



NOTICE OF AGENDA
TWIN FALLS CITY PLANNING & ZONING COMMISSION
FEBRUARY 24, 2015 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" Muñoz 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): [January 27, 2015PH](#) & [February 10, 2015 PH](#)
2. Approval of Findings of Fact and Conclusions of Law:
 - Morning Sun Subd. #8 (Pre-plat 02-10-15)
 - Canyon Village Subd, A PUD (Pre-plat 02-10-15)
 - Auto Oil (SUP 02-10-15)
 - Wal-mart Stores (SUP 02-10-15)
 - Mardi Catz Fun (SUP 02-10-15)
 - Twin Falls BLM (SUP 02-10-15)
 - Mountain America (SUP 02-10-15)

III. ITEMS OF CONSIDERATION:

1. Request for approval of a [Preliminary Plat](#) for Sackett Farms Subdivision No. 2, 51.32 (+/-) acres consisting of 3 lots on property located east of the 500, 600, & 700 Blocks of Hankins Road North (aka 3200 East Road) c/o Tim Vawser on behalf of the Twin Falls School District #411

IV. PUBLIC HEARINGS:

1. Request for a [Special Use Permit](#) to allow a 864 sf expansion to an existing 1200 sf detached accessory building on property located at 4262 North 2656 East within the Area of Impact c/o Jim & Connie Sharkey (app. 2703)
2. Request for a [Zoning District Change And Zoning Map Amendment](#) from C-1 PUD to C-1 for 7.5 +/- acres of undeveloped land located on the north side of the 2400 Block of Addison Ave East c/o Joe Russell (app 2704)
3. Request to [Vacate](#) the non-vehicular use of a 15' X 128' platted but undeveloped Drainage and Non-Vehicular Easement located between Lots 41 & 42, Block 1 of Settler's Ridge Subdivision No. 3. c/o Lance Fish on behalf of Settlers Ridge, LLC (app 2705)
4. Request for a [Special Use Permit](#) to construct a new elementary school with an alternative landscape plan on 9.5 +/- acres of undeveloped land located east of the 500, 600, & 700 Blocks of Hankins Road North (3105 Stadium Blvd). c/o Bradford J. Wills on behalf of the Twin Falls School District (app 2706)
5. Request for a [Special Use Permit](#) to construct a new elementary school with an alternative landscape plan on 9.5 +/- acres of undeveloped land located at the north east corner of Grandview Drive North and Federation Road extended (850 Federation Road) c/o Bradford J. Wills on behalf of the Twin Falls School District (app 2706)
6. Request for a [Special Use Permit](#) to construct a new middle school with an alternative landscape plan on 37.5 +/- acres of undeveloped land located west of the 1400, 1500 & 1600 Blocks of Harrison Street South (1550 Harrison Street South) c/o Bradford J. Wills on behalf of the Twin Falls School District (app 2708)

V. GENERAL PUBLIC INPUT:

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- March 4, 2015
2. Public Hearing-March 10, 2015

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 Meeting: **TUESDAY, February 24, 2015**
 To: Planning and Zoning Commission
 From: Jonathan Spendlove, Community Development Dept.

AGENDA ITEM III-1

Request: Request for approval of a Preliminary Plat for Sackett Farms Subdivision No. 2 approximately 51.32 (+/-) acres consisting of 3 lots on property located at the 600 Block of Hankins Road North (aka 3200 East Road) c/o Tim Vawser on behalf of the Twin Falls School District #411

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: 51.32 (+/-) acres
Pillar Falls Elementary Twin Falls School District #411 201 Main Ave W Twin Falls, ID 83301 208-733-6900	Current Zoning: R-2	Requested Zoning: Approval of the Sacket Farm Preliminary Plat
	Comprehensive Plan: Medium Density	Lot Count: 3 Lots
	Existing Land Use: Agricultural Farm	Proposed Land Use: Public Elementary School and Residential Development
Representative:	Zoning Designations & Surrounding Land Use(s)	
Tim Vawser EHM Engineers 621 N College Rd #100 Twin Falls ID 83301 tvawser@ehminc.com 208-734-4888	North: R-1 VAR in Aol; Residential	East: : R-1 VAR in Aol; Agricultural
	South: R-1 VAR in Aol; Residential	West: Hankins Road North, R-1 VAR Residential
	Applicable Regulations: 10-1-4, 10-1-5, 10-12-1 through 4, 10-16-1 & 2	

Approval Process:

As per Twin Falls City Code 10-12-2.3 Action on Preliminary Plat:

The Commission may approve, conditionally approve, deny or table for additional information when acting on the preliminary plat. If tabled, approval or denial shall occur at the regular meeting following the meeting at which the plat is first considered by the Commission. The action and the reasons for such action shall be stated in writing by the Administrator and forwarded to the applicant. The administrator shall also forward a statement of the action taken and the reasons for such action together with a copy of the approved preliminary plat to the Council for its information and record.

Budget Impact:

As the request is for a Preliminary Plat, approval of this request will have negligible impact on the City budget.

Regulatory Impact:

Upon approval of a preliminary plat 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. Only 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.

History:

The Twin Falls School District purchased the property in 1990 from Melvin Sackett. The land has since been leased for agricultural purposes. The Sacket Farm Conveyance Plat went through the public hearing process and was recorded in June 2008. This conveyance plat was for the purposes of selling a 2 acre lot to the City for a regional pressurized irrigation pump station. In August 2014, this area was accepted for annexation. In November 2014, this area was approved for a Comprehensive Plan Amendment from Agricultural to Medium Density, and a Water Service Boundary change to include this area. On February 9, 2015, the City Council approved a Zoning District and Zoning Map Amendment that changed this property from the R-1 VAR to R-2 Zoning District.

Analysis:

This is a request for a preliminary plat of the school district owned Sackett Farm Subdivision No. 2, consisting of 51 acres divided into 3 lots. The site is undeveloped and is located on Stadium Blvd East Extended. The purpose of the plat only containing three (3) lots is to facilitate the development of the Elementary School, and the building of Stadium Blvd East. A subsequent re-plat of the remaining lots will be required prior to residential development occurring. Such re-platting will be required to conform to the standards and requirements in City Code at that time.

This is the first step of the plat approval process. A preliminary plat is presented to the Planning and Zoning Commission. The Commission may approve the preliminary plat, deny it, or approve it with conditions. 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. Only 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.

Approval of a preliminary plat does not constitute a commitment by the City to provide water or waste water services. The plat indicates that each lot will be connected to City of Twin Falls water and sewer systems. A guarantee of services comes when the City Engineer signs a will-serve letter after final and construction plans are reviewed. It is also indicated on the Preliminary Plat that the site will be on a pressure irrigation (P.I.) system.

The plat is consistent with other subdivision development criteria and is in conformance with the Comprehensive Plan which designates this area as appropriate for medium density residential use.

Conclusion:

Staff recommends the Commission approve the preliminary plat of the Sackett Farm Subdivision No. 2, as presented, and 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. Letter of Request
2. Preliminary Plat



RECEIVED

NOV 12 2014

CITY OF TWIN FALLS
BUILDING DEPT.

~~RECEIVED~~

~~NOV 07 2014~~

~~CITY OF TWIN FALLS
BUILDING DEPT.~~

November 12, 2014

City of Twin Falls
P.O. Box 1907
Twin Falls, Idaho 83303

Attn.: Rene'e Johnson, Planning and Zoning Manager

Re.: *Sackett Farm Subdivision Number 2
Preliminary Plat*

Dear Rene'e,

Accompanying is the application packet and supporting data for the preliminary plat of the above referenced project. This project is a phased development with Lot 1 (the school) being developed as a school parcel with Lots 2 and 3 being placed in escrow with subsequent plat(s) and plans submitted once they are auctioned and developed by whomever purchases the lots.

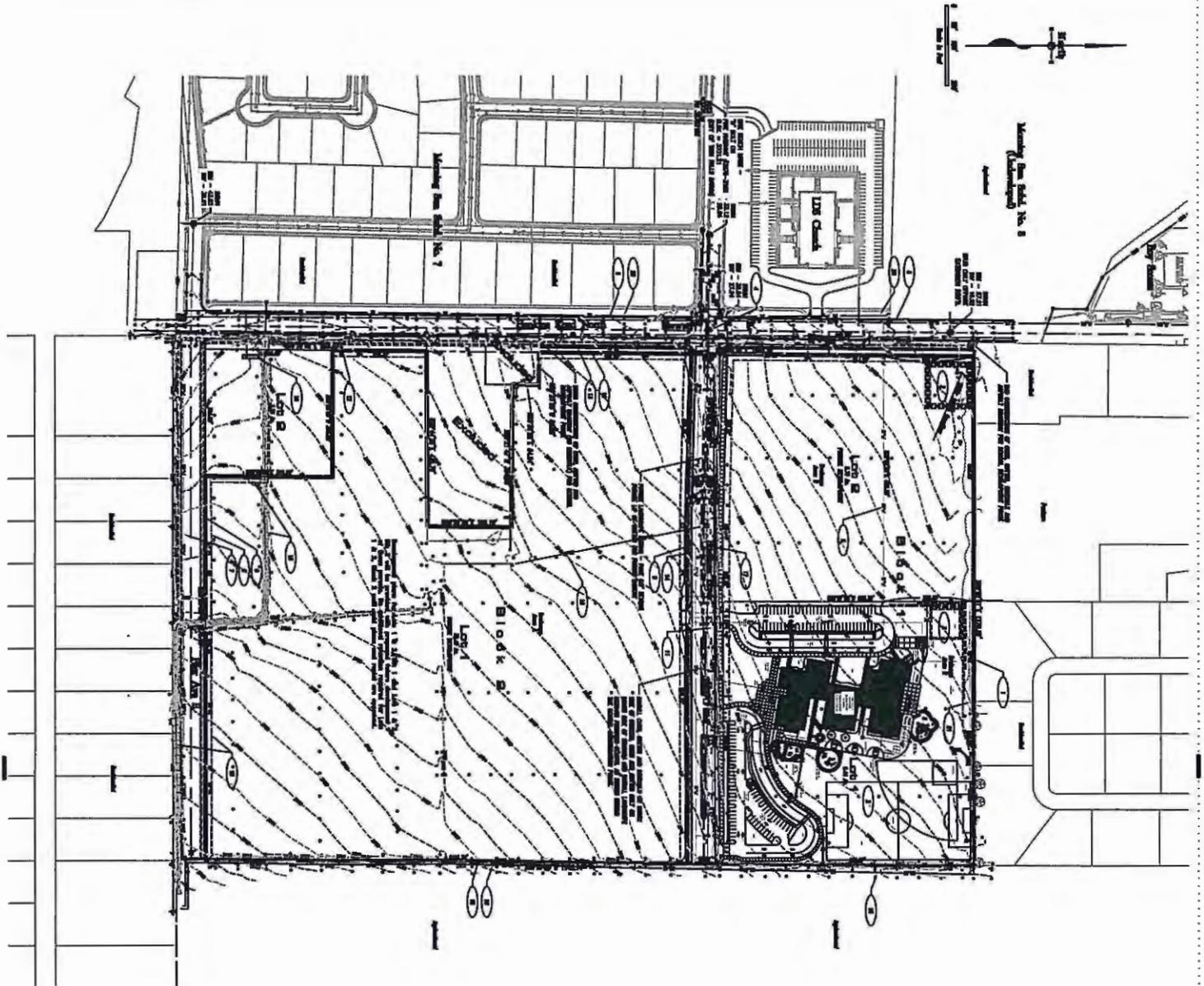
Please place this item on the earliest possible agenda for the Planning and Zoning Commission's consideration of approval. Please feel free to call me if you have any questions.

Sincerely,
Tim Vawser

EHM Engineers, Inc.

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

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



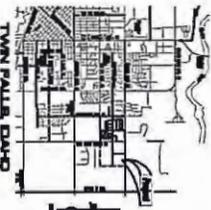
Preliminary Plat
Reo
Sackett Farm Subd No. 2

Located In
 Lot 1, Sackett Farm Subdivision
 In
 A Portion of
 NW 1/4, Section 12
 Township 10 South, Range 17 East
 Boone Meridian
 Twin Falls County, Idaho
 2015

Legend

- SHADER LINE
- LOT LINE
- EASEMENT RETURN LINE
- SECTION LINE
- CORNER OF EASEMENT
- CENTER EASEMENT CORNER
- EASEMENT
- FENCE EASEMENT

Utility Map



EASEMENT LEGEND

- 1. 10' EASEMENT OVER ADJACENT PROPERTY
- 2. 10' EASEMENT OVER ADJACENT PROPERTY

Design Data

Designation	Description	Notes
Block 1	10' EASEMENT OVER ADJACENT PROPERTY	See Note 1
Block 2	10' EASEMENT OVER ADJACENT PROPERTY	See Note 2
Block 3	10' EASEMENT OVER ADJACENT PROPERTY	See Note 3

Distances, Calculations

Block	Distance	Calculation
Block 1	10'	10' x 10' = 100'
Block 2	10'	10' x 10' = 100'
Block 3	10'	10' x 10' = 100'

REMARKS

- 1. This preliminary plat is based on the information provided by the applicant and is not a guarantee of accuracy.
- 2. The plat is subject to the approval of the local government and the state.
- 3. The plat is subject to the approval of the state and the federal government.
- 4. The plat is subject to the approval of the state and the federal government.
- 5. The plat is subject to the approval of the state and the federal government.
- 6. The plat is subject to the approval of the state and the federal government.
- 7. The plat is subject to the approval of the state and the federal government.
- 8. The plat is subject to the approval of the state and the federal government.
- 9. The plat is subject to the approval of the state and the federal government.
- 10. The plat is subject to the approval of the state and the federal government.

EHN Engineers, Inc.
 1000 S. 10th St.
 Boise, Idaho 83702
 P: (208) 343-2323
 F: (208) 343-2324
 E: info@ehn.com

Project:
 TWIN FALLS ELEMENTARY
 SCHOOL NORTHEAST

PROJECT ADDRESS:

SHEET:
 PRELIMINARY PLAT

PP-1



Public Hearing: **TUESDAY, February 24, 2015**
 To: Planning & Zoning Commission
 From: Rene'e V. Carraway-Johnson, Zoning & Development Manager

AGENDA ITEM IV-1

Request: Request for a [Special Use Permit](#) to allow a 864 SF expansion to an existing 1200 sf detached accessory building on property located at 4262 North 2656 East within the Area of Impact [c/o Jim & Connie Sharkey](#) (app. 2703)

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 acre lot existing detached accessory 1200 sf, expansion of 864 sf. Total: 2064
Jim & Connie Sharkey 4262 N 2626 E Twin Falls, ID 83301 208-733-2733	Current Zoning: SUI in the Area of Impact	Requested Zoning: SUP to expand and existing detached accessory shed in excess of 1500 sf
	Comprehensive Plan: Rural Residential	Lot Count: 1 Lot
	Existing Land Use: Residential	Proposed Land Use: no change
Representative:	Zoning Designations & Surrounding Land Use(s)	
Kevin Bradshaw 1193 Eastridge Cir Twin Falls, ID 83301 208-212-0265	North: SUI Aol ; Residential	East: SUI Aol; Skyline Drive/Residential
	South: SUI Aol; Residential	West: SUI Aol; Residential (2656 East)
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-2, 10-11-1 thru 8, 10-13	

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. Conditions shall be implemented within 6 months or the permit if void.

If an applicant or interested party appeals the decision of the Commission with fifteen (15) days from the date of action (when the Findings of Fact are signed), the 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:

Approval of this request will have no impact on the City budget as the property is not within City Limits.

Regulatory Impact:

Approval of this request will allow the applicant to proceed with the building permit process to expand an existing detached accessory structure larger than 1500 square feet.

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:

This lot was created with the Rock Creek Point Subdivision in 2002. A single family dwelling was constructed on the property in 2004. The accessory building was constructed in 2005. The current owner purchased the property in October 2014.

Analysis:

The Applicant has supplied plans showing an existing 1200 sf detached accessory building being increased by 864 sf for a total of 2064 sf. The applicant described the increased area as space for lawn equipment, storage and a workbench. The existing shop will contain his motorhome and autos.

Per City Code 10-4-2: Detached accessory buildings within the SUI Zone greater than 1500 sf are required to obtain a Special Use Permit prior to being legally constructed. The proposed plan is showing an addition to an existing structure, this addition along with the existing building will create an accessory structure of approximately 2064 sf. Within this existing neighborhood this size is not uncommon.

Per City Code 10-11-1 thru 8: Required improvements include streets, water and sewer, drainage and storm water. These required improvements will be evaluated and all applicable code requirements will be enforced at the time of building permit submittal.

Possible Impacts: Accessory structures of similar size are common in this area. The design submitted is consistent with the existing house and the developed neighborhood. Staff does not foresee any impacts related to noise, glare, odor, or fumes being overly imposing to neighboring property owners.

Conclusion:

Should the Commission grant 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 construction of the detached accessory building to be consistent with the submitted drawings/elevations, as presented.
3. Subject to no business use or residential occupancy use within this structure.

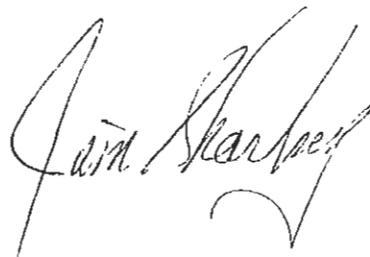
Attachments:

1. Letter of request
2. Zoning Vicinity Map
3. Aerial Map
4. Applicant Submitted Site Plan
5. Applicant Submitted Elevations
6. Site Photos

The reason for the request is simply more inside storage area for mowers and lawn equipment, maybe a workbench. No vehicles. The existing shop will be for a motor home and autos. All for my personal use. There will be no hours of operation, no additional traffic, and no employees.

As far as the effects to adjoining property, there will be zero effects. It will be exactly the same as it is and has been in the past. There are quite a few existing shops in the subdivision now.

We are going to match the siding and the windows to the existing shop and also drop the roofline down on the added portion to give a nice appearance.

A handwritten signature in black ink, appearing to read "Jim Starkey". The signature is written in a cursive style with a large initial "J" and a stylized "S".

Zoning Vicinity Map

Reference Only



SUI 4269 2656

2664 4269

SUI 2670 4269

SUI

SUI 4267 2656

SUI 4268 2656

2663 4269

2665 4269

2669 4269

2671 4269

2673 4269

SUI 4265 2656

SUI 4264 2656

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SUI 4262 2656

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SUI 4259 2656

SUI 2660 4256

SUI

SUI

SUI

SUI

SUI 4257 2656

SUI 2657 4256

SUI 2659 4256

SUI 2661 4256

SUI 2665 4256

SUI 2669 4256

SUI 2671 4256

2673 4256

Aerial Photo Map

Reference Only



4265 2656

2663 4269

4261 2656

4262 2656

2662 4256

4259 2656

2660 4256











02/09/2015 04:37 PM



Public Hearing: **Tuesday, February 24, 2015**

To: Planning & Zoning Commission

From: Rene'e V. Carraway-Johnson, Community Development Dept.

AGENDA ITEM IV-2

Request: Request for a [Zoning District Change and Zoning Map Amendment](#) from C-1 PUD to C-1 for 7.5(+/-) acres of undeveloped land located on the north side of the 2400 Block of Addison Avenue East c/o Dave Thibault on behalf of Joe Russell (app.2704)

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: +/- 6.98 Acres
Joe Russell 754 North College Rd Twin Falls, ID 83301 208-733-2983	Current Zoning: C-1 PUD	Requested Zoning: C-1
	Comprehensive Plan: Commercial Retail	Lot Count: 1 Lot
	Existing Land Use: Undeveloped	Proposed Land Use: Residential apartment complex
Representative:	Zoning Designations & Surrounding Land Use(s)	
EHM Engineers, Inc. c/o David Thibault, P.E. 621 N College Rd, Ste 100 Twin Falls, ID 83301 208-734-4888 dthibault@ehminc.com	North: R-4/residential neighborhood and C-1 PUD/Multi-family-undeveloped	East: C-1 PUD; undeveloped
	South: C-1; Addison Avenue East/Reynolds Funeral Chapel	West: C-1; existing residence with pasture.
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-8, 10-14-1 through 9	

Approval Process:

At the conclusion of this Public Hearing, the Planning Commissioners will be asked to make a recommendation on the requested zoning of the property. The recommendation will be forwarded to the City Council for consideration and decision.

Budget Impact:

Approval of this request will have no significant impact on the City budget at this time. Possible future development would have an impact on the City Budget.

Regulatory Impact:

After a public hearing, a recommendation from the Planning and Zoning Commission for the requested change will allow the request to proceed to the City Council for a decision.

History:

In 1995, an application was approved as C-1 PUD to allow development of an Auto Sales Business only. The ordinance was adopted that officially changed the zoning district. However, no PUD agreement was signed or officially implemented. Since that time, the property has had no further zoning history.

Analysis:

This is a request for a Zoning District Change and Zoning Map Amendment for approximately 7 Acres. The Comprehensive Plan and Future Land Use Map designate this area as Commercial/Retail. The areas immediately surrounding this parcel are currently zoned C-1 and C-1 PUD along Addison Ave East, with R-2 and R-4 to the North and West..

With the current zoning of C-1 PUD and no PUD Agreement in place, the applicant has requested a Zoning change to remove the limited development and which would allow for development to occur in accordance with C-1 Zoning District Standards as outlined in current city code. Developments that meet the minimum zoning code would simply apply for building permits and be reviewed for compliance with minimum codes and requirements.

Conclusion:

The Commission is asked to make a recommendation on this request which shall automatically be scheduled for a public hearing before the City Council. The Commission's recommendation may be to deny the request, approve the request as presented or they may table the request and ask that additional information be provided for their review.

To make a positive recommendation to the City Council the Commission must determine that **1**- the request is in conformance with the Comprehensive Plan designation of Commercial/Retail and **2**- the extent and nature of changing the zoning of this property to C-1 would be compatible with and not detract from the surrounding area.

If the Commission finds that 1 & 2 have been met then Staff recommends the Commission recommend approval of this request, as presented.

Attachments:

1. Letter of Request
2. Zoning Vicinity
3. Aerial Map
4. Applicant Submitted Map
5. Ordinance from Rezone in 1995.



Rezone Request

For Mr. Joe Russell – 2400 Block of Addison Avenue East

EHM Engineers, Inc. is hereby formally requesting a rezone of the subject property located at the 2400 Block of Addison Avenue East in Twin Falls to change the current zoning designation C-1 PUD to the underlying C-1 zone. The current C-1 PUD designated for a car sales lot; however, this PUD Agreement was never finalized and remains in an unfinished state. Therefore, the current property owner would like to clear the property of past zoning and clearly designate the property back to the previous C-1 zone.

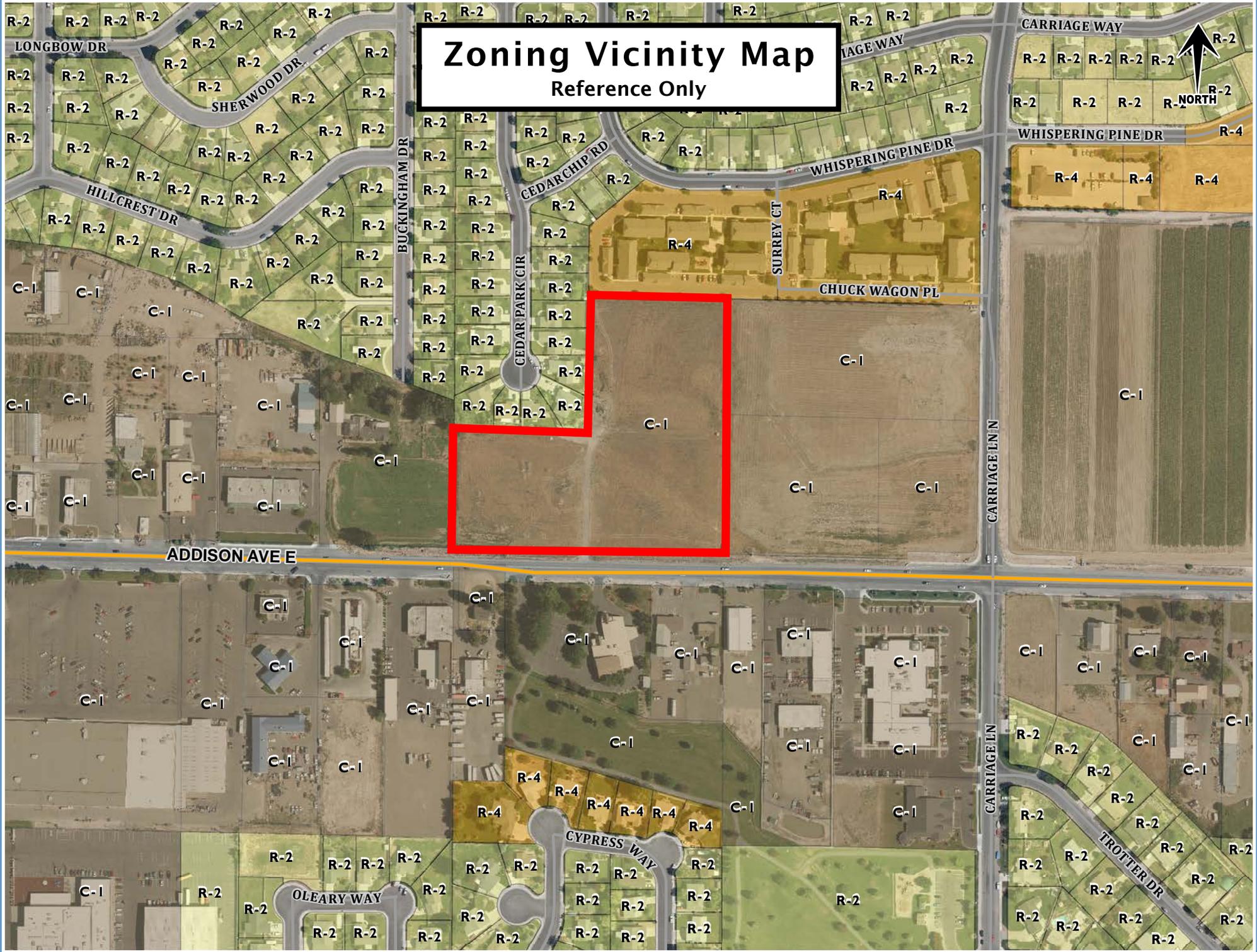
The requested change of zone is in compliance with the comprehensive plan and map which identifies the property as C-1 Commercial Zone property. The frontage along Addison Avenue East, an arterial street and proximity to adjacent C-1 Commercial zoned property ensures that the zone designation of C-1 is consistent with the neighboring parcels and properties. This property will be compatible with adjacent properties as there is a multi-family housing complex neighboring to the north, established commercial and retail businesses to the west and south and undeveloped commercial property to the east.

Presently the owner of the property, Mr. Joe Russell is working on a residential apartment complex layout which is consistent with the neighboring property and is a permitted use within the C-1 zone. However, the property is for sale and the clarification/finalization of the zone designation of the property is important to the marketability of the subject property. Discussions with City staff have indicated that the property is in a state of limbo without clear zoning designation. The C-1 PUD which was previously requested and approved was never finalized and therefore this zone request has been prepared for consideration.

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

Zoning Vicinity Map

Reference Only



COPY

ORDINANCE NO. 2511

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, REZONING REAL PROPERTY BELOW DESCRIBED; PROVIDING THE ZONING CLASSIFICATION THEREFOR; AND ORDERING THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT.

WHEREAS, GARY STORRER had made application for a rezone of property with a west boundary located at the City's east city limits and a south boundary located in the 2400 block of Addison Avenue East in the City's Area of Impact; and,

WHEREAS, the City Planning and Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 26th day of September and on the 31st day of October, 1995, to consider the Zoning Designation and necessary Area of Impact and Zoning Districts Map amendment upon a REZONE of the real property below described; and,

WHEREAS, the City Planning and Zoning Commission has made recommendations to the City Council for the City of Twin Falls, Idaho; and,

WHEREAS, the City Council for the City of Twin Falls, Idaho, held a Public Hearing to consider the same matter on the 4th day of December, 1995.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

SECTION 1. That the following described real property be and the same is hereby REZONED C-1 P.U.D.:

A parcel of land located in the SE 1/4 SW 1/4 of Section 11, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho, more particularly described as follows:

COMMENCING at the southwest corner of said SE 1/4 SW 1/4, and being the Real Point of Beginning;
THENCE East 660 feet along the south boundary of Section 11;
THENCE North 660 feet parallel with the west boundary of said SE 1/4 SW 1/4;
THENCE West 330 feet parallel with the south boundary of said SE 1/4 SW 1/4;
THENCE South 330 feet parallel with the west boundary of the SE 1/4 SW 1/4 of Section 11;
THENCE West 330 feet parallel with the south boundary of Section 11;
THENCE South 330 feet along the west boundary of the SE 1/4 SW 1/4 to the Real Point of Beginning

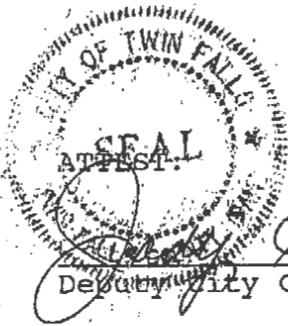
SECTION 2. That the Area of Impact and Zoning Districts Map for the City of Twin Falls, Idaho, be and the same is hereby amended to reflect the rezoning of the real property above described.

PASSED BY THE CITY COUNCIL

December 4, 1995

SIGNED BY THE MAYOR

December 7, 1995



Gale Kleinkopf

Mayor Gale Kleinkopf

[Signature]

Deputy City Clerk

PUBLISH: Thursday, December 14, 1995

TRIPLE COUNTY, IDAHO
APPLIED FOR:

City of TF

1996 FEB -5 A 8:07

1996001937

ROBERT S. FORT
EX-OFFICIO RECORDER

FEE: *600* DEPUTY: *LF*



Looking East along Addison Ave E.

02/09/2015 05:22 PM



Looking West along Addison Ave E.

02/09/2015 05:22 PM



Looking North from entrance off Addison Ave (same notification sign)

02/09/2015 05:22 PM



Looking North Toward Apartment Complex Northeast of site.

02/09/2015 05:23 PM



Looking toward homes on Cedar Park Circle, Northwest of Site.

02/09/2015 05:24 PM



Looking Southwest toward Addison Ave East.

02/09/2015 05:24 PM



Public Hearing: Tuesday, February 24, 2015

To: Planning & Zoning Commission

From: Rene'e V. Carraway-Johnson, Zoning & Development Manager

AGENDA ITEM IV-3

Request: Request to **Vacate** the non-vehicular use of a 15' x 128' platted but undeveloped Drainage and Non-Vehicular (ped path) Access Easement located between Lots 41 & 42, Block 1 of Settler's Ridge Subdivision No. 3. c/o Lance Fish on behalf of Settlers Ridge, LLC (app. 2705)

Time Estimate:

The applicant's presentation may take up to fifteen (15) minutes. Staff's presentation may be up to ten (10) minutes.

Background:

Applicant:	Status: Owner	Size: 1925 sf Drainage and Non-Vehicular (ped path) Access Easement (path)
Settler's Ridge, LLC c/o Lance Fish 2904 N. Brumby Lane Kuna, ID 83634 208-890-7746 Lancefish60@hotmail.com	Current Zoning: Drainage and Non-Vehicular (ped path) Access Easement within a platted residential subdivision	Requested Zoning: vacation of undeveloped Drainage and Non-Vehicular (ped path) Access Easement
	Comprehensive Plan: Mixed Use Residential	Lot Count: none
	Existing Land Use: Undeveloped platted area within Settler's Ridge No. 3 Subd.	Proposed Land Use: undeveloped
Representative:	Zoning Designations & Surrounding Land Use(s)	
EHM Engineers, Inc. c/o Tim Vawser 621 North College Rd, St 100 Twin Falls, ID 83301 208-734-4888 tvawser@ehminc.com	North: R-2; undeveloped residential lot	East: R-2; undeveloped residential lot
	South: R-2; undeveloped residential lot	West: R-2; undeveloped residential lot
	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 Quit Claim Deed for the vacated rights or way.

Budget Impact:

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

Regulatory Impact:

Approval of this request will allow the applicant to proceed to the City Council with their request. Approval of this request will allow Settlers Ridge, LLC to vacate the undeveloped 1925 sf Drainage and Non-Vehicular (ped path) Access Easement.

History:

In December 2004, the Planning and Zoning Commission heard a request for the Settler's Ridge Preliminary Plat. During that public hearing it was stated by City Staff that the plat needed to reflect this new requirement of connecting Cul-De-Sacs with surrounding pathways. During the Platting process this pedestrian pathway was placed in its current location and eventually the Final Plat for Settlers Ridge #3 was recorded.

Analysis:

This is a request to vacate a pedestrian access easement located in Settlers Ridge #3. The easement was originally intended to grant access to the Canyon Rim walking trail to the North East.

The applicants' narrative states that the connection for the walking path is already planned for at alternative locations within the subdivision, and this particular path is therefore in excess of what is needed. Furthermore, the applicant feels this pathway will devalue the property and create privacy issues in the development, especially between these two undeveloped lots. The applicant does not feel there will be any negative impacts to adjoining properties.

The owners of said property are ready to construct this final phase of this development. Part of this phase includes constructing of Parkview Drive north into Canyon Rim Road (4200 North). After completion of this section, Canyon Rim Road will be closed for vehicle traffic at the intersection of Federation Road (near the gun club), and will turn into a pedestrian path.

Additional Information: The code section referenced by City Staff in 2004 is

City Code 10-12-3-7: Pedestrian Walkways:

"Right of way for pedestrian walkways in the middle of long blocks may be required where necessary to obtain convenient pedestrian circulation to schools, parks or shopping areas; the pedestrian easement shall be in accordance with section [10-12-3-13](#) of this chapter. Cul-de-sacs will be connected to other adjacent streets with cul-de-sacs within the proposed subdivision or existing subdivisions and to adjacent arterial or collector streets with paved pedestrian walkways at least ten feet (10') wide within fifteen foot (15') easements. (Ord. 2798, 8-2-2004)"

The vacation process requires a public hearing before the Planning and Zoning Commission. After receiving a recommendation from the Commission, the City Council holds an additional public hearing and if the request is approved an ordinance is adopted and published.

CONCLUSION:

Should the Commission recommend approval of the request to the City Council, staff recommends the following conditions:

- 1) Subject to site plan amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and Standards.

Attachments:

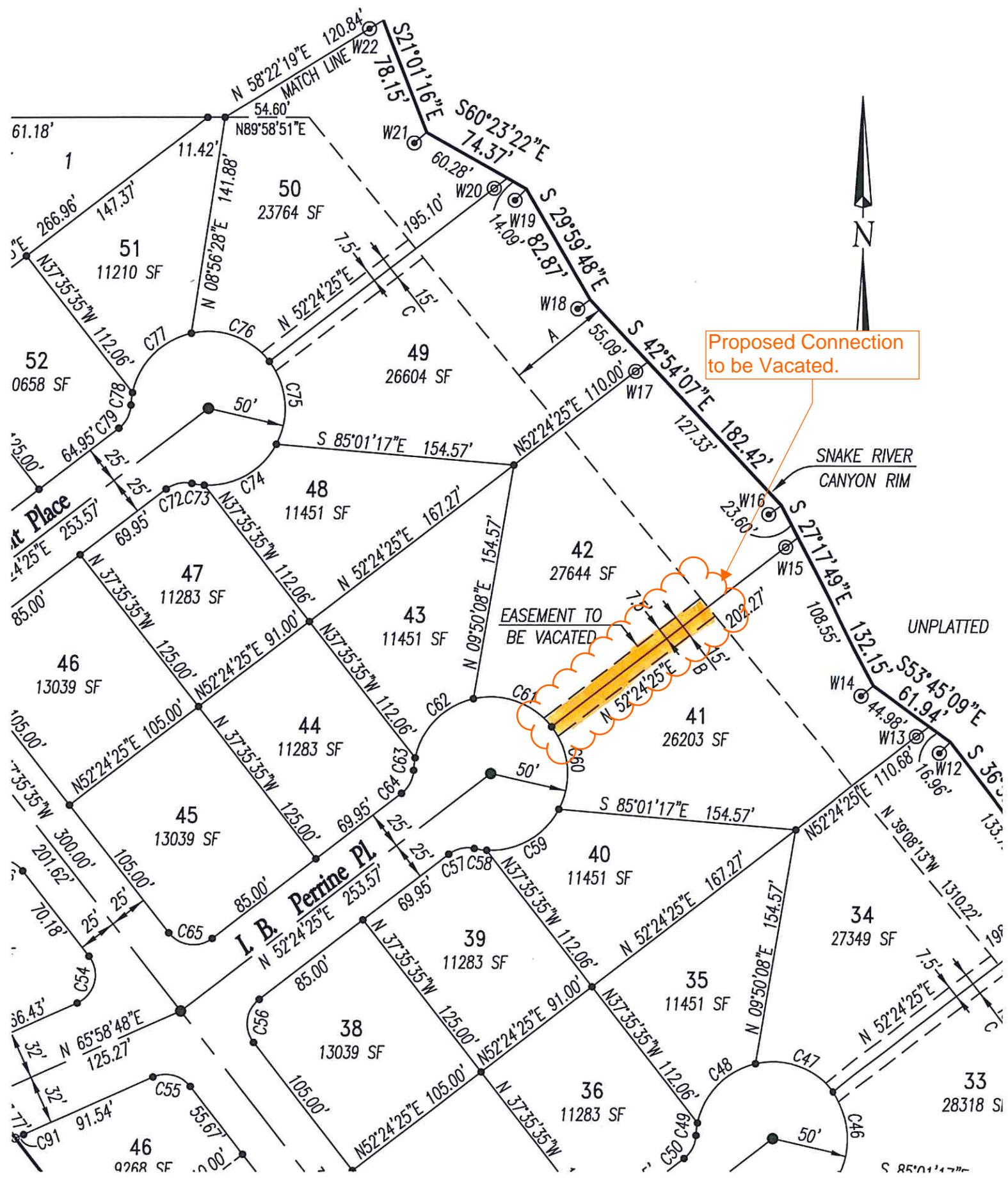
1. Vacation request
2. Vacation Exhibit
3. Zoning Vicinity Map

Settler's Ridge Number 3 Subdivision
Easement Vacation Statement

- B.1. Per attached description.
- B.2. Platted (vacant) residential to north, south, and west. Open space to east (canyon rim).
- B.3. 1925 square feet of non-vehicular (path) access easement. Drainage easement to remain in place.
- B.4. Property to be vacated was planned to have a pedestrian path within the easement. The use will be maintained for drainage only, otherwise no change of use will be realized.

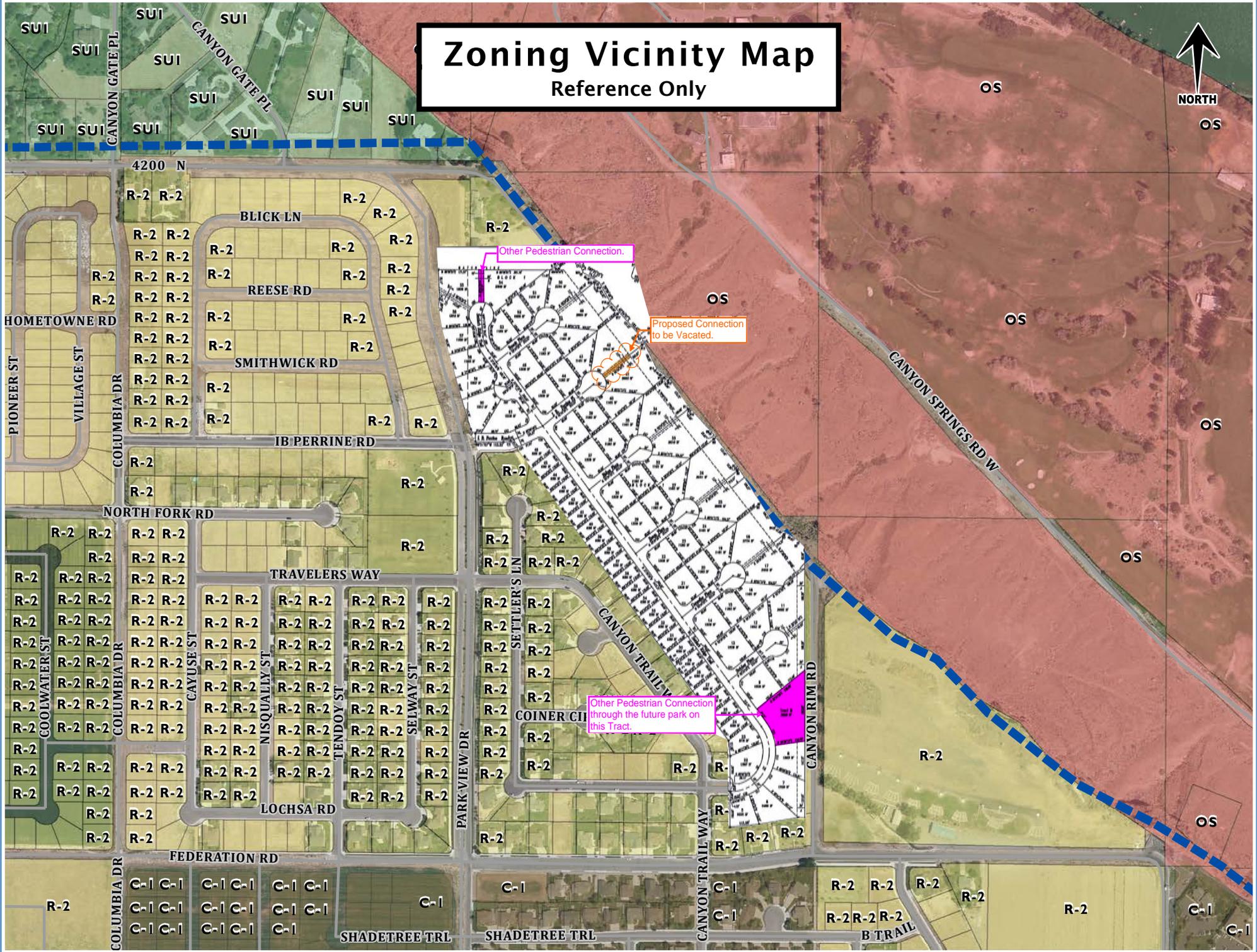
The reason for the vacation request is to remove the requirement for a path connection between the cul-de-sac and the canyon rim trail. Centrally located paths are already planned for public connectivity at alternate locations. Creation of a path within this easement location devalues the lots and creates privacy issues to the development.

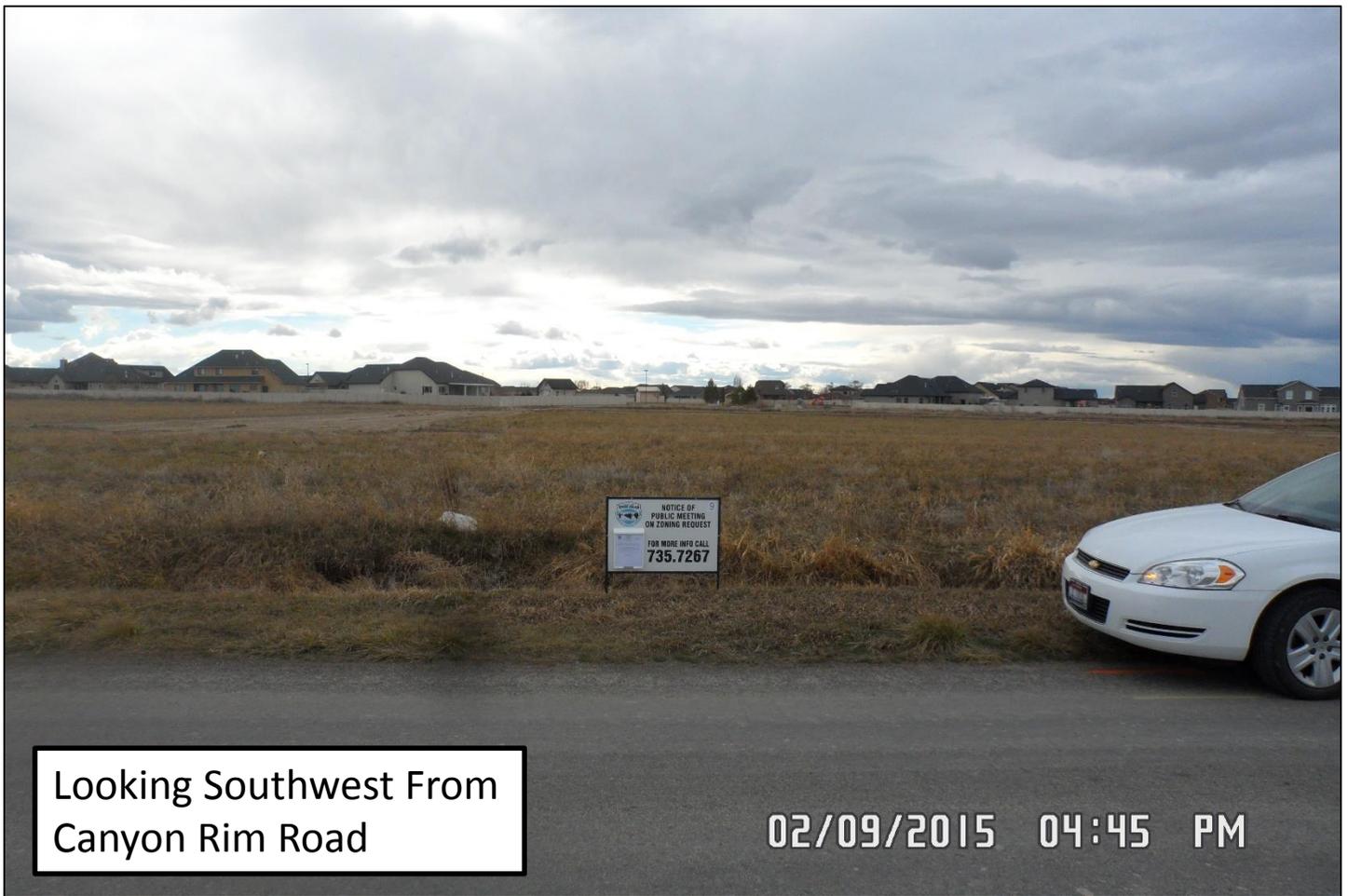
- 4b. This request will not have any effects on adjoining properties. As mentioned previously, alternate connections to the path system are already planned for the overall development.
- 5a. The applicant is the owner of both lots.
- 5b. No utility companies have an interest in the easement. It was platted as a drainage and access easement and the drainage easement will remain in place.



Zoning Vicinity Map

Reference Only





Looking Southwest From
Canyon Rim Road

02/09/2015 04:45 PM



02/09/2015 04:45 PM



Looking Northeast from the Future
intersection of Parkview and IB Perrine

02/09/2015 04:50 PM



02/09/2015 04:50 PM



Public Hearing: **Tuesday, February 24, 2015**

To: Planning & Zoning Commission

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

AGENDA ITEM IV-4

Request: Request for a [Special Use Permit](#) to construct a new elementary school with an alternative landscape plan on 9.5 +/- acres of undeveloped land located east of the 500, 600, & 700 Blocks of Hankins Road North (3105 Stadium Blvd). c/o [Bradford J. Wills](#) on behalf of the Twin Falls School District (app 2706)

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: +/- 9.5 acres
Pillar Falls Elementary Twin Falls School District #411 201 Main Ave W Twin Falls, ID 83301 208-733-6900	Current Zoning: R-2	Requested Zoning: to construct and operate a 67,000 sq. ft. elementary school
	Comprehensive Plan: Medium Density	Lot Count: 1 lot
	Existing Land Use: Agricultural	Proposed Land Use: Public Elementary School
Representative:	Zoning Designations & Surrounding Land Use(s)	
Bradford J Wills 222 Shoshone St W Twin Falls, ID 83301 208-420-0314 Bradwills2007@gmail.com	North: R-1 VAR in Aol; Residential	East: : R-1 VAR in Aol; Agricultural
	South: R-1 VAR in Aol; Residential	West: R-2; undeveloped
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-4, 10-10, 10-11-1 thru 8, 10-12, 10-13	

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.

If an applicant or interested party appeals the decision of the Commission, the 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:

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

Regulatory Impact:

Approval of this request will allow the applicant to proceed with development of a Public Elementary School at the location listed above.

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:

The Twin Falls School District purchased the property in 1990 from Melvin Sackett. The land has since been leased for agricultural purposes. The Sacket Farm Conveyance Plat went through the public hearing process and was recorded in June 2008. This conveyance plat was for the purposes of selling a 2 acre lot to the City for a regional pressurized irrigation pump station. In August 2014, this area was accepted for annexation. In November 2014, this area was approved for a Comprehensive Plan Amendment from Agricultural to Medium Density, and a Water Service Boundary change to include this area. On February 9, 2015, the City Council approved a Zoning District and Zoning Map Amendment that changed this property from the R-1 VAR to R-2 Zoning District.

Analysis:

The applicant has supplied a detailed description of the proposed Public Elementary School. The school will house students K-5th Grade. The school will be built for a capacity of six hundred fifty (650) students, and will have fifty (50) to sixty (60) employees. The operation of the school will be 7:30 AM - 4:00 PM, similar to other elementary schools in the district, and will generate an approximate three to four hundred (300-400) vehicle trips per day. As with other facilities in the district, extra activities will occasionally take place outside the normal hours. The applicant is also asking to be allowed an "alternative landscape" plan.

The design of the area shows Stadium Blvd, designated as a collector street, extending from Hankins Road North to the East end of the property. This will be the sole roadway into and out of the School property. It will be constructed as a Boulevard, this includes a center divider between the roadways. This design allows for two way traffic on either drive in case of emergency blockage on one side. The site design of the elementary includes an extensive parent drop off as well.

Per City Code 10-4: Residential Single Household or Duplex District: Public Schools require a special use permit to be legally established.

- **Possible Impacts:** *The requirement for a special use permit for a public school is due to the large impact it has on surrounding properties. Some of those impacts are positive, and some are negative. There are many impacts in both of those categories that cannot be enumerated. For our purposes we will attempt to address the impacts that generally cause complaints from neighboring land owners. The most common complaint involves traffic, with light and noise as smaller contributors.*

Traffic: *This impact involves multiple types of issues, including but not limited to vehicle traffic, bike safety, walking safety, and roadway speeds.*

An increase in vehicle traffic is going to occur in the area due to the change in school boundaries and the desire of parents to drop their children off at the school. Although the school site plan shows a generous parent drop off area that can accommodate large volumes of parent vehicles, the applicant anticipates the daily vehicle count between three hundred and four hundred (300-400). Since this access is restricted to Stadium Boulevard, it is unlikely significant traffic congestion will back up onto Hankins Road North.

In addition to the full development of Stadium Blvd, a collector, a traffic light is anticipated to be warranted at the intersection of Stadium and Hankins due to the new school. A condition should be placed on this permit to ensure the light is in place, and installed to City Standards, prior to the Certificate of Occupancy being issued on the School Building. With the addition of this light, staff anticipates traffic to increase and stack on Stadium Blvd, particularly west of Hankins Road. Traffic will also increase on Hankins Road itself, and the patterns will change due to the new light forcing vehicles to stop, whereas previously the roadway was free flowing from Falls Ave to Addison Ave. This will consequently change the speed of traffic on Hankins Road itself.

Pedestrians: *The area immediately around the proposed school is not anticipated to be developed prior to the school opening. However, the site plan submitted with the application shows a fully developed roadway (Stadium Boulevard) and associated sidewalk that will connect the school grounds to the intersection with Hankins Road where a new traffic light will allow the safe crossing of pedestrians. Also, pedestrian traffic in the Morning Sun subdivision is funneled towards Stadium, which then directs towards the safe crossing at the traffic light.*

Glare and Noise: *The applicant stated that the design of the building and its location on a 10 Acre site will minimize the glare from windows and the noise associated with the operation of the school. The possible noise from elementary schools typically comes from children playing outdoors during the warmer months of the year. Since this takes place during the daytime, it is not anticipated to cause a significant disturbance to neighboring property owners that would require mitigating conditions. The glare from windows could be an issue, however it is anticipated and shown on the design that measures have been taken in order to minimize this impact.*

Lights: *The applicant did not address any lighting issues in their narrative. Staff does not feel that the lighting typically involved with a school causes a significant impact to neighboring property owners. Current City Code does address the requirement to have lighting face downward to preclude excessive light intrusion on neighboring properties. It is assumed the school will follow this requirement, and any other requirements set forth in current City Code.*

Per City Code 10-10: Off Street Parking: Elementary School parking requirements are two (2) parking spaces per classroom. The requirement for parking spaces is reviewed at the time of building permit submittal. The site plan submitted appears to comply with this requirement, which will be confirmed at the time of building permit submittal.

Per City Code 10-11-1 thru 8: Required Improvements: All applicable codes and requirements will be assessed at the time of building permit submittal. However, with this Special Use Permit application, the school district has also petitioned for approval of an alternative landscaping plan.

- **Alternative Landscape Plan:** The district is petitioning to have a reduction in the required number of trees and bushes. It was proposed to Staff that trees and bushes are a potential safety hazard to students. The district has stated that the reduction in trees will not be a reduction in grass area provided on site. The required numbers are 82 trees, and 411 shrubs. The district is asking to reduce the numbers to 44 trees, and 395 shrubs.

The reduction of trees and bushes is not anticipated to have a great impact on the surrounding area. The safety reasons for the reduction may be warranted as well. However, it would be beneficial to also have a decrease in the grass area on the school grounds. Due to our climate, grass requires large amounts of water to keep healthy. An alternative plan could serve as a way to reduce the amount of water usage by the district, which would also have a positive impact on the water system serving the site and the surrounding area. The Commission is tasked to determine if the proposed “alternative landscape plan” meets the intent of the code. The Commission may wish to review and approve an actual

alternative landscape plan at a later meeting that addresses these issues, rather than approve a reduction in the tree and bush counts.

Conclusion:

Should the Commission grant 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 traffic light being installed at the intersection of Stadium Blvd and Hankins Road, per City Engineering standards, prior to the issuance of the Certificate of Occupancy for the main school building.
3. Subject to an “Alternative Landscape Plan” containing water-wise plants and ground cover being reviewed and approved by the Planning and Zoning Commission, prior to the school receiving their building permit.

Attachments:

1. Letter of Request
2. Zoning Vicinity Map
3. Applicant Submitted Site Plan
4. Building Elevation
5. Alternative Landscape Proposal Breakdown
6. Required Landscape Drawing
7. Alternative Landscape Drawing
8. Site Photos

Exhibit A 1

Applicant:

January 15, 2015

Twin Falls School District # 411

201 Main St. West

Twin Falls, Idaho 83301

208-733-6900

Applicants Representative

Bradford J. Wills

222 Shoshone St. West

Twin Falls, Idaho 83303-0346

208-420-0314

Special Use Permit for Pillar Falls Elementary School

Street Address: 3105 Stadium Blvd

Parcel: Lot 1 Sackett Farms Subdivision, County of Twin Falls

Application Narrative:

In 2013, the Twin Falls School District Long Range Planning Committee determined there was a need for two new elementary schools located on the east and northwest portions of the district and a new middle school to be located in the south portion of the district. See Exhibit B-1

This request is for a Special Use Permit for the new Twin Falls School District # 411 Pillar Falls Elementary School to be located at 3105 Stadium Blvd also known as Lot 1 Sackett Farms Subdivision. Currently this property comprises a 51.319 (+/-) acre parcel and is in the process of being subdivided creating a smaller 9.44 acre parcel for the new school in the northeast portion of the larger lot.

This property is an area of slow planned growth of residential housing on the east side of Twin Falls. As stated above, property is approximately 51.319 (+/-) acres currently designated R-1 VAR. An application is currently being considered by the City of Twin Falls requesting an R-2 Zone designation which is more appropriate to meet today's housing needs. See Exhibits C-1 and G-1

According to City Code Title 10 Chapter 4 Zoning Districts, a public school requires a Special Use Permit for both the R-1 VAR and R-2 Zoning designations.

Pillar Falls Elementary School will be a K-5th grade school with approximately 650 students at full enrollment and fifty to sixty employees. The two story building will be a total of 67,000 square feet incorporating the most current technology and innovative design to meet the needs of our Twin Falls students. See Exhibit E-1

The new school will operate the same as other elementary schools in our district with normal school hours of 7:30 am to 4:00 pm with occasional use of the facility during the evenings and weekends for typical activities such as parent-teacher conferences and extracurricular events. The athletic areas are not being planned for public sporting events.

Innovative traffic design includes separate student and bus drop off areas along with a "Soft Drop" area on Stadium Blvd for the older students. An on-site drop off area allows for the stacking of up to 34 cars

off the entry right of way and a traffic loop will facilitate an additional parent waiting area. Depending on bus ridership, the employee vehicles and student drop off and pick up will generate 300 to 400 cars a day. Hankins Road is a major arterial street with Stadium Blvd being built as an enhanced four lane collector street with a center island. A traffic signal will be built at the intersection of Hankins Road North and Stadium Blvd funded by the School District and completed before the school opens in 2016. See Exhibit I-1

According to City Code 10-10-6 Off Street Parking requires 2 parking spaces per classroom for elementary and middle schools. The school will be four classrooms for grades K thru 5th or 24 classrooms requiring 48 parking spaces. The Employee parking lot includes 59 spaces and the student/visitor parking lot includes 55 spaces for a total of 114 spaces.

Part of the new design focuses the windows to the north and south of the building with exterior overhangs to control daylight in the classroom which will also serve to minimize any potential glaze effect. The noise effects will be off-set by placing the school on a 10 acre site allowing sufficient distance to lessen any sounds to normal levels. There are no odor, fumes and vibrations effects as a result of placing the school at this location. Elementary Schools are best placed among residential neighborhoods to encourage walking or biking to school and minimizing travel time to and from school.

Development requirements such as landscaping, screening, parking areas, streets, sanitation facilities, water and sewer, drainage and storm water management and flood plain regulations will be reviewed for compliance at the time of the building permit process.

Additional information:

On the west boundary of the property is the City of Twin Falls Morning Sun Pressurized Irrigation Pump Station and two residents. To the west across Hankins Road North are the current phases and future phases of Morning Sun Subdivision and the LDS Church, to the south is the Highland Acres rural subdivision on Highlawn Drive with .861 acre lots, to the north is a 10 acre parcel with multiple homes on various sized lot starting at .26 acres and the Pine Meadows rural subdivision with various size lots starting at .50 acres and to the east is agricultural farm land. See Exhibit I-1.

On November 17, 2014, the Twin Falls City Council approved the request to amend the Twin Falls Comprehensive General Plan changing the designation to Medium Density Residential and expanding the Water Boundary to include this property. The current Twin Falls Zoning Map shows this property as an R-1 VAR designation along with some of the surrounding area with R-2 Residential located to the southwest. This is compatible with the development in the surrounding area.

This Special Use Permit approval will help continue the slow planned growth of the school district as the city expands to meet its growing needs.

In additional to the political subdivision, 91 surround property owners were mailed a public notice.

Please consider this Special Use Permit application and approve our request.

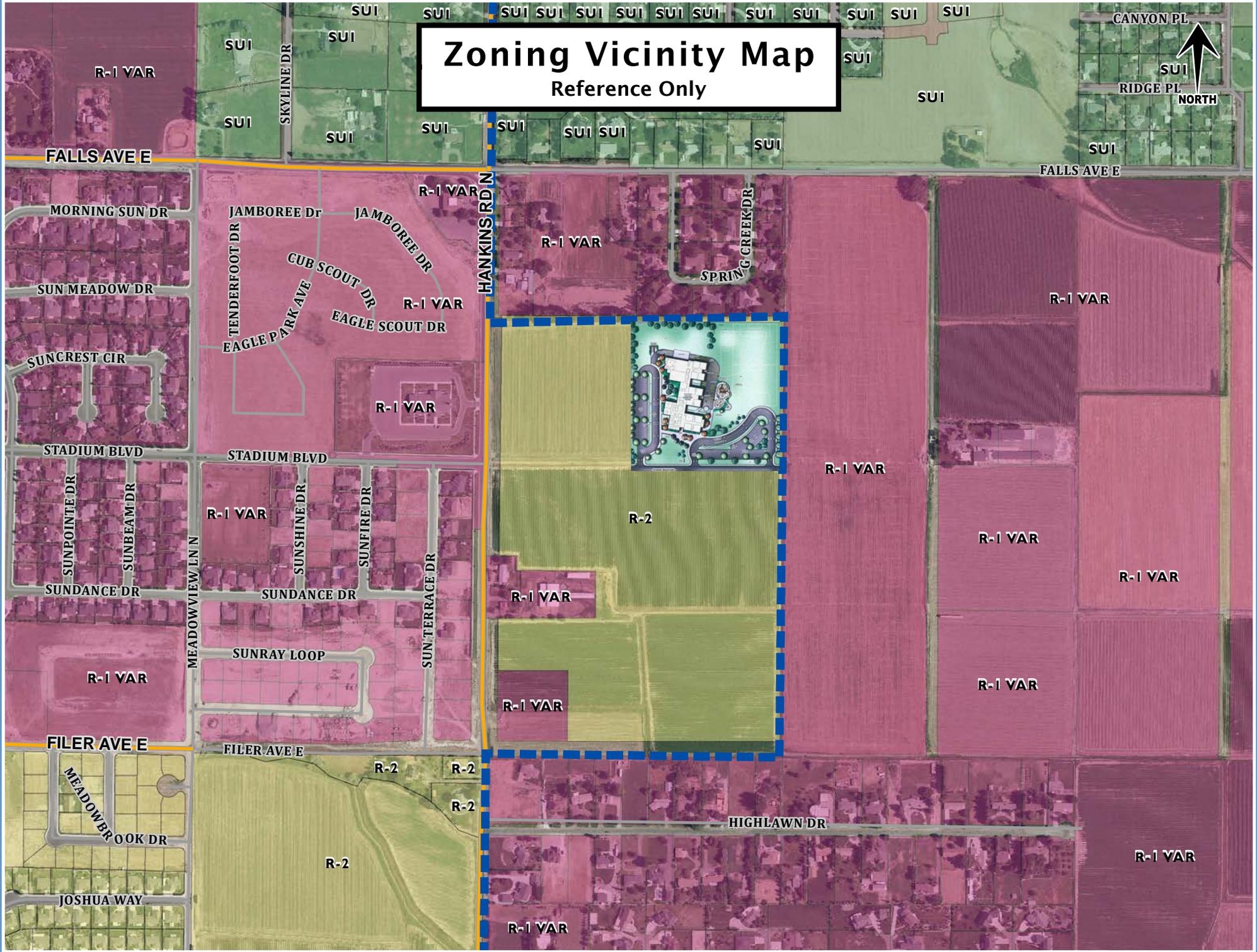
Sincerely

Brad Wills

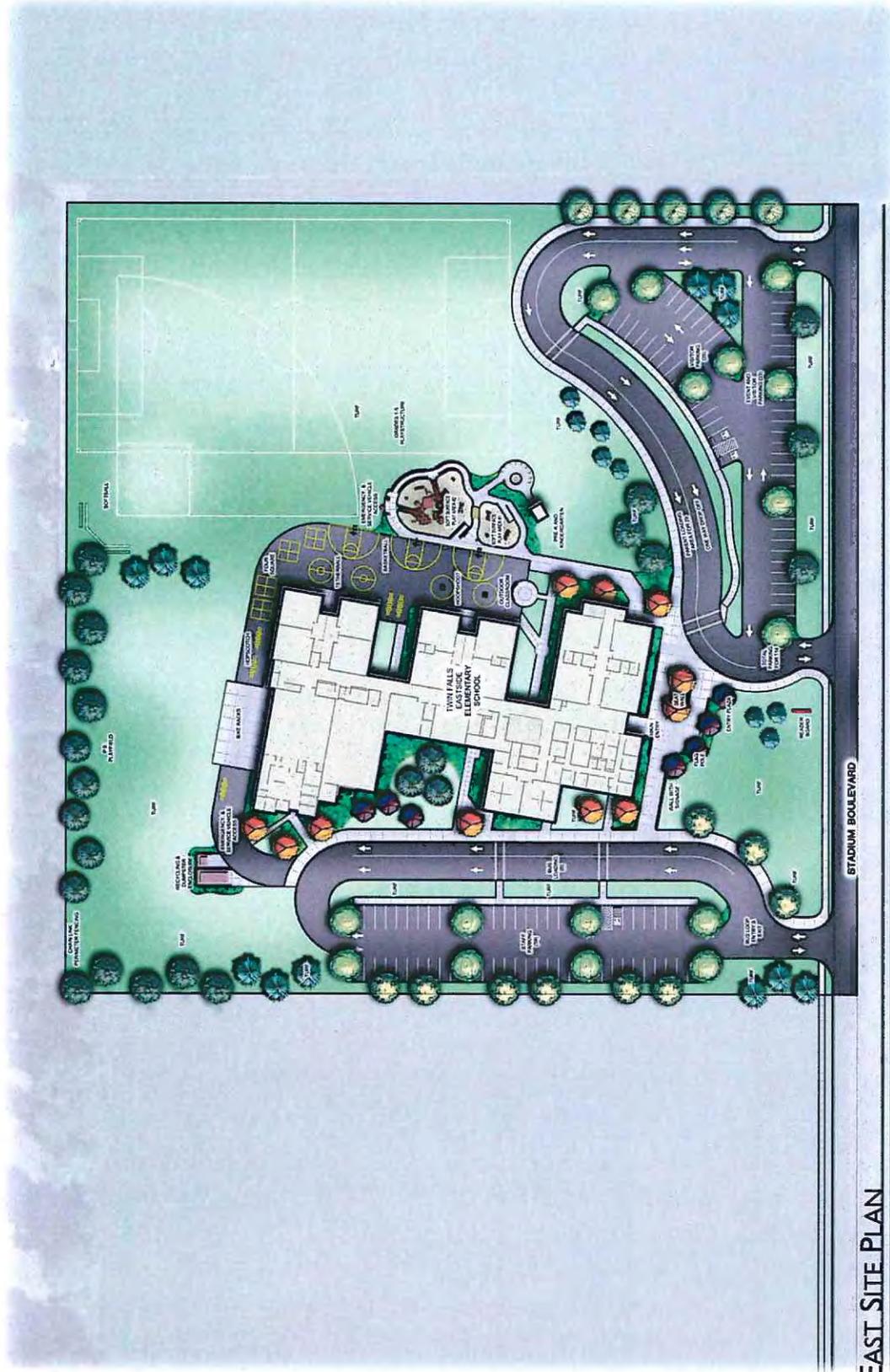
Representative TFSD and Hummel Architects

Zoning Vicinity Map

Reference Only



TWIN FALLS SCHOOL DISTRICT #411



EAST SITE PLAN

TWIN FALLS SCHOOL DISTRICT #411 |

HUMMEL

Exhibit J-1

Pillar Falls Elementary School



HUMMEL TFSD

570

January 29, 2015

City of Twin Falls
Community Development
Attn: Kelly Weeks
324 Hansen St. E.
Twin Falls, Idaho, 83301

Boise:
2785 North Bogus Basin Road
Boise, Idaho 83702
phone: 208.343.7523
fax: 208.343.0940

Twin Falls:
195 River Vista Place, Suite 305
Twin Falls, Idaho 83301
phone: 208.736.1027

RE: Alternate landscape plans for Twin Falls School District New Schools

Kelly,

Please see this letter as a formal request to be included on the Planning and Zoning meeting agenda for review of the proposed alternate landscape plans for the Twin Falls School District new schools. I am including landscape plans for your use. The first plan is a baseline plan meeting the standard City code requirements. The second is the proposed alternate plan for each site.

A summary of the proposed alternate for each site is as follows:

- Rock Creek Elementary School (Grandview and Federation)
 - Site
 - Residential zoning requires 10% landscaped area of total site.
 - The alternate landscape plan provides 51% landscaped area on the site (see attached drawing).
 - Trees
 - Baseline quantity of trees required per City code is 76. The alternate plan provides 41 (see attached drawing).
 - The reduction in trees on the site would allow for more security when supervising children on the playground and adjacent to the building.
 - Shrubs
 - Baseline quantity of shrubs required per City code is 382. The alternate plan provides 318 (see attached drawing).
 - The reduction in shrubs would allow for a more easily maintained site and would also allow for more turf area on the site which is easier to supervise.
- Pillar Falls Elementary School (Hankins and Stadium Blvd.)
 - Site
 - Residential zoning requires 10% landscaped area of total site.
 - The alternate landscape plan provides 57% landscaped area on the site (see attached drawing).
 - Trees
 - Baseline quantity of trees required per City code is 82. The alternate plan provides 44 (see attached drawing).
 - The reduction in trees on the site would allow for more security when supervising children on the playground and adjacent to the building.
 - Shrubs
 - Baseline quantity of shrubs required per City code is 411. The alternate plan provides 395 (see attached drawing).

Principal

Greg Allen, AIA
NCARB

Eddie Daniels, AIA
NCARB

Gary Sorensen, AIA
LEED AP^{BD+C}
NCARB

Scott Straubhar, AIA
NCARB

Associates

Mandy Boam, NCIDQ

Clint Sievers, AIA
NCARB



Boise:

2785 North Bogus Basin Road

Boise, Idaho 83702

phone: 208.343.7523

fax: 208.343.0940

Twin Falls:

195 River Vista Place, Suite 305

Twin Falls, Idaho 83301

phone: 208.736.1027

- The reduction in shrubs would allow for a more easily maintained site and would also allow for more turf area on the site which is easier to supervise.
- South Hills Middle School (3600 and Harrison St.)
 - Site
 - Residential zoning requires 10% landscaped area of total site.
 - The alternate landscape plan provides 57% landscaped area on the site (see attached drawing).
 - Trees
 - Baseline quantity of trees required per City code is 243. The alternate plan provides 165 (see attached drawing).
 - The reduction in trees on the site would make it easier to supervise by increasing the line of sight around the building.
 - Shrubs
 - Baseline quantity of shrubs required per City code is 1215. The alternate plan provides 1095 (see attached drawing).
 - The reduction in shrubs would allow for a more easily maintained site and would also allow for more turf area on the site which is easier to supervise.

In addition, I am aware that there are special use permits in to the City for these sites. It would be our request to present the alternate plans at the same time.

Please let me know if there is any further information needed and I hope to hear from you soon.

Thank you,



Clint Sievers

Principal

Greg Allen, AIA
NCARB

Eddie Daniels, AIA
NCARB

Gary Sorensen, AIA
LEED AP BD+C
NCARB

Scott Straubhar, AIA
NCARB

Associates

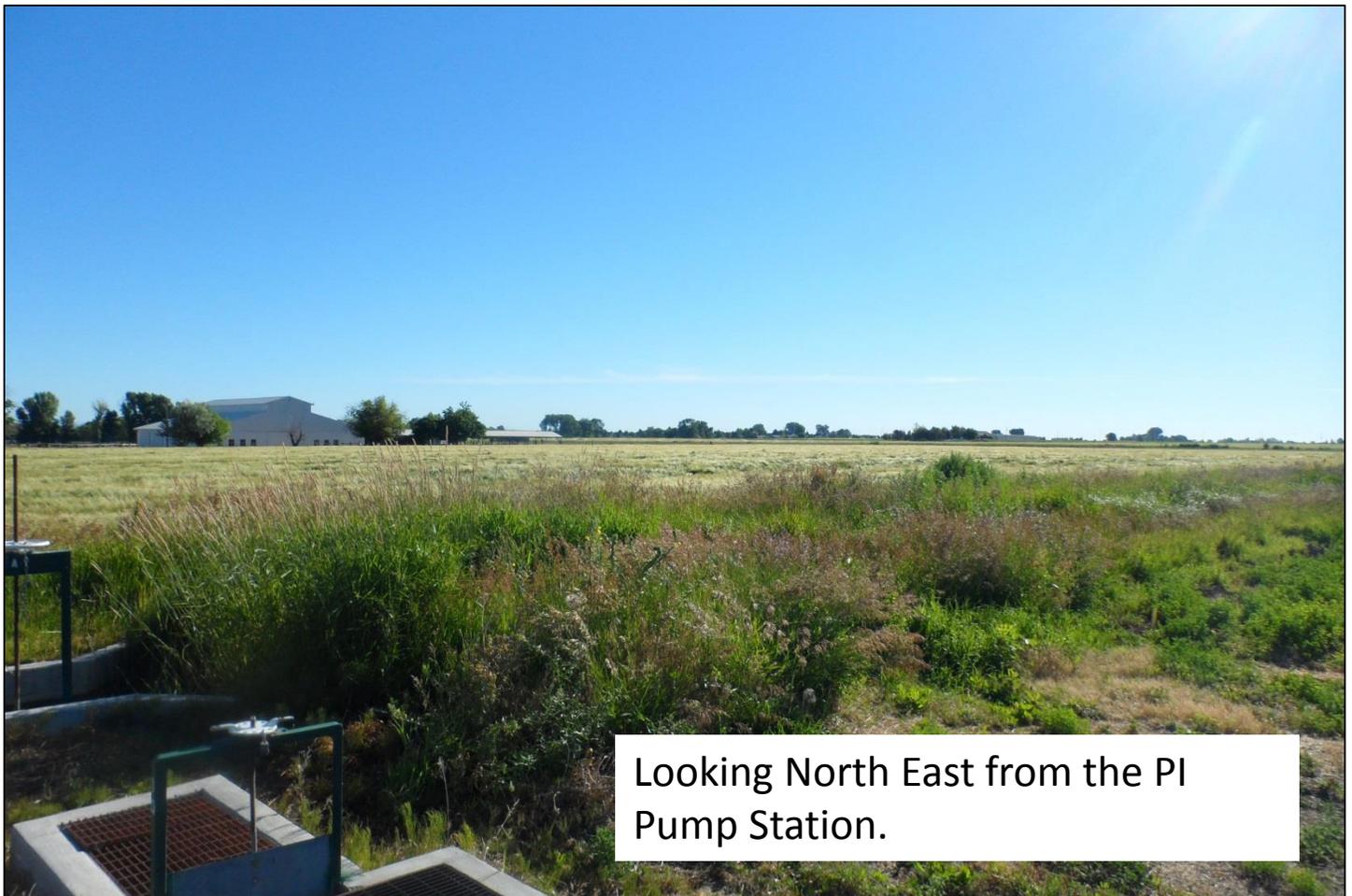
Mandy Boam, NCIDQ

Clint Sievers, AIA
NCARB





City PI Pump Station near Hankins Road on south end of Property.



Looking North East from the PI Pump Station.





Church directly across Hankins from the North-Western area of property.

07/01/2014 09:01 AM



02/09/2015 05:16 PM



Public Hearing: **Tuesday, February 24, 2015**

To: Planning & Zoning Commission

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

AGENDA ITEM IV-5

Request: Request for a [Special Use Permit](#) to construct a new elementary school with an alternative landscape plan on 9.5 +/- acres of undeveloped land located at the north east corner of Grandview Drive North and Federation Road extended (850 Federation Road) c/o Bradford J. Wills on behalf of the Twin Falls School District (app 2706)

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: +/- 9.44 acres
Rock Creek Elementary Twin Falls School District #411 201 Main Ave W Twin Falls, ID 83301 208-733-6900	Current Zoning: R-2	Requested Zoning: to construct and operate a 67,000 sq. ft. elementary school
	Comprehensive Plan: Medium Density	Lot Count: 1 lot
	Existing Land Use: Agricultural	Proposed Land Use: Public Elementary School
Representative:	Zoning Designations & Surrounding Land Use(s)	
Bradford J wills 222 Shoshone St W Twin Falls, ID 83301 208-420-0314 Bradwills2007@gmail.com	North: R-2; (platted) Residential Undeveloped	East: R-2; (platted) Residential Undeveloped
	South: Federation Road (extended); (platted) Residential Subdivision-Undeveloped	West: R-2 Aol; Residential/Agricultural; Grandview Drive North
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-4, 10-10, 10-11-1 thru 8, 10-13	

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.

If an applicant or interested party appeals the decision of the Commission, the 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:

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

Regulatory Impact:

Approval of this request will allow the applicant to operate a Public Elementary School at the location listed above.

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:

In 2004 a joint application for annexation of 376 Acres was approved for this area. The annexation of this particular area assigned the R-2 Zone as it stands today. The subdivisions are recorded as Northern Passage Subdivision #3 and Northern Passage Subdivision #4 and were approved by City Council in 2006 and recorded in 2009. On February 9, 2015, the City Council approved a vacation of portions of Northern Passage #3 and #4, and approved the Final Plat of Northern Passage #5.

Analysis:

The applicant has supplied a detailed description of the proposed Public Elementary School. The school will house students K-5th Grade. The school will be built for a capacity of six hundred fifty (650) students, and will have fifty (50) to sixty (60) employees. The operation of the school will be 7:30 AM - 4:00 PM, similar to other elementary schools in the district, and will generate an approximate three to four hundred (300-400) vehicle trips per day. As with other facilities in the district, extra activities will occasionally take place outside the normal hours. The applicant is also asking to be allowed an "alternative landscape" plan.

The design of the area shows Grandview Drive, an arterial, and Federation Road, a collector, being built to acceptable standards only along the frontage of the school property. The site design of the elementary includes extensive and separate drop off locations for buses and parents.

Per City Code 10-4: Residential Single Household or Duplex District: Public Schools require a special use permit to be legally established.

- o Possible Impacts: The requirement for a special use permit for a public school is due to the large impact it has on surrounding properties. Some of those impacts are positive, and some are negative. There are many impacts in both of those categories that cannot be enumerated. For our purposes we will attempt to address the impacts that generally cause complaints from neighboring land owners. The most common complaint involves traffic, with light and noise as smaller contributors.*

Traffic: This impact involves multiple types of issues, including but not limited to vehicle traffic, bike safety, and walking safety.

An increase in vehicle traffic is going to occur in the area due to the change in school boundaries and the desire of parents to drop their children off at the school. Although the school site plan shows a generous parent drop off area that can accommodate large volumes of parent vehicles, the applicant anticipates the daily vehicle count between three hundred and four hundred (300-400). As shown on the site plan, the school only plans to develop

Federation Road to their exterior property boundary. This will leave the section of Federation Road heading east connecting to the developed residential subdivisions unconstructed.

Since cars will be unable to use Federation Road to access the school from the neighborhoods to the East, traffic will be detoured around via Canyon Rim Road, or Pole Line Road. This could cause some potential traffic issues on other connecting roadways not designed to handle the anticipated three to four hundred (300-400) daily vehicle trips.

Since this location is within and adjacent to approved Plats, those developer(s) would typically be required to construct the roadway at the time of development of these respective plats. Typically roadway construction occurs in phases along with phases of plats. Given the issues listed above, it would be appropriate to place a condition on this special use permit that requires Federation Road to be connected from the current terminus to Grandview Drive prior to the school opening.

No traffic light is currently anticipated at the intersection of Federation Road and Grandview Drive. A light may be warranted in the future.

Pedestrians: *The area immediately around the proposed school is not anticipated to be developed prior to the school opening. Similar to the issue with car traffic, pedestrian traffic along Federation Road will have a section that is undeveloped. Students wishing to walk to school from the surrounding neighborhoods to the East will be forced to walk on dirt/grass trails to get to the school grounds. It would be appropriate to place a condition on this special use permit that requires a pathway to connect the portions of finished sidewalk along Federation Road.*

Glare and Noise: *The applicant stated that the design of the building and its location on a 10 Acre site will minimize the glare from windows and the noise associated with the operation of the school. The possible noise from elementary schools typically comes from children playing outdoors during the warmer months of the year. Since this takes place during the daytime, it is not anticipated to cause a significant disturbance to neighboring property owners that would require mitigating conditions. The glare from windows could be an issue, however it is anticipated and shown on the design that measures have been taken in order to minimize this impact.*

Lights: *The applicant did not address any lighting issues in their narrative. Staff does not feel that the lighting typically involved with a school causes a significant impact to neighboring property owners. Current City Code does address the requirement to have lighting face downward to preclude excessive light intrusion on neighboring properties. It is assumed the school will follow this requirement, and any other requirements set forth in current City Code.*

Per City Code 10-10: Off Street Parking: Elementary School parking requirements are two (2) parking spaces per classroom. The requirement for parking spaces is reviewed at the time of building permit submittal. The site plan submitted appears to comply with this requirement, which will be confirmed at the time of building permit submittal.

Per City Code 10-11-1 thru 8: Required Improvements: All applicable codes and requirements will be assessed at the time of building permit submittal. However, with this Special Use Permit application, the school district has also petitioned for approval of an alternative landscaping plan.

- **Alternative Landscape Plan:** The school district is petitioning to have a reduction in the required number of trees and bushes. It was proposed to Staff that trees and bushes are a potential safety hazard to students. The district has stated that the reduction in trees will not be a reduction in grass area provided on site. The required numbers are 82 trees, and 411 bushes. The district is asking to reduce that number by up to 50%.

The reduction of trees and bushes is not anticipated to have a great impact on the surrounding area. The safety reasons for the reduction may be warranted as well. However, it would be beneficial to also have a decrease in the grass area on the school grounds. Due to our climate, grass requires large amounts of water to keep healthy. An alternative plan could serve as a way to reduce the amount of water usage by the district, which would also have a positive impact on the water system serving the site and the surrounding area. The Commission is tasked to determine if the proposed "alternative landscape plan" meets the intent of the code. The Commission may wish to review and approve an actual alternative landscape plan at a later meeting that addresses these issues, rather than approve a reduction in the tree and bush counts

Additional Information: During previous public hearings for the Vacation and Plat of this property, it was expressed by the Planning and Zoning Commission, and the City Council that Federation Road should be built to the extent that vehicles and pedestrians could access the school site from the surrounding neighborhoods to the East. During multiple City Council meetings, members of the Council stated that a condition should be in place for the construction of this section of roadway prior to the opening of the school. It was also stated by multiple Council Members that the Special Use Permit would be the most appropriate location for that condition.

Conclusion:

Should the Commission grant 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 an "Alternative Landscape Plan" containing water-wise plants and ground cover being reviewed and approved by the Planning and Zoning Commission, prior to the school receiving their building permit.
3. Subject to Federation Road being constructed to accommodate and convey car traffic between the current terminus and Grandview Drive. Such construction to be reviewed and approved by City Staff, and completed prior to issuance of any Certificate of Occupancy for the School.
4. Subject to sidewalk being installed on the north side of Federation Road to accommodate and convey pedestrians between the current terminus and Grandview Drive. Such construction to be reviewed and approved by City Staff, and completed prior to issuance of any Certificate of Occupancy for the School.

Attachments:

- | | |
|----------------------------------|---|
| 1. Letter of Request | 5. Alternative Landscape Proposal Breakdown |
| 2. Zoning Vicinity Map | 6. Required Landscape Drawing |
| 3. Applicant Submitted Site Plan | 7. Alternative Landscape Drawing |
| 4. Building Elevation | 8. Site Photos |



Exhibit A 1

Applicant:
Twin Falls School District # 411
201 Main St. West
Twin Falls, Idaho 83301

January 15, 2015

208-733-6900

Applicants Representative
Bradford J. Wills
222 Shoshone St. West
Twin Falls, Idaho 83303-0346

208-420-0314

Special Use Permit for Rock Creek Elementary School
Street Address: 850 Federation Road
Parcel: See Attached Exhibit 1

Application Narrative:

In 2013, the Twin Falls School District Long Range Planning Committee determined there was a need for two new elementary schools located on the east and northwest portions of the district and a new middle school to be located in the south portion of the district. See Exhibit B-1

This request is for a Special Use Permit for the new Twin Falls School District # 411 Rock Creek Elementary School to be located at 850 Federation Road also known as described in attached Exhibit 1. The 8.76 (+/-) acre parcel is described according to the various platted lots the TFSD owns and this parcel is in the process of being replatted as Lot 59, Block 51 of the future Northern Passage Subdivision # 5. See Exhibit G-1

This property is an area of slow planned growth of residential housing on the northwest side of Twin Falls. As stated above, property is approximately 8.76 (+/-) acres currently designated R-2. An application is currently being considered by the City of Twin Falls requesting a vacation of the existing right of ways and a replatted of the Northern Passage # 3 and # 4 with the Northern Passage Subdivision # 5. See Exhibits C-1 and G-1

According to City Code Title 10 Chapter 4 Zoning Districts, a public school requires a Special Use Permit for an R-2 Zoning designation.

Rock Creek Elementary School will be a pre K-5th grade school with approximately 650 students at full enrollment and fifty to sixty employees. The two story building will be a total of 70,500 square feet incorporating the most current technology and innovative design to meet the needs of our Twin Falls students. See Exhibit E-1

The new school will operate the same as other elementary schools in our district with normal school hours of 7:30 am to 4:00 pm with occasional use of the facility during the evenings and weekends for typical activities such as parent-teacher conferences and extracurricular events. The athletic areas are not being planned for public sporting events.



Innovative traffic design includes separate student and bus drop off areas along with a “Soft Drop” area on Federation Road for the older students. An on-site drop off area allows for the stacking of up to 34 cars off the entry right of way and a traffic loop will facilitate an additional parent waiting area. Depending on bus ridership, the employee vehicles and student drop off and pick up will generate 300 to 400 cars a day. Grandview Drive North is a major arterial street with Federation being built as a four lane collector street. A traffic signal is not warranted at the intersection of Grandview Drive North and Federation Road and will not be included in this project. Currently, Federation Road is developed to the boundary of the newly completed Canyon Trail Subdivision 6 approximately 1/3 of a mile from Grandview just east of Park View Drive. Before the new school opens in the fall of 2016, we are hoping the remaining approximately 1/5 of a mile (1,100 ft.) of Federation Road will be developed when the next phase of Northern Passage 3 is completed. It is not financially feasible for the school district to develop that portion at the time of school construction.

According to City Code 10-10-6 Off Street Parking requires 2 parking spaces per classroom for elementary and middle schools. The school will be four classrooms for grades pre K thru 5th or 30 classrooms requiring 60 parking spaces. The Employee parking lot includes 55 spaces and the student/visitor parking lot includes 55 spaces for a total of 110 spaces.

Part of the new design focuses the windows to the north and south of the building with exterior overhangs to control daylight in the classroom which will also serve to minimize any potential glaze effect. The noise effects will be off-set by placing the school on a 10 acre site allowing sufficient distance to lessen any sounds to normal levels. There are no odor, fumes and vibrations effects as a result of placing the school at this location. Elementary Schools are best placed among residential neighborhoods to encourage walking or biking to school and minimizing travel time to and from school. See Exhibit I-1 and J-1

Development requirements such as landscaping, screening, parking areas, streets, sanitation facilities, water and sewer, drainage and storm water management and flood plain regulations will be reviewed for compliance at the time of the building permit process.

Additional information:

On the west boundary of the property across Grandview Drive North is the agricultural farm land and two residential homes, to the south is the future undeveloped Grandview Estates Subdivision, to the east is the undeveloped future Northern Passage Subdivision # 3 currently being used as agricultural farm land and to the north is the remaining undeveloped future Northern Passage Subdivision # 4. See Exhibit H-1.

This Special Use Permit approval will help continue the slow planned growth of the school district as the city expands to meet its growing needs.

In addition to the political subdivision, 9 surround property owners were mailed a public notice.

Please consider this Special Use Permit application and approve our request.

Sincerely
Brad Wills
Representative TFSD and Hummel Architects

Zoning Vicinity Map

Reference Only

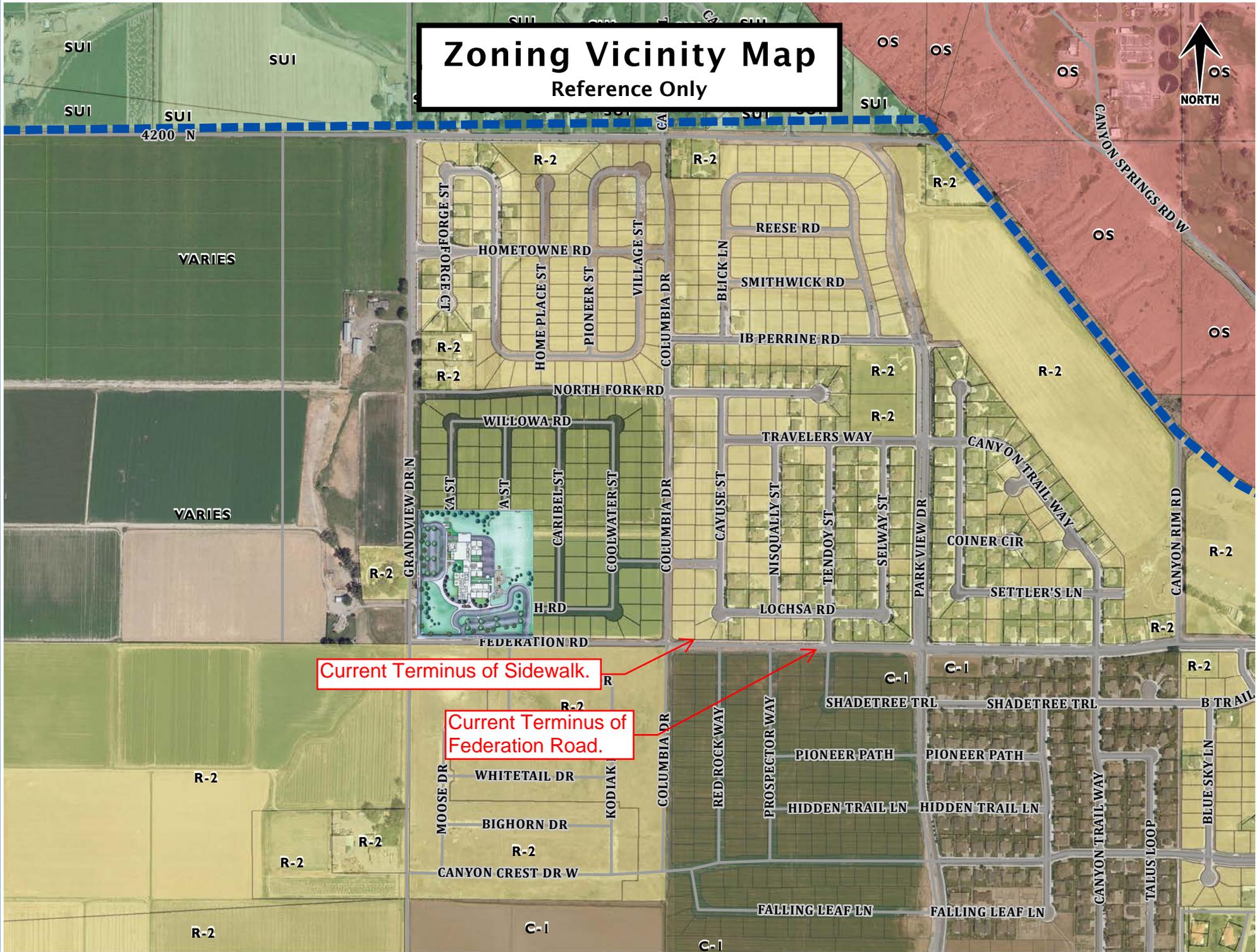


Exhibit I-1

Rock Creek Elementary School



January 29, 2015

City of Twin Falls
 Community Development
 Attn: Kelly Weeks
 324 Hansen St. E.
 Twin Falls, Idaho, 83301

Boise:
 2785 North Bogus Basin Road
 Boise, Idaho 83702
 phone: 208.343.7523
 fax: 208.343.0940

Twin Falls:
 195 River Vista Place, Suite 305
 Twin Falls, Idaho 83301
 phone: 208.736.1027

RE: Alternate landscape plans for Twin Falls School District New Schools

Kelly,

Please see this letter as a formal request to be included on the Planning and Zoning meeting agenda for review of the proposed alternate landscape plans for the Twin Falls School District new schools. I am including landscape plans for your use. The first plan is a baseline plan meeting the standard City code requirements. The second is the proposed alternate plan for each site.

A summary of the proposed alternate for each site is as follows:

- Rock Creek Elementary School (Grandview and Federation)
 - Site
 - Residential zoning requires 10% landscaped area of total site.
 - The alternate landscape plan provides 51% landscaped area on the site (see attached drawing).
 - Trees
 - Baseline quantity of trees required per City code is 76. The alternate plan provides 41 (see attached drawing).
 - The reduction in trees on the site would allow for more security when supervising children on the playground and adjacent to the building.
 - Shrubs
 - Baseline quantity of shrubs required per City code is 382. The alternate plan provides 318 (see attached drawing).
 - The reduction in shrubs would allow for a more easily maintained site and would also allow for more turf area on the site which is easier to supervise.
- Pillar Falls Elementary School (Hankins and Stadium Blvd.)
 - Site
 - Residential zoning requires 10% landscaped area of total site.
 - The alternate landscape plan provides 57% landscaped area on the site (see attached drawing).
 - Trees
 - Baseline quantity of trees required per City code is 82. The alternate plan provides 44 (see attached drawing).
 - The reduction in trees on the site would allow for more security when supervising children on the playground and adjacent to the building.
 - Shrubs
 - Baseline quantity of shrubs required per City code is 411. The alternate plan provides 395 (see attached drawing).

Principal

Greg Allen, AIA
 NCARB

Eddie Daniels, AIA
 NCARB

Gary Sorensen, AIA
 LEED AP^{BD+C}
 NCARB

Scott Straubhar, AIA
 NCARB

Associates

Mandy Boam, NCIDQ

Clint Sievers, AIA
 NCARB



Boise:

2785 North Bogus Basin Road

Boise, Idaho 83702

phone: 208.343.7523

fax: 208.343.0940

Twin Falls:

195 River Vista Place, Suite 305

Twin Falls, Idaho 83301

phone: 208.736.1027

- The reduction in shrubs would allow for a more easily maintained site and would also allow for more turf area on the site which is easier to supervise.
- South Hills Middle School (3600 and Harrison St.)
 - Site
 - Residential zoning requires 10% landscaped area of total site.
 - The alternate landscape plan provides 57% landscaped area on the site (see attached drawing).
 - Trees
 - Baseline quantity of trees required per City code is 243. The alternate plan provides 165 (see attached drawing).
 - The reduction in trees on the site would make it easier to supervise by increasing the line of sight around the building.
 - Shrubs
 - Baseline quantity of shrubs required per City code is 1215. The alternate plan provides 1095 (see attached drawing).
 - The reduction in shrubs would allow for a more easily maintained site and would also allow for more turf area on the site which is easier to supervise.

In addition, I am aware that there are special use permits in to the City for these sites. It would be our request to present the alternate plans at the same time.

Please let me know if there is any further information needed and I hope to hear from you soon.

Thank you,



Clint Sievers

Principal

Greg Allen, AIA
NCARB

Eddie Daniels, AIA
NCARB

Gary Sorensen, AIA
LEED AP^{BD+C}
NCARB

Scott Straubhar, AIA
NCARB

Associates

Mandy Boani, NCIDQ

Clint Sievers, AIA
NCARB





Approximate Intersection of
Grandview and Federation Road

02/09/2015 04:27 PM



Looking East from Grandview Drive along
the future alignment of Federation Road

09/2015 04:27 PM



Looking North along Grandview Drive towards Hometown Subdivision.

02/09/2015 04:29 PM



Terminus of the sidewalk. Looking West toward Grandview along the future Federation Road alignment.

4:55 PM



Public Hearing: **Tuesday, February 24, 2015**

To: Planning & Zoning Commission

From: Rene'e V. Carraway-Johnson, Zoning & Development Manager

AGENDA ITEM IV-6

Request: Request for a [Special Use Permit](#) to construct a new middle school with an alternative landscape plan on 37.5 +/- acres of undeveloped land located west of the 1400, 1500 & 1600 Blocks of Harrison Street South (1550 Harrison Street South) c/o Twin Falls School District c/o Bradford J Wills (app 2708)

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: +/- 37.258 acres
South Hills Middle School Twin Falls School District #411 201 Main Ave W Twin Falls, ID 83301 208-733-6900	Current Zoning: R-4	Requested Zoning: to construct and operate a 132,000 sq. ft. middle school
	Comprehensive Plan: Medium Density	Lot Count: 1 lot
	Existing Land Use: Agricultural	Proposed Land Use: Public Middle School
Representative:	Zoning Designations & Surrounding Land Use(s)	
Bradford J wills 222 Shoshone St W Twin Falls, ID 83301 208-420-0314 Bradwills2007@gmail.com	North: R-4; (platted) Residential Undeveloped	East: R-4 Aol; Agricultural; Harrison Street South
	South: R-4; Hwy 74 aka 3600 North Road/Agricultural	West: R-4; Residential
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-5, 10-10, 10-11-1 thru 8, 10-12, 10-13	

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.

If an applicant or interested party appeals the decision of the Commission, the 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:

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

Regulatory Impact:

Approval of this request will allow the applicant to operate a Public Middle School at the location listed above.

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:

This property is part of the Golden Eagle Subdivision #4, which was a Conveyance Plat. A new plat has been submitted in order finish the process which would then allow the School to begin construction. This new plat will be Golden Eagle Subdivision #5. Currently staff is reviewing this plat, working with the developer and school district to find solutions to multiple issues that have arisen. It is anticipated that this plat will be scheduled in the near future. No further pertinent zoning history is known at this time.

Analysis:

The applicant has supplied a detailed description of the proposed Public Elementary School. The school will house students 6th – 8th Grade. The school will be built for a capacity of one thousand (1,000) students, and will have seventy (70) to eighty (80) employees. The normal operation hours of the school will be 7:30 AM - 4:00 PM, similar to other middle schools in the district, and will generate an approximate four to five hundred (400-500) vehicle trips per day. As with other facilities in the district, extra activities will occasionally take place outside the normal hours. The athletic fields will have public sporting events but will not have nighttime lighting.

The design of the area shows Harrison Street South being built to collector street standards along the frontage of the school property. The site design includes extensive and separate drop off locations for buses and parents. The applicant is also asking to be allowed an “alternative landscape” plan.

Per City Code 10-4: Residential Medium Density District: Public Schools require a special use permit to be legally established.

- o **Possible Impacts:** *The requirement for a special use permit for a public school is due to the large impact it has on surrounding properties. Some of those impacts are positive, and some are negative. There are many impacts in both of those categories that cannot be enumerated. For our purposes we will attempt to address the impacts that generally cause complaints from neighboring land owners. The most common complaint involves traffic, with light and noise as smaller contributors.*

Traffic: This impact involves multiple types of issues, including but not limited to vehicle traffic, bike safety, and walking safety.

An increase in vehicle traffic is going to occur in the area due to the change in school boundaries and the desire of parents to drop their children off at the school. Although the school site plan shows a generous parent drop off area that can accommodate large volumes of parent vehicles, the applicant anticipates the daily vehicle count to be around four to five hundred (400 - 500).

As shown on the site plan, the school will be building Harrison Street South to collector street standards on their half of the roadway. The main entrances for the bus and parent drop offs will be located on Harrison Street South, which is a collector and is in close proximity to 3600 North aka Hwy 74. Although 3600 North Road is an arterial, it has not been constructed to those standards and has not seen the traffic volume that will be associated with this new use.

Another concern is the back entry located on Southwood Avenue. Staff concern is this area is designated as the “employee and event parking lot” which potentially will be used as an informal/impromptu pick-up/drop off area for parents. It is located on the West side of the school and within a quiet neighborhood. Typically, traffic volumes in this neighborhood would be relatively low without the school being established. It has been witnessed in other locations throughout the city that these types of situations have led to an increase in traffic throughout

these neighborhoods. Some parents may be unwilling to drive to the main entrance of the school and instead choose the "path of least resistance" to drop off or pick-up their children at a convenient location away from the heavy trafficked areas. The Commission may wish to consider placing a condition on this permit to require traffic calming measure to be established along the possible back entrance route to this location in order to address the impacts on those neighborhoods.

No traffic light is anticipated at the intersection of Harrison Street South and 3600 North at this time. A light may be warranted in the future.

***Pedestrians:** The area immediately surrounding this school is somewhat established towards the north and the west. Pedestrians within these areas will have reasonable options for walking to the school. Those areas to the East and South have limited options. Middle Schools have a larger service area and that greater area is not well served with suitable pedestrian pathways to the school. Some of the significant barriers include large roadways such as Washington Street South and 3600 North aka Hwy 74. These deficiencies speak to a more systematic issue that the School District, the City and future developers will need to work collaboratively at solving.*

***Glare and Noise:** The applicant stated that the design of the building and its location on a 35 Acre site will minimize the glare from windows and the noise associated with the operation of the school. The possible noise from a middle school could differ from elementary schools. Noise for elementary schools typically comes from students traveling to and from the school, as well as outside gym classes and extracurricular activities. Since these things typically take place during the daytime, it does not typically cause a significant disturbance to neighboring property owners. A middle school may have outside sporting events that could bring additional traffic and noise that may require mitigating conditions. The glare from windows could be an issue, however it is anticipated and shown on the design that measures have been taken in order to minimize this impact.*

***Lights:** The applicant did not address any lighting issues in their narrative. Staff does not feel that the lighting typically involved with a school causes a significant impact to neighboring property owners. Current City Code does address the requirement to have lighting face downward to preclude excessive light intrusion on neighboring properties. It is assumed the school will follow this requirement, and any other requirements set forth in current City Code.*

Per City Code 10-10: Off Street Parking: Middle School parking requirement are two (2) parking spaces per classroom. The requirement for parking spaces is reviewed at the time of building permit submittal. The site plan submitted appears to comply with this requirement, which will be confirmed at the time of building permit submittal.

Per City Code 10-11-1 thru 8: Required Improvements: All applicable codes and requirements will be assessed at the time of building permit submittal. However, with this Special Use Permit application, the school district has also petitioned for approval of an alternative landscaping plan.

- **Alternative Landscape Plan:** The school district is petitioning to have a reduction in the required number of trees and bushes. It was proposed to Staff that trees and bushes are a potential safety hazard to students. The district has stated that the reduction in trees will not be a reduction in grass area provided on site. The required numbers are 243 trees and 1215 bushes. The district is asking to reduce that number by up to 50%.

*The reduction of trees and bushes is not anticipated to have a great impact on the surrounding area. The safety reasons for the reduction may be warranted as well. However, it would be beneficial to also have a decrease in the **grass area** on the school grounds. Due to our climate, grass requires large amounts of water to keep healthy. An "alternative landscape plan" could serve as a way to reduce the amount of water usage by the district, which would also have a positive impact on the water system serving the site and the surrounding area. The Commission is tasked to determine if the proposed "alternative landscape plan" meets the intent of the code. The Commission may wish to review and approve an actual alternative landscape plan at a later meeting that addresses these issues, rather than approve a reduction in the tree and bush counts.*

Addition Information: We do not currently have a final plat for this property. A condition should be in place requiring final plat approval, and any associated conditions to be met prior to issuing any building permit.

Conclusion:

Should the Commission grant 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 traffic calming measures being installed along the route to the back entry, by the School District no later than July 1, 2019; such measures to be determined, if any, by the Twin Falls City Traffic Safety Commission.
3. Subject to an "Alternative Landscape Plan" containing water-wise plants and ground cover being reviewed and approved by the Planning and Zoning Commission, prior to the school receiving their building permit..
4. Subject to recordation of the Golden Eagle Subdivision #5 Final Plat and any associated conditions placed upon the plat approval and the special use permit approval being met, prior issuance of a building permit.

Attachments:

1. Letter of Request
2. Zoning Vicinity Map
3. Applicant Submitted Site Plan
4. Building Elevations
5. Alternative Landscape Proposal Breakdown
6. Required Landscape Drawing
7. Alternative Landscape Drawing
8. Site Photos

Exhibit A 1

Applicant:

January 15, 2015

Twin Falls School District # 411

201 Main St. West

Twin Falls, Idaho 83301

208-733-6900

Applicants Representative

Bradford J. Wills

222 Shoshone St. West

Twin Falls, Idaho 83303-0346

208-420-0314

Special Use Permit for

South Hills Middle School

Street Address:

1550 Harrison St. South

Parcel:

Lot 1 Block 1 Golden Eagle Subdivision # 4

Application Narrative:

In 2013, the Twin Falls School District Long Range Planning Committee determined there was a need for two new elementary schools located on the east and northwest portions of the district and a new middle school to be located in the south portion of the district. See Exhibit B-1

This request is for a Special Use Permit for the new Twin Falls School District # 411 South Hills Middle School to be located at 1550 Harrison St. South also known as Lot 1 Block 1 Golden Eagle Subdivision # 4. The 37.258 (+/-) acre parcel is described above and is in the process of being replatted into two separate lots with the middle school remaining on a 27.888 (+/-) acre parcel. See Exhibit G-1

This property is an area of slow planned growth of residential housing on the south side of Twin Falls. As stated above, property is currently approximately 37.258 (+/-) acres currently designated R-4. See Exhibits C-1 and G-1

According to City Code Title 10 Chapter 4 Zoning Districts, a public school requires a Special Use Permit for an R-4 Zoning designation.

South Hills Middle School will be a 6 thru 8th grade school with approximately 1,000 students at full enrollment and seventy to eighty employees. The two story building will be a total of 132,000 square feet incorporating the most current technology and innovative design to meet the needs of our Twin Falls students. See Exhibit E-1

The new school will operate the same as other middle schools in our district with normal school hours of 7:30 am to 4:00 pm with occasional use of the facility during the evenings and weekends for typical activities such as parent-teacher conferences and extracurricular events. The athletic areas are being planned for public sporting events but there will be no nighttime field lighting.

Innovative traffic design includes separate student and bus drop off areas. An on-site drop off area allows for the stacking of a large number of cars off the entry right of way and a traffic loop will facilitate an additional parent waiting area. Depending on bus ridership, the employee vehicles and student drop off

and pick up will generate 400 to 500 cars a day. Harrison St. South is a major collector street. Southwood Ave. will not function as a drop off area to access the school. Traffic barriers will prevent access to the bus area and the parking lot will serve employees, sport events and public use of the facilities. A traffic signal is not warranted for this location and will not be included in this project.

According to City Code 10-10-6 Off Street Parking requires 2 parking spaces per classroom for elementary and middle schools. The school will be close to 48 classrooms requiring 96 parking spaces. The employee/ sporting event parking lot on the northwest of the school includes 112 spaces and the student/visitor/ special event parking lot south of the school includes 184 spaces for a total of 296 spaces.

Part of the new design focuses the windows to the north and south of the building with exterior overhangs to control daylight in the classroom which will also serve to minimize any potential glaze effect. The noise effects will be off-set by placing the school on a 30 acre site allowing sufficient distance to lessen any sounds to normal levels. There are no odor, fumes and vibrations effects as a result of placing the school at this location. Middle Schools are best placed among residential neighborhoods to encourage walking or biking to school and minimizing travel time to and from school. See Exhibit I-1

Development requirements such as landscaping, screening, parking areas, streets, sanitation facilities, water and sewer, drainage and storm water management and flood plain regulations will be reviewed for compliance at the time of the building permit process.

Additional information:

On the west boundary of the property is adjacent to the developed Golden Eagle Subdivision # 2 and the remaining portion is agricultural farm land. To the south across 3600 North is the Skylane Manufactured Home Park and undeveloped agriculture farm land, to the east across Harrison Road is several homes on larger lots and to the north is the developed Golden Eagle Subdivision # 3 partially built out with new homes. See Exhibit H-1.

This Special Use Permit approval will help continue the slow planned growth of the school district as the city expands to meet its growing needs.

In additional to the political subdivision, 220 surround property owners were mailed a public notice and a notice was published in the local newspaper.

Please consider this Special Use Permit application and approve our request.

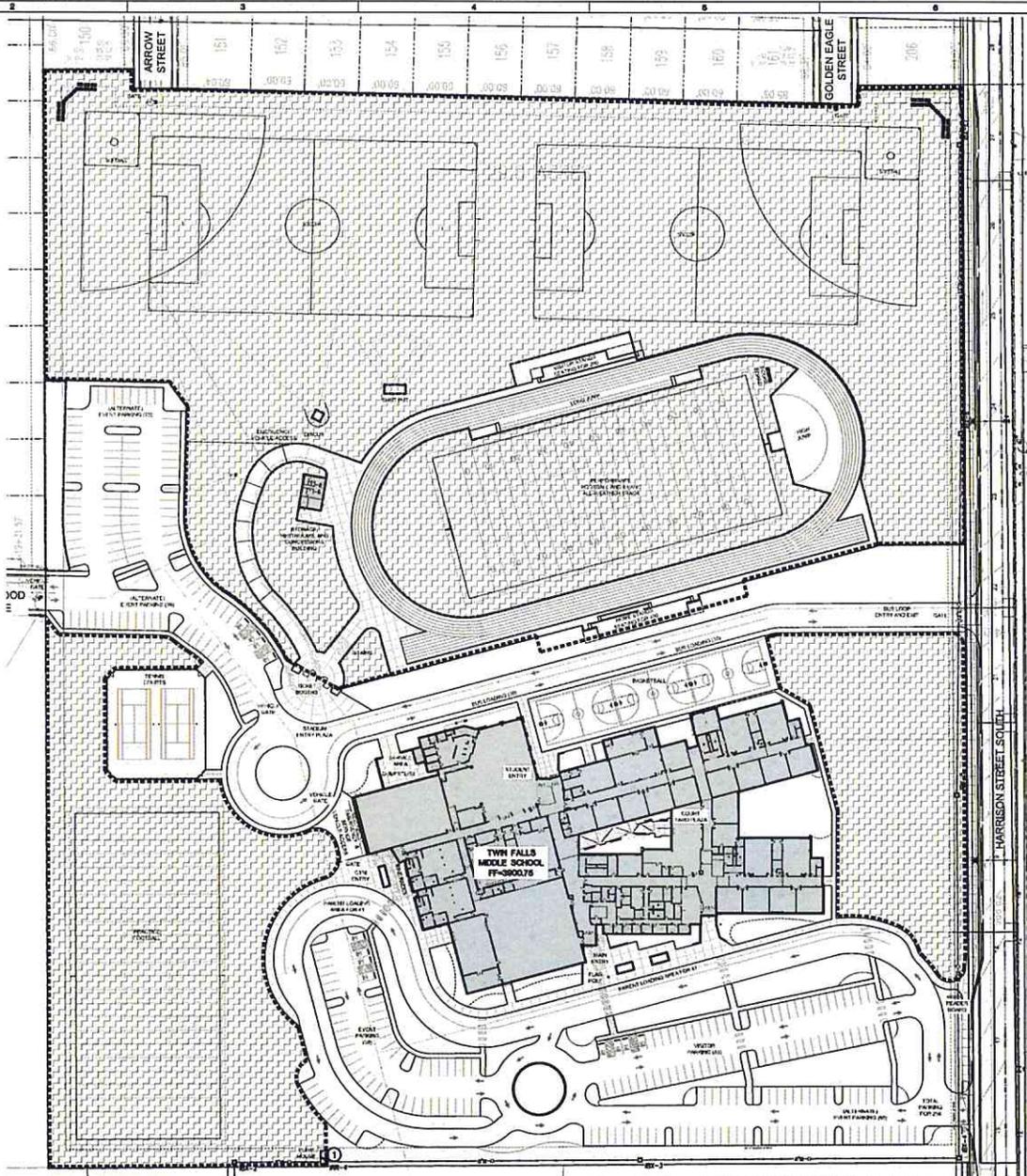
Sincerely

Brad Wills

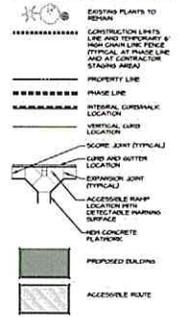
Representative TFSD and Hummel Architects

SUMMARY NOTES

1. LIMITS OF PERMITS ARE IDENTIFIED ON PLANS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF TWIN FALLS, IDAHO, ORDINANCES, SPECIFICATIONS, AND STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TWIN FALLS, IDAHO, AND THE IDAHO DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TWIN FALLS, IDAHO, AND THE IDAHO DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION.
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SUMMARY LEGEND



SITework PHASING

- PHASE #1**
- PLAY FIELD IMPROVEMENTS
 - DEFLECTION, EARTHWORK, DRAINAGE, UTILITY JOINT
 - INTERNAL, MISCELLANEOUS ELECTRICAL, ADJUSTMENT
 - PAVING, BRICKWORK, TYPING, TRACK, CURBWORK, AND FINISH
- (COMPLETE PRIOR TO BEGINNING OF IRRIGATION SEASON)**
- PHASE #2**
- ALL REMAINING SITE WORK AND ROADWAY IMPROVEMENTS INCLUDING:
 - GRAVITY IRRIGATION AND PUMP STATION IMPROVEMENTS PER SHEET LR & PUMP STATION PLAN AND CIVIL PLAN
 - NEW CONCRETE IRRIGATION DIAL, PIPING, AND ASSOCIATED PUMP STATION IMPROVEMENTS SHALL BE INSTALLED PRIOR TO THE START OF IRRIGATION SEASON
 - DEFLECTION, EARTHWORK, DRAINAGE, SANITARY, POTABLE WATER, GAS, FIBER OPTIC, DATA, PHONE, MISCELLANEOUS UTILITIES, ELECTRICAL, PAVING, BRICKWORK, ELECTRICAL, ADJUSTMENT, SURFACE IMPROVEMENT AREA, IRRIGATION MAIN LINE AND CONTROL SYSTEM, BLEEDING CONTROL, SLOPE, AND EROSION & SEDIMENT CONTROL, HEADERS
 - CONTRACTOR TESTING AND REPAIR/REPLACEMENT OF SOIL BASE MATERIAL, INSTALLATION OF SOIL COVER, EXISTING CURB, STORM PAVING AND STORM DRAINAGE, CONCRETE SEAT WALLS, CONCRETE SEAT WALL CURB AND GUTTER, RECONSTRUCTION OF TYPICAL PLACEMENT AND PAVING GRADING, IRRIGATION SYSTEM, SOIL BLEEDING, PLANS, MATERIAL, AND EROSION AND SEDIMENT CONTROL, HEADERS
 - SEE G&S, ARCHITECTURAL, MECHANICAL, AND ELECTRICAL PLANS FOR ADDITIONAL REQUIREMENTS AND BLENDING AND PREPARATION REQUIREMENTS

Exhibit E-1

CONSTRUCTION SUMMARY PLAN
SCALE: 1" = 50'-0"

ICA Architects, P.A.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
1221 S. Myrtle Street, Twin Falls, ID 83401
PHONE: (208) 341-4677 FAX: (208) 341-8022

NOT FOR CONSTRUCTION

CONSTRUCTION SUMMARY PLAN

SOUTH HILLS MIDDLE SCHOOL, TWIN FALLS SCHOOL DISTRICT, TWIN FALLS, IDAHO

NO.	DATE	DESCRIPTION

JOB NO.: 1801-1800
DATE: 08-20-2018
DRAWN BY: S.A.J.
CHECKED BY: S.A.J.

SHEET NO. **L1.10**

100% Design Development

Exhibit I-1



TWIN FALLS MIDDLE SCHOOL
13012-0
08|19|14



January 29, 2015

City of Twin Falls
Community Development
Attn: Kelly Weeks
324 Hansen St. E.
Twin Falls, Idaho, 83301

Boise:
2785 North Bogus Basin Road
Boise, Idaho 83702
phone: 208.343.7523
fax: 208.343.0940

Twin Falls:
195 River Vista Place, Suite 305
Twin Falls, Idaho 83301
phone: 208.736.1027

RE: Alternate landscape plans for Twin Falls School District New Schools

Kelly,

Please see this letter as a formal request to be included on the Planning and Zoning meeting agenda for review of the proposed alternate landscape plans for the Twin Falls School District new schools. I am including landscape plans for your use. The first plan is a baseline plan meeting the standard City code requirements. The second is the proposed alternate plan for each site.

A summary of the proposed alternate for each site is as follows:

- Rock Creek Elementary School (Grandview and Federation)
 - Site
 - Residential zoning requires 10% landscaped area of total site.
 - The alternate landscape plan provides 51% landscaped area on the site (see attached drawing).
 - Trees
 - Baseline quantity of trees required per City code is 76. The alternate plan provides 41 (see attached drawing).
 - The reduction in trees on the site would allow for more security when supervising children on the playground and adjacent to the building.
 - Shrubs
 - Baseline quantity of shrubs required per City code is 382. The alternate plan provides 318 (see attached drawing).
 - The reduction in shrubs would allow for a more easily maintained site and would also allow for more turf area on the site which is easier to supervise.
- Pillar Falls Elementary School (Hankins and Stadium Blvd.)
 - Site
 - Residential zoning requires 10% landscaped area of total site.
 - The alternate landscape plan provides 57% landscaped area on the site (see attached drawing).
 - Trees
 - Baseline quantity of trees required per City code is 82. The alternate plan provides 44 (see attached drawing).
 - The reduction in trees on the site would allow for more security when supervising children on the playground and adjacent to the building.
 - Shrubs
 - Baseline quantity of shrubs required per City code is 411. The alternate plan provides 395 (see attached drawing).

Principal

Greg Allen, AIA
NCARB

Eddie Daniels, AIA
NCARB

Gary Sorensen, AIA
LEED AP^{BD+C}
NCARB

Scott Straubhar, AIA
NCARB

Associates

Mandy Boam, NCIDQ

Clint Sievers, AIA
NCARB



Boise:

2785 North Bogus Basin Road

Boise, Idaho 83702

phone: 208.343.7523

fax: 208.343.0940

Twin Falls:

195 River Vista Place, Suite 305

Twin Falls, Idaho 83301

phone: 208.736.1027

- The reduction in shrubs would allow for a more easily maintained site and would also allow for more turf area on the site which is easier to supervise.
- South Hills Middle School (3600 and Harrison St.)
 - Site
 - Residential zoning requires 10% landscaped area of total site.
 - The alternate landscape plan provides 57% landscaped area on the site (see attached drawing).
 - Trees
 - Baseline quantity of trees required per City code is 243. The alternate plan provides 165 (see attached drawing).
 - The reduction in trees on the site would make it easier to supervise by increasing the line of sight around the building.
 - Shrubs
 - Baseline quantity of shrubs required per City code is 1215. The alternate plan provides 1095 (see attached drawing).
 - The reduction in shrubs would allow for a more easily maintained site and would also allow for more turf area on the site which is easier to supervise.

In addition, I am aware that there are special use permits in to the City for these sites. It would be our request to present the alternate plans at the same time.

Please let me know if there is any further information needed and I hope to hear from you soon.

Thank you,



Clint Sievers

Principal

Greg Allen, AIA
NCARB

Eddie Daniels, AIA
NCARB

Gary Sorensen, AIA
LEED AP^{BD+C}
NCARB

Scott Straubhar, AIA
NCARB

Associates

Mandy Boani, NCIDQ

Clint Sievers, AIA
NCARB





Looking North towards future School Site From 3600 North

INFO CALL
207
02/09/2015 05:44 PM



Looking West toward future entrance of school from Harrison Street South.

NOTICE OF PUBLIC MEETING ON ZONING REQUEST
INFO CALL
725 7267
02/09/2015 05:43 PM



Frontage along Harrison Street South 02/09/2015 05:37 PM



Frontage along Harrison Street South 02/09/2015 05:37 PM



Looking South from Dead end streets
in the Subdivision to the North

02/09/2015 05:40 PM



02/09/2015 05:41 PM

