



NOTICE OF AGENDA
TWIN FALLS CITY PLANNING & ZONING COMMISSION
SEPTEMBER 23, 2014 6:00 PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Nikki Boyd Jason Derricott Tom Frank Kevin Grey Gerardo "Tato" Munoz Christopher Reid Jolinda Tatum
Chairman Vice-Chairman

AREA OF IMPACT:

Ryan Higley Steve Woods

City Council Liaison

Rebecca Mills Sojka

I. CALL MEETING TO ORDER:

1. Confirmation of quorum
2. Introduction of staff

II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s): **September 3, 2014 WS & September 9, 2014 PH**
2. Approval of Findings of Fact and Conclusions of Law: Henning (SUP 09-09-14)

III. GENERAL PUBLIC INPUT:

IV. ITEMS OF CONSIDERATION:

1. Consideration of a request to adjust a property line setback along a street frontage on property located at 150 South Park Avenue West. c/o Jim Soran/Soranco Bean Company (App2676)

V. PUBLIC HEARINGS:

1. Request the Commission's recommendation on the **Vacation** of 89.44 +/- acres of the undeveloped portion of the Jayco Subdivision, including portions of platted public rights-of-way and easements, on property located at 556 Champlin Way aka 3300 East Road. c/o Melinda Anderson/Urban Renewal Agency; c/o Tim Vawser of EHM Engineers, Inc. (App 2673)
2. Request for a **Special Use Permit** to operate a restaurant/deli with a drive-through window and extended hours of operation from 6 A.M. to 11 P.M. on property located at 1925 Fillmore Street. c/o Gerald Martens of EHM Engineers on behalf of Geronimo, LLC (app. 2674)
3. Request for a **Special Use Permit** to operate a coffee shop with a drive through window and extended hours of 6 A.M. to 11 P.M. on property located at 1853 Blue Lakes Boulevard North. c/o Gerald Martens of EHM Engineers on behalf of Geronimo, LLC (app. 2675)

VI. ITEMS FROM THE ZONING DEVELOPMENT MANAGER AND/OR THE PLANNING & ZONING COMMISSION:

VII. UPCOMING PUBLIC MEETINGS: (held at the City Council Chamber unless otherwise posted)

1. Work Session- **October 1, 2014**
2. Public Hearing- **October 14, 2014**

VIII. ADJOURN MEETING:

Si desea esta información en español, llame Leila Sanchez al (208) 735-7287

Any person(s) needing special accommodations to participate in the above noticed meeting should contact Lisa A. Strickland at (208) 735-7267 at least two (2) working days before the meeting.

CITY OF TWIN FALLS
PLANNING & ZONING COMMISSION
Public Hearing Procedures for Zoning Requests

1. Prior to opening the public meeting, the Chairman shall review the public hearing procedures, confirm a quorum is present and introduce staff present.
2. Individuals wishing to testify or speak before the Commission shall wait to be recognized by the Chairman, approach the microphone/podium, state their name and address, then commence with their comments. Following their statements, they shall write their name and address on the Sign-In record sheet(s) located on a separate table near the entrance of the chambers. The administrative assistant shall make an audio recording of each public meeting.
3. **The Applicant, or the spokesperson for the Applicant, shall make a presentation** on the application/request. No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing – WHICH IS A MINIMUM OF 15 DAYS PRIOR TO PUBLIC HEARING. **The applicant's 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.**The Applicant is limited to 15 minutes, unless a written request for additional time is received and granted by the Chairman prior to commencement of the public meeting.

4. Upon completion of the applicant's presentation City Staff will present a staff report which shall summarize the application/request, history of the property, if any, staff analysis of the request and any recommendations.
 - **The Commission may ask questions of staff or the applicant pertaining to the request at this time.**
5. The public will then be given the opportunity to provide public testimony/input/comments regarding the request.
 - **The Chairman may limit public testimony to no more than two (2) minutes per person.**
 - **Five (5) or more individuals, having received personal public notice of the application under consideration, may select a spokesperson by written petition. The spokesperson shall be limited to 15 minutes.**
 - **No written comments, including e-mail, received after 12:00 o'clock noon on the date of the hearing will be accepted for consideration by the hearing body. Written comments, including e-mail, received by 12:00 o'clock noon or before the date of the hearing shall be either read into the record or displayed on the overhead projector either during or upon the completion of public comment.**
 - **Following the Public Testimony, the applicant is permitted a maximum five (5) minutes rebuttal to respond to Public Testimony.**
6. Following the Public Testimony and Applicant's response, the Public Input portion of the public hearing shall be closed-**No further public testimony is permitted.** Commission Members, as recognized by the Chairman, shall be allowed to request clarification of any public testimony received of the Applicant, Staff or any person who has testified. The Chairman may again establish time limits.
7. The Chairman shall then close the Public Hearing. The 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 Chairman.



Public Hearing: **TUESDAY, SEPTEMBER 23, 2014**

To: Planning & Zoning Commission

From: Rene'e V. (Carraway) Johnson, Community Development Department

AGENDA ITEM IV-1

Request: Consideration of a request to adjust a property line setback along a street frontage on property located at 150 South Park Avenue West. c/o Jim Soran/Soranco Bean Company (App2676)

Time Estimate:

The applicant's presentation may take up to ten (10) minutes. Staff presentation will be approximately five (5) minutes.

Background:

Applicant:	Status: Owner	Size: 1.6 (+/-) acres
Jim Soran Soranco Bean Products, Inc. PO Box 963 150 South Park Ave W Twin Falls, ID 83303-0963 733-4024	Current Zoning: M-2	Requested Zoning: review and adjustment of street setback
	Comprehensive Plan: Industrial	Lot Count: 1 lot
	Existing Land Use: Bean storage facility	Proposed Land Use: Bean storage facility
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: M-2; Hamilton Mfg	East: C-1 and M-2; Market St, LaCasita Restaurant/Hamilton Mfg.
	South: M-2; South Park Ave W, City Public Works Office	West: M-2 ; Russet St, Warehouse/Industrial
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-10.3(D)	

Approval Process:

As per TF City Code: 10-4-10.3 (D) – Property Development Standards - Yards

(1.) Commercial Uses: No property line setbacks are required on side and rear yards. Setbacks on arterial frontages shall be thirty five feet (35') from property line and fifteen feet (15') on other streets. In developed areas which have building lines already established, this requirement may be reviewed and adjusted by the commission.

Budget Impact:

Approval of this request will have negligible impact on the City budget.

Regulatory Impact:

Approval of this request will allow the applicant to proceed with the process for submitting construction plans to build an expansion of the bean storage facility.

All facilities must comply with all Building and Fire Code Regulations.

History:

The Soranco Bean Products, Inc. has been at this location for quite some time. Russet Street was originally platted at 100' of right-of-way. On October 19, 1981, Ordinance #2029 was approved to vacate the easterly 23.75' of the right-of-way.

Analysis:

Soranco Bean Products, Inc. has submitted building plans to construct an enclosed loading dock on the west side of the existing building located at 150 South Park Ave W. The proposed structure would encroach 6' into the required 15' front yard setback. They would like to have the front yard setback of fifteen feet (15') reviewed and adjusted in accordance with 10-4-10.3(D) to allow them to construct the enclosed loading dock as proposed.

The section of the code referenced specifically calls out the ability to review and adjust front setbacks for the reason of existing building lines being established along the same corridor. This area is established and has existing building lines that encroach the 15' front yard setback.

Troy Vitek, Assistant City Engineer, has reviewed the site plan submitted by Soranco Bean Products, Inc. There were no concerns.

Conclusion:

Should the Commission approve this request, as presented; city staff would recommend approval be subject to the following condition:

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

Attachments:

1. Applicant Request Letter (2)
2. Area Zoning Map
3. Site Map
4. Record of Survey
5. Vacated Right-of-Way Deed – 12-01-1981
6. Applicant supplied photo
7. Current Pictures of Property (3 pages)



RECEIVED
SEP 10 2014
CITY OF TWIN FALLS
BUILDING DEPT.

TO: KELLY WEEKS
TWIN FALLS CITY BUILDING DEPT.
PLANNING & ZONING COMMISSION

SORANCO BEAN PRODUCTS INC
SEPTEMBER 10th 2014
FROM: JIM SORAN
PRESIDENT/OWNER
PAGE 1 OF TWO

Soranco Bean Products Inc., formerly South Side Bean Co. & Cello Products Co., has been part of the Twin Falls industrial sector since 1947. In 1949 my Father, Robert J. (Bob) Soran, and partners constructed our primary building still located here at 150 S Park Ave W. I recall him explaining to me, that at the time it was the first new business building to go up in the then newly established Industrial zone.

We've been operating successfully at this same location for 65 years. This is well before many of the current zoning ordinances had been put into place, in particular the 15 ft. right-of-way setback on Russet St. In this M-2 commercial zoning district, owners use every inch of their properties. Trucks and docks are plentiful and routine use of side streets for truck traffic is common.

We currently load trucks using an outside temporary dock located on a vacated portion of Washington St S at the North/East side of our lot. While this has served the purpose, trucks have a difficult time navigating traffic on the main road of S Park Ave W when accessing our dock. Soranco has grown considerably in the last 20 years making the increased traffic congestion a constant issue. This dock is exposed to inclement weather making it unpleasant for our drivers and adds the possibility of product damage. Storage space at our current dock location is too small to efficiently store and supply the many pallets of products that we produce and ship out each week.



TO: KELLY WEEKS
TWIN FALLS CITY BUILDING DEPT.
PLANNING & ZONING COMMISSION

SORANCO BEAN PRODUCTS INC
SEPTEMBER 10th 2014
FROM: JIM SORAN
PRESIDENT/OWNER
PAGE 2 OF TWO

The proposed dock will provide greatly enhanced truck access without having to pull across S Park Ave West. The newly installed bulk storage silos have freed up 15,000 sq. ft. of warehouse space adjoining this dock, which will allow for clean, safe and efficient product storage and throughput in our plant. We have no other reasonable conforming location that will allow outbound docking to an enclosed structure while also complying with the 15 ft. setback.

In light of these facts we are asking for a 6 ft. waiver/variance of the 15 ft. right-of-way setback on Russet St., changing the setback to 9 ft., which is a reasonable design for our use of this property. To literally interpret the current code would be to enforce the full 15 ft. setback upon Soranco Bean Product's property, and deprive us the benefits of being able to build upon the area. We are currently abiding by the 15 ft. right-of-way setback on Russet St.

Your kind consideration and cooperation in this matter is most appreciated.

Sincerely, Jim Soran

A handwritten signature in blue ink that reads 'Jim Soran'. The signature is written in a cursive, flowing style.

Aerial Photo Map

Reference Only



Purported Existing Building Line

807 RUSS

RUSSET ST

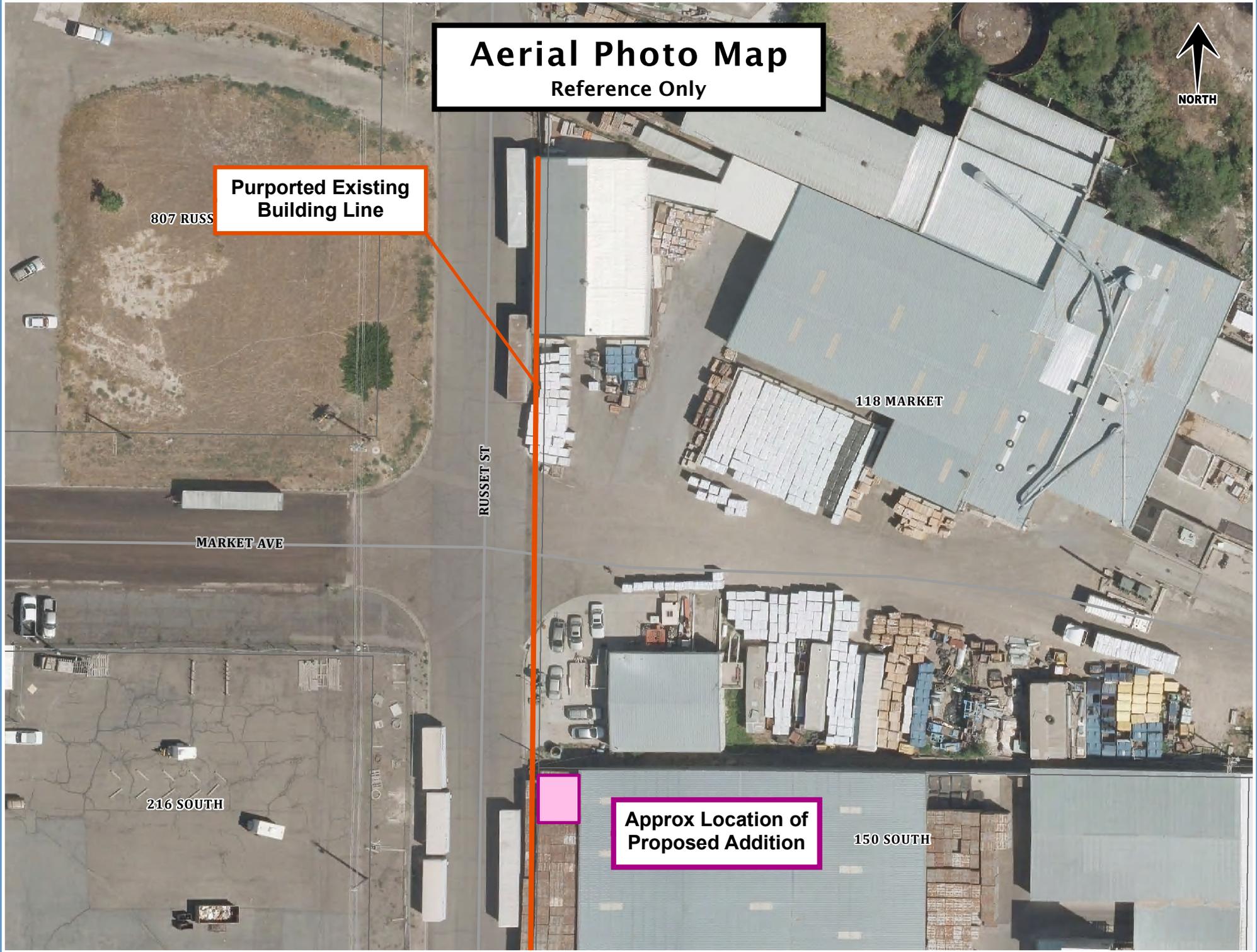
MARKET AVE

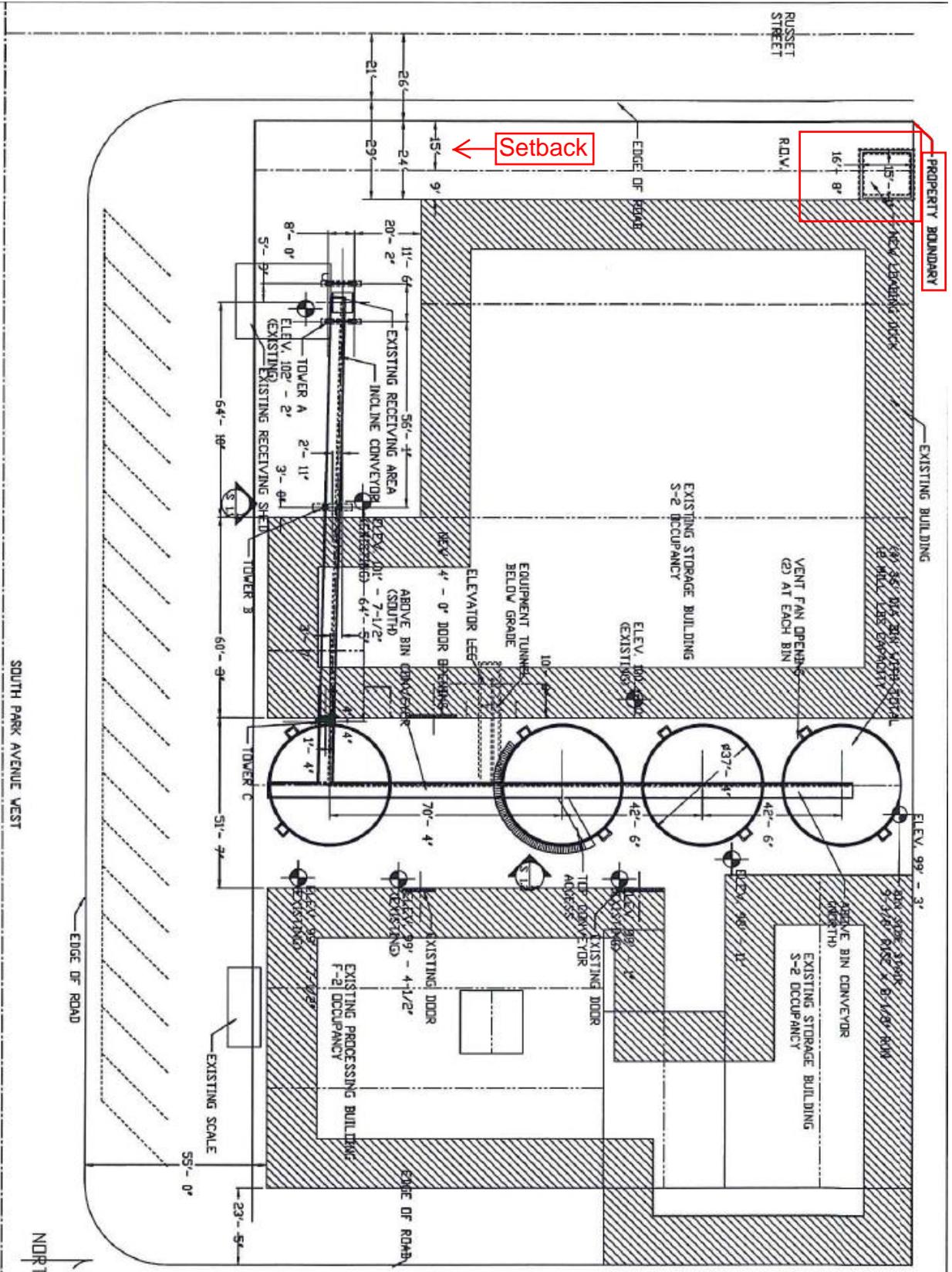
118 MARKET

216 SOUTH

Approx Location of Proposed Addition

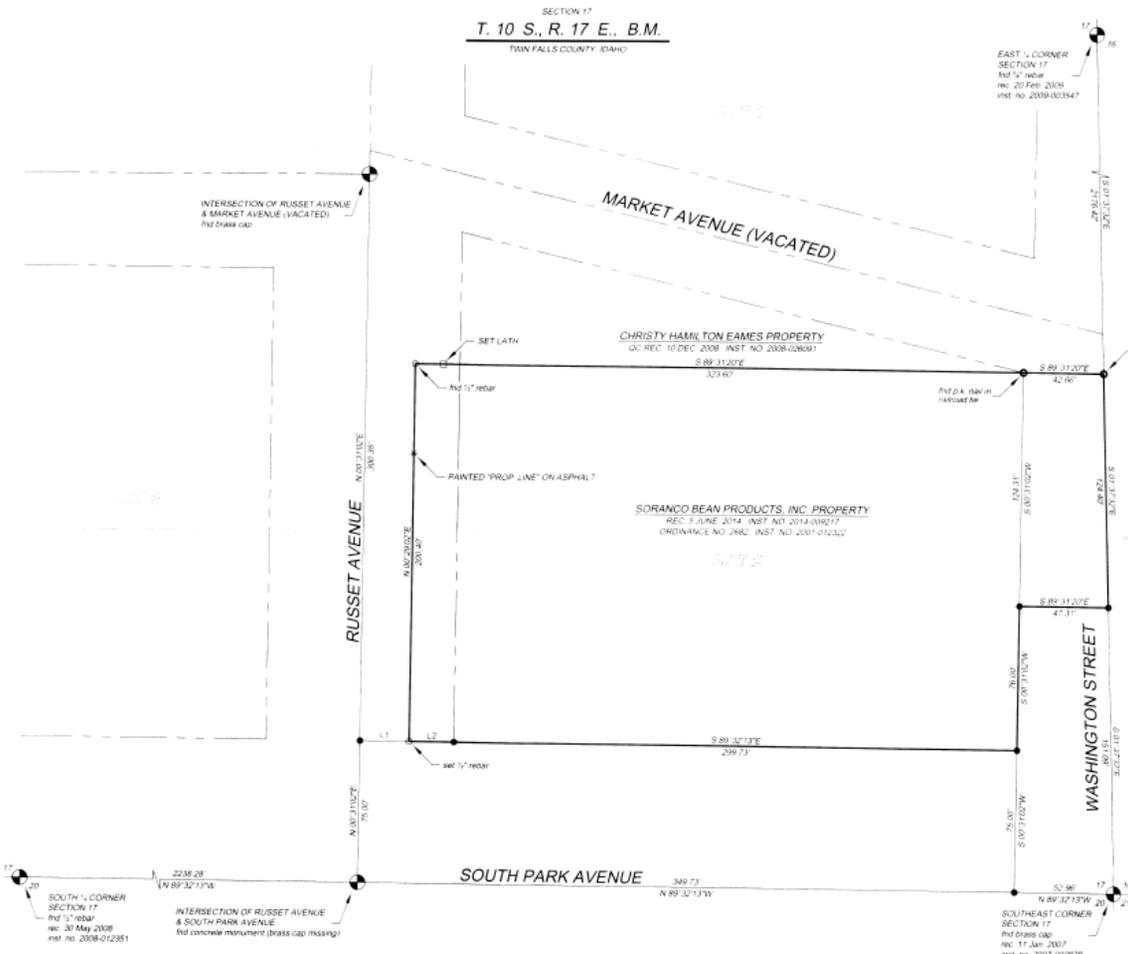
150 SOUTH





- A. **Design Criteria:**
 Construction to comply with applicable Code, and Engineering & Surveying, and City of Denver.
 1. Load Volume/Weighting (ASCE 7-10) shall be used for all load calculations.
 2. All load calculations shall be based on the most unfavorable conditions.
 3. The design shall be based on the most unfavorable conditions.
 4. General Notes:
 1. Contractor is responsible for obtaining all structural products specific to the project.
 2. Contractor shall verify strength of soil.
 3. Soil
- C. **Soil**
 1. 1500' load bearing value is to be used for all foundation design.
 2. All foundation design shall be based on the most unfavorable conditions.
 3. All foundation design shall be based on the most unfavorable conditions.
 4. Contractor to notify on such conditions include:
- B. **Reinforced Concrete**
 1. Concrete to be normal weight concrete.
 2. All concrete shall be 28 days strength.
 3. All concrete shall be 28 days strength.
 4. All concrete shall be 28 days strength.
 5. All concrete shall be 28 days strength.
- E. **Reinforcing Steel /**
 1. All steel reinforcing shall be 60ksi yield strength.
 2. All steel reinforcing shall be 60ksi yield strength.
 3. All steel reinforcing shall be 60ksi yield strength.
 4. All steel reinforcing shall be 60ksi yield strength.
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 8. All steel reinforcing shall be 60ksi yield strength.
 9. All steel reinforcing shall be 60ksi yield strength.
 10. All steel reinforcing shall be 60ksi yield strength.

**PART OF LOT 2 OF THE
CHAMBER OF COMMERCE INDUSTRIAL SITE SUBDIVISION**



SECTION 17
T. 10 S., R. 17 E., B.M.
TWIN FALLS COUNTY, IDAHO

EAST 1/4 CORNER
SECTION 17
1st 1/2" rebar
rec: 20 Feb 2008
inst no: 2008-003547

SOUTH 1/4 CORNER
SECTION 17
1st 1/2" rebar
rec: 30 May 2008
inst no: 2008-012381

INTERSECTION OF RUSSET AVENUE
& SOUTH PARK AVENUE
1st concrete monument (brass cap missing)



BASIS OF BEARING = GPS ORIENTATION TO NORTH

LEGEND

- FOUND OR SET 1/2" x 24" REBAR W/ L.S. NO. ATTACHED AS NOTED
- FOUND OR SET OTHER SURVEY MONUMENT AS NOTED
- NO MONUMENT FOUND OR SET
- LATH SET
- OTHER SURVEY CONTROL FOUND OR SET AS NOTED

PREVIOUS RECORD OF SURVEYS

- RECORD OF SURVEY FOR STREAMLINE PRECISION
DWLS # 10738-14C1
REC: 30 JUNE 2014 INST. NO. 2014-010626
- RECORD OF SURVEY FOR HAMILTON MANUFACTURING
JUL # 7808418
REC: 21 MAY 1998 INST. NO. 1998-009414
- PROPERTY SURVEY FOR U F GENETICS, INC
GARY A LEE & ASSOCIATES # 8616
REC: 9 JUNE 1986 INST. NO. 0000-002488
- PROPERTY SURVEY FOR AGRIGENETICS CORPORATION
LEE & REEVES # 8041
REC: 10 DEC 1980 INST. NO. 0000-794118
- PLAT OF THE CHAMBER OF COMMERCE INDUSTRIAL
SITE SUBDIVISION
REC: 30 JAN 1951 INST. NO. 0000-006702

CERTIFICATE OF SURVEY

I, TREVOR REND, A LICENSED PROFESSIONAL LAND SURVEYOR, IDAHO LICENSE NO. 15351, DO HEREBY CERTIFY THAT THIS RECORD OF SURVEY HAS BEEN PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.

Course	Bearing	Distance
L1	S 89° 32' 13" E	26.25
L2	S 89° 32' 13" E	23.75

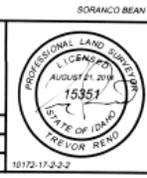
**RECORD OF SURVEY
for
STREAMLINE PRECISION**

DESERT WEST LAND SURVEYS, P.C.

1751 OVERLAND AVENUE BURLEY, IDAHO 83318 208-678-7112

JOB NO: 1992-14C1 DRAWN BY: J. JONES

DATE: AUGUST 21, 2014 © Desert West Land Surveys, P.C.



10172-17-2-2

MUNICIPAL CORPORATION DEED

For Good and Valuable Consideration
The City of Twin Falls, a municipal corporation,
321 Second Avenue East
Twin Falls, Idaho 83301

does hereby convey, release, remise and forever quit claim
unto
Southside Bean Co., Inc.
Box 963
Twin Falls, Idaho 83301

the following described premises, to-wit:

That portion of the Chamber of Commerce Industrial Site Subdivision, Twin Falls County, Idaho, according to the plat thereof, recorded in Volume 6 of Plats, Page 45, records of said County, and being more particularly described as follows:

Commencing at the Southwest corner of Lot 2, Chamber of Commerce Industrial Site Subdivision, said point being the Real Point of Beginning; thence North along the West boundary of said Lot 2 for 200.0 feet; thence Westerly 23.75 feet; thence Southerly along a line parallel to the West boundary of Lot 2 for 200.0 feet; thence Easterly 23.75 feet to the Southwest corner of Lot 2, also being the Point of Beginning,

together with their appurtenances.

Dated:

Henry Woodall

Mayor

ATTEST:

Jewel Chandler

Deputy City Clerk

STATE OF IDAHO)
) ss.
County of Twin Falls)

On this 1st day of December, 1981, before me, a notary public in and for said State, personally appeared Henry Woodall and Jewel Chandler, Mayor and Deputy City Clerk, respectively for the City of Twin Falls, Idaho, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same for and on behalf of the City of Twin Falls, Idaho.

Shabuk W. [Signature]

Notary Public
Residing at Twin Falls, Idaho

STATE OF IDAHO)
) ss. 813286
County of Twin Falls)

I hereby certify that this instrument was filed for record at the request of Jewel Chandler minutes past 12 o'clock p.m., this 1st day of DECI 1981, in my office, and duly recorded in Book of Deeds at page

RICHARD A. FINCE

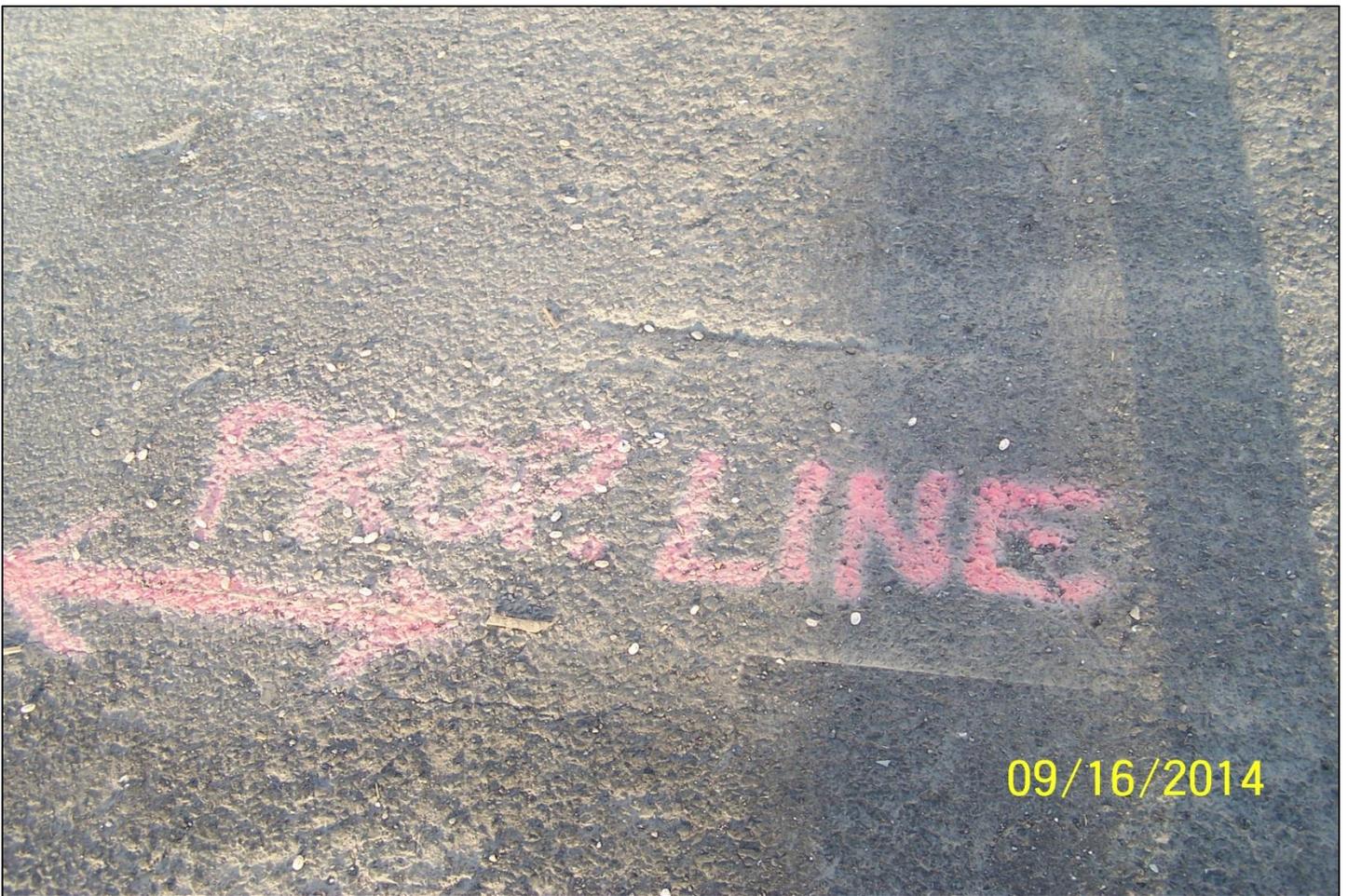
Ex-Officio Recorder

Deputy

PP000203830000 A







09/16/2014



09/16/2014



Frontage on South Park



Public Hearing: **TUESDAY, September 23, 2014**

To: Planning and Zoning Commission

From: Renee V. (Carraway) Johnson, Community Development

AGENDA ITEM V-1

Request: Request the Commission's recommendation on the Vacation of 89.44 +/- acres of the undeveloped portion of the Jayco Subdivision, including portions of platted public rights-of-way and easements, on property located at 556 Champlin Way aka 3300 East Road. Melinda Anderson/Urban Renewal Agency; c/o Tim Vawser EHM Engineers (App 2673)

Time Estimate:

The applicant's presentation may take up to ten (10) minutes. Staff presentation will be approximately five (5) minutes.

Background:

Applicant:	Status: Owner	Size: +/- 89.44 Acres
Urban Renewal Agency for the City of Twin Falls PO. Box 1907 Twin Falls, Idaho 83303-1907 Melinda Anderson, URA	Current Zoning: M-2	Requested Zoning: Vacation of undeveloped lots/ lines, portions of platted ROW and various Utility Easements
	Comprehensive Plan: Industrial	Lot Count: 16 Lots
	Existing Land Use: Undeveloped	Proposed Land Use: Manufacturing Facility
Representative:	Zoning Designations & Surrounding Land Use(s)	
Tim Vawser EHM Engineers 621 N College Rd, #100 Twin Falls, ID 83301 734-4888 tvawser@ehminc.com	North: Rail Line; M-2, Manufacturing Facility	East: Champlin Road; Agricultural
	South: M-2 AOI; Agricultural	West: M-2 AOI; Undeveloped
	Applicable Regulations: 10-1-4, 10-1-5, 10-12-1 through 4, 10-16-1 & 2	

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 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 Council will conduct a public hearing and approve, modify or deny the vacation. Whenever public rights of way or lands are vacated, the Council shall provide adjacent property owners with a Deed for the vacated rights of way.

Budget Impact:

Approval of this request will have little immediate impact the City budget. Long term impacts will have a reasonable impact on the City Budget.

Regulatory Impact:

Following a public hearing and recommendation from the Planning Commission, the request will be scheduled for a public hearing and decision by the City Council.

History:

The area currently known as the Jayco Subdivision was annexed in 2006. Originally an area approximately 177 acres in size was annexed. The area on the agenda today is the eastern 89.44 acre portion of that annexation. Subsequently the Jayco Subdivision went through the Platting Process in 2006-07. This plat designated 18 lots within the subdivision. During the platting process, multiple public hearings were held with the Planning and Zoning Commission and the City Council. The Jayco Plat was officially recorded on 9-19-2007.

Analysis:

This is a request to vacate lot lines, multiple utility and irrigation easements, as well as dedicated public right-of-way within the recorded Jayco Subdivision.

Vacation of Lot Lines: The plat approved in 2007 had a total of 18 lots. The proposed user of this area will utilize 17 of the platted 18 lots. In order to facilitate the construction and best use of the property, the applicant has applied to vacate all the lot lines delineating between 17 of the platted lots (See Exhibits #3 & 4)

The vacation of the lot lines will consolidate this land into one lot, thus eliminating any applicable code sections that use lot lines as a delineator for regulations in the Zoning, Building or Engineering Codes. Staff does not foresee any substantial negative effects in vacating the platted lot lines.

Vacation of Right-of-Way: The roadways designated on the plat as Eldridge Ave, Jayco Ave and Middlebury Way are to be vacated as part of this application as shown on Exhibits #3 & 4. The Right Of Way along Champlin road is not part of this vacation and will remain as dedicated public roadways. Additionally, the Railroad Easement identified along the Northern boundary of the plat is not part of this vacation and will not be changed.

The vacation of Eldridge Road will create a dead end street on the west side of this property. In order to accommodate truck traffic on this roadway, an approved turnaround will need to be constructed. The location and design of this turnaround needs to be in conjunction with the site design for the overall Clif Project. In order to facilitate this, a condition should be placed that requires a truck turnaround, and associated roadway dedication, be approved by City Staff.

Vacation of Utility Easements: The approved plat had a note that stated the following: "All interior lot lines have a 5' Utility Easement". With the vacation of the lot lines, these particularly described utility easements are no longer to be utilized.

The plat also contains Utility Easements along the frontage of all lots for a depth of 15'. These utility easements will be vacated along Jayco Ave and expanded along Middlebury Way and Eldridge Ave as shown on Exhibits #3 & 4.

The expansion of the utility easements is being done in order to protect existing and future utility lines that have been installed within the now vacated roadways, and to ensure future service to surrounding properties. The size of these new easements was determined based on the need for an expanded area due to the nature of the existing and future line sizes, potential construction area, and adequate access for maintenance.

Vacation of Irrigation Easements: The plat showed irrigation easements along the frontages of lots. The plat also showed an irrigation easement running North – South on the western side of a number of lots (Exhibit #3), and another irrigation easement on the southern boundary of the subdivision. Along with the plat, a separate utility easement was recorded (Instrument # 2011-012045) that was placed in order to facilitate a water line connection (Exhibit #3). These identified irrigation easements are to be vacated with this request and additional easements will be placed in certain locations to satisfy the need for future irrigation needs (Exhibit #4).

Staff has worked with the Twin Falls Canal Company to facilitate the movement of a portion of a canal from the interior of the property to the Eastern Boundary as shown on Exhibit #4. The details of the irrigation plan for the Clif Project are to be addressed in conjunction with the design of the overall project. Staff does not foresee insurmountable issues with vacating the irrigation easements as shown in the presentation.

Current Utilities: Various city and enterprise utilities currently exist within this subdivision. The applicant will need to satisfy the requirements of all applicable entities prior to the vacation officially taking place. Some of these requirements may entail demolition, movement, and reconstruction of current facilities. The City has received letters from three (Century Link, PMT, and Cable One) of the required six applicable utility companies (we are missing Intermountain Gas & Idaho Power). The City has been working with the Twin Falls Canal Company in order to facilitate conditions that would result in the approval of this vacation.

The needs of the city owned utilities have been addressed by the location and size of the proposed new utility easements as shown in Exhibit #4. A condition should be placed on the vacation requiring all conditions of approval by applicable Utility Companies to be met, and the new irrigation, utility and water line easements being recorded.

Conclusion:

Should the Commission recommend approval of this request as presented; staff recommends approval be subject to the following conditions.

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to the truck turn-around, and associated roadway dedication, on Eldridge Ave being approved by City Staff.
3. Subject to letters from each of the utility companies granting approval being submitted to the City prior to recordation of the Vacation Ordinance.
4. Subject to any conditions required by the utility companies being satisfied.
5. Subject to the new easements for irrigation, utilities, and waterlines, being recorded.

Attachments:

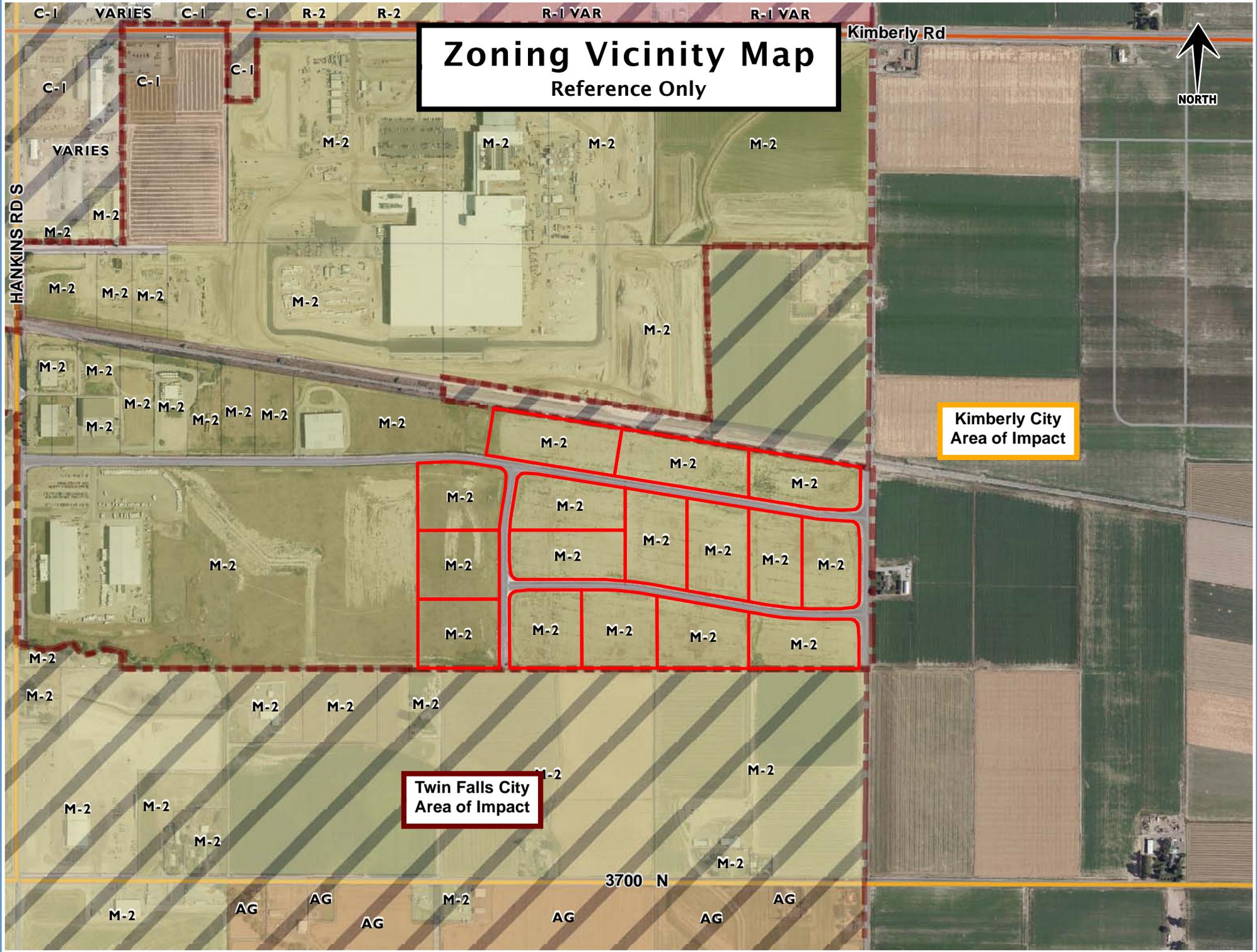
1. Letter of Request
2. Zoning Vicinity Map
3. Current Platted and Recorded Easements; **Exhibit #3**
4. New and Remainder Easements; **Exhibit #4**
5. Preliminary Site Plan
6. Picture Assembly (4 pages)

Urban Renewal Agency for the City of Twin Falls – Jayco Vacation
Vacation Statement

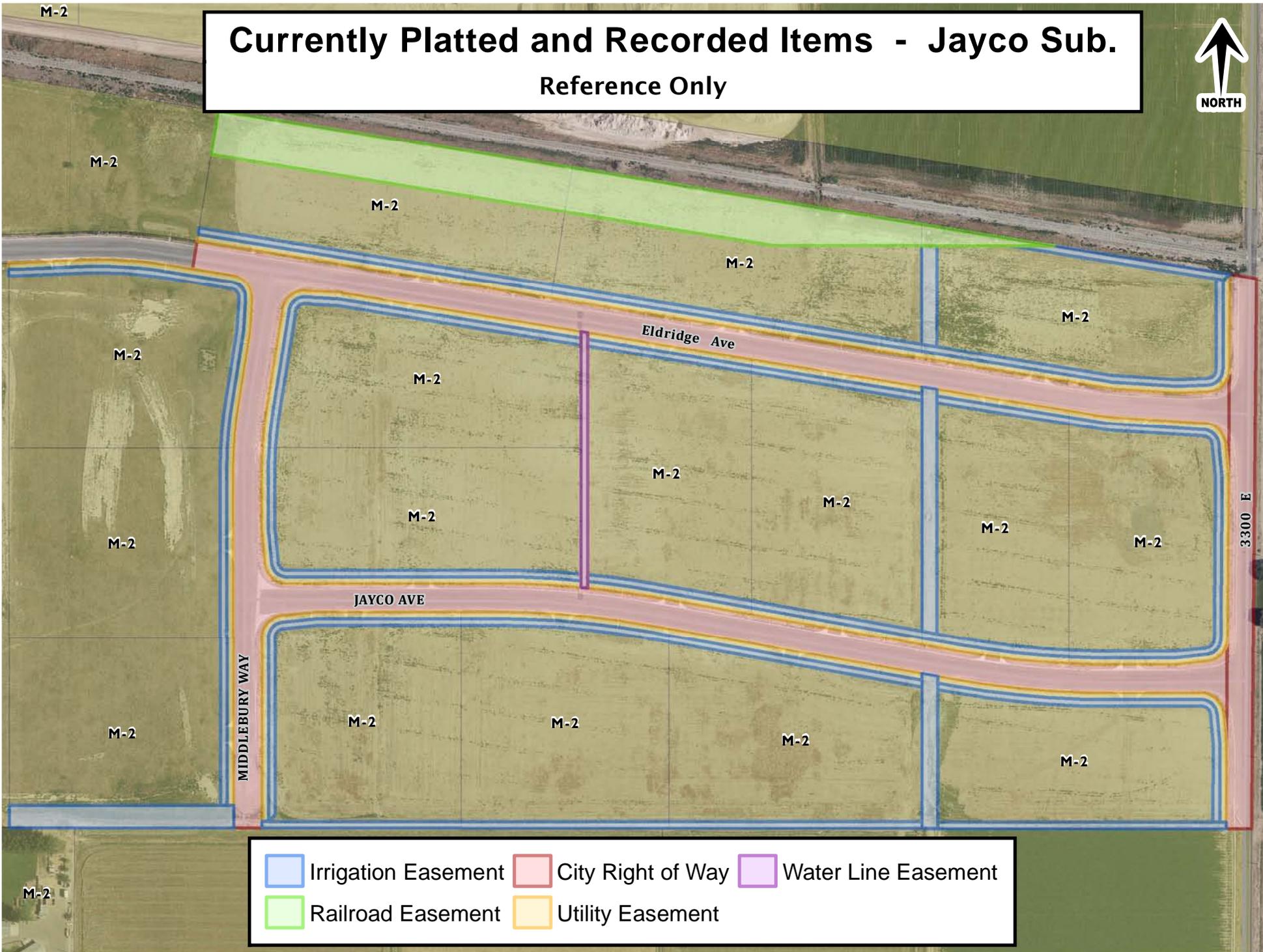
- B.1. See attached land description.
- B.2. Manufacturing to west and north. Agricultural to south and east.
- C.4a. The reason for the vacation request is to provide a single parcel for preparation for a large manufacturing facility. The vacation of the existing roadways and easements are necessary to allow placement of the proposed facility and easements will be granted for relocation of utilities and private roadways upon development.
- 4b. This request should not result in any negative effects on adjoining properties. The proposed use is in compliance with the original development. It is just a larger facility rather than several smaller uses. The overall project should realize more green space than that originally anticipated.
- 5a. The applicant is the owner of all the area to be vacated and agrees with the vacation.
- 5b. Utility company statements have been requested and will be forwarded upon receipt.

Zoning Vicinity Map

Reference Only



Currently Platted and Recorded Items - Jayco Sub. Reference Only



New and Remaining Items - Jayco Sub.

Reference Only



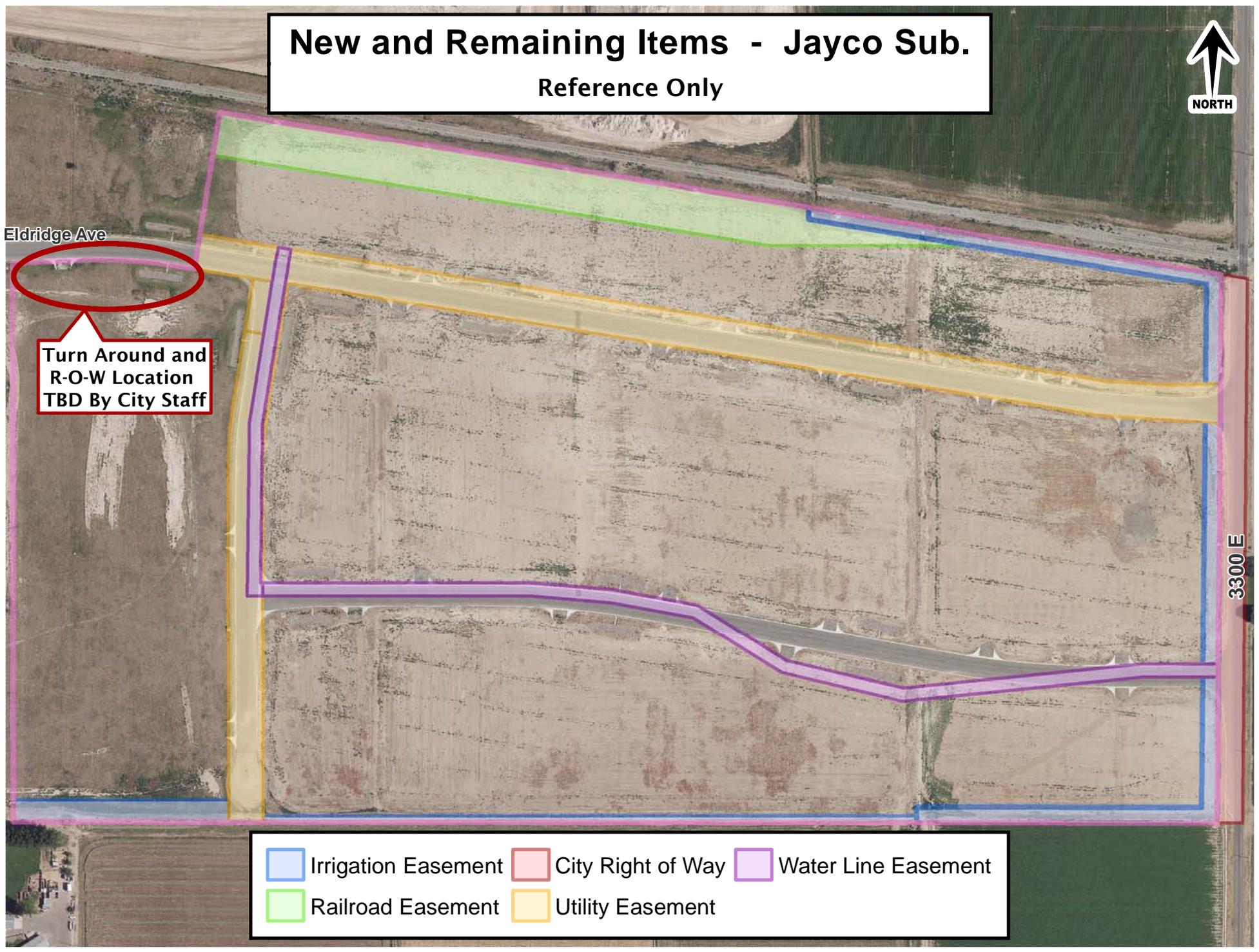
Eldridge Ave

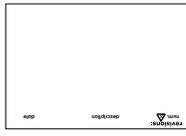


Turn Around and R-O-W Location TBD By City Staff

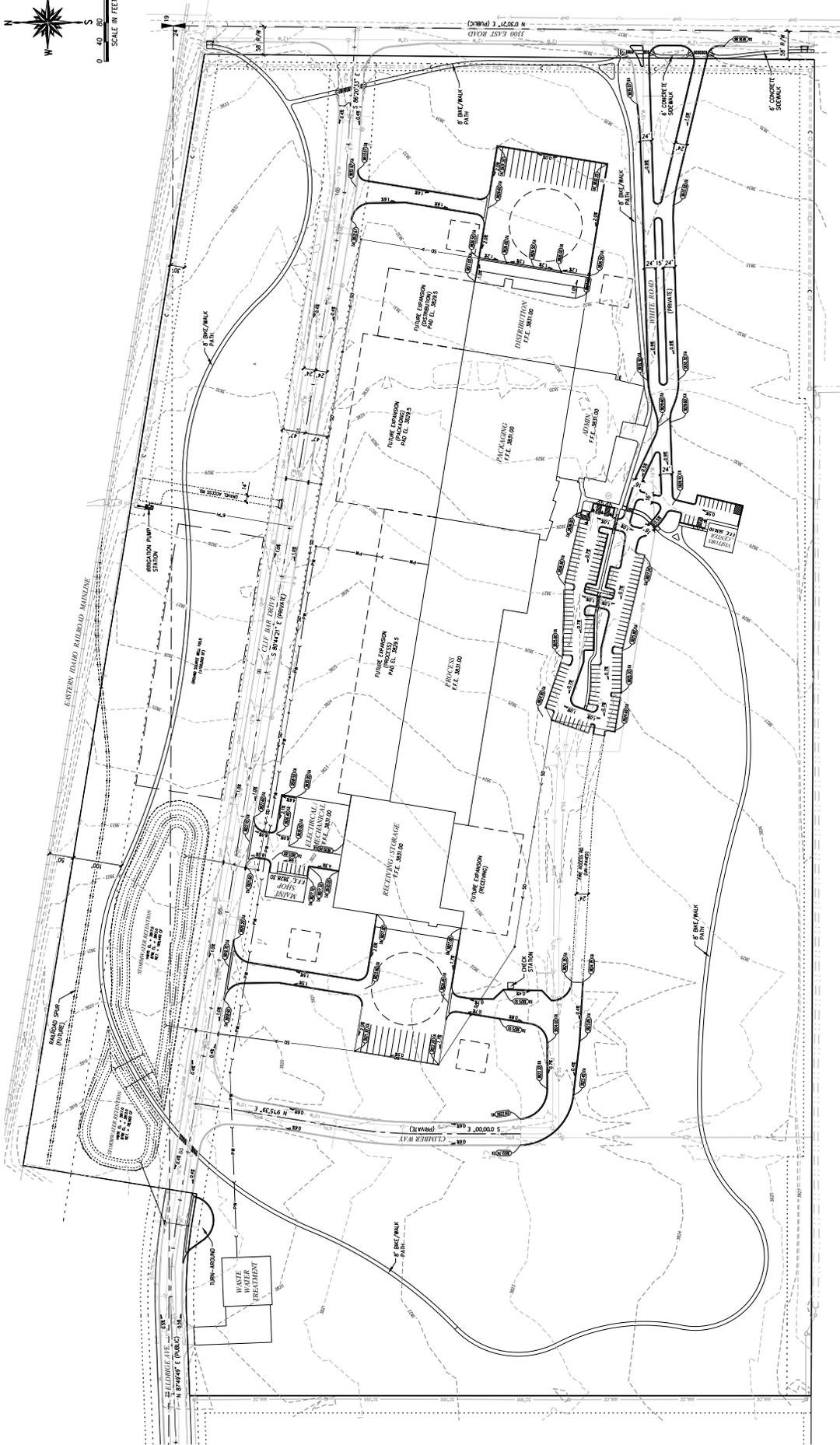
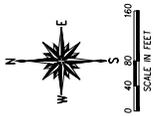
3300 E

-  Irrigation Easement
-  City Right of Way
-  Water Line Easement
-  Railroad Easement
-  Utility Easement



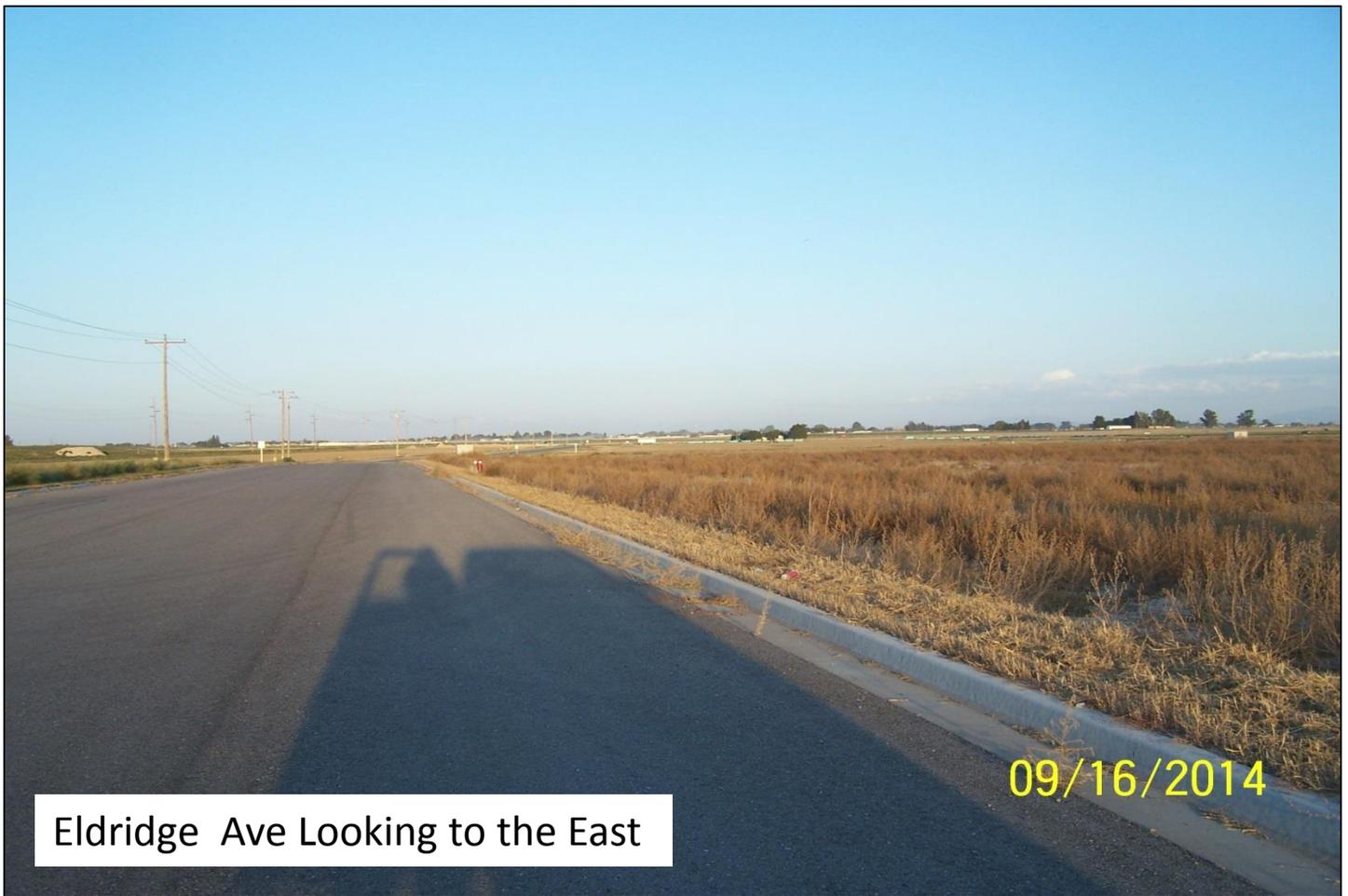


NOT FOR CONSTRUCTION
CLIFBAR CLIMBER FACILITY
 Civil Site Plan
 DATE: 12/20/2014
 PROJECT NUMBER: 14-014
 PROJECT NAME: CLIFBAR CLIMBER FACILITY
 CLIENT: CLIF
 ADDRESS: XXXX WHITE ROAD
 TWIN FALLS, IDAHO
 SHEET NUMBER: C1.01

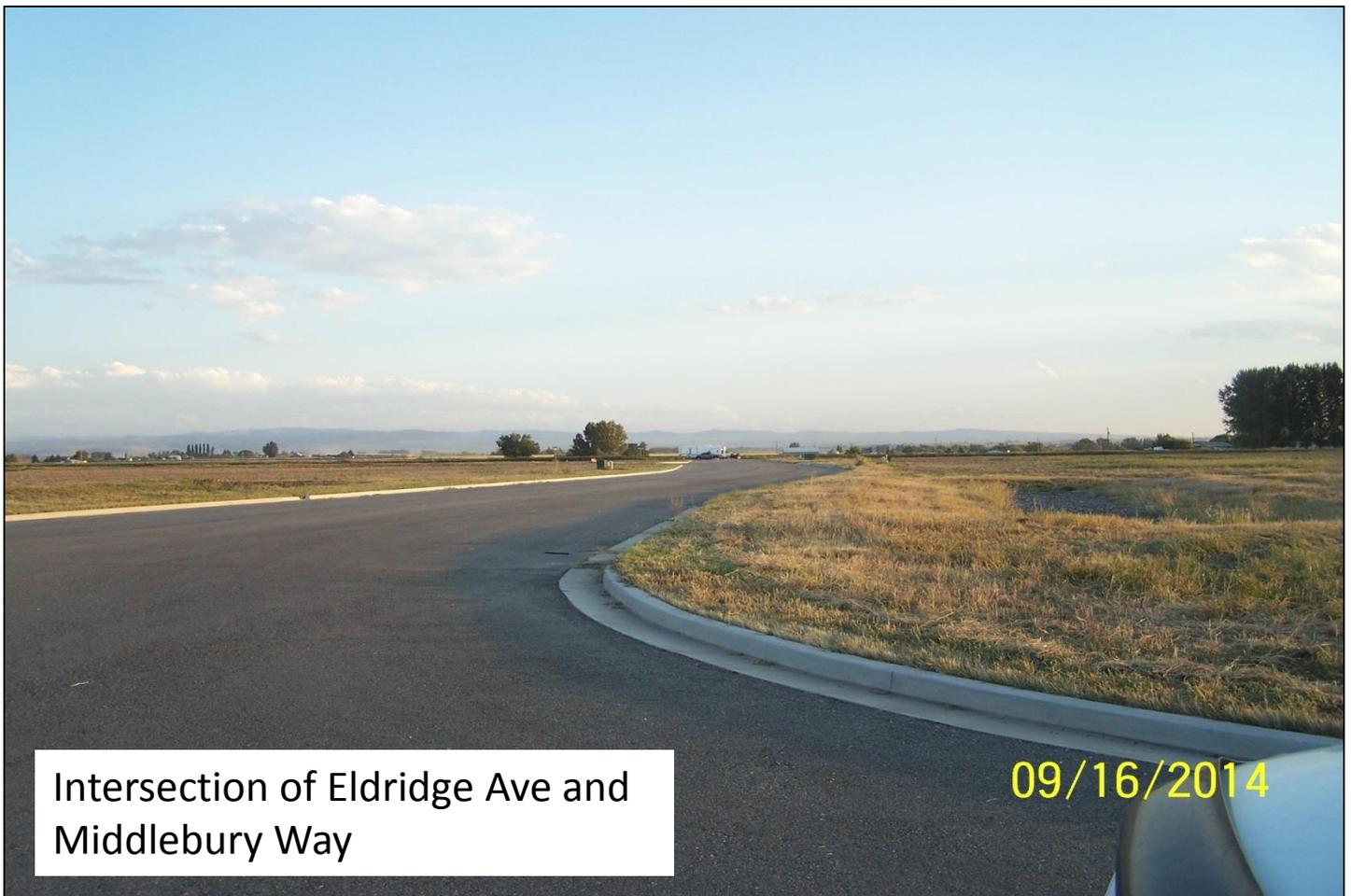


Stormwater Calculations:
 BASIN A: Area = 1,726,600 sq. ft. = 16,217 x 0.06 = 102,702 sq. ft.
 Landscape Area = 2,288,125 sq. ft. = 16,622 x 0.20 = 55,416 sq. ft.
 Total Retention Required = 238,018 sq. ft.
 Retention Provided = 240,000 sq. ft.

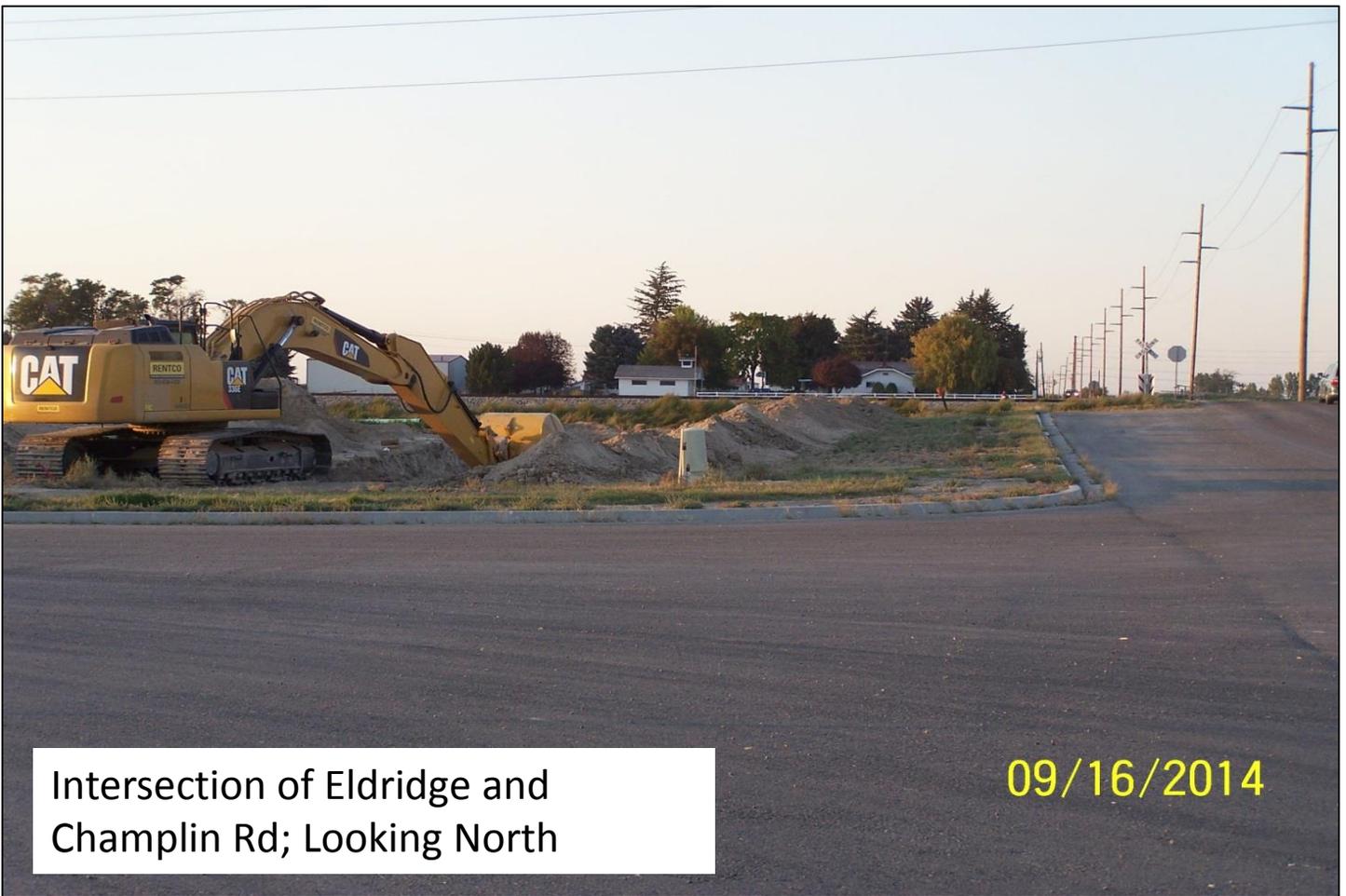




Eldridge Ave Looking to the East

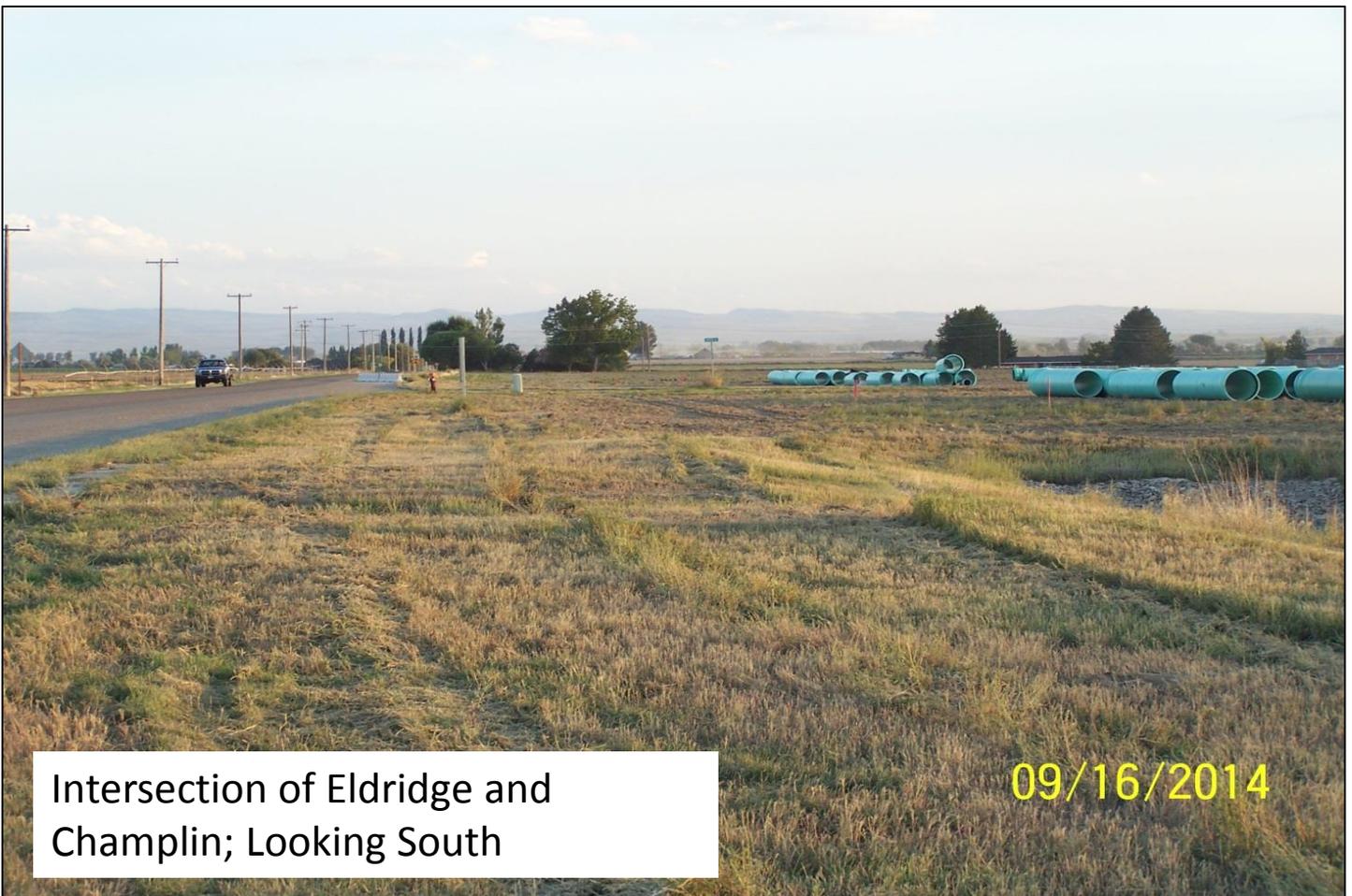


Intersection of Eldridge Ave and Middlebury Way



Intersection of Eldridge and Champlin Rd; Looking North

09/16/2014



Intersection of Eldridge and Champlin; Looking South

09/16/2014



Southern Boundary of Project; Construction taking place is relocation of Canal.

09/16/2014



SE Corner of Project; Looking toward the NorthWest

09/16/2014



Public Hearing: **Tuesday, September 23, 2014**

To: Planning & Zoning Commission

From: Rene'e V. (Carraway) Johnson, Community Development Department

AGENDA ITEM V-2

Request: Request for a Special Use Permit to operate a restaurant/deli with a drive-through window and extended hours of operation from six A.M. to eleven P.M., on property located at 1925 Fillmore Street. c/o Gerald Martens on behalf of Geronimo, LLC. (app. 2674)

Time Estimate:

The applicant's presentation may take up to ten (10) minutes. Staff presentation will be approximately five (5) minutes.

Background:

Applicant:	Status: Owner/developer	Size: .92 (+/-) acres/3910 (+/-) sf Building
Geronimo, LLC 2733 East Parleys Way, Suite 300 Salt Lake City, UT 84109 801-201-9172 j_stokes@woodburycorp.com	Current Zoning: C-1 PUD	Requested Zoning: Special Use Permit to allow drive-through window and extended retail hours
	Comprehensive Plan: Commercial/Retail	Lot Count: 1 Lot
	Existing Land Use: Undeveloped	Proposed Land Use: Restaurant/deli operating with a drive-through window and extended hours
Representative:	Zoning Designations & Surrounding Land Use(s)	
EHM Engineers, Inc. Gerald Martens 600 North College Rd, #100 Twin Falls, ID 83301 208-734-4888 208-420-2461 (c) gmartens@ehminc.com	North: C-1 PUD;, Outback Restaurant	East: C-1 PUD; Private - Fillmore Street, Zion's Bank
	South: C-1 PUD; undeveloped	West: OS; Snake River Canyon
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-8.2(B)6a, 10-4-8.2(B)10j, 10-7-13, 10-11-1 thru 8, 10-13-2-2, Canyon Park West (Amended) C-1 Planned Unit Development Agreement, & Design Guidelines for Canyon Park West	

Approval Process:

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

Within thirty (30) days after the public hearing, the Commission shall approve, conditionally approve, or disapprove the application as presented during the hearing. If conditions are placed on the permit, the Administrator shall issue a special use permit listing the specific conditions specified by the Commission for approval.

Budget Impact:

Approval of this request will have no impact on the City budget.

Regulatory Impact:

Approval of this request will allow the applicant to operate a restaurant/deli with a drive-through window and extended hours of operation which are outside permitted retail hours of operation of 7:00 am to 10:00 pm as outlined in City Code.

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

History:

City Council approved the Zoning District Change and Zoning Map Amendment from R-1 43,000 to C-1 PUD for approximately 14.07 acres of land located north/northwest of the intersection of Blue Lakes Boulevard North and Canyon Springs Road in the City's Area of Impact on December 19, 1994.

The final plat for Canyon Park West Subdivision was approved by Council on June 12, 1995. The final plat was recorded on June 17, 1998.

City Council approved the Zoning District Change and Zoning Map Amendment from C-1 and OS to C-1 PUD for approximately 12 acres located north of Bridgeview Boulevard and east of Blue Lakes Boulevard North and from R-1 43,000 to C-1 PUD for approximately 4.1 acres of land located north of the 2000 block of Fillmore Street and east of Canyon Springs Road, and approximately 2.1 acres of land located west of the 2000 block of Blue Lakes Blvd N and north of the 2100 block of Fillmore Street on February 7, 2000.

The final plat for Canyon Park North Subdivision was approved by Council on February 22, 2000 with conditions. The final plat was recorded on November 29, 2000.

On January 25, 2007 the Citizen Design Review Committee approved a development plan to allow a 10-story hotel/convention center on the rim within the Canyon Park North project. This project was not constructed.

The Council later approved a Zoning District Change and Zoning Map Amendment combining both Canyon Park North and Canyon Park West developments and plats into one PUD and one plat. The rezone was for the same zoning but with a different development plan. Rezoned from C-1 PUD and SUI PUD to C-1 CRO PUD.

The Council approved ORD #3043 on April 9, 2012 vacating that portion of Fillmore Street within this development.

The Planning and Zoning Commission approved the Canyon Park Amended – PUD Subdivision on April 10, 2012. The Council approved the final plat on June 4, 2012. The final plat was recorded on December 23, 2013.

Analysis:

The property is zoned C-1 CRO PUD. The request is to operate a new restaurant/deli with a drive-through window at 1925 Fillmore Street. The C-1 CRO zone requires a Special Use Permit for any facility to operate with a drive-through window. The applicant is also requesting to operate from six o'clock A.M. to eleven o'clock P.M. The C-1 CRO zone requires a Special Use Permit to operate outside the hours of 7:00 am to 10:00 pm. The Canyon Park West (Amended) C-1 PUD Agreement does not waive the Special Use Permit process for extended retail hours of operation or the drive-through window.

The applicant submitted a request for a SUP to allow a drive-through window and extended business hours of 6:00 A.M to 11:00 P.M. The site is in a commercial area that will serve highway traffic, nearby hotels and other commercial businesses. The applicant does not anticipate any significant impacts to neighboring businesses.

Per City Code 10-4-8.2: Permitted retail/trade uses operating outside the hours of seven o'clock (7:00) AM to ten o'clock (10:00) PM require a special use permit in the Commercial Highway District (C-1). The C-1 Zone is intended to provide commercial activities of various sizes from large retail stores to small specialty shops with residential opportunities for persons wishing to work and live in a unified environment. The C-1 PUD Agreement does not waive the special use permit process for extended retail hours of operation.

Per City Code 10-7-13: Any facility with drive-through windows are required to comply with minimum requirements for vehicle stacking. Fast food restaurants and drive-in banks require nine (9) spaces or such other number as approved by Planning and Zoning Commission, but no less than six (6). All others are required to have six (6) spaces. The proposed site plan is indicating six (6) spaces. The drive-through window will be located on the south side of the building along Fillmore Street. The lights of the vehicles waiting in the drive-through lane will be shining into oncoming traffic. The commission may wish to place a condition on the Special Use Permit that additional landscaping be placed to buffer the lights of the waiting vehicles.

Possible Impacts: The neighboring properties are currently mostly undeveloped. There are currently restaurants and banks located in the immediate area. These various businesses may not be greatly impacted by these proposed extended hours. A full review of parking and required site improvements for compliance with all applicable codes and regulations will be completed at the time of building permit process.

Conclusion:

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

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to hours of operation being no earlier than 6:00 a.m. and no later than 11:00 p.m.
3. Subject to additional trees and shrubs to create a visual buffer from the roadway along Fillmore Street, to be approved by staff.

Attachments:

1. Narrative
2. Zoning Vicinity
3. Aerial Map
4. Site Plan
5. Building Elevations
6. Canyon Park Amended Subdivision Plat
7. Site Photos (3 pages)

GERONIMO, LLC SPECIAL USE PERMIT APPLICATION

Reason for Request

The reason for request is to allow operation of a facility with a drive-thru window as required by Twin Falls City Code. The proposed facility will have one station to provide service to customers in their vehicles.

Hours of Operation

Drive-thru hours will be no earlier than 5:00 AM or later than 11:00 PM.

Number of Employees

Maximum number of employees will be 12.

Traffic

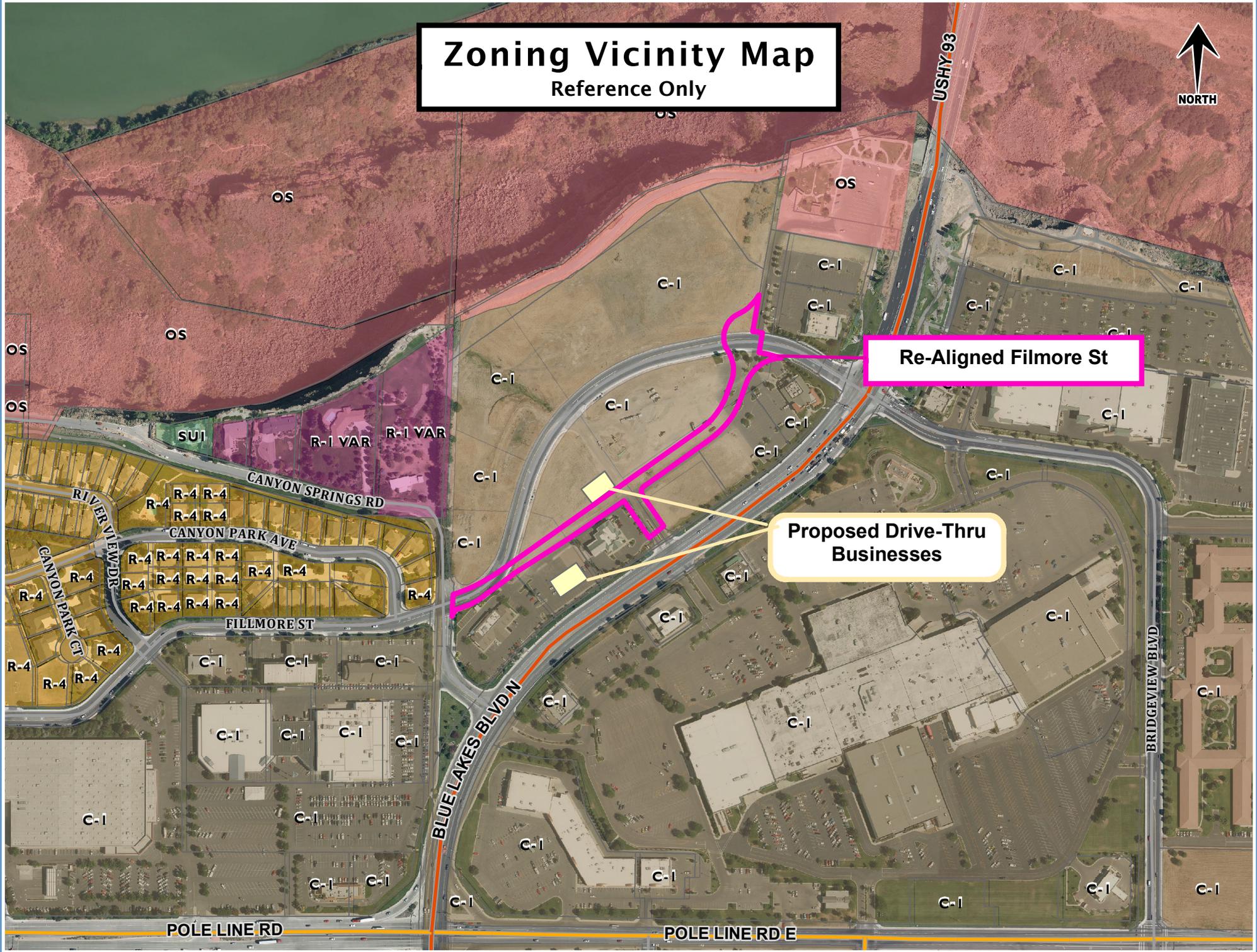
Anticipated traffic will be approximately 40 vehicles per hour.

Impacts to Adjoining Properties

1. All adjoining properties are commercial. This proposed facility with the drive-thru is totally comparable with existing and proposed adjacent users.
2. The proposed facility and drive-thru window will not create any objectionable odor, glare, noise, or otherwise cause objectionable impacts to neighboring properties.
3. All lighting will be compatible with neighboring uses. Lighting for this facility will comply with the lighting standards outlined in the Canyon Park PUD agreement.

Zoning Vicinity Map

Reference Only



Re-Aligned Filmore St

Proposed Drive-Thru
Businesses

POLE LINE RD

POLE LINE RD E

Aerial Photo Map

Reference Only



2063 FILLM
C-1

FILLMORE ST

C-1

2150 FILLM

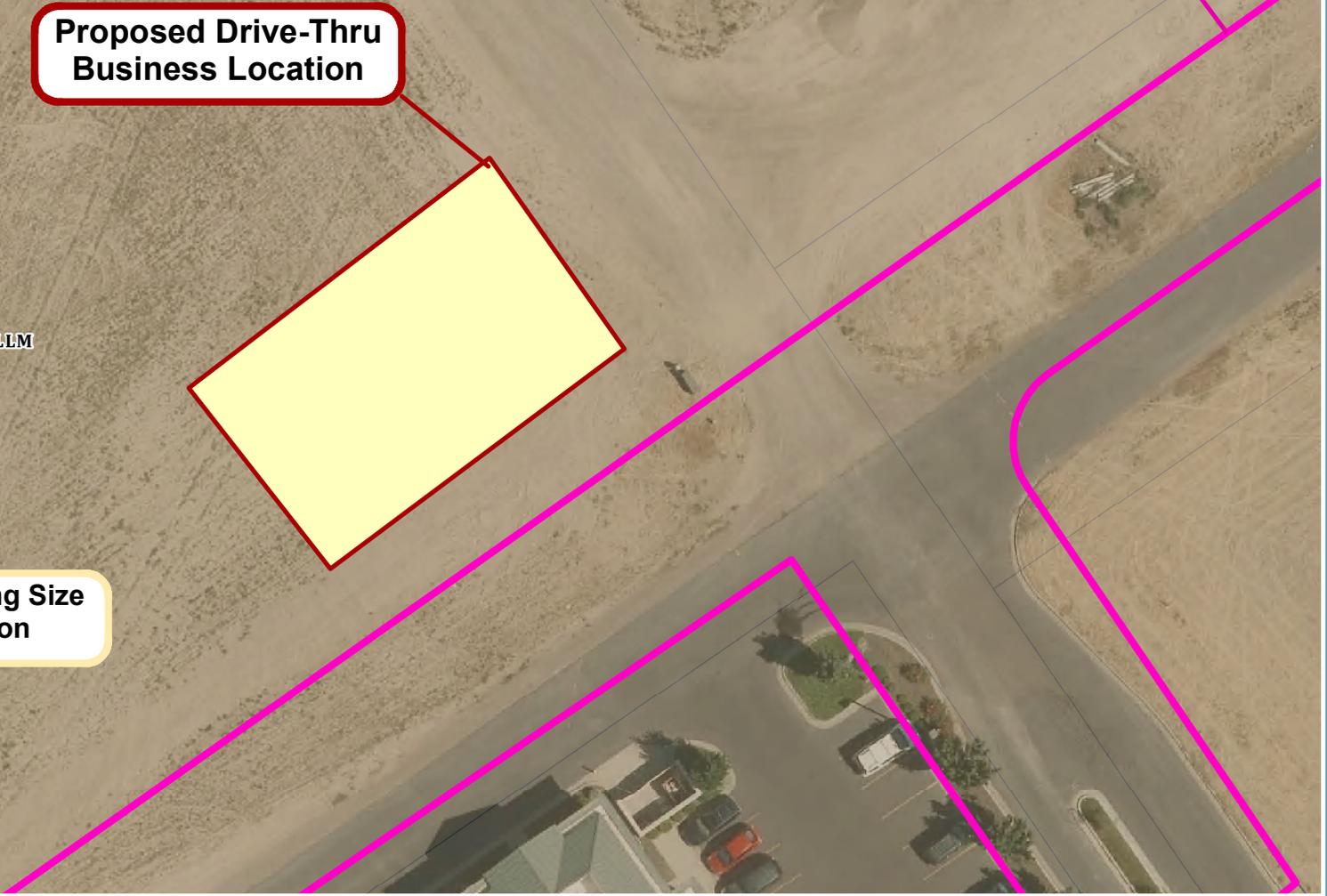
Re-Aligned Filmore St

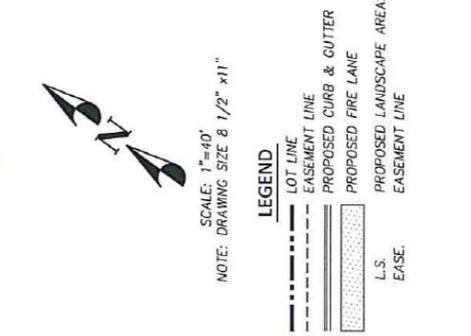
Proposed Drive-Thru
Business Location

C-1 2058 FILLM

Approx Building Size
and Location

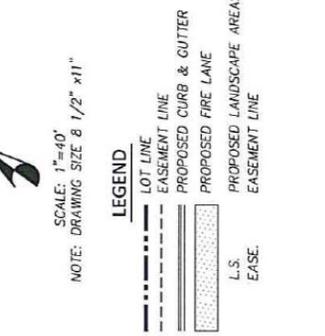
C-1 2042 FILLM





NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF TWIN FALLS DESIGN AND CONSTRUCTION STANDARDS.
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.



OVERALL PARKING SUMMARY

BUILDING AREA	3,910 S.F.
REGULAR PARKING	40 STALLS
ACCESSIBLE PARKING (REQUIRED=2)	2 STALLS
PARKING REQUIRED	40 STALLS
TOTAL PARKING PROVIDED	42 STALLS

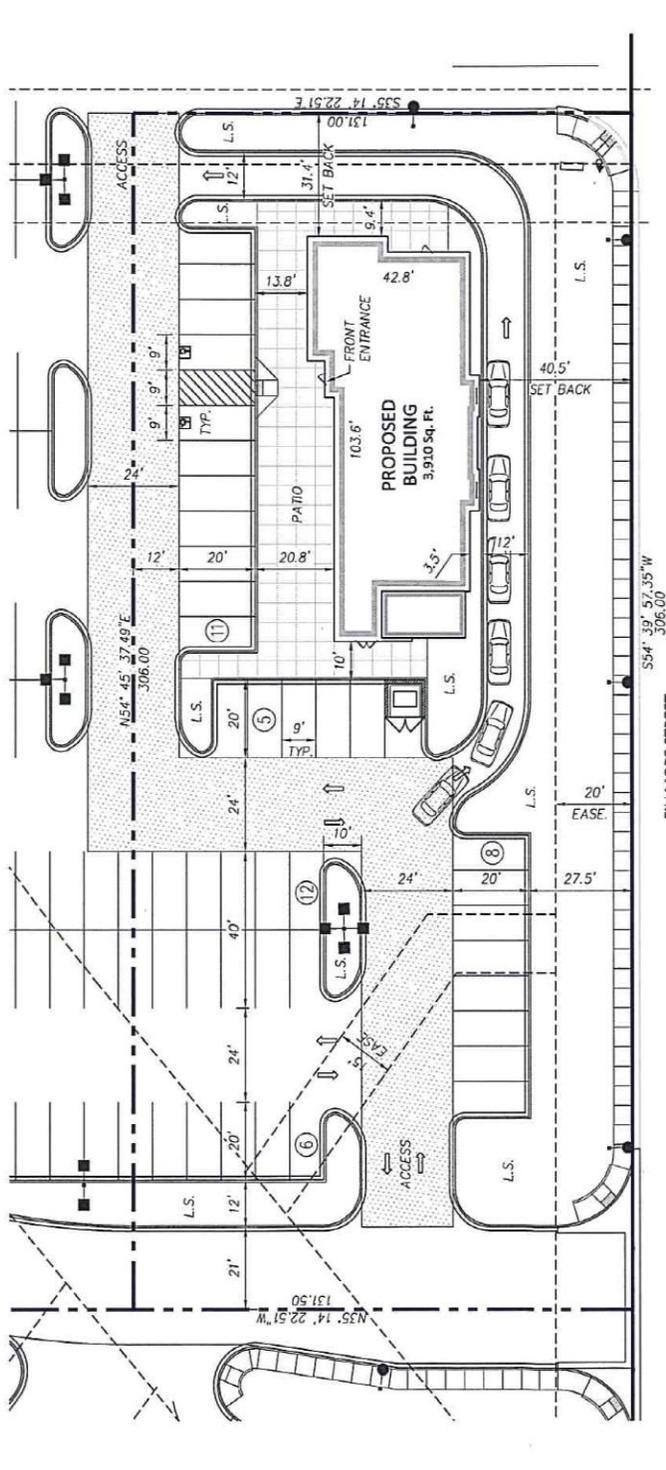
OVERALL LAND USE SUMMARY

ITEM	SQ. FT.	ACRES	%
BUILDING AREA	3,910	0.09	9.73
IMPERVIOUS AREA	26,518	0.61	66.03
LANDSCAPE AREA	9,735	0.22	24.24%
*TOTAL AREA (LOT ONLY)	40,163	0.92	100.0%

*TOTAL LAND USE AREA SHOWN IS FOR LOT AREAS ONLY

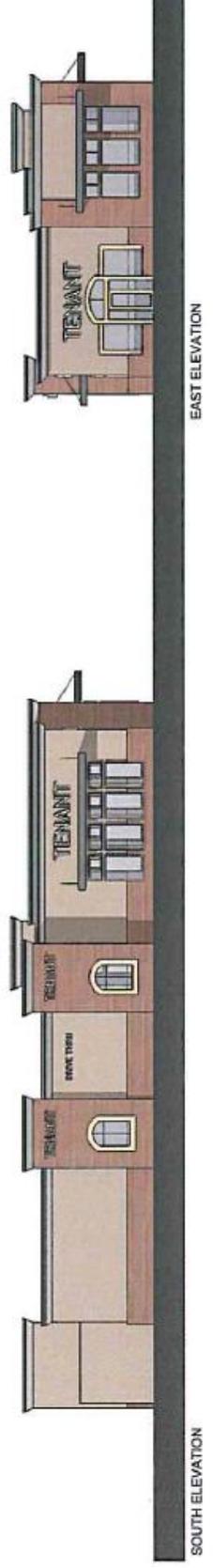
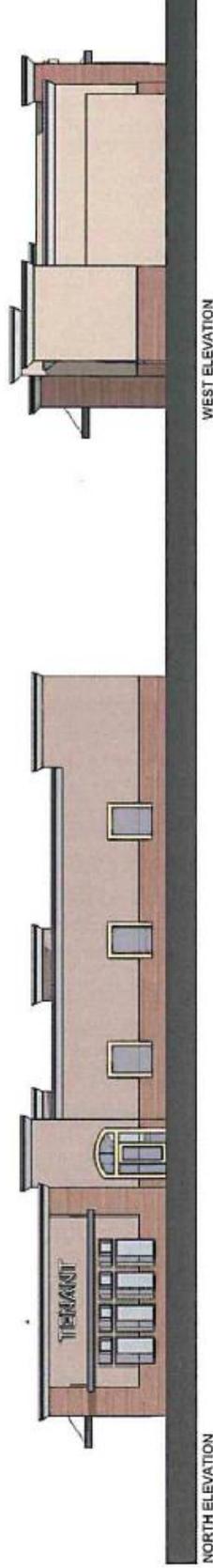
DEVELOPER / OWNER
 GERONIMO LLC,
 2733 EAST PARLEYS WAY, STE 300
 SALT LAKE CITY, UTAH 84109
 CONTACT: LYNN WOODBURY
 OFFICE: (801) 485-7770

CANYON PARK AMENDED SUBDIVISION
 A PORTION OF LOT 5 OF CANYON PARK
 AMENDED SUBDIVISION LOCATED IN A
 PORTION OF SW 1/4 SW 1/4 AND GOVT.
 LAND SECTION 6, T12N, R9E, S04E,
 RANGE 9 EAST, ROSE, BANNERMAN, TWIN
 FALLS COUNTY, IDAHO.



FILLMORE STREET

GERONIMO
PAD BUILDING CONCEPT
SINGLE-TENANT W/ DRIVE THRU
COLOR ELEVATIONS





Corner of "Fillmore" and Canyon Springs Rd

09/16/2014 05:50 PM



Frontage along "Fillmore"; Looking NE

16/2014 05:52 PM





Area of proposed Drive-Thru;
Looking Towards Zions Bank

09/16/2014 05:53 PM



09/16/2014 05:54 PM



Public Hearing: **Tuesday, September 23, 2014**

To: Planning & Zoning Commission

From: Rene'e V. (Carraway) Johnson, Community Development Department

AGENDA ITEM V-3

Request: Request for a Special Use Permit to operate a coffee shop with a drive-through window and extended hours of operation from six A.M. to eleven P.M., on property located at 1853 Blue Lakes Boulevard North. c/o Gerald Martens on behalf of Geronimo, LLC. (app. 2675)

Time Estimate:

The applicant's presentation may take up to ten (10) minutes. Staff presentation will be approximately five (5) minutes.

Background:

Applicant:	Status: Owner/developer	Size: .78 (+/-) acres/1300 (+/-) sf Building
Geronimo, LLC 2733 East Parleys Way, Suite 300 Salt Lake City, UT 84109 801-201-9172 j_stokes@woodburycorp.com	Current Zoning: C-1 CRO PUD	Requested Zoning: Special Use Permit to allow drive-through window and extended retail hours
	Comprehensive Plan: Commercial/Retail	Lot Count: 1 Lot
	Existing Land Use: Undeveloped	Proposed Land Use: Coffee Shop operating with a drive-through window and extended hours
Representative:	Zoning Designations & Surrounding Land Use(s)	
EHM Engineers, Inc. Gerald Martens 600 North College Rd, #100 Twin Falls, ID 83301 208-734-4888 208-420-2461 (c) gmartens@ehminc.com	North: C-1 PUD; Zion's Bank	East: C-1 PUD; Blue Lakes Blvd N, Magic Valley Mall
	South: C-1 PUD; Golden Corral	West: C-1 PUD; Fillmore Street, undeveloped
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-8.2(B)6a, 10-4-8.2(B)10j, 10-11-1 thru 8, 10-13-2-2, Canyon Park West (Amended) C-1 Planned Unit Development Agreement, & Design Guidelines for Canyon Park West	

Approval Process:

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

Within thirty (30) days after the public hearing, the Commission shall approve, conditionally approve, or disapprove the application as presented during the hearing. If conditions are placed on the permit, the Administrator shall issue a Special Use Permit listing the specific conditions specified by the Commission for approval.

Budget Impact:

Approval of this request will have no impact on the City budget.

Regulatory Impact:

Approval of this request will allow the applicant to operate a coffee shop with a drive-through window and extended hours of operation which are outside permitted retail hours of operation of 7:00 am to 10:00 pm as outlined in City Code.

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

History:

City Council approved the Zoning District Change and Zoning Map Amendment from R-1 43,000 to C-1 PUD for approximately 14.07 acres of land located north/northwest of the intersection of Blue Lakes Boulevard North and Canyon Springs Road in the City's Area of Impact on December 19, 1994.

The final plat for Canyon Park West Subdivision was approved by Council on June 12, 1995. The final plat was recorded on June 17, 1998.

City Council approved the Zoning District Change and Zoning Map Amendment from C-1 and OS to C-1 PUD for approximately 12 acres located north of Bridgeview Boulevard and east of Blue Lakes Boulevard North and from R-1 43,000 to C-1 PUD for approximately 4.1 acres of land located north of the 2000 block of Fillmore Street and east of Canyon Springs Road, and approximately 2.1 acres of land located west of the 2000 block of Blue Lakes Blvd N and north of the 2100 block of Fillmore Street on February 7, 2000.

The final plat for Canyon Park North Subdivision was approved by Council on February 22, 2000 with conditions. The final plat was recorded on November 29, 2000.

On January 25, 2007 the Citizen Design Review Committee approved a development plan to allow a 10-story hotel/convention center on the rim within the Canyon Park North project. This project was not constructed.

The Council later approved a Zoning District Change and Zoning Map Amendment combining both Canyon Park North and Canyon Park West developments and plats into one PUD and one plat. The rezone was for the same zoning but with a different development plan. Rezoned from C-1 PUD and SUI PUD to C-1 CRO PUD.

The Council approved ORD #3043 on April 9, 2012 vacating that portion of Fillmore Street within this development.

The Planning & Zoning Commission approved the Canyon Park Amended – PUD Subdivision on April 10, 2012. The Council approved the final plat on June 4, 2012. The final plat was recorded on December 23, 2013.

Analysis:

The property is zoned C-1 CRO PUD. The request is to operate a new coffee shop with a drive-through window at 1853 Blue Lakes Boulevard North. The C-1 zone requires a Special Use Permit for any facility to have a drive-through window. The applicant is also requesting to operate from six o'clock A.M. to eleven o'clock P.M. The C-1 zone requires a Special Use Permit to operate outside the hours of 7:00 am to 10:00 pm. The CRO zone also requires a Special Use Permit to have a drive-through window and operate extended hours. The Canyon Park West (Amended) C-1 PUD Agreement does not waive the Special Use Permit process for extended retail hours of operation or the drive-through window.

The applicant submitted a request for an SUP to allow a drive-through window and extended business hours of 6:00 A.M. to 11:00 P.M. The site is in a commercial area that will serve highway traffic, nearby hotels and other commercial businesses. The applicant does not anticipate any significant impacts to neighboring businesses.

Per City Code 10-4-8.2: Permitted retail/trade uses operating outside the hours of seven o'clock (7:00) AM to ten o'clock (10:00) PM require a Special Use Permit in the Commercial Highway District (C-1). The C-1 Zone is intended to provide commercial activities of various sizes from large retail stores to small specialty shops with residential opportunities for persons wishing to work and live in a unified environment. The C-1 PUD Agreement does not waive the Special Use Permit process for extended retail hours of operation.

Per City Code 10-7-13: Any facility with drive-through windows are required to comply with minimum requirements for vehicle stacking. Fast food restaurants and drive-in banks require nine (9) spaces or such other number as approved by Planning & Zoning Commission, but no less than six (6). All others are required to have six (6) spaces. The proposed site plan is indicating nine spaces. The drive-through window will be located on the east side of the building. The stacking lane is proposed along the south side of the building along Blue Lakes Blvd N. The lights of the vehicles waiting in the drive-through lane will be shining into oncoming traffic. The Commission may wish to place a condition on the Special Use Permit that additional landscaping be placed to buffer the lights of the waiting vehicles.

Per City Code 10-13-2.2(D)3: Any proposed facility will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area. Blue Lakes Blvd North is the major gateway arterial into the City of Twin Falls. The front of the restaurant is oriented toward the north (interior of the development), where the main entrance and parking is located. The existing businesses in the area, including other restaurants and drive-through businesses within this development have the same situation with access as none of the properties have their own access to Blue Lakes Blvd North however they have a building front facing Blue Lakes Blvd North. There is some concern that the south elevation of the proposed building facing Blue Lakes Blvd North looks too much like the back of the building as there are no windows and few architectural articulations. Staff recommends that the south elevation have additional features such as additional rock, windows, or architectural articulations so that it will have an aesthetically pleasing Blue Lakes Blvd North frontage to keep in character with the existing businesses in the area and within this development.

Possible Impacts: The neighboring properties are currently mostly undeveloped. There are currently restaurants and banks located in the immediate area. These various businesses may not be greatly impacted by these proposed use and extended hours. However, the general public, including visitors, may be aesthetically impacted with the appearance of the back of a building on Blue Lakes Boulevard North.

Troy Vitek, Assistant City Engineer, reviewed the proposed site plan. There is an abandoned sewer line lying under the proposed building site. This sewer line will have to be removed at the time of construction of the proposed building. A full review of parking and required site improvements for compliance with all applicable codes and regulations will be completed at the time of building permit process.

Conclusion:

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

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to hours of operation being no earlier than 6:00 a.m. and no later than 11:00 p.m.
3. Subject to additional trees and shrubs to create a visual buffer from the roadway along Blue Lakes Blvd N, to be approved by staff.
4. Subject to the south elevation of the proposed building being appropriate in appearance to appear as a building "front" in harmony with the existing character of the other existing businesses along this section of Blue Lakes Blvd North, a major entrance corridor of the City of Twin Falls.

Attachments:

1. Narrative
2. Zoning Vicinity
3. Aerial Map
4. Site Plan
5. Building Elevations
6. Canyon Park Amended Subdivision Plat
7. Site Photos (4 pages)

GERONIMO, LLC SPECIAL USE PERMIT APPLICATION ATTACHMENT (Block 1 Lot 1)

Reason for Request

The reason for request is to allow operation of a coffee shop with a drive-thru window as required by Twin Falls City Code. The proposed facility will have one station to provide service to customers in their vehicles. Initial discussions have begun with prospective tenants yet entitlements must be secured before any agreements can be finalized.

Hours of Operation

Drive-thru hours will be no earlier than 6:00 AM or later than 11:00 PM.

Number of Employees

Maximum number of employees will be 10.

Traffic

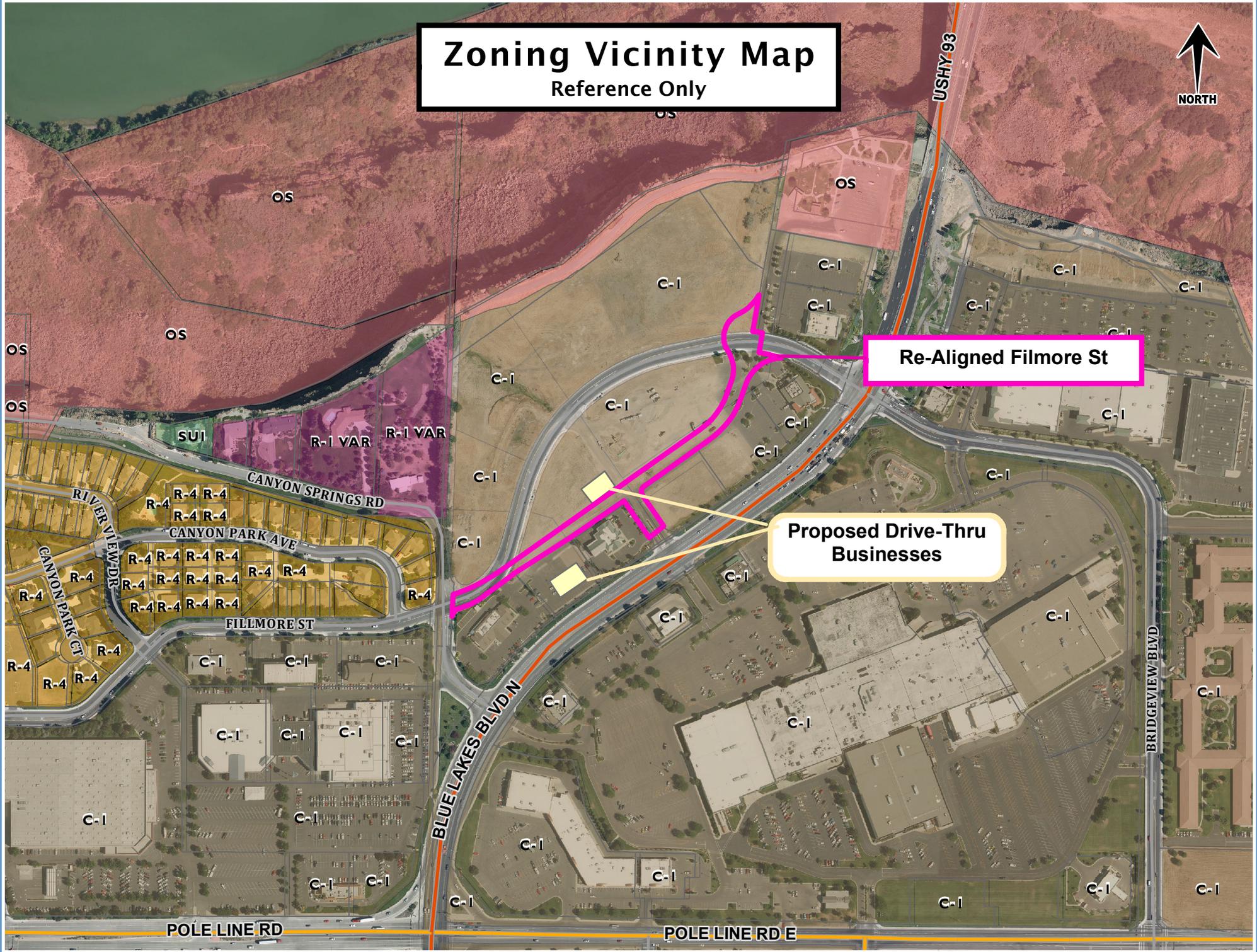
Anticipated traffic will be approximately 40 vehicles per hour.

Impacts to Adjoining Properties

1. All adjoining properties are commercial. This proposed facility with the drive-thru is totally comparable with existing and proposed adjacent users.
2. The proposed facility and drive-thru window will not create any objectionable odor, glare, noise, or otherwise cause objectionable impacts to neighboring properties.
3. All lighting will be compatible with neighboring uses. Lighting for this facility will comply with the lighting standards outlined in the Canyon Park PUD agreement.

Zoning Vicinity Map

Reference Only



Re-Aligned Filmore St

Proposed Drive-Thru
Businesses

POLE LINE RD

POLE LINE RD E

Aerial Photo Map

Reference Only



FILMORE ST

Re-Aligned Filmore St

1863 BLUE

2042 FILLM
C-1

Proposed Drive-Thru
Business Location

BLUE LAKES BLVD N

3591 BLUE

C-1 1823 BLUE

Approx Building Size
and Location

C-1 1379 POLE

C-1



RECEIVED

AUG 14 2014
 TWIN FALLS BUILDING DEPT.

FHM Engineers Inc.
 ENGINEERING SURVEYING PLANNING
 821 N. College Rd., Suite 100 Twin Falls, ID 83301 - (208)734-4888

The Development Plan
 Part 1
 Canyon Park Amended Subdivision
 Twin Falls, Idaho

DO NOT SCALE DIMENSIONS
 DIMENSIONS ARE SHOWN AS
 DIMENSIONS OF THE PROPERTY
 DIMENSIONS ARE SHOWN AS
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Sheet 1 of 2

Located In
 Lots 4, Block 1
 Canyon Park Amended Subdivision
 In
 SW 1/4 SW 1/4 and Cont' Lot 3
 Section 24
 Township 9 South, Range 17 East,
 Boise Meridian,
 Twin Falls County, Idaho
 2044

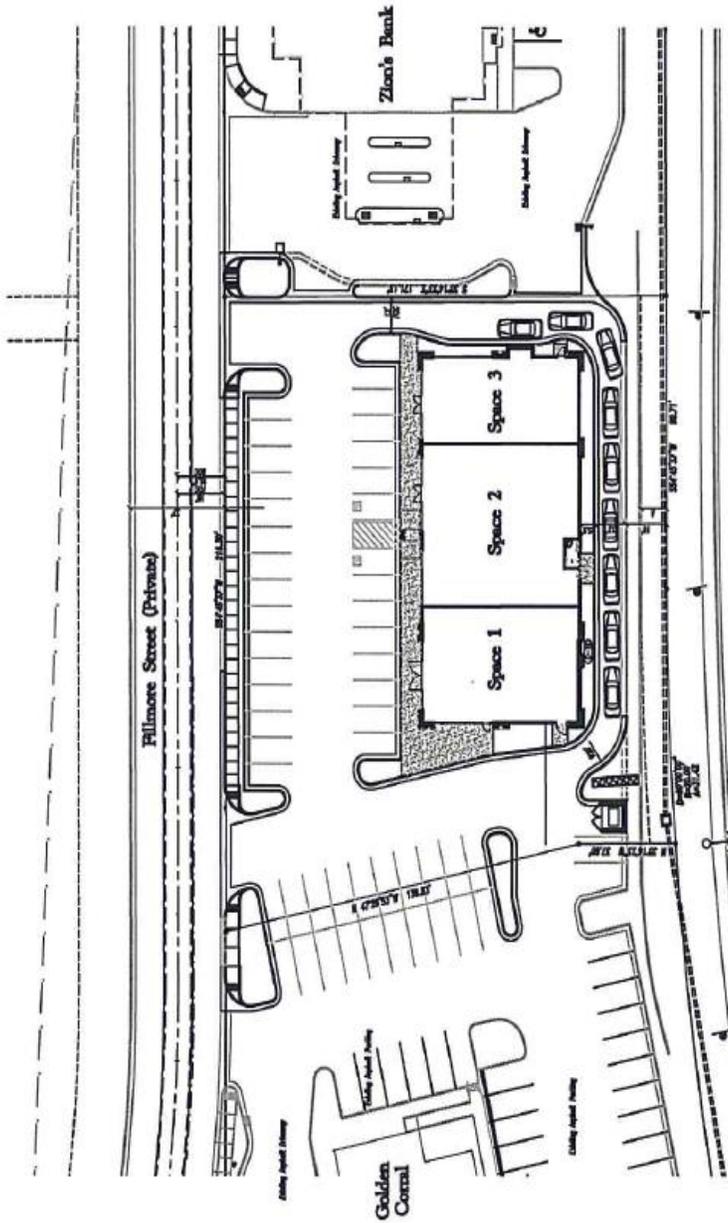
Legend

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	SECTION LINE
---	TOUC OF ADJACENT
---	EXISTING SURFACE CONTOUR
---	PROPOSED
---	Top of Back Bank
---	Top of Assled Bank
---	Top of Creek Bank
---	Top of Other Bank

Easement Legend

---	1. 10' AIR RIGHTS EASEMENT
---	2. 10' AIR RIGHTS EASEMENT
---	3. 10' AIR RIGHTS EASEMENT
---	4. 10' AIR RIGHTS EASEMENT

Vicinity Map



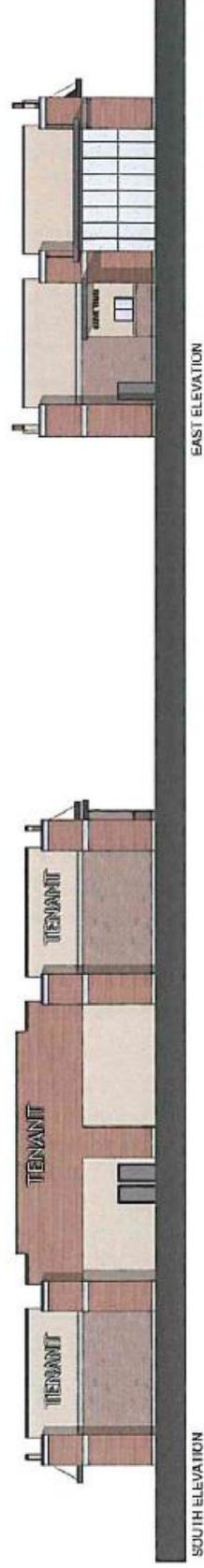
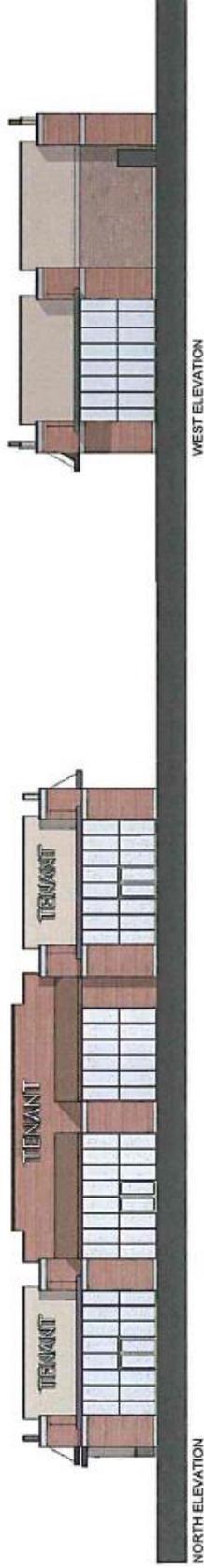
Blue Lakes Blvd. N
 Special Use Exhibit

Design Data

Owner/Developer	Blue Lakes Development, LLC 204 N. College Rd., Suite 100 Twin Falls, ID 83301 (208) 734-4888	Engineer	FHM Engineers Inc. 821 N. College Rd., Suite 100 Twin Falls, ID 83301 (208) 734-4888
Site Area	6.88 Acres	Subdivider	Subdivided and platting by City of Twin Falls, Idaho 11-14-2003, 11-14-2004
Zoning	C-1 PUD	Site #	City Survey and Plat 11-14-2003, 11-14-2004
Building Use	Warehouse	Commissioned (Date)	11-14-2003, 11-14-2004
Proposed Use	Warehouse	Subdivided (Date)	11-14-2003, 11-14-2004
Volume	100,000 cu yd	Commissioned (Date)	11-14-2003, 11-14-2004
Materials	As Shown on Final Plan	Commissioned (Date)	11-14-2003, 11-14-2004

Scale 1" = 40' (Horizontal)
 Scale 1" = 20' (Vertical)

GERONIMO
PAD BUILDING CONCEPT
MULTI-TENANT W/ DRIVE THRU
COLOR ELEVATIONS



EXH-1
CANYON PARK
CONCEPT SITE PLAN
1/16/2013
DATE
1/16/2013
DATE
1/16/2013
DATE

CANYON PARK
CONCEPT SITE PLAN

WOODBURY CORPORATION
1100 S. WOODBURY AVENUE, SUITE 200
SALT LAKE CITY, UTAH 84119
TEL: 801.488.1100

NO.	DESCRIPTION	DATE
1	CONCEPT SITE PLAN	1/16/2013
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