



Twin Falls Planning & Zoning Commission Agenda

Tuesday, April 13, 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: 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 meeting: March 23, 2021 and April 7, 2021
- 4) Items of Consideration
 - a) **ACTION ITEM:** Request for approval of a Preliminary Plat for 9.12 acres (+/-) to develop eight (8) commercial lots for the Canyon Village Subdivision No. 3, a PUD located at the 2000-2100 blocks of Pole Line Road East c/o EHM Engineers, Inc. on behalf of Canyon Village Plaza, LLC. (PZ21-0030)
By: Lisa Strickland, City Planner
- 5) Public Hearings
 - a) **ACTION ITEM:** Request for a recommendation to City Council for an amendment to the City of Twin Falls Comprehensive Plan to modify the Future Land Use Map designation from Town Neighborhood and Rural Residential to Commercial, for property approximately located at 2732 E 4100 N, in the Area of Impact c/o Magic Valley Land, LLC. (PZ21-0019)
By: Lisa Strickland, City Planner
 - b) **ACTION ITEM:** Request for a Special Use Permit to allow for an Indoor Recreation facility on property located at 561 Main Avenue East c/o Randy Carpenter. (PZ21-0023)
By: Ian Zollinger, City Planner
 - c) **ACTION ITEM:** Request for a Special Use Permit to allow for an Indoor Recreation facility on property located at 2496 Addison Avenue East c/o Randy Carpenter. (PZ21-0024)
By: Ian Zollinger, City Planner

- d) **ACTION ITEM:** *Item withdrawn by Applicant* - Request for a Special Use Permit to allow storage unit rentals with extended hours of operation on property located on 3rd Avenue South c/o Colby Ricks on behalf of Chris Jones. (PZ21-0025)

By: Lisa Strickland, City Planner

6) Upcoming Meeting(s)

- a) **INFORMATIONAL:** Tuesday, April 27, 2021

7) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Kelli Ebersole (208) 735-7267 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208) 735-7287.

CITY OF TWIN FALLS

PLANNING & ZONING COMMISSION

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chair shall review the public hearing procedures.
 2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chair, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
 3. A City Staff Report shall summarize the application and history of the request.
 4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - **A complete explanation and description of the request.**
 - **Why the request is being made.**
 - **Location of the Property.**
 - **Impacts on the surrounding properties and efforts to mitigate those impacts.**
 5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
 6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
 7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chair may limit public testimony to no less than two (2) minutes per person.
 - **Individuals are not permitted to give their time to other speakers.**
 - **However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chair. The spokesperson shall be limited to 15 minutes.**
 - **Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.**
 8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond.
 9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chair, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chair may limit the time permitted for the answer.
 10. The Mayor or Chair shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.
- * Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor or Chairman.



Twin Falls Planning & Zoning Commission Minutes

Tuesday, 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) 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

Chairperson Titus called the meeting to order at 6:00 pm
A quorum was present.

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

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

3) Consent Calendar

- a) Approval of Minutes from the following meeting: March 9, 2021

MOTION:

Commissioner Hansen moved to approve the Consent Calendar, as presented.
Commissioner Kelley seconded the motion.

Unanimously Approved by a vote of 5 to 0.

4) Items of Consideration-none

5) Public Hearings

- a) 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)

Staff Presentation:

Senior Planner Hart presented the 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)

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.

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.

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.

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.

PZ Questions:

- Commissioner Hansen asked how the emergency access will be monitored.
- PZ Director Spendlove clarified how emergency accesses are monitored.
- Commissioner Perez asked for the definition between arterial roads vs other roads and why an exemption is needed due to the attached homes.
- PZ Director Spendlove explained the attached single family dwelling standards, are usually only allowed attached to arterial and collector roads. The exemption is being asked as part of the ZDA.

Applicant Presentation:

Gerald Martens, representing applicant, presented the request 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. He stated the property is in the Canyon Rim Overlay, which requires a Zoning Development Agreement. He stated the proposed development would have a reduced density from what would be allowed in the R4 and R6 zones. He stated the development would be built similar to the Breckenridge subdivision to the North East. He stated there will be more details of the development with the Preliminary Plat application.

PZ/Questions & Comments:

- Commissioner Hansen asked if the attached homes would be similar to the Breckenridge Subdivision.
- Mr. Martens clarified how the townhomes would be constructed.

Public Hearing: Opened

- Citizen Kate Doherty stated her concerns regarding the project.
- Chairperson Titus clarified the zoning is what is being voted on tonight.
- Mr. Martens addressed the citizens' concerns.

Public Hearing: Closed**Discussions Followed:**

- Commissioner Bolton stated she is in favor of this zoning proposal.
- Commissioner Kelley stated this is a unique property and is in favor of the request.
- Chairperson Titus agreed, and likes the density being decreased.

MOTION:

Commissioner Hansen moved to recommend approval of the request for 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), as presented, with staff recommendations.

Commissioner Bolton seconded the motion.

Unanimously Approved by a vote of 5-0.

- b) 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)

Staff Presentation:

City Planner Strickland presented the 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)

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.

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.

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.

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

Applicant Presentation:

Tim Vawser, representing applicant, presented the 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. He stated this subdivision was originally platted with a different configuration, and Cheney Drive was not part of original concept.

PZ/Questions & Comments: none

Public Hearing: Opened and Closed without input

Discussions Followed:

- Commissioner Hansen stated he is in favor and believes this finishes the construction project.
- Commissioner Bolton is in favor of the request. The commission has seen plans change over the year.

MOTION:

Commissioner Hansen moved to recommend approval 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), as presented, with staff recommendations.

Commissioner Kelley seconded the motion.

Unanimously Approved by a vote of 5-0.

- c) 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)

Staff Presentation:

Senior Planner Hart presented the 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)

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.

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

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.

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.

Applicant Presentation:

Tim Vawser, EHM Engineers, Inc., representing applicant, presented the request to vacate a portion of a platted access and public utility easement for the property located at 2013 Rivercrest Drive. He stated the five-plex addition fits outside of the easement, but the applicant wants the vacation to account for setbacks and overhangs.

PZ/Questions & Comments:

- Commissioner Hansen asked if there is an access to Vermont Avenue.

- Mr. Vawser stated there is no access to Vermont Avenue.
- Chairperson Titus asked if the utility company needs the easement, could the commission add a condition that the recommendation to City Council being contingent on the utility companies approvals.
- Mr. Vawser stated if there is a utility easement needed in the location, the developer would pay to relocate that easement.

Public Hearing: Opened and Closed without input

Discussions Followed:

- Commissioner Kelley is in favor of the request.
- Commissioner Bolton agreed and is in favor of the request.

MOTION:

Commissioner Bolton moved to recommend approval of the request 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), as presented, with staff recommendations.
Commissioner Kelley seconded the motion.

Motion Approved by a vote of 4-0-1.

- d) 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)

Staff Presentation:

City Planner Zollinger presented the 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)

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.

No previous Special Use Permits for the property could be found. The property has had

professional office types of uses there before.

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 Blvd. keeping traffic out of the surrounding neighborhood.

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.

Applicant Presentation:

Emily Bollinger, applicant, presented her request for a Special Use Permit to allow for a beauty salon/spa on property located at 963 Blue Lakes Boulevard. She stated that she has current location, but needs more space. She clarified she would be servicing one client at a time, and that she is the only technician servicing customers.

PZ/Questions & Comments: none

Public Hearing: Opened

- Citizen John Martin is concerned about fumes coming from the salon as a staff member has asthma and works next door to this property. He asked the commission to add a condition guaranteeing that nail services or any other services that omit fumes be banned from the permit for Ms. Bollinger and future tenants.
- Stan Visser, Property Manager, spoke in favor of this request explain that each suite separated by fire wall, and that the two suites (A&B) share the same furnace and double filtration ventilation system. He stated that he vetted Ms. Bollinger before renting her the space and is comfortable renting space to her. He stated he does not believe there are scents that would be bothersome to next door neighbors and her services would not require an outdoor ventilation system.

Public Hearing: Closed

Discussions Followed:

- Commissioner Hansen stated he is in favor of this request. He stated he does not feel there is a need for additional conditions per Title 10, paragraph 7.
- Commissioner Bolton stated she is in favor of this request. She stated she understands the concern regarding an air quality issue, but is comfortable with the request and testimony from the Property Manager.
- Chairperson Titus is in favor of the request.
- City Attorney Nope stated that paragraph 7 talks about excessive fumes or odors. He stated the commission could add a condition for excessive fumes, if felt necessary. He asked Chairperson Titus to abstain from the vote as she is familiar with applicant.
- Commissioner Perez stated that she believes that a condition should be put on the Special Use Permits regarding excessive fumes for future tenants.
- Commissioner Hansen asked City Attorney Nope if paragraph 7 is part of the Special Use Permit criteria, why an additional condition would need to be added to this permit.
- City Attorney Nope clarified why the condition would be added, as it makes for clarity.

MOTION #1:

Commissioner Bolton moved to add a condition to the Special Use Permit that the services be limited to those presented here and cannot have any excessive fumes or odors.

Commissioner Perez seconded the motion. Discussion ensued.

Motion withdrawn.

MOTION #2:

Commissioner Hansen made a motion to add a condition subject to the business not creating excessive odors or fumes.

Commissioner Bolton seconded the motion.

Motion Approved by a vote of 4-0-1.

MOTION #3:

Commissioner Hansen made a motion to approve the 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, as presented, with staff conditions and additional conditions added by the commission. (PZ21-0015)

Commissioner Bolton seconded the motion.

Motion approved by a vote of 4-0-1.

6) Upcoming Meeting(s)

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

7) Adjournment

The meeting adjourned at 07:07 PM

Kelli Ebersole, Administrative Assistant



Twin Falls Planning & Zoning Commission Minutes

Wednesday, April 7, 2021, 12:00 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: 271 739 136#. Calls must be received between 12:00 pm -12:10 pm and will be put into the queue to speak during the meeting.

2) Confirmation of Quorum/Call Meeting to Order

Vice Chair Kelley called the meeting to order at 12:02 PM
A quorum was present.

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

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

3) Consent Calendar

None

4) General Training

a) Title 10 Code Rewrite

Planning & Zoning Director Spendlove reviewed the conditions for the Commercial zone and Outdoor storage at commercial locations.

Conditions were discussed by the commission and feedback was given.

A timeline for the code rewrite was reviewed. Rewrite draft #7 will be ready for review soon.

5) Upcoming Meeting(s)

- a) Tuesday, April 13, 2021
Tuesday, April 27, 2021

6) Adjournment

The meeting adjourned at 01:13 PM



Date: Tuesday, April 13, 2021
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for approval of a Preliminary Plat for 9.12 acres (+/-) to develop eight (8) commercial lots for the Canyon Village Subdivision No. 3, a PUD located at the 2000-2100 blocks of Pole Line Road East c/o EHM Engineers, Inc. on behalf of Canyon Village Plaza, LLC. (PZ21-0030)

Time Estimate:

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

Background:

This property is located at the southwest corner of Pole Line Road East and Eastland Drive North and is zoned C-1 CRO PUD. The master development plan shows this area will be developed as commercial.

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 to which the Final Plat must substantially conform; Including total number of lots, street layout, sidewalk connections, and other similar items. A Final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. After a final plat has been approved by the City Council and construction plans approved, may the plat be recorded, and lots sold for development

Budget Impact:

n/a

Regulatory Impact:

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 C-1 Zoning District development standards as well as the Canyon Village PUD #270.

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

History:

On December 15, 2014 the City Council approved the Annexation and Zoning District Change and Zoning Map for this development. The preliminary plat for the development was approved in February 10, 2015. Canyon Village Subdivision No. 3 was preliminary platted October 11, 2016 for approximately 9.12 acres and 7 lots.

Analysis:

The applicant is requesting to further subdivide the larger portion of property in into 8 additional lots. Therefore, the Platting process must be conducted again.

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

All the applicable public infrastructure has previously been installed. Therefore, staff does not foresee extra detrimental impacts to the surrounding area if this plat were approved.

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. PZ21-0030 PrePlat SR
2. Vicinity Map
3. 8.5 X 11 Preliminary Plat-Canyon Village Subdivision No 3, A PUD (NEW)
4. PUD Master Development
5. Photos



Comprehensive Staff Report

Agenda Item 4 (a)

To: Planning & Zoning Commission

Presenter: Lisa Strickland, City Planner

Request: for consideration of the **Preliminary Plat** for the Subdivision/Plat Name approximately 9.12 (+/-) acres to develop 8 commercial lots located in the 2000-2100 E Block of Pole Line Road East.

Application: PZ21-0030

Applicant & Representative:

Canyon Village Subdivision No. 3
 Kent Taylor
 c/o EHM Engineers, Inc Dave Thibault
 621 N College Rd, Ste 100
 Twin Falls, ID 83301

Public Hearing: April 13, 2021

Background:

This is a request to subdivide approximately 9.12 acres into 8 commercial lots. The property is currently zoned C-1 CRO PUD. The development of this PUD has occurred in phases, this phase will be for commercial development located east of Mountain View Drive and north of Village Park Avenue.

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 C-1 Zoning District development standards as well as the Canyon Village PUD #270.

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 "Mixed Use". Staff has determined this request complies with the 2016 Comprehensive Plan.

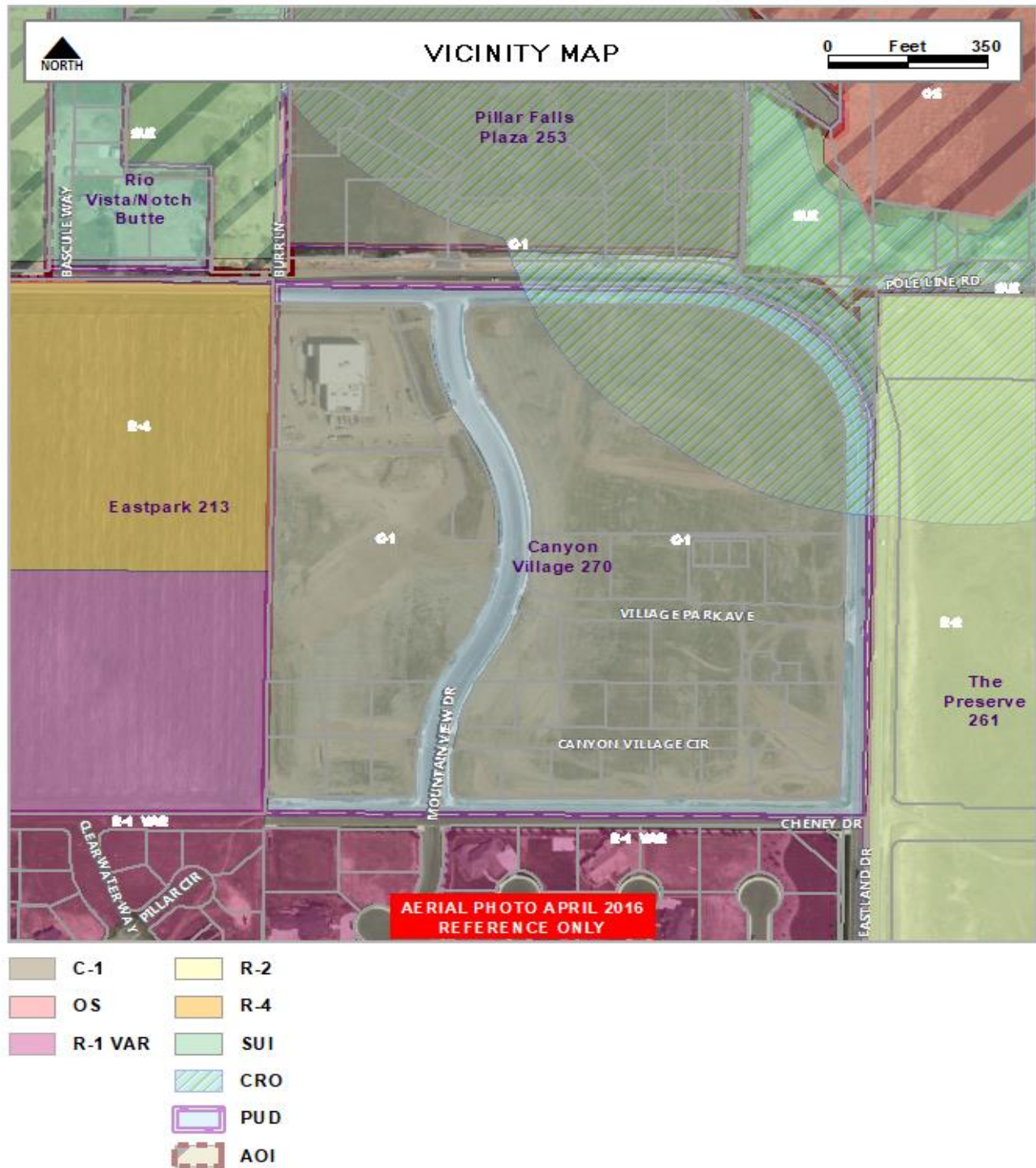
Conclusion:

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

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

Attachments:

1. Vicinity Map
2. Exhibits
3. Photos



Current Zoning: C-1 CRO PUD

Existing Land Use: Undeveloped

Comprehensive Plan: Mixed Use

Proposed Land Use: Commercial

Surrounding Zoning Designations & Land Use(s)

North: Undeveloped, Pole Line Rd E

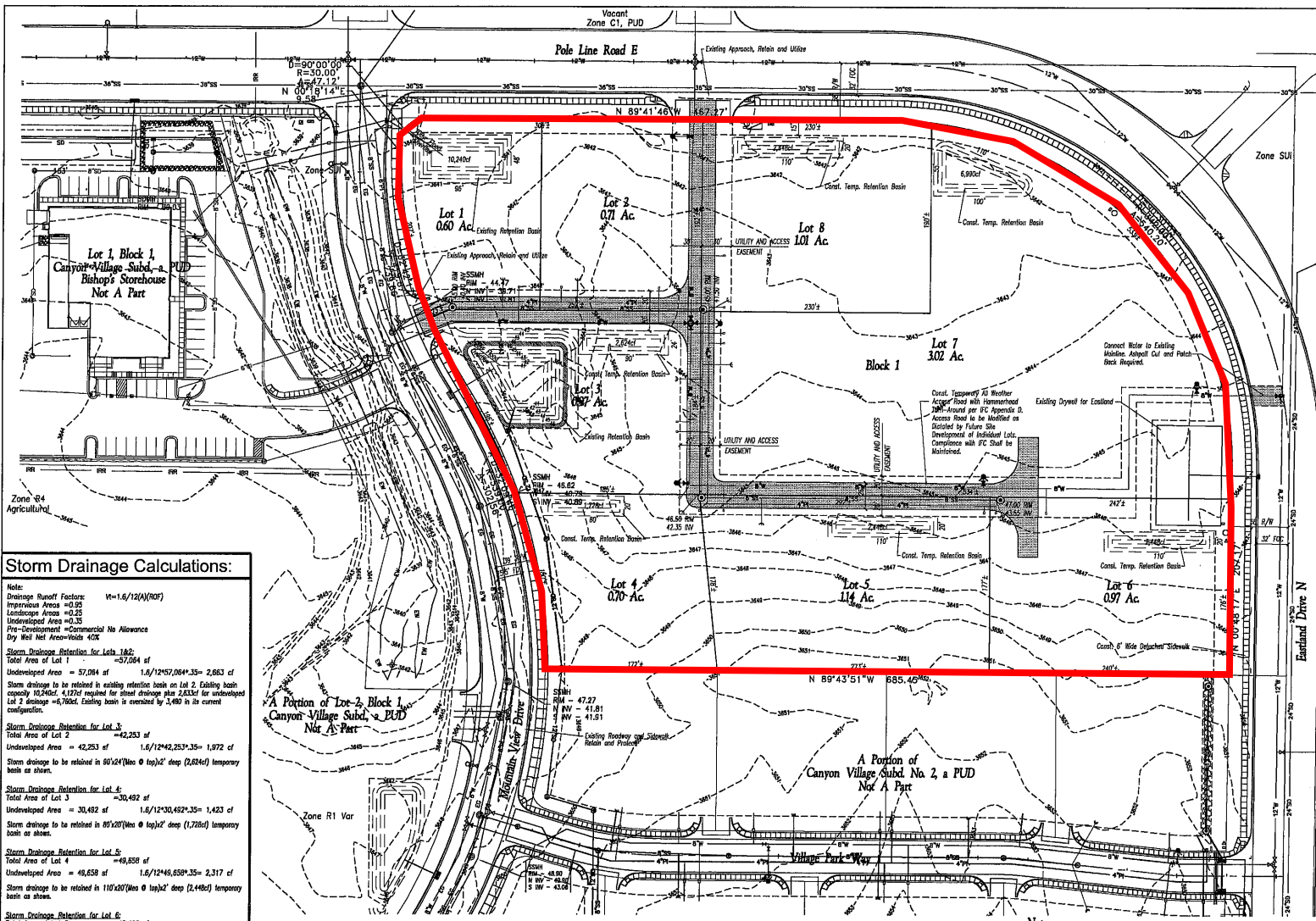
East: Eastland Dr N/The Preserve PUD/Residential

South: Residential

West: Commercial/Undeveloped/Mountain View Dr

Applicable Regulations

10-1-4, 10-1-5, 10-4-8, 10-12, Canyon Village PUD #270



Storm Drainage Calculations:

Note:
Drainage Runoff Factor: $V=1.6/(12(A)(RDF))$
Impervious Area = 0.95
Landscaped Area = 0.25
Undeveloped Area = 0.35
Pre-Development = Commercial No Allowance
Dry Wet Not Area=Voids 40%

Storm Drainage Retention for Lot 1:
Total Area of Lot 1 = 57,064 sf
Undeveloped Area = 57,064 sf
Storm drainage to be retained in existing retention basin on Lot 2. Existing basin capacity 10,240sf. 4,124sf required for street drainage plus 2,834sf for undeveloped Lot 2 drainage = 6,958sf. Existing basin is oversized by 3,480 in its current configuration.

Storm Drainage Retention for Lot 2:
Total Area of Lot 2 = 42,253 sf
Undeveloped Area = 42,253 sf
Storm drainage to be retained in 80'x20'(Max @ 10y/2' deep (2,824sf) temporary basin as shown.

Storm Drainage Retention for Lot 3:
Total Area of Lot 3 = 30,492 sf
Undeveloped Area = 30,492 sf
Storm drainage to be retained in 80'x20'(Max @ 10y/2' deep (2,788sf) temporary basin as shown.

Storm Drainage Retention for Lot 4:
Total Area of Lot 4 = 48,658 sf
Undeveloped Area = 48,658 sf
Storm drainage to be retained in 110'x20'(Max @ 10y/2' deep (2,448sf) temporary basin as shown.

Storm Drainage Retention for Lot 5:
Total Area of Lot 5 = 42,456 sf
Undeveloped Area = 42,456 sf
Storm drainage to be retained in 110'x20'(Max @ 10y/2' deep (2,448sf) temporary basin as shown.

Storm Drainage Retention for Lot 6:
Total Area of Lot 6 = 42,456 sf
Undeveloped Area = 42,456 sf
Storm drainage to be retained in 110'x20'(Max @ 10y/2' deep (2,448sf) temporary basin as shown.

Storm Drainage Retention for Lot 7:
Total Area of Lot 7 = 131,335 sf
Undeveloped Area = 131,335 sf
Storm drainage to be retained in 110'x20'(Max @ 10y/2' deep (2,448sf) temporary basin as shown.

Storm Drainage Retention for Lot 8:
Total Area of Lot 8 = 44,142 sf
Undeveloped Area = 44,142 sf
Storm drainage to be retained in 110'x20'(Max @ 10y/2' deep (2,448sf) temporary basin as shown.

Retention facilities may be modified, enlarged or relocated as necessary to accommodate final site development plans when individual lots are developed. Confirmation assumed during building permitting process.

NOTE:
1. ALL ELEVATIONS BASED ON CITY OF TWIN FALLS FIRE HYDRANT DATUM.

Bench Mark:
"B" Bolt on Fire Hydrant at 1/5 of Pole Line Rd and Bridgeway Blvd.
2944102-3042 Elevation=3649.73

Design Data:

DEVELOPER: CANYON VILLAGE PLAZA, L.L.C.
OWNER: CANYON VILLAGE PLAZA, L.L.C.
ENGINEER: EHM ENGINEERS INC.
621 N. COLLIER RD., STE. 100
TWIN FALLS, IDAHO 83401
PHONE: (208) 734-6888

EASEMENTS: 15' WIDE FRONT LOT LINE UTILITY EASEMENT TO ALL STREET FRONTAGES AND AS DELETED ON FINAL PLAN

UTILITIES: CITY SEWER, WATER & HE. IRIGATION, UNDERGROUND POWER, GAS & CABLE TV.

EXISTING ZONING: C-1 PUD

PROPOSED ZONING: NONE

EXISTING USE: VACANT

PROPOSED USE: COMMERCIAL DEVELOPMENT AS SHOWN IN APPROVED C-1 PUD

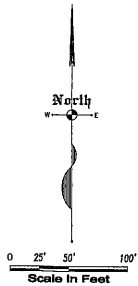
SETBACKS: PER CITY OF TWIN FALLS ZONING ORDINANCE AND PUD AGREEMENT.

VARIANCES: NONE REQUESTED

SUBD. AREA: 5.12 ACRES

Preliminary Plat

For:
CANYON VILLAGE SUBD. NO. 3
a PUD
A Re-Subdivision and Re-Numbering
of a Portion of
Lot 1, Block 2
Canyon Village Subdivision, a PUD
Located In
Gov't Lot 1, Section 3
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2021

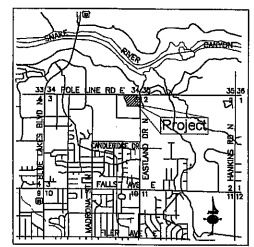


LEGEND:

PROPERTY BOUNDARY LINE	---
PROPOSED LOT LINE	---
PROPOSED EASEMENT LINE	---
PROPOSED WATER MAIN AND SIZE	---
EXISTING WATER MAIN AND SIZE	---
PROPOSED SEWER MAIN AND SIZE	---
EXISTING SEWER MAIN AND SIZE	---
PROPOSED PRESSURE IRRIGATION MAIN AND SIZE	---
EXISTING PRESSURE IRRIGATION MAIN AND SIZE	---
PROPOSED STORM DRAIN AND SIZE	---
EXISTING STORM DRAIN AND SIZE	---
PROPOSED FIRE HYDRANT	---
EXISTING FIRE HYDRANT	---
PROPOSED MANHOLE	---
EXISTING MANHOLE	---
PROPOSED VALVE	---
EXISTING VALVE	---
PROPOSED CATCH BASIN	---
EXISTING CATCH BASIN	---

Notes

INTERIOR LOT LINES AND PRIVATE DRIVES TO BE ADJUSTED OR DELETED AS NECESSARY.
EASEMENTS FOR PUBLIC UTILITIES WILL BE PROVIDED ON FINAL PLAN OR BY LEGAL DESCRIPTION AS NECESSARY.
STORM WATER SHALL BE RETAINED ON SITE PER CITY STANDARDS.
PRESERVATION SURFACE IRRIGATION WATER SHALL BE PROVIDED TO ALL LOTS. FINAL PIPE SIZING WILL BE DETERMINED AS PART OF SITE DEVELOPMENT PLAN.
PRIVATE STREET LIGHTING TO BE INSTALLED AND MAINTAINED BY THE LOT OWNER'S ASSOCIATION. DESIGN TO BE PROVIDED WITH DEVELOPMENT PLAN SUBMITTAL.
DEVELOPMENT SUBJECT TO APPROVED PUD AGREEMENT.
BUILDINGS, LOT LINES AND PRIVATE DRIVES ARE SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO REVISIONS DURING OR AFTER MONITORING PROVIDED SUCH CHANGES ARE IN ACCORDANCE WITH THE PUD AGREEMENT AND APPROVED BY THE CITY OF TWIN FALLS.
SPECIAL LANDSCAPE REQUIREMENTS (MINIMUM 10% PLANTING)
EASTLAND DRIVE RIGHT-OF-WAY 30' FROM BACK OF CURB
POLE LINE ROAD 25' FROM BACK OF CURB
CANYON DRIVE 20' FROM BACK OF CURB
MOUNTAIN VIEW DRIVE 20' FROM BACK OF CURB
ALL LANDSCAPING SHALL BE PROVIDED UTILIZING 100% SURFACE WATER. PRESERVATION IRRIGATION TO BE PROVIDED BY EXISTING UNDERGROUND PRESSURE IRRIGATION PUMP STATION UPDATES AS REQUIRED BY DEVELOPER.



VICINITY MAP
NOT TO SCALE

EHM Engineers Inc.
Engineers / Surveyors / Planners
621 N. College Rd., Suite 100 Twin Falls, ID 83401 - (208) 734-4888

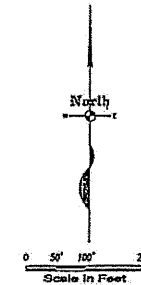
Preliminary Plat
For
Canyon Village Subd. No. 3 PUD
Twin Falls, Idaho

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.
9/28/16 10m per CIP
12/15/20 DLT per Owner

DATE	0. THREADET
DATE	T. MCGRIDE
DATE	T. MCGRIDE
DATE	AUG. 2015
SCALE	AS SHOWN
DATE	331-16P24 PropPud

EXHIBIT B PUD Plan For: Canyon Village, PUD

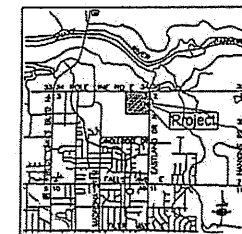
Located In
A Portion of
Gov't Lot 1, Section 3
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2014



Design Date:

DEVELOPER/ NORTHWEST INVESTMENTS, LLC
OWNER
2014
TWIN FALLS, ID 83301

DRAWN BY: DM ENGINEERS INC.
151 N. COLLEGE RD., STE. 100
TWIN FALLS, ID 83301
PHONE (208) 734-4888



VICINITY MAP
NOT TO SCALE

Notes

1. WITHIN LOT LINES AND PRIVATE DRIVE TO BE ADJUSTED OR DELETED AS NECESSARY.

2. EASEMENTS FOR PUBLIC UTILITIES WILL BE PROVIDED ON FINAL PLAN.

3. STORM WATER SHALL BE RETAINED ON SITE PER CITY STANDARDS.

4. PREDETERMINED SURFACE DRAINAGE PATTERNS SHALL BE PROVIDED TO ALL LOTS. FIVE (5) FEET SHALL BE MAINTAINED AS PART OF SITE DEVELOPMENT PLAN.

5. STREET LIGHTING TO BE REVIEWED AND MAINTAINED BY THE LOT OWNER'S ASSOCIATION. DESIGN TO BE PROVIDED WITH DEVELOPMENT PLAN SUBMITTAL.

6. DEVELOPMENT SUBJECT TO PROPOSED PUD AMENDMENT.

7. APPROVAL OF THIS PUD PLAN DOES NOT GUARANTEE THE CITY TO PROVIDE ANY SERVICE.

8. BALANCE FOR LOTS AND PRIVATE DRIVE ARE SHOWN FOR ELASTICITY PURPOSES ONLY AND ARE SUBJECT TO REVISIONS. REVISIONS OR OTHER MODIFICATIONS PROVIDED SUCH CHANGES ARE IN ACCORDANCE WITH THE PUD AMENDMENT AND APPROVED BY THE CITY OF TWIN FALLS.

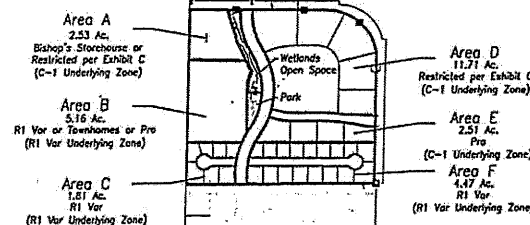
9. SPECIAL LANDSCAPE REQUIREMENTS (DISTANCE FROM PERMITS):
 LOTLAND DRIVE NORTH: 25' FROM BACK OF CURB
 POLE LINE ROAD: 25' FROM BACK OF CURB
 CHENEY DRIVE: 25' FROM BACK OF CURB
 MOUNTAIN VIEW DRIVE: 25' FROM BACK OF CURB

10. TRACT A SHALL BE OWNED AND MAINTAINED BY THE BUSINESS OWNERS ASSOCIATION.

11. ALL LANDSCAPING SHALL BE PROVIDED USING VARIOUS SURFACE WATER PRECIPITATION TO BE PROVIDED BY EXISTING DRAINAGE PATTERN. PRECIPITATION SHALL BE PROVIDED BY EXISTING DRAINAGE PATTERN. PRECIPITATION SHALL BE PROVIDED BY EXISTING DRAINAGE PATTERN.

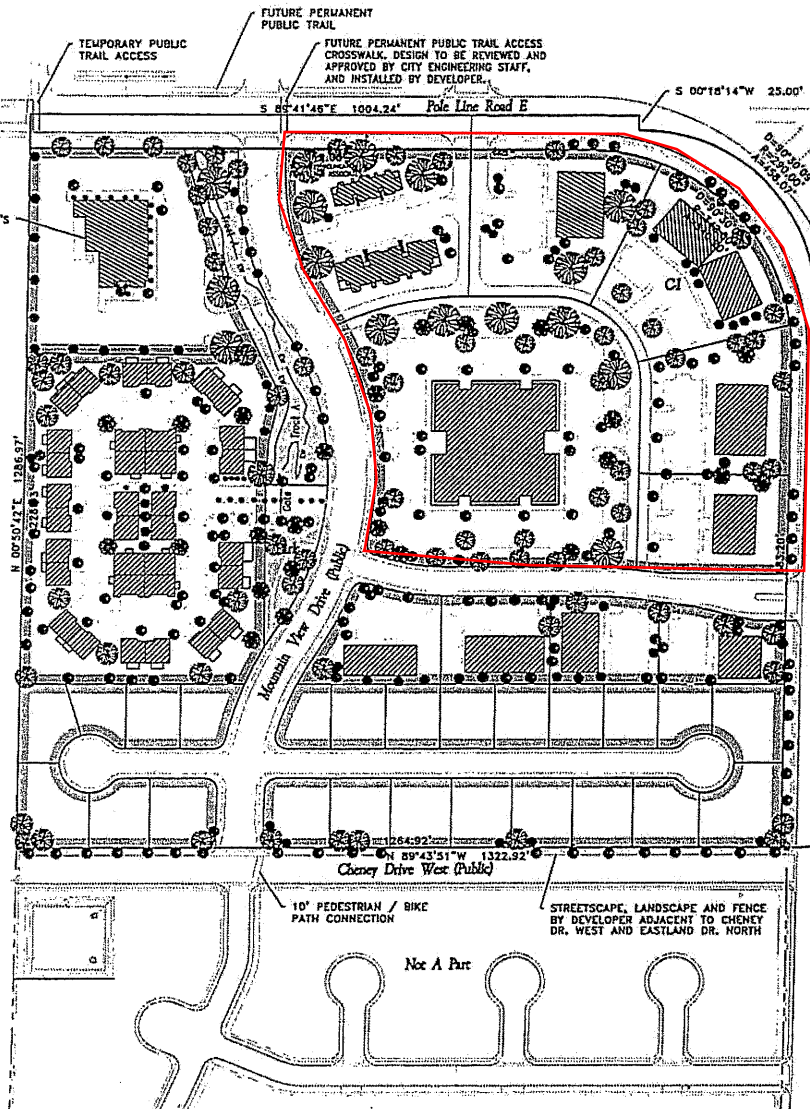
R/W TO BE DEDICATED TO CITY OF TWIN FALLS UPON FINAL PLAT RECORDATION

Development Key



Landscape Summary

Roadway Buffer Area = 3.18 Ac.
Park Area = 1.50 Ac.
Total Development Area = 28.19 Ac.
*Does not include on Site Landscaping



EHM Engineers Inc.
Engineers / Surveyors / Planners
621 N. College Rd., Suite 100 Twin Falls, ID 83301 - (208) 734-4888

Planned Unit Development Plan
For:
Canyon Village, PUD
Twin Falls, Idaho

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL
DIMENSIONS AND LOCATIONS OF
THE JOB SITE AND NOTIFY THE
OWNER OF ANY DISCREPANCIES,
OMISSIONS, OR INACCURACIES
BEFORE BEGINNING ANY WORK.

1/12/16 per PUD
10/14/16 per PUD
11/14/16 per PUD

DATE	
BY	E. MCNEED
BY	E. MCNEED
BY	JMG, 2014
SCALE	AS SHOWN
FILE NO.	214-11111 CADD Color-Set





Date: Tuesday, April 13, 2021
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a recommendation to City Council for an amendment to the City of Twin Falls Comprehensive Plan to modify the Future Land Use Map designation from Town Neighborhood and Rural Residential to Commercial, for property approximately located at 2732 E 4100 N, in the Area of Impact c/o Magic Valley Land, LLC. (PZ21-0019)

Time Estimate:

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

Background:

This is a request to modify the Future Land Use Map on the north side of Pole Line Road West along the north boundary. The illustration of the land use designations along this section of the map shows the boundary for the commercial designation does not cross Pole Line Road West on the north side west of Grandview Drive. The applicant is asking that this map be modified to show that the commercial designation follows the road not only on the south side of Pole Line Road West but also on the north side.

Approval Process:

This process requires the Planning & Zoning Commission to hold a public hearing in which interested persons have the opportunity to be heard with regards to the application. The Commission will then forward their recommendation to the City Council. The City Council will then hold a public hearing, in which interested persons have the opportunity to be heard with regards to the application.

The City Council may then adopt, revise or reject the amendment. If the Council makes a material change from what was proposed at the public hearing, further notice and hearing shall be provided.

Budget Impact:

n/a

Regulatory Impact:

The Comprehensive Plan "Grow With Us" adopted in 2016 has a Future Land Use Map that illustrates desired locations for land use within the City limits as well as the Area of Impact. Identifying the most appropriate location for different land uses is essential to a growing City. The land uses designations are not intended to depict either parcel specific locations or exact acreage for specific uses.

History:

Analysis:

The Future Land Use Map is a guide for development of properties and is not "lot" or "parcel specific" depictions for development patterns. Approval of this request would adjust the commercial designation on the Future Land Use Map to follow the curve of the existing road. Staff believes the original intent was to

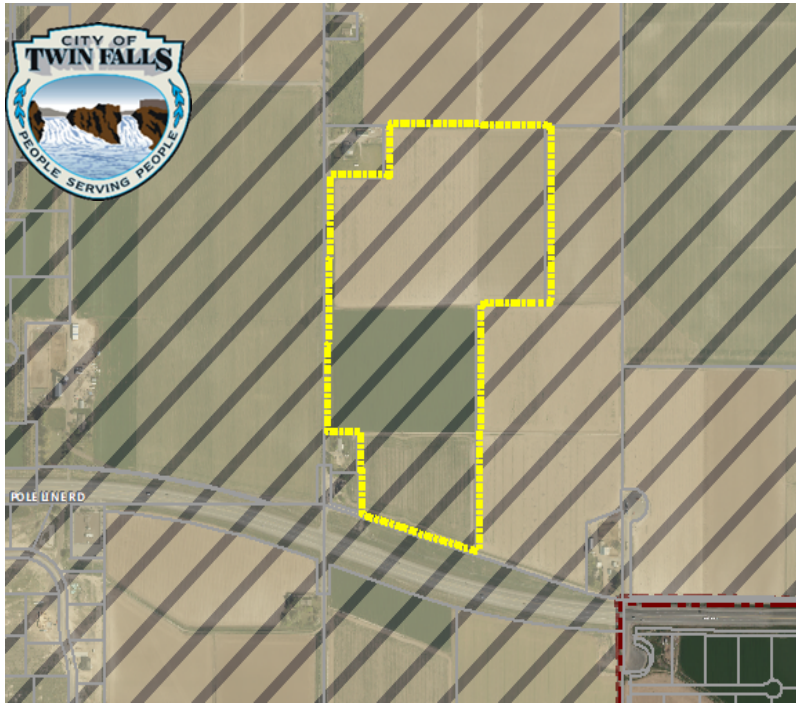
provide the commercial designation along both sides of the Pole Line Road corridor, therefore staff would be in support of this request.

Conclusion:

The Planning & Zoning Commission is charged with making a recommendation to the City Council.

Attachments:

1. PZ21-0019 CPA SR
2. Narrative
3. 2016 GROW WITH US-Land Use Map Illustration
4. Proposed Amendment Exhibit
5. PZ21-0019 Public Comment #1



Comprehensive Staff Report

Agenda Item 5 (a)

To: Planning & Zoning Commission

Presenter: Lisa Strickland, City Planner

Request: for an amendment to the City of Twin Falls Comprehensive Plan to modify the Future Land Use Map designation from Town Neighborhood and Rural Residential to Commercial, for property approximately located at 2732 E 4100 N, in the Area of Impact.

Application: PZ21-0019

Applicant & Representative:

Magic Valley Land, LLC
c/o Tyler Davis-Jeffers
205 Shoshone St N
Twin Falls, ID 83301

Public Hearing: April 13, 2021

Background:

The applicant is requesting that the Future Land Use Map be modified to expand the commercial designation along the north west side of Pole Line Rd West. This modification if approved would allow for a commercial corridor to occur adjacent to the highway frontage.

Approval Process:

This process requires the Planning & Zoning Commission to hold a public hearing in which interested persons have the opportunity to be heard with regards to the application. The Commission will then forward their recommendation to the City Council.

The City Council will then hold a public hearing, in which interested persons have the opportunity to be heard with regards to the application. The City Council will then adopt, revise or reject the amendment. If the Council makes a material change from what was proposed at the public hearing, further notice and hearing shall be provided.

Applicable Zoning Regulations:

An amendment to the Comprehensive Plan is required to follow State Statute: 67-6509.

Comprehensive Plan Compliance:

The Comprehensive Plan "Grow With Us" adopted in 2016 has a Future Land Use Map that illustrates desired locations for land use within the City limits as well as the Area of Impact. Identifying the most appropriate location for different land uses is essential to a growing City. The land uses designations are not intended to depict either parcel specific locations or exact acreage for specific uses.

Analysis:

Approval of this request would adjust the commercial designation to follow the curve of the road and essentially encroach further into the property in question.

As the Future Land Use Map is just a guide for development patterns, staff does not foresee the amendment as an issue, and is in support of modifying the Future Land Use Map illustrating the commercial land use designation is to follow along the path of Pole Line Road West.

Conclusion:

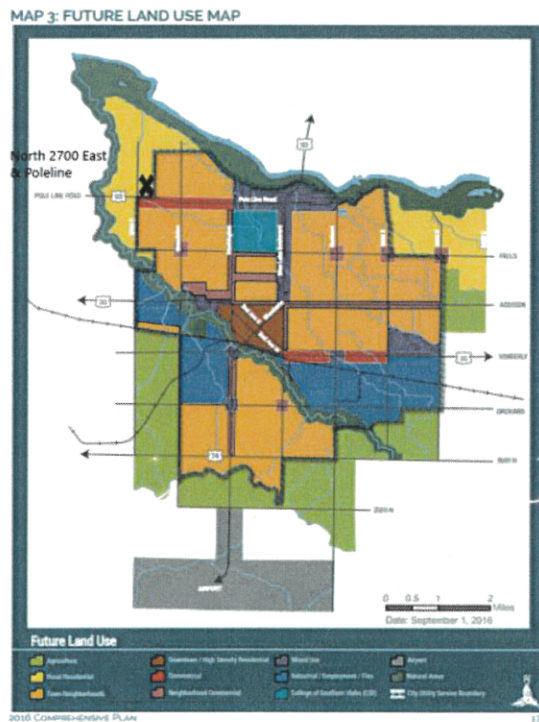
Upon conclusion, staff is in support of the request. The Planning & Zoning Commission is charged with making a recommendation to the City Council.

Attachments:

1. Vicinity Map
2. Narrative
3. Exhibits

February 9, 2021
City of Twin Falls
Community Development Services

- A. This request is for a change to the Future Land Use Map as drawn by the City of Twin Falls in the 2016 Comprehensive Plan to extend the Commercial Zoning along State Highway 93/Poleline Road to include the property at Poleline and North 2700 East. The existing FLU Map designates the property as Rural Residential and it is bordered by Commercial and Town Neighborhoods. The property is directly adjacent to the highway- fitting the description of Commercial in the Comprehensive Plan. It is our understanding that the land use designations are not intended to depict parcel specific locations thus it would be a natural extension of an existing approved future land use and would complement surrounding future developments in the area of impact. It seems that the designated area was intended to follow HWY 93 as a corridor on the North and South but did not follow the route as the HWY jogged North. This request would simply modify the map to illustrate what we believe to be the intent of the zoning designation.
- B. Current Comp Plan showing proposed change-



The area identified by the "X" would be identified as "Commercial" by extending the red line to the north, more accurately following State HWY 93.

<i>Rural Residential</i>	• Large-lot residential with integrated agricultural/ open space uses • Provides transition from agricultural land located on the outskirts of the City • Homes might not be served by public water and/or wastewater system	• Single-family detached • Agriculture • Open space • Multi-use trails	Residential lots > 1 acre
<i>Town Neighborhoods</i>	• Primarily residential in character • Lot sizes are smaller than found in Rural Residential • Contiguous, and clustered development to maximize open space and community gathering areas	• Single-family attached and detached • Duplexes, triplexes, and townhomes • Parks and recreation facilities • Schools • Civic facilities	2 - 10 DU per Acre
<i>Commercial</i>	• Highway-oriented, large-format retail, hotels, restaurants, and other retail	• Retail • Office • Restaurants • Hotels • Plazas and parks	N/A

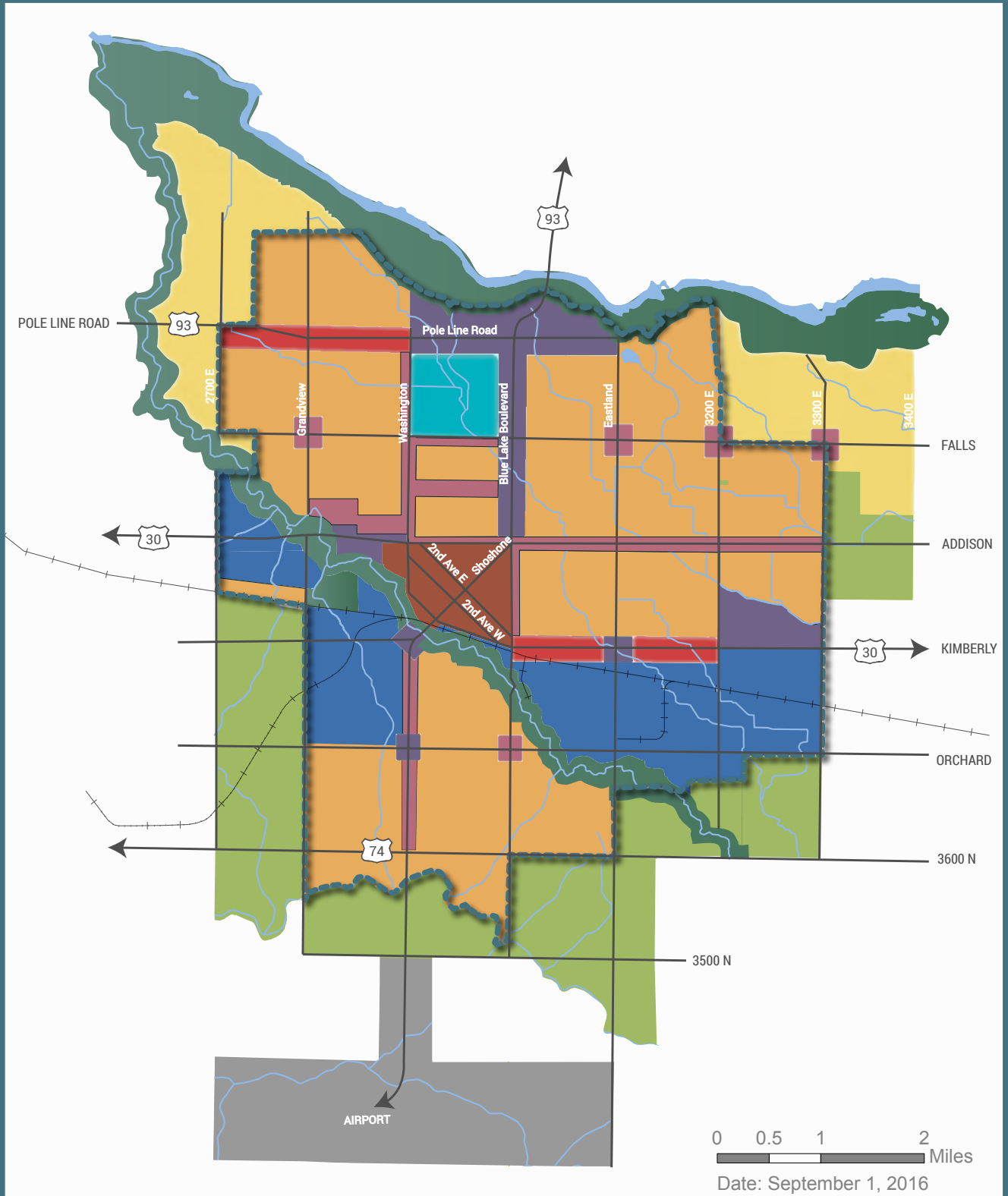
C. Explain in detail how this change could affect the surrounding area-

This change would not affect the surrounding area in any way different from the existing intent of the Future Land Use Map but would rather correct an illustrative error if the zoning is read literally. This change is important, as the County relies on this FLU Map for zoning guidance when land is within the City's area of impact. This change would allow for a business corridor extension along Highway 93 that would better serve the area and provide a sound and traffic buffer for future residential development as the City and County continue to grow. As a four-lane highway, Highway 93 already brings significant local and through-traffic to the area. This small corrective extension of the commercial corridor would allow for business to serve the area and would also provide a buffer from the traffic and road noise for nearby residential areas.

D. Explain in detail how this change could affect the growth of the City of Twin falls-

This small corrective extension of the commercial corridor would more accurately depict what we believe is the intent behind the comprehensive plan map. The current strip of commercial corridor does not follow the highway as it angles slightly to the North. We believe that this is because the future land-use map is only intended as a rough guide for zoning, and this was merely an oversight. Having a commercial corridor along the four-lane highway makes sense from a planning perspective as it allows for development to move from higher density along busy transportation corridors, to lower density further out. This small change would follow the intent of the Comprehensive Plan and would allow for this type of development to occur. By following the intent of the Comprehensive Plan, it would support smart, sustainable growth for the City and County, by encouraging density in busy-higher traffic areas, while preserving open space and a rural residential experience further out from the traffic corridors.

MAP 3: FUTURE LAND USE MAP



Future Land Use

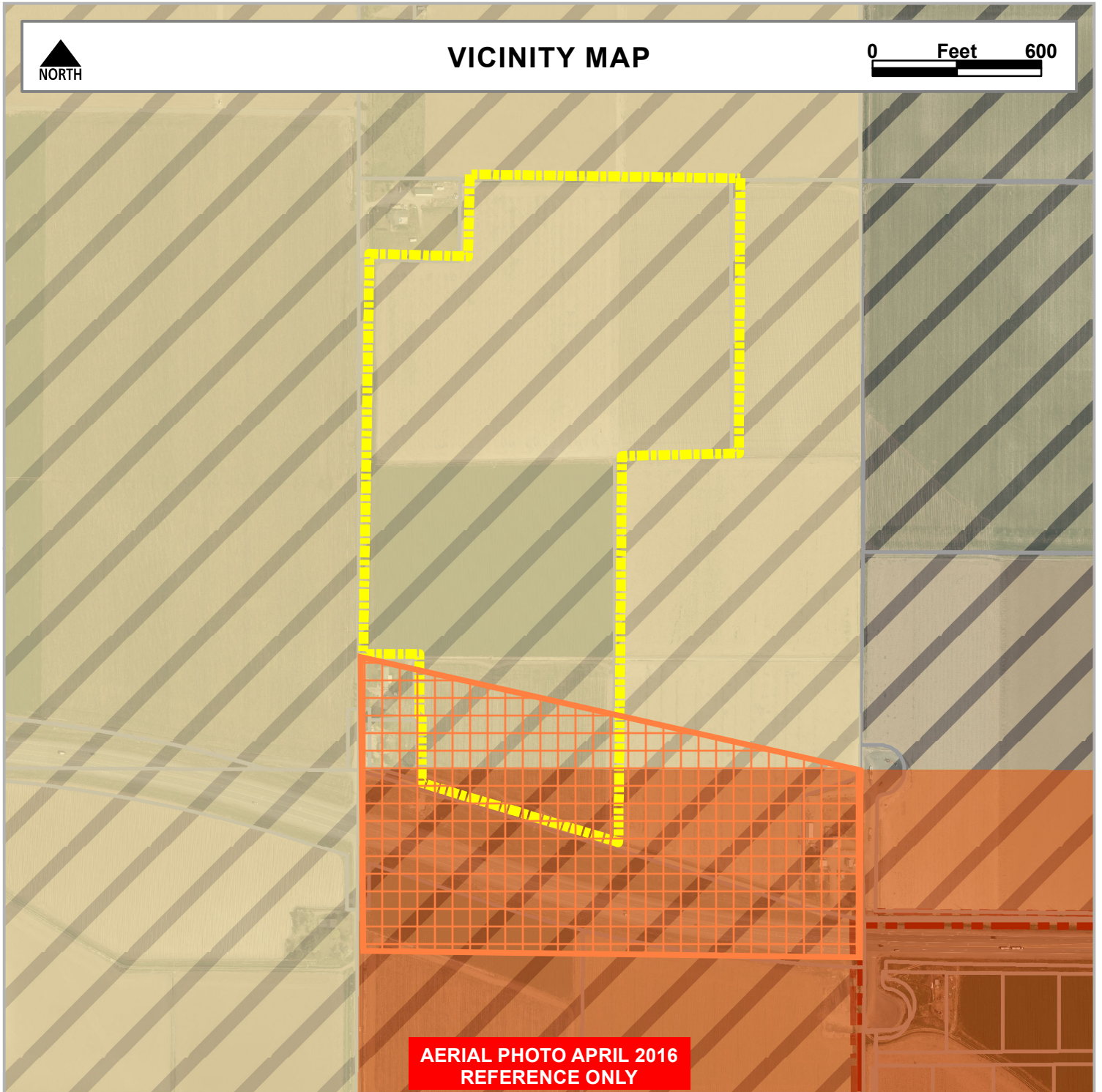
- | | | | |
|--------------------|-------------------------------------|---------------------------------|-------------------------------|
| Agriculture | Downtown / High Density Residential | Mixed Use | Airport |
| Rural Residential | Commercial | Industrial / Employment / Flex | Natural Areas |
| Town Neighborhoods | Neighborhood Commercial | College of Southern Idaho (CSI) | City Utility Service Boundary |





VICINITY MAP

0 Feet 600



Commercial

Rural Residential



AOI

From: forms@tfid.org
To: [Kelli Ebersole](#)
Subject: Public Comment Notice for PZ21-0019
Date: Thursday, April 8, 2021 11:46:31 PM

[EXTERNAL SENDER]

A public comment has been submitted for PZ21-0019 presented at the Planning and Zoning Meeting on 4/13/2021.

Name: Tony & Jeanie Mayer
Email: tmayer@personnel.com
Comments:

We are neighbors who reside at 4249N 2700E writing to express our Opposition to the proposed Zoning Change from Rural Residential to Commercial. Allowing this zoning change would be highly detrimental to the area and negatively affect the area's residents and property values. Traffic safety is also a major concern as this zoning change will add traffic congestion at the already highly dangerous intersection at 2700E and Pole Line road. This is a highly dangerous intersection as it intersects on the curve where traffic increases to 60 mph from 45 mph. The combination of the curve and speed has already experienced a significantly high rate of collisions. Allowing this change is likely to increase traffic congestion at this already dangerous intersection,

We sincerely request that the P&Z **deny** this zoning change request.

Thankyou,

Tony & Jeanie Mayer



Date: Tuesday, April 13, 2021
To: Planning and Zoning Commission
From: Ian Zollinger, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow for an Indoor Recreation facility on property located at 561 Main Avenue East c/o Randy Carpenter. (PZ21-0023)

Time Estimate:

15 Minutes for presentation from Staff and applicant

Background:

This application is a request for a Special Use Permit for an Indoor Recreation Facility. The applicant is proposing to use the property for Batting Cages. Indoor Recreation Facilities are a Special Use of the C-B Zoning District.

Approval Process:

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

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

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

Budget Impact:

NA

Regulatory Impact:

Per City Code 10-4-7, Indoor Recreation Facilities are permitted with Special Use Permits in the CB Zoning District.

Per City Code 10-10-12, Regulations for Parking Over District allow for properties located in Parking District #1 to have no off-street parking required for outright permitted uses, but may be required through the special use permit process.

History:

The property has most recently been used as offices for a landscaping business.

Analysis:

The request consists of permit through a special use permit batting cages located at 561 Main Avenue East. Hours of operation will be 2 PM to 9 PM Monday through Friday and 8 AM to 9 PM on Saturdays during the school year and 8 AM to 9 PM Monday through Saturday after the school year has finished.

properties located in Parking District #1 which has no off-street parking required for outright permitted uses but may be required through the special use permit process. The site plan indicates an off-street parking area.

Conclusion:

If the Commission approves this request as presented, then staff recommends the following conditions. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable

Attachments:

1. PZ21-0023 PZ Staff Report
2. Staff Report Vicinity Map
3. Narrative
4. Site Plan



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Ian Zollinger, City Planner

Request: A Special Use Permit to allow for an indoor recreation facility (Batting Cages) on the property located at 561 Main Ave East

Application: PZ21-0023

Applicant & Representative:

Randy Carpenter
746 Ash St
Twin Falls, ID 83301
208-734-7007

P&Z Public Hearing: April 12, 2021

Background

This application is a request for a Special Use Permit for an Indoor Recreation Facility. The applicant is proposing to use the property for Batting Cages. Indoor Recreation Facilities are a Special Use of the C-B Zoning District.

History

The property has most recently been used as offices for a landscaping business.

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 10-4-7, Indoor Recreation Facilities are permitted with Special Use Permits in the CB Zoning District. Per City Code 10-10-12, Regulations for Parking Over District allow for properties located in Parking District #1 to have no off-street parking required for outright permitted uses, but may be required through the special use permit process.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Downtown/High Density Residential" This request meets this designation or other comprehensive plan guidelines by establishing and revitalizing downtown by providing a service that is compatible with community values. Therefore, staff has determined this request

complies with the 2016 comprehensive plan.

Analysis:

The request consists of permit through a special use permit batting cages located at 561 Main Avenue East. Hours of operation will be 2 PM to 9 PM Monday through Friday and 8 AM to 9 PM on Saturdays during the school year and 8 AM to 9 PM Monday through Saturday after the school year has finished.

Properties located in Parking District #1 which has no off-street parking required for outright permitted uses but may be required through the special use permit process. The site plan indicates an off-street parking area.

Potential Impacts:

Staff does not anticipate an increase of detrimental impacts from this request on the surrounding properties. The activity permitted through the special use permit will contained within the building.

Conclusion

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

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

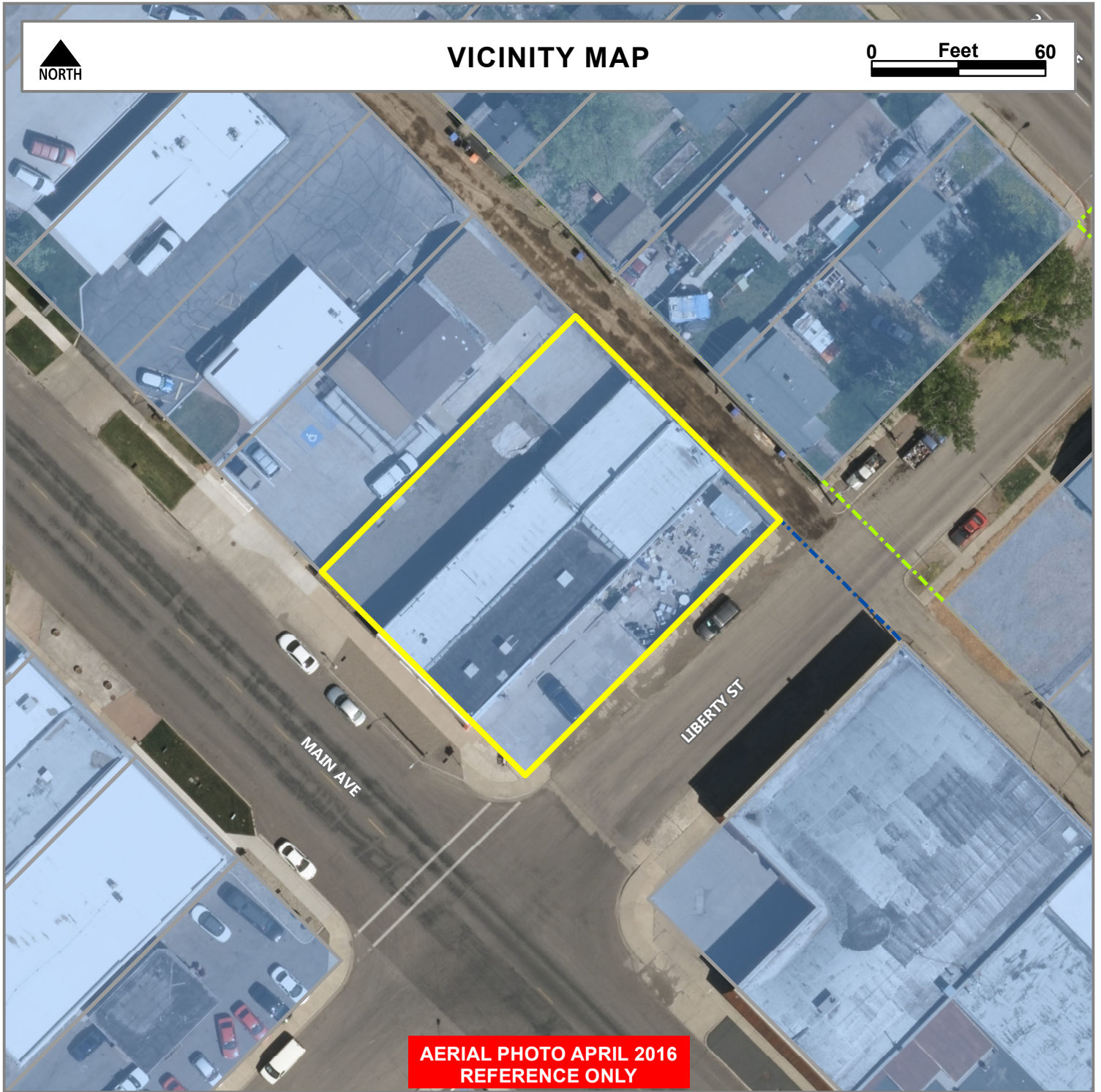
Attachments

1. Vicinity Map
2. Narrative
3. Site Plan



VICINITY MAP

0 Feet 60



-  P1 Overlay
-  P2 Overlay
-  C-B

Members of review commission,

I am submitting this request for special use, as I am trying to fill a need in this community. I have been coaching youth sports in Twin Falls for twelve years and have grown an organization of thirty plus solid families trying to give their daughters an opportunity to compete locally and beyond.

As the girls have gotten older, sadly their opportunities have diminished. We've competed all over the state and it is obvious that the limited sports resources in Twin Falls are reducing opportunities to a select group. The cities that have the most success in youth sports have an array of options for development...we have one.

In developing this plan, the high school programs and CSI have been so helpful and encouraging that I am trying to push through the obstacles of finance and find a way to make this happen. A few have suggested my program be absorbed by the well established. Three quarters of my girls would be finished and many more won't even get a chance.

The proposed facility is intended for opportunity, for local kids to develop and elevate all levels of fastpitch and baseball in the Magic Valley.

Operation of the facility would work around school hours, closing by 9, then escalating to all day in the summer. Employment opportunities have been extended to girls from the high school and college programs as well as my volunteer staff. Traffic impact would be negligible as most will be drop-off and pick-up usage. Other concerns such as noise would be limited to the coming and going.

Thank you for your consideration,

Randy Carpenter



← 148' →

Security Parking/Storage

Possible Outdoor Parking

Landscaping

← Sidewalk →

E Main Ave

15

(Curb Entry not to ADA Standards)

Curb ends/Entry is curbside with Asphalt to the road

Parking

Entrance

E. LIBERTY ST

Sidewalk - Distressed

Security Parking

12' x 8' OH D

Alley Way

← 128' →



Scale
1/4" = 4'

561 E Main Ave

Twin Falls Townsite Final
& Amended Lots 15 and 16

Block 91

Brad Hanks
Owner
(208)-749-1018



Date: Tuesday, April 13, 2021
To: Planning and Zoning Commission
From: Ian Zollinger, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow for an Indoor Recreation facility on property located at 2496 Addison Avenue East c/o Randy Carpenter. (PZ21-0024)

Time Estimate:

15 Minutes for presentation from Staff

Background:

This application is a request for a Special Use Permit for an Indoor Recreation Facility. The applicant is proposing to use the property for Batting Cages. Indoor Recreation Facilities are a Special Use of the C-1 Zoning District.

Approval Process:

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

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

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

Budget Impact:

NA

Regulatory Impact:

Per City Code 10-4-7, Indoor Recreation Facilities are permitted with Special Use Permits in the C-1 Zoning District.

History:

The property is assumed to have been zoned C1 for the last 20 years, staff was unable to ascertain the exact date. No other pertinent zoning history is known at this time.

Analysis:

The request consists of permit through a special use permit batting cages located at 561 Main Avenue East. Hours of operation will be 2 PM to 9 PM Monday through Friday and 8 AM to 9 PM on Saturdays during the school year and 8 AM to 9 PM Monday through Saturday after the school year has finished.

Conclusion:

If the Commission approves this request as presented, then staff recommends the following conditions. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

Attachments:

1. Staff Report
2. Vicinity Map
3. Narrative
4. Site Plan



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Ian Zollinger, City Planner

Request: A Special Use Permit to allow for an indoor recreation facility (Batting Cages) on the property located at 2496 Addison Ave East

Application: PZ21-0024

Applicant & Representative:

Randy Carpenter
746 Ash St
Twin Falls, ID 83301
208-734-7007

P&Z Public Hearing: April 12, 2021

Background

This application is a request for a Special Use Permit for an Indoor Recreation Facility. The applicant is proposing to use the property for Batting Cages. Indoor Recreation Facilities are a Special Use of the C-1 Zoning District.

Approval Process

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Applicable Regulations or Codes

Per City Code 10-4-7, Indoor Recreation Facilities are permitted with Special Use Permits in the C-1 Zoning District.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Downtown/High Density Residential" This request meets this designation or other comprehensive plan guidelines by establishing and revitalizing downtown by providing a service that is compatible with community values. Therefore, staff has determined this request complies with the 2016 comprehensive plan.

Analysis:

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Monday through Saturday after the school year has finished.

Potential Impacts:

Staff does not anticipate an increase of detrimental impacts from this request on the surrounding properties. The activity permitted through the special use permit will be contained within the building.

Conclusion

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

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

Attachments

1. Vicinity Map
2. Narrative
3. Site Plan



VICINITY MAP

0 Feet 125

ADDISON AVE



AERIAL PHOTO APRIL 2016
REFERENCE ONLY

C-1 R-4

Members of review commission,

I am submitting this request for special use, as I am trying to fill a need in this community. I have been coaching youth sports in Twin Falls for twelve years and have grown an organization of thirty plus solid families trying to give their daughters an opportunity to compete locally and beyond.

As the girls have gotten older, sadly their opportunities have diminished. We've competed all over the state and it is obvious that the limited sports resources in Twin Falls are reducing opportunities to a select group. The cities that have the most success in youth sports have an array of options for development...we have one.

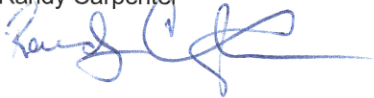
In developing this plan, the high school programs and CSI have been so helpful and encouraging that I am trying to push through the obstacles of finance and find a way to make this happen. A few have suggested my program be absorbed by the well established. Three quarters of my girls would be finished and many more won't even get a chance.

The proposed facility is intended for opportunity, for local kids to develop and elevate all levels of fastpitch and baseball in the Magic Valley.

Operation of the facility would work around school hours, closing by 9, then escalating to all day in the summer. Employment opportunities have been extended to girls from the high school and college programs as well as my volunteer staff. Traffic impact would be negligible as most will be drop-off and pick-up usage. Other concerns such as noise would be limited to the coming and going.

Thank you for your consideration,

Randy Carpenter



← Lot Extends South beyond ?

254'

63 1/2'

26'

1-21'

Drainage

Parking

BR1
BR2

Asphalt
Storage

Parking

Addison Ave E

← 18' →

← 217' →
This Area of Property
Has other out buildings
and enclosed storage
within 8' Chain Link

Twin Falls Acre Inside:
NE 1/4 of W 1/2 NE
NW 14-10-17

Robert E. VEEH
208-731-6500

Drainage

2496 Addison Ave E

Indicates Building
Section Not To
Be Leased

Scale 1/4" = 6'
N →