Portion of
Rivercrest Apartments, Planned Unit Development
In
SW ⁴, Section 33
Township 9 South, Range 17 East Boise Meridian
Twin Falls County, Idaho
2021



NEW 5 PLEX
ADDITION



RIVERCREST 5 UNIT TOWNHOME ADDITION

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

BACH HOMES
1100 South Main Street
Suite 200
Bremerton, WA 98310
(206) 777-9000
www.bachhomes.net

AN APARTMENT COMMUNITY BY
BACH HOMES
1100 South Main Street, Suite 200, Bremerton, WA 98310

"EXHIBIT B" MASTER
DEVELOPMENT PLAN

DRAWN: RG 121311
REVISION: -

SHEET NO.



Date: Tuesday, March 23, 2021
To: Planning and Zoning Commission
From: Ian Zollinger, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow for a beauty salon/spa on property located at 963 Blue Lakes Boulevard c/o Emily Bollinger. (PZ21-0015)

Time Estimate:

15 minutes for presentations from staff and the applicant.

Background:

This is a request for a Special Use Permit to operate a Beauty Salon at 963 Blue Lakes Blvd. Suite B. The property is zoned R-4 with a Professional Office Overlay.

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 10-4-18 states a special use permit is required for a Beauty Salon

History:

No previous Special Use Permits for the property could be found. The property has had professional office types of uses there before.

Analysis:

The applicant states within the application that the services to be provided will be permanent makeup, body waxing, lash lifts, brow laminations, brow henna, saline tattoo removal, and micro needling, all of which fall under the definition of beauty salon.

Services will be by appointment only and the hours of operation are Wednesday through Friday 10 A.M to 6 P.M and Saturdays 10 A.M. to 2 P.M.

The anticipated impact is minimal. Services will be provided by appointment only. The property is accessed primarily by Blue Lakes keeping traffic out of the surrounding neighborhood.

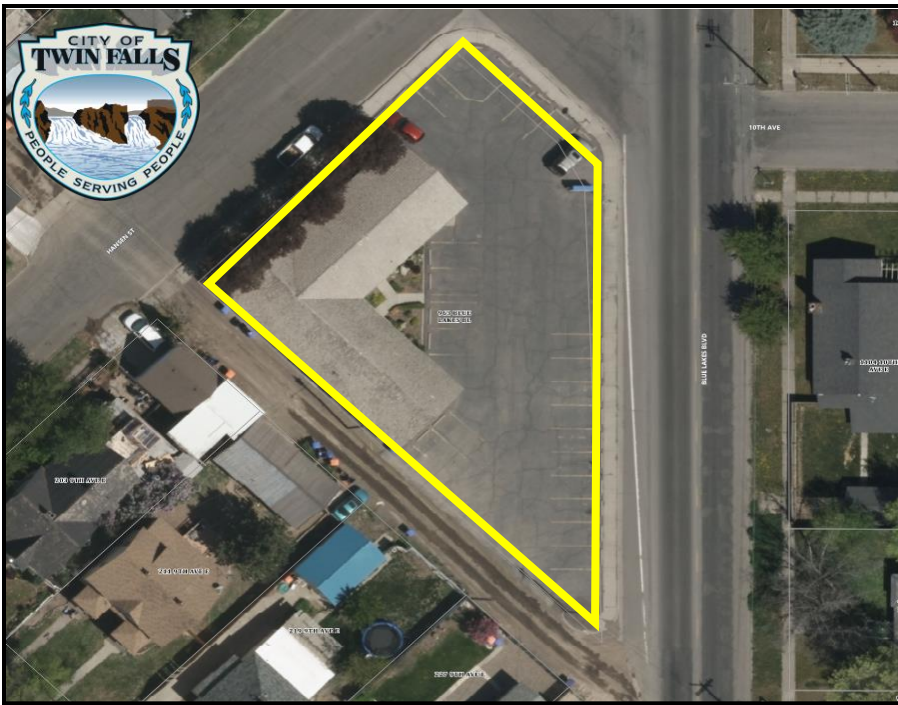
Conclusion:

Upon conclusion should the Commission approves this request as presented, then staff recommends the following conditions.

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

Attachments:

1. PZ21-0015 SUP Staff Report Final
2. Vicinity Map
3. Narrative



Comprehensive Staff Report

To: Planning & Zoning Commission
Presenter: Ian Zollinger, City Planner

Request: A **Special Use Permit** to allow for a Beauty Salon.

Application: PZ21-0015 – SUP

Applicant & Representative:

Emily Bollinger
 963 Blue Lakes Blvd. Suite B
 Twin Falls, ID 83301

Public Hearing: March 23, 2021

Background

This is a request for a Special Use Permit to operate a Beauty Salon at 963 Blue Lakes Blvd. Suite B. The property is zoned R-4 with a Professional Office Overlay.

History

No previous Special Use Permits for the property could be found. The property has had professional office types of uses there before.

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.

Applicable Regulations or Codes

Per City Code 10-4-18 states a special use permit is required for a Beauty Salon.

Comprehensive Plan Compliance

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

Analysis:

The applicant states within the application that the services to be provided will be permanent makeup, body waxing, lash lifts, brow laminations, brow henna, saline tattoo removal, and micro needling, all of which fall under the definition of beauty salon.

Services will be by appointment only and the hours of operation are Wednesday through Friday 10 A.M to 6 P.M and Saturdays 10 A.M. to 2 P.M.

Potential Impacts

The anticipated impact is minimal. Services will be provided by appointment only. The property is accessed primarily by Blue Lakes keeping traffic out of the surrounding neighborhood.

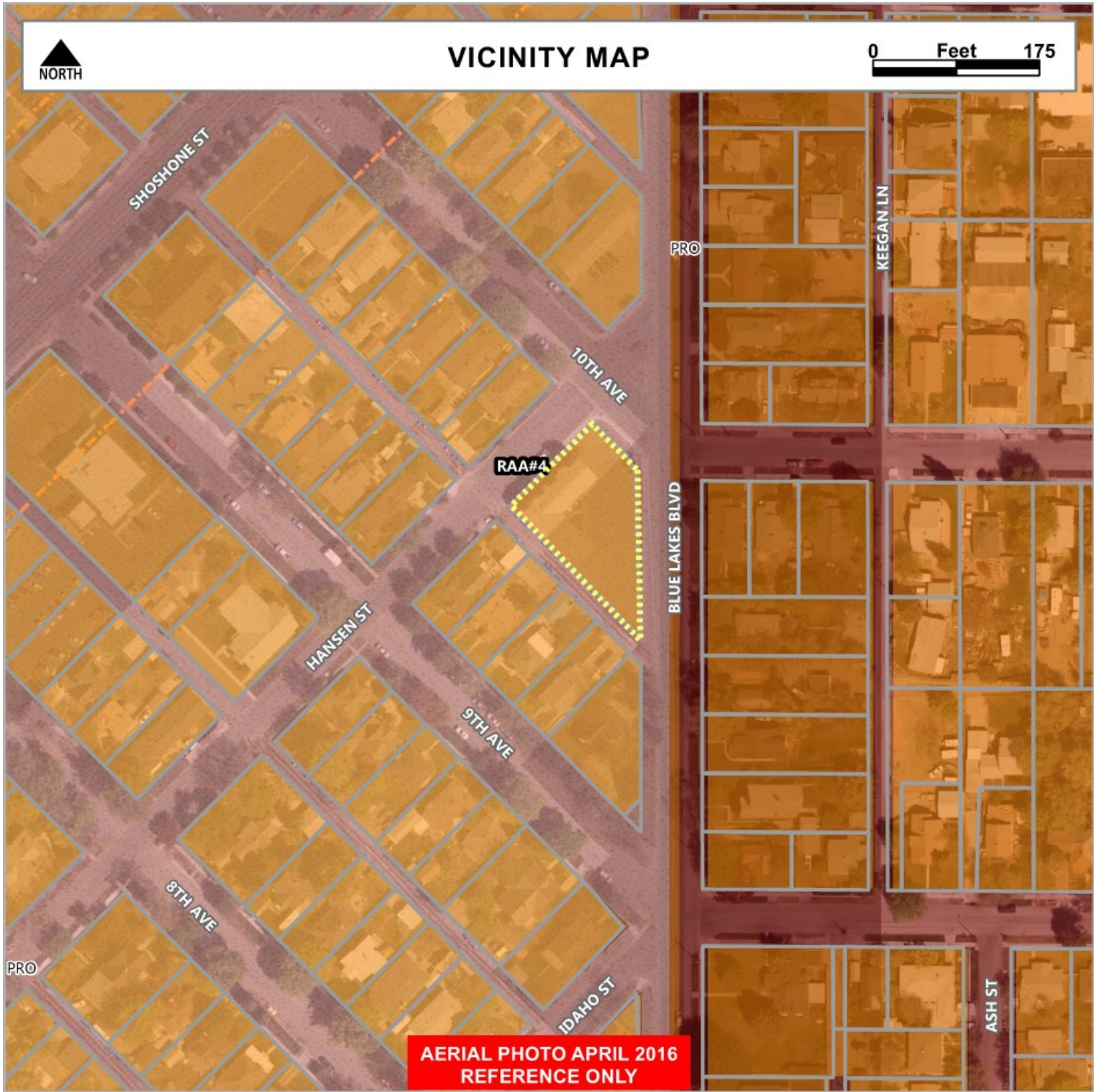
Conclusion

Upon conclusion should the Commission approves this request as presented, then staff recommends the following conditions.

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

Attachments

1. Vicinity Map
2. Narrative



Current Zoning: R-4, PRO

Existing Land Use: Professional Office Building

Comprehensive Plan: Downtown

Proposed Land Use: Professional Office Building

Surrounding Zoning Designations & Land Use(s)

North: R-4, PRO

East: R-4, PRO

South: R-4, PRO

West: R-4

Applicable Regulations

10-1-4, 10-1-5, 10-4-4, 10-4-18, 10-13

Pretty Smooth Esthetics

I, Emily Bollinger, am a licensed esthetician, certified permanent makeup artist, and certified lash & brow lift trainer.

I will be moving my office to 963 Blue Lakes Blvd to have more space. I work solo and only anticipate having one client at a time. My operating hours are Wednesday through Friday 10 am to 6 pm and Saturdays 10 am to 2 pm. All services are by appointment only and I do not accept walk ins.

My services include permanent makeup, body waxing, lash lifts, brow lamination, brow henna, saline tattoo removal, and microneedling. No fumes or odors are used for any of my services.