



NOTICE OF AGENDA
TWIN FALLS CITY PLANNING & ZONING COMMISSION
MARCH 10, 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
3. Election of Officers

II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s): **February 24, 2015**
2. Approval of Findings of Fact and Conclusions of Law:
 - TFSD Pillar Falls Elementary (SUP 02-24-15)
 - Sacket Farms (Pre-plat 02-24-15)
 - TFSD Rock Creek Elementary (SUP 02-24-15)
 - Sharkey (SUP 02-24-15)
 - TFSD South Hills Middle School (SUP 02-24-15)

III. ITEMS OF CONSIDERATION:

1. Consideration of an alternative landscape plan for two (2) new elementary schools c/o Hummel Architects on behalf of the Twin Falls School District

IV. PUBLIC HEARINGS:

1. Request for a **Special Use Permit** to allow for the construction of a 2180 sq. ft. detached accessory building on property located at 4064 Quail Ridge Drive in the City's Area of Impact c/o Peterson Brothers Construction on behalf of Dean Seibel (app.2709)
2. Request for a **Special Use Permit** to convert a residence to a Professional Office for property located at 510 Lincoln Street c/o Fran Florence (app. 2710)
3. Request for a **Special Use Permit** to establish a retail vehicle sales lot on property located at 365 Blue Lakes Boulevard North c/o David E Johnson (app. 2711)
4. Request for a **Special Use Permit** to operate a public indoor recreation facility on property located at 2338 & 2340 Eldridge Ave c/o Kristin Clepper (app. 2712)
5. Request to **Vacate** a platted 15' x 300' (+/-) sanitary sewer easement to allow for an addition to the Canyon Ridge High School on property located at 300 North College Road c/o Hummell Architects & EHM Engineers, Inc. on behalf of Twin Falls School District #411 (app. 2713)

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. Public Hearing- **(Special Meeting) March 31, 2015**
2. Work Session- **April 1, 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.



DATE: *Tuesday, [MARCH 10, 2015](#)*

To: **Planning & Zoning Commission**

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

ITEM III-

Request: [Consideration of an alternative landscape plan for two \(2\) new elementary schools. c/o Hummel Architects on behalf of the Twin Falls School District. \(apps 2706 & 2707\)](#)

Background:

On February 24, 2015 the Commission held a public hearing to consider requests for a special use permit for three (3) new public schools. Those schools are Pillar Falls Elementary located east of the intersection of Stadium Blvd and Hankins Road North, Rock Creek Elementary located at the north east corner of Federation Road, extended, and Grandview Drive North and South Hills Middle School located on the west side of the 1500 block of Harrison Street South. The Twin Falls School District included a request for consideration of an alternative landscape plan for each of the new schools. Upon conclusion of the public hearing and discussion the Commission voted to approve the special use permits for the new schools however they placed the following condition on all three (3) schools:

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.

The schools are being developed in residential zoned districts. The code states for development of nonresidential uses within a residential district the site requires a minimum of 10% of the total site be landscaped. The development standards (10-11-2) states the minimum ratios for required trees and bushes of 1 tree per 500 sf and 1 bush per 100 sf of required landscaped area with 50% of them being evergreen. There are no standards/materials for specific ground covers.

Section 10-11-2(A)3 states "The commission may approve alternative plans or designs to allow innovative landscaping." The Commission is tasked with a decision on this presentation. There is no definition in the code for alternative or innovative landscaping.

Conclusion:

If the Commission feels the proposed "innovative alternative landscape plan" is in compliance they are asked to approve the plan.

Attachments:

1. Aerial of the Project Site
2. Portion of the Feb 24, 2015 Draft P&Z minutes.

**Planning & Zoning Commission Minutes
February 24, 2015**

Commissioner Woods made a motion to recommend approval of the request to the City Council, as presented, with staff recommendations. Commissioner Munoz seconded the motion. All members present voted in favor of the motion.

Recommended For Approval To The City Council, As Presented, With 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.

City Council Hearing Scheduled March 30, 2015

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)

Applicant Presentation:

Brad Wills, representing the applicant, he introduce the other representatives for the project. There are several presentations for the evening associated with the requests. The landscaping issue is part of all three requests and will be covered in this first presentation. This presentation is for the Pillar Falls Elementary School to be constructed at Hankins Road North and Stadium Boulevard. There will be a signal installed at this intersection and to make the fire access easier it will have a two lane access. All three designs for the schools will provide a circling driveway to avoid having cars back onto the street. The property is zone R-2 which requires a Special Use Permit for a school.

The second portion of this request is an alternative landscaping plan, the schools will be built in either an R-4 or R-2 zone. Grass is usually the landscaping material of choice, however according to code landscaping refers to trees and bushes. He has done a survey to see what is currently at the school sites around town and displayed his findings on the overhead. He stated he would have the landscape architect review the proposed changes.

Jon Breckon, Landscape Architect, explained the reason for reducing the number of trees and shrubs is because they are school properties and line of site is an issue, safety for the children and maintenance for the trees and bushes become costly. Trimming trees and shrubs takes much more maintenance than just mowing the lawn. They are going to be using a low water turf and irrigation will be provided via ditch water. Commissioner Frank asked Mr. Breckon to summarize why the reduction of trees and bushes is being proposed, he understands the cost reduction but is not clear on the safety concerns.

Mr. Breckon stated if approved it will save the school district on installation costs, maintenance costs in the future and will also provide safer schools for the district.

Brad Wills explained each of the schools have a design layout that has been created with the required amount of landscaping and a proposed amount of alternative landscaping and is being presented at this time for all three requests.

Commissioner Frank explained that the Commission will have to make a vote on the approval of each Special Use Permit request.

**Planning & Zoning Commission Minutes
February 24, 2015**

Staff Analysis:

Planner I Spendlove reviewed the request and stated 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. 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.

**Planning & Zoning Commission Minutes
February 24, 2015**

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 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 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.

Planner I Spendlove stated upon conclusion should the Commission approve this request as presented; staff recommends 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.

**Planning & Zoning Commission Minutes
February 24, 2015**

PZ Questions/Comments:

- Commissioner Munoz asked if this was a public park what the landscaping requirement would be.
- Planner I Spendlove explained we have not reviewed a plan for a public park.
- Assistant City Engineer Vitek explained there are not any landscape plans for a park and the property is required to be donated.
- Commissioner Woods asked to be shown on the exhibit where the buses will be coming into the property.
- Planner I Spendlove showed on the overhead where the buses will be on the property.
- Commissioner Boyd asked if the parking is sufficient to meet the requirements.
- Clint Sievers, Hummel Architect explained how the count for parking stalls was calculated for each site and exceeds the requirements.
- Commissioner Boyd asked for clarification on the location of visitor parking.
- Clint Sievers explained there will be one way traffic along the drive to avoid traffic flow issues and there will be some overflow parking along Stadium Boulevard.
- Commissioner Grey asked if there would be signage that states no left turn.
- Clint Sievers explained they have not discussed directional signage at this point but if the Commission recommends that as a condition they would comply.
- Commissioner Higley explained at the Canyon Ridge High School there is drive similar to this that didn't work.
- Brady Dickinson explained that the driveway Commissioner Higley is referring to started out as a multi-directional drive and has now been converted to be a one-way drive to reduce traffic issues.
- Commissioner Frank asked how a reduction in trees and bushes would be a safety issue.
- John Breckon explained that too many trees and bushes obscure the line of site when trying to watch for children on the school grounds.
- Clint Sievers explained the concerns that administrators and teachers have is security as well as providing a larger space for physical activity classes. By reducing the number of trees and bushes in the play area it allows for a larger line of site making their jobs more efficient so that they don't have provide extra staff to supervise the play area.
- Commissioner Frank asked the landscape architect if he could provide a plan that meets the requirement without creating line of site issues on the playground areas.
- John Breckon explained he could develop a plan that meets the code and takes the other issues into account. It would be a maintenance issue but it is possible.
- Commissioner Frank stated the maintenance issues could also be addressed in the design and choice of materials.
- Commissioner Boyd asked if trees can provide a buffer to the adjacent properties.
- John Breckon explained that he would not agree that they are sound buffers, it would require a lot of trees to provide a buffer.
- Commissioner Boyd asked if safety and security is a real legitimate issue.
- Brady Dickenson explained that they want to reduce the opportunity for children and other people from hiding behind the trees. Children are also very hard on the trees and bushes so maintenance becomes an issue.
- Commissioner Boyd asked with the addition of the three new schools has there been any consideration in adding additional staff to maintain the properties.
- Brady Dickenson stated currently they don't have enough maintenance staff to keep up with the additional properties and this will create a challenge for the district.
- Brad Wills suggested that because all of the representatives for this project are present he would ask that the Commission make a decision on the alternative landscaping proposal tonight.

**Planning & Zoning Commission Minutes
February 24, 2015**

- Commissioner Frank stated the staff recommendation is to review the alternative request and possibly approve the request on the condition that an alternative landscape design be approved prior to issuance of the building permit.
- Commissioner Reid explained he does have 4 children in elementary school and the trees are a safety concern. They become an additional jungle gym and children climbing on them can kill trees. The trees in the drop off and pick up area provide another place for children to hide and dart out into traffic unexpectedly especially once the trees mature. He thinks the design is great.
- Scott Henson, LCA Architects, explained that line of site has become a safety concern since the Columbine incident and providing a clear line of site for first responders so they can see the entire property without site obstructions has become important. He has spent a lot of time designing school throughout the northwest and the trend for reducing landscaping has increased. Administrators, Facility and other staff need to be able to see the grounds from all directions. Evergreen trees should not be planted on school grounds they provide a perfect place for a child or stranger to hide which is a huge concern.

Public Comment: Opened

- Lucy Wills, a counselor for the school district, in the past three years they have had to replace three trees because the children are hard on the trees. She stated it is a huge concern for children and people hiding around the trees.

Public Comment: Closed

Deliberations Followed:

- Assistant City Engineer Vitek explained he was invited to meet with the police department to discuss the site plans for the schools and children crossing.
- Commissioner Reid stated he doesn't have an issue with the landscaping request he thinks the design for drop off and pick up is fairly good.
- Commissioner Boyd explained drop off and pick up is always an issue and as for the alternative landscaping she is ok as well.
- Commissioner Woods explained that his concerns have been addressed as for the landscaping issues he thinks it is appropriate.
- Commissioner Frank explained that landscaping is a one shot deal and he would like to see more of an alternative plan. From the north and east the property is going to look like an institution landscaping softens the impact of the schools.
- Commissioner Munoz stated he asked about landscaping in the parks because the density that is being required of this applicant is not being met in most of the parks around the area. He would like to see some elevations of how this property would look from different directions with and without the trees and shrubs. He doesn't think necessarily the required amount has to be met but he would like to see more. It doesn't have to be all or nothing.
- Commissioner Grey stated the turf type chosen is good and the traffic plan for Stadium Boulevard is nice. He does appreciate the cost savings but doesn't buy the safety issue there could be a plan that meets the requirements and still addresses safety. He thinks that the impacts to the neighbors should be considered. The alternative plan rule has been applied to properties with hardships and existing buildings that don't have a place for landscaping. This property is wide open space and the need for planning needs to take place now. He asked if there have been issues with the trees at the new high school built a few years ago.
- Brady Dickenson explained that they have had to replace trees and most of it is because of the kids have broken them.

**Planning & Zoning Commission Minutes
February 24, 2015**

- Commissioner Higley stated he doesn't like that some areas are bare and possibly planting trees along the perimeter of the property would be better.
- Commissioner Boyd stated that in today's world we want to be good stewards of the land and would prefer the landscaping to be managed because it is manageable rather than planting to meet requirements knowing that it won't be managed. The concern she has is that it seems the obvious location for the trees to be located is shown with no trees.
- Commissioner Munoz explained that the trees can provide a maintenance issue for the adjoining properties as well. He thinks there may be a hardship for the school district however this plan presented is not an alternative.
- Commissioner Woods explained that he thinks this is going to be an added expense for aesthetics.
- Brad Will explained the reason he is requesting a decision is because the bid is going out soon and they would like to have some answers.
- Commissioner Reid asked if there is a recommendation of changes and where they need to go.
- Commissioner Boyd asked if a 3D elevation would be helpful.
- Commissioner Frank explained elevations have been requested in the past on other requests.
- Commissioner Grey explained the applicant should come back with an alternative and better elevations. This could be reviewed at the next work session.
- Planner I Spendlove explained the condition does not require that the applicant come back through a public hearing to resolve this issue.

Motion 1:

Commissioner Boyd made a motion to approve the request, as presented, with staff recommendations 1 & 2. Commissioner Reid seconded the motion. No Second **Motion Failed**

Motion 2:

Commissioner Higley made a motion to approve the request, as presented, with staff recommendations. Commissioner Munoz seconded the motion. Commissioner Frank, Higley, Boyd, Grey, Munoz and Reid voted in favor of the motion with Commissioner Woods voting against the motion. **Motion Passed 6-1**

Discussion Followed:

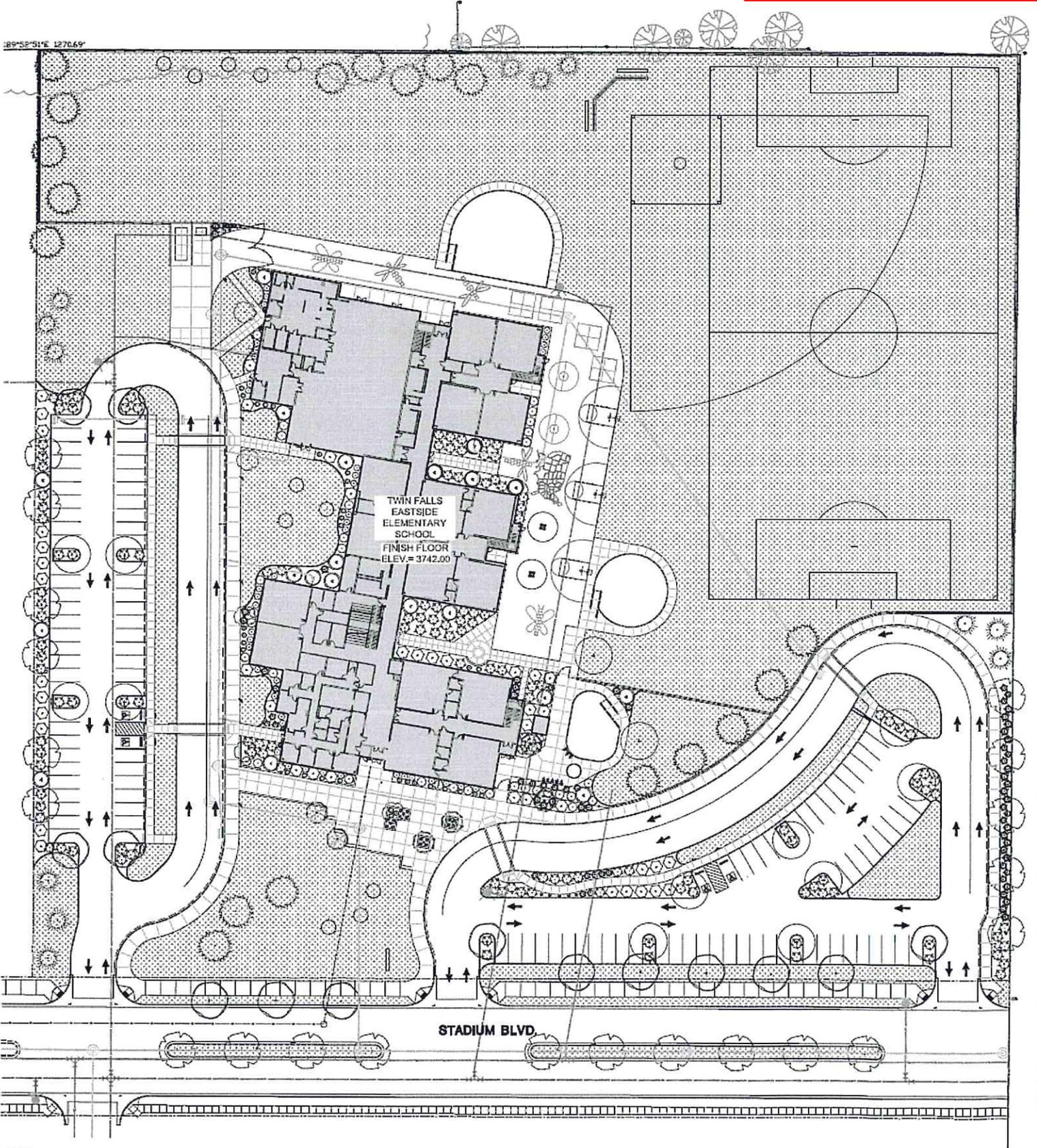
- Commissioner Woods asked if it would be appropriate to make recommendations on what the Commission is looking for on the site plan.
- Commissioner Higley suggested that some examples be given.
- Commissioner Munoz explained that the zoning action sheets could be provided to the applicant with recommendations.
- Commissioner Grey explained more is what is being asked for, they need to provide more information about the types of trees and where they are located throughout the property with better elevations of what the site will look like with their proposal.

Approved, As Presented, With The Following Conditions

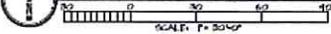
1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to the traffic light being installed at the intersection of Stadium Blvd and Hankins Road, per City Engineering 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.

Pillar Falls Elementary Site

89°52'51"E 1270.69'



LANDSCAPE PLAN



PLANT SCHEDULE

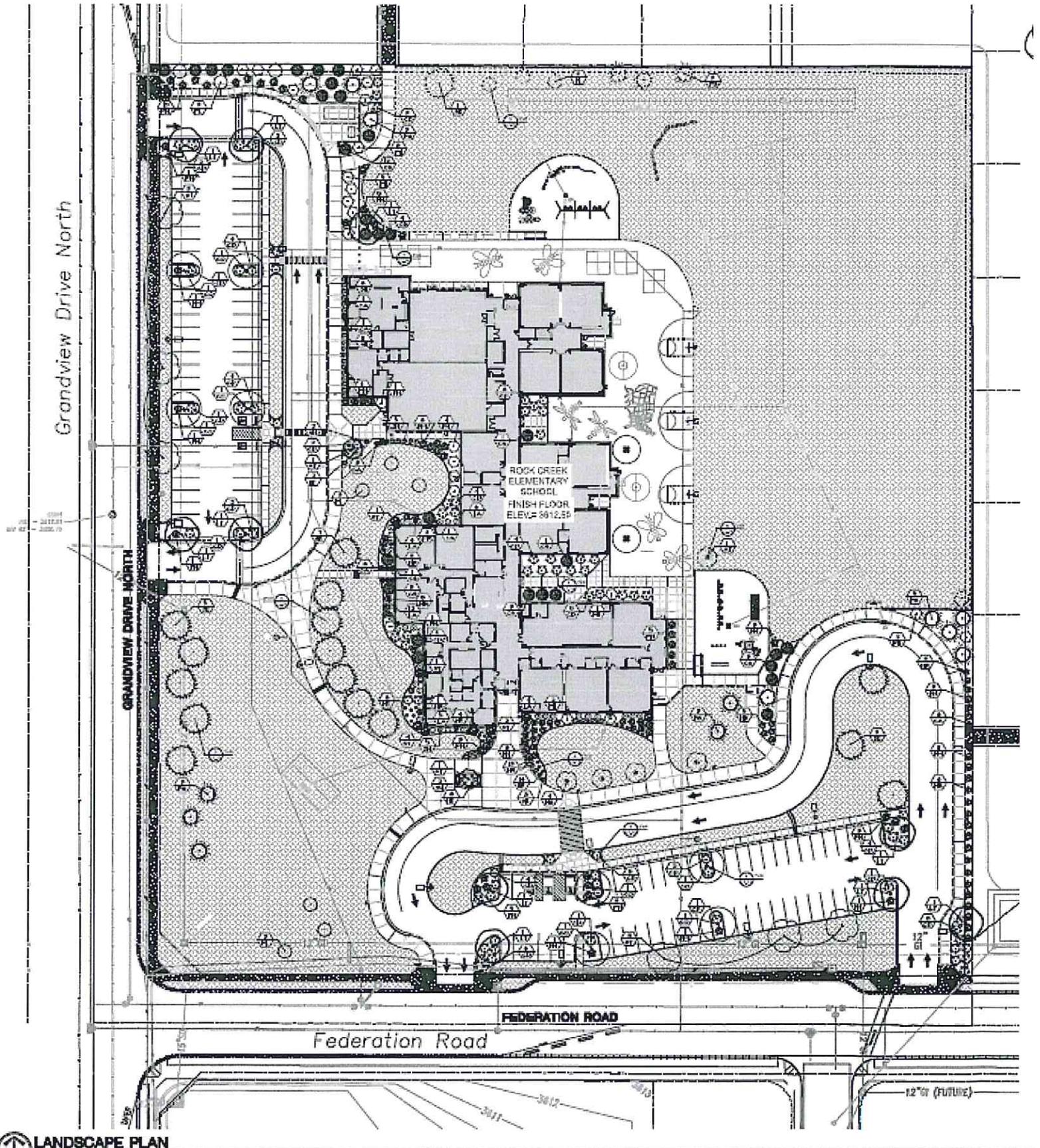
QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
-	CO	<i>Celtis occidentalis</i>	Hackberry	2" CAL.	
-	GT	<i>Gleditsia triacanthos</i> 'Shademaster'	Shademaster Honeylocust	2" CAL.	
-	LT	<i>Liriodendron tulipifera</i>	Tulip Tree	2" CAL.	
ORNAMENTAL FLOWERING TREES					
-	AT	<i>Acer tataricum</i>	Tatarian Maple	2" CAL.	
-	MS	<i>Malus</i> x 'Spring Snow'	Spring Snow Crabapple	2" CAL.	
CONIFEROUS TREES					
-	PG	<i>Picea glauca densata</i>	Black Hills Spruce	6'-7' HGT.	
-	PL	<i>Pinus leucodermis</i>	Bosnian Pine	6'-7' HGT.	
-	SE	<i>Sequoiadendron giganteum</i>	Giant Sequoia	6'-7' HGT.	
SHRUBS/PERENNIALS/GROUNDCOVERS					
-	CA	<i>Calamagrostis</i> x <i>acutiflora</i> 'Karl Foerster'	Karl Foerster's Feather Reed Grass	#1	
-	CD	<i>Cotoneaster dammeri</i>	Bearberry Cotoneaster	#5	
-	CS	<i>Cornus sericea</i>	Red Twig Dogwood	#5	
-	HE	<i>Hemerocallis</i> x 'Stella de Oro'	Stella de Oro Daylily	#1	
-	LA	<i>Ligustrum vulgare</i> 'Lodense'	Lodense Privet	#5	
-	MR	<i>Mahonia aquifolium</i> 'Compacta'	Compact Oregon Grape	#2	
-	PH	<i>Physocarpus opulifolius</i> 'Diabolo'	Diabolo Ninebark	#5	
-	PM	<i>Pinus mugo</i> <i>pumilio</i>	Dwarf Mugo Pine	#5	
-	SN	<i>Spiraea nipponica</i> 'Snowmound'	Snowmound Spiraea	#5	
-	SY	<i>Syringa pubescens</i> 'Miss Kim'	Miss Kim Lilac	#5	

LANDSCAPE REQUIREMENTS

Pillar Falls Elementary - Required Landscape per City Code

SITE			
<u>Requirements:</u>	<u>TOTAL AREA</u>	<u>LANDSCAPE AREA REQUIRED</u>	
10% OF TOTAL SITE	411,339 SF	10% (41,134 SF)	
		<u>LANDSCAPE AREA PROVIDED</u>	
		57% (232,689 SF)	
TREES			
<u>Requirements:</u>	<u>AREA (SF.)</u>	<u>TREES REQ'D</u>	<u>TREES PROVIDED</u>
1 TREE/500 SF. OF LANDSCAPE AREA (50% EVERGREENS)	41,134	82	41 CONIFERS 41 DECIDUOUS 82 TOTAL
SHRUBS			
<u>Requirements:</u>	<u>AREA (SF.)</u>	<u>SHRUBS REQ'D</u>	<u>SHRUBS PROVIDED</u>
1 SHRUB/100 SF. OF LANDSCAPE AREA (50% EVERGREENS)	41,134	411	215 EVERGREEN 196 DECIDUOUS 411 TOTAL

Rock Creek Elementary-Site



PLANT SCHEDULE

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
8	CO	<i>Celtis occidentalis</i>	Hackberry	2" CAL.	
6	GT	<i>Gleditsia triacanthos</i> 'Shademaster'	Shademaster Honeylocust	2" CAL.	
10	LT	<i>Liriodendron tulipifera</i>	Tulip Tree	2" CAL.	
ORNAMENTAL FLOWERING TREES					
3	AT	<i>Acer tataricum</i>	Tatarian Maple	2" CAL.	
4	MS	<i>Malus</i> x 'Spring Snow'	Spring Snow Crabapple	2" CAL.	
CONIFEROUS TREES					
17	PG	<i>Picea glauca densata</i>	Black Hills Spruce	6'-7' HGT.	
12	PL	<i>Pinus leucodermis</i>	Bosnian Pine	6'-7' HGT.	
16	SE	<i>Sequoiadendron giganteum</i>	Giant Sequoia	6'-7' HGT.	
SHRUBS/PERENNIALS/GROUNDCOVERS					
17	CA	<i>Calamagrostis</i> x <i>acutiflora</i> 'Karl Foerster'	Karl Foerster's Feather Reed Grass	#1	
83	CD	<i>Cotoneaster dammeri</i>	Bearberry Cotoneaster	#5	EVERGREEN
31	CS	<i>Cornus sericea</i>	Red Twig Dogwood	#5	
34	HE	<i>Hemerocallis</i> x 'Stella de Oro'	Stella de Oro Daylily	#1	
36	LA	<i>Ligustrum vulgare</i> 'Lodense'	Lodense Privet	#5	
36	MR	<i>Mahonia aquifolium</i> 'Compacta'	Compact Oregon Grape	#2	EVERGREEN
24	PH	<i>Physocarpus opulifolius</i> 'Diabolo'	Diabolo Ninebark	#5	
74	PM	<i>Pinus mugo</i> <i>pumilio</i>	Dwarf Mugo Pine	#5	EVERGREEN
39	SN	<i>Spiraea nipponica</i> 'Snowmound'	Snowmound Spiraea	#5	
8	SY	<i>Syringa pubescens</i> 'Miss Kim'	Miss Kim Lilac	#5	

LANDSCAPE REQUIREMENTS

Rock Creek Elementary - Required Landscaping per City Code

SITE			
<u>Requirements:</u>	<u>TOTAL AREA</u>	<u>LANDSCAPE AREA REQUIRED</u>	
10% OF TOTAL SITE	381,683 SF	10% (38,168 SF)	
		<u>LANDSCAPE AREA PROVIDED</u>	
		51% (195,451 SF)	
TREES			
<u>Requirements:</u>	<u>AREA (SF.)</u>	<u>TREES REQ'D</u>	<u>TREES PROVIDED</u>
1 TREE/500 SF. OF LANDSCAPE AREA (50% EVERGREENS)	38,168	76	45 CONIFERS 31 DECIDUOUS 76 TOTAL
SHRUBS			
<u>Requirements:</u>	<u>AREA (SF.)</u>	<u>SHRUBS REQ'D</u>	<u>SHRUBS PROVIDED</u>
1 SHRUB/100 SF. OF LANDSCAPE AREA (50% EVERGREENS)	38,168	382	192 EVERGREEN 190 DECIDUOUS 382 TOTAL



Public Hearing: **TUESDAY, March 10, 2015**
 To: Planning & Zoning Commission
 From: Jonathan Spendlove – Community Development Department

AGENDA ITEM IV-1

Request: Request for a **Special Use Permit** to allow for the construction of a 2180 sq. ft. detached accessory building on property located at 4064 Quail Ridge Drive in the City's Area of Impact c/o Peterson Brothers Construction on behalf of Dean Seibel (app.2709)

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: 5 acre lot, (recently combined 2 lots); 2180 sf Building
Dean Seibel 4064 Quail Ridge Drive Kimberly ID, 83341	Current Zoning: SUI in the Area of Impact	Requested Zoning: SUP to build 2180 sf Bldg.
	Comprehensive Plan: Rural Residential	Lot Count: 1 Lot
	Existing Land Use: Residential	Proposed Land Use: no change
Representative:	Zoning Designations & Surrounding Land Use(s)	
Andre DiPietro Petersen Bro Const. 1920 Highland Ave E Twin Falls, ID 83301 208-734-6303 andrew@petersenbroconst.com	North: SUI PUD Aol ; Residential	East: SUI PUD Aol; Residential
	South: SUI PUD Aol; Residential	West: SUI PUD Aol; Residential
	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 build a 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:

Development along the Canyon Rim requires a PUD. The Quail Ridge Estates PUD was executed in 2008 after multiple public hearings. This lot was created with the Quail Ridge Estates Subdivision, also created in 2008. A single family dwelling was constructed on the property in 2009.

Analysis:

The Applicant has supplied plans showing a 2180 sf detached accessory building being constructed to the west of the main building. The applicant described the shop for personal property. The location of the shop was originally on a separate lot. The applicant has furnished a new deed listing both lots under common ownership, as well as a deed restriction that prohibits the independent sale of either lot.

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. One building of 2180 square feet, the look of which will complement the main building. Within this existing neighborhood the size proposed 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. Applicant Submitted Site Plan
4. Applicant Submitted Elevations
5. Site Photos

City of Twin Falls

Community Development Services

PO Box 1907

324 Hansen Street East

Twin Falls Idaho 83301

To Whom It May Concern:

RE: Dean and Pam Seibel Garage

We are requesting the approval of a Special Use Permit to allow for the construction of a 2180 square foot accessory building at 4064 North Quail Ridge Drive in Twin Falls, Idaho. This is a 4 car garage that will be for personal use during any hours of the day to store personal belongings. The owner of this property will be the sole user along with the immediate family members that also reside here. Normal to and from traffic is to be expected throughout the use of this building. At no time is this being used as a location to operate a business and there will be no employees. Excessive noise, glare, odors, fumes and vibration will not be an issue. The garage will compliment the style and look of the house it is an accessory building to.

Should any other questions or concerns arise concerning the approval process of this Special Use Permit please contact me directly at (208)-734-6303.



Andrew DiPietro

Project Manager / Facilitator

Petersen Brothers Construction

Twin Falls, Idaho

Zoning Vicinity Map

Reference Only



Approx Location of Shop.

SU1

Zoning Vicinity Map

Reference Only



Approx Location of Shop.

SU1 4070 QUAIL

SU1 4093 QUAIL

SU1 4096 QUAIL

SU1

SU1 4065 QUAIL

4098 QUAIL
SU1

SU1 4068 QUAIL

SU1 4095 QUAIL

SU1 4097 QUAIL

SU1 4062 QUAIL

SU1 4063 QUAIL

SU1 4064 QUAIL

SU1 4061 QUAIL

SU1 4053 QUAIL

Approx Location of Shop.

SU1 4060 QUAIL

SU1 4055 QUAIL

SU1

SU1 4051 QUAIL

SU1 4058 QUAIL

SU1 4056 QUAIL

SU1 4054 QUAIL

SU1 4052 QUAIL

SU1 4049 QUAIL

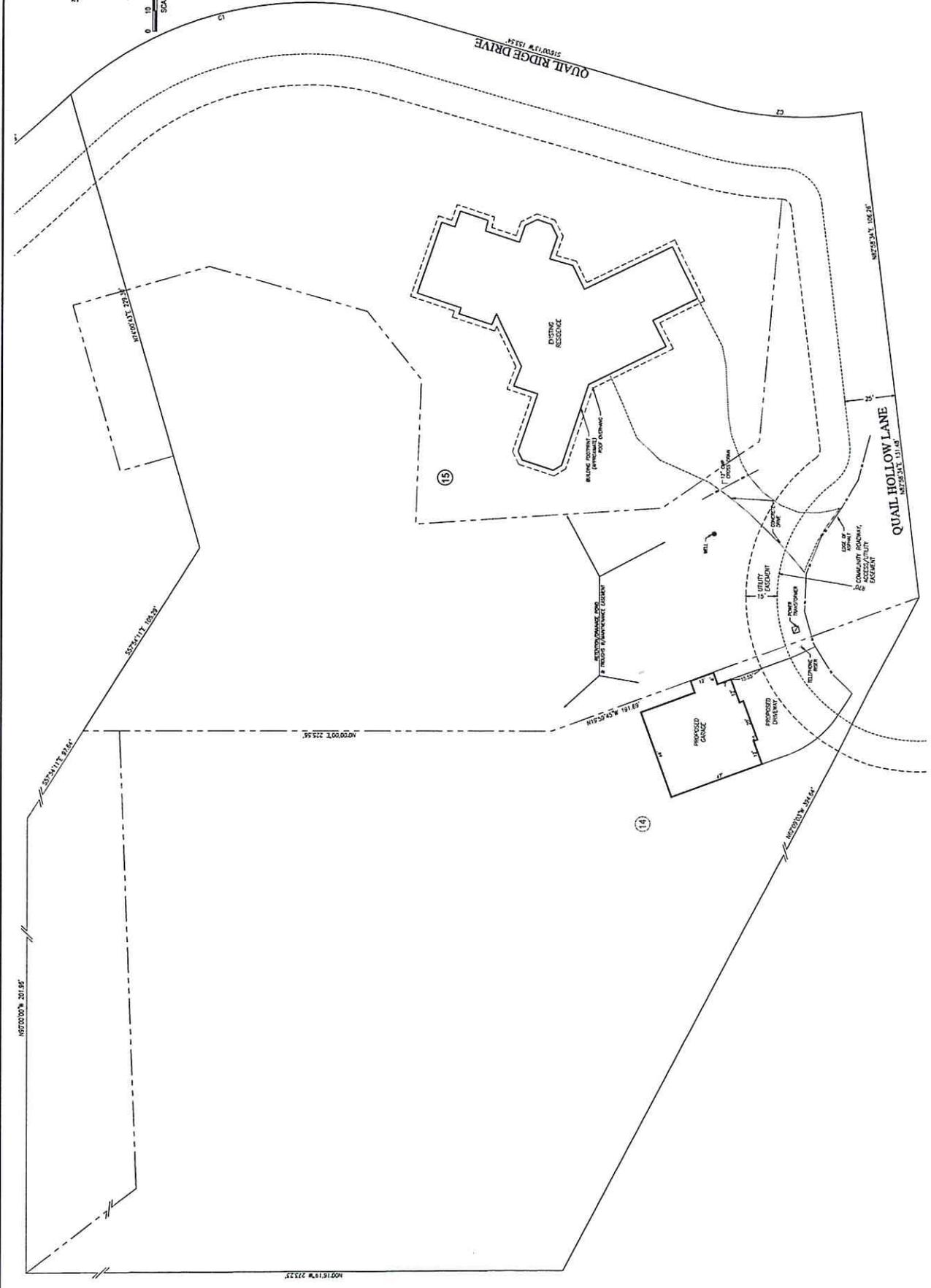
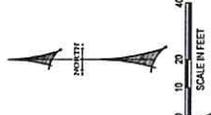
SU1

SU1 4050 QUAIL

EHM Engineers, Inc.
 ENGINEERS / SURVEYORS / PLANNERS
 621 North College Road, Suite 100 Twin Falls, Idaho 83301
 P (208) 734-4558 F (208) 734-6079 W EHMENGINEERS.COM

TOPOGRAPHIC SURVEY for
ANDREW DEPIETRO
QUAIL RIDGE SUBD. LOT 15, BLOCK 1

JOB NO.	244-14
DATE	AUG 2014
BY	AG
SCALE	AS SHOWN
REVISION	1/24/14 - REVISED





Public Hearing: **TUESDAY, March 10, 2015**

To: Planning & Zoning Commission

From: Jonathan Spendlove – Community Development Department

AGENDA ITEM IV-2

Request: Request for a **Special Use Permit** to convert a residence to a Professional Office for property located at 510 Lincoln Street c/o Fran Florence (app. 2710)

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: 0.17 Acre Lot; 1470 SF Building
Fran Florence 195 River Vista Place Suite #302 Twin Falls ID, 83301 jff@westerra.ll	Current Zoning: R-2 PRO	Requested Zoning: SUP to operate a Professional Office
	Comprehensive Plan: Residential Business	Lot Count: 1 Lot
	Existing Land Use: Vacant Residential	Proposed Land Use: Professional Office
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: R-2; Residential	East: C-1; Retail
	South: Filer Ave; C-1, Commercial	West: Lincoln St; R-2, Residential
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-4, 10-4-18, 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. 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 may have positive impacts on the City budget as the property shall be operating as a commercial business from a residential.

Regulatory Impact:

Approval of this request will allow the applicant to proceed with the building permit process to remodel an existing residence into a Professional Office

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 is part of the Randall Subdivision created in 1945. Multiple public hearings were held in 2010 to rezone this property from R-2 to R-2 Professional Office. On September 20, 2010, the City Council approved the rezone to include the PRO Overlay via ordinance #2993. No further zoning history is known at this time.

Analysis:

The Applicant has supplied a narrative detailing the operation of the office building. The home has been gutted and the City has received a building permit to remodel the residence. Staff has not approved the building permit, but we have received it. Currently the upgrades are meeting or exceeding residential requirements as we are aware the applicant is wishing to convert this residence to a professional office. If the Commission grants the request this evening allowing a professional office to operate at this site the building permit shall be amended to commercial standards. The office hours are presented to be 7:00 AM to 7:00 PM with occasional weekend and night meetings, but not beyond 6:00 AM or 9:00 PM. The applicant states traffic impacts will be negligible due to only 3 employees and typically 1 client at a time will be in the office. The applicant does not anticipate any noise, glare, odor, fumes or vibrations associated with this office use.

Per City Code 10-4-4: The R-2, Residential Single Household District only permits Residential Uses and select few other uses.

Per City Code 10-4-18: The Professional Office (PRO) Overlay District may be placed on an R2, R4 or R6 District. This overlay then allows for certain Office Uses to be established only through the Special Use Permit process. As this property is directly adjacent to an existing residential neighborhood the commission may wish to place a condition that approval be subject to the operation of the professional office as presented; no more than 3 employees at any one time. This could help mitigate a different office use operating at this site that may have more traffic impacts than what is being presented with this application.

Per City Code 10-10: The Professional Office parking requirement is one (1) parking space per two hundred fifty (250) square feet. The building is listed at 1410 square feet, which equals six (6) parking spaces. The applicant is showing that number on his site plan.

However, the site plan provided by the applicant shows the drive aisle being used to access the rear of the property not meeting the minimum 24' width required per city code for two-way traffic. The site plan provided will need to be amended and reviewed by staff prior to building permit approval. The Commission should evaluate all the impacts associated with parking and traffic impacts that could result from this project and address them accordingly.

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: Office Buildings in close proximity to residential properties can have impacts that need to be mitigated. The most common impact these types of uses incur involve noise, light, and traffic.

The noise and light generally revolve around the coming and going of employees and clients as well as the design of the building. The applicant has stated the project will have a residential design and feel. This could help eliminate some of the light intrusion issues.

Noise and Traffic with office uses revolve around vehicles, employees and clients coming and going at odd hours, and parking issues impacting the residential neighborhood. The type of workers and clients for this establishment will be driving vehicles typically found in neighborhoods, and the hours of operation are not extraordinary. Occasionally, these types of offices outgrow their accommodations and develop parking issues with the surrounding neighborhoods. The commission may wish to evaluate the parking requirements and make adjustments if needed.

Conclusion:

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

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

Attachments:

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

SPECIAL USE APPLICATION

FOR PROPERTY LOCATED @ 510 LINCOLN ST TWIN FALLS
LOT 7 TWIN FALLS RANDALL SUBD.

THE OWNER ~~HAS CONTRACTED TO~~ DESIRES TO RENAME
AND SELL THE PROPERTY FOR USE AS A PROFESSIONAL
OFFICE FOR THE PRACTICE OF LAW

HOURS OF OPERATION SHALL BE TYPICAL OF AN
ATTORNEYS OFFICE 9:00 AM TO 7:00 PM WITH
OCCASIONAL AFTER HOURS MEETINGS WITH CLIENTS ~~AND WEEKEND~~
AND WEEKEND MEETINGS WITH CLIENTS.

NO SIGNIFICANT TRAFFIC ~~IS AN~~ INCREASE IS ANTICIPATED
RE: 3 EMPLOYEES AND TYPICALLY ONE CLIENT
AT A TIME.

NOISE SHALL BE TYPICAL OF A PROFESSIONAL OFFICE,
LIKELY LESS NOISE GENERATION THAN RESIDENTIAL.

THERE WILL NOT BE ANY ADDITIONAL GLARE, ODOR, OR
FUMES GENERATED.

~~THIS USE WILL BE COMPATIBLE WITH THE ADJACENT
PROPERTIES~~

PROFESSIONAL OFFICE USE WITH MINIMAL TRAFFIC,
~~AND~~ EMPLOYEES AND CLIENTS WILL BE COMPATIBLE
WITH THE ADJACENT PROPERTIES.

Special Use Application

Date: 1-5-15

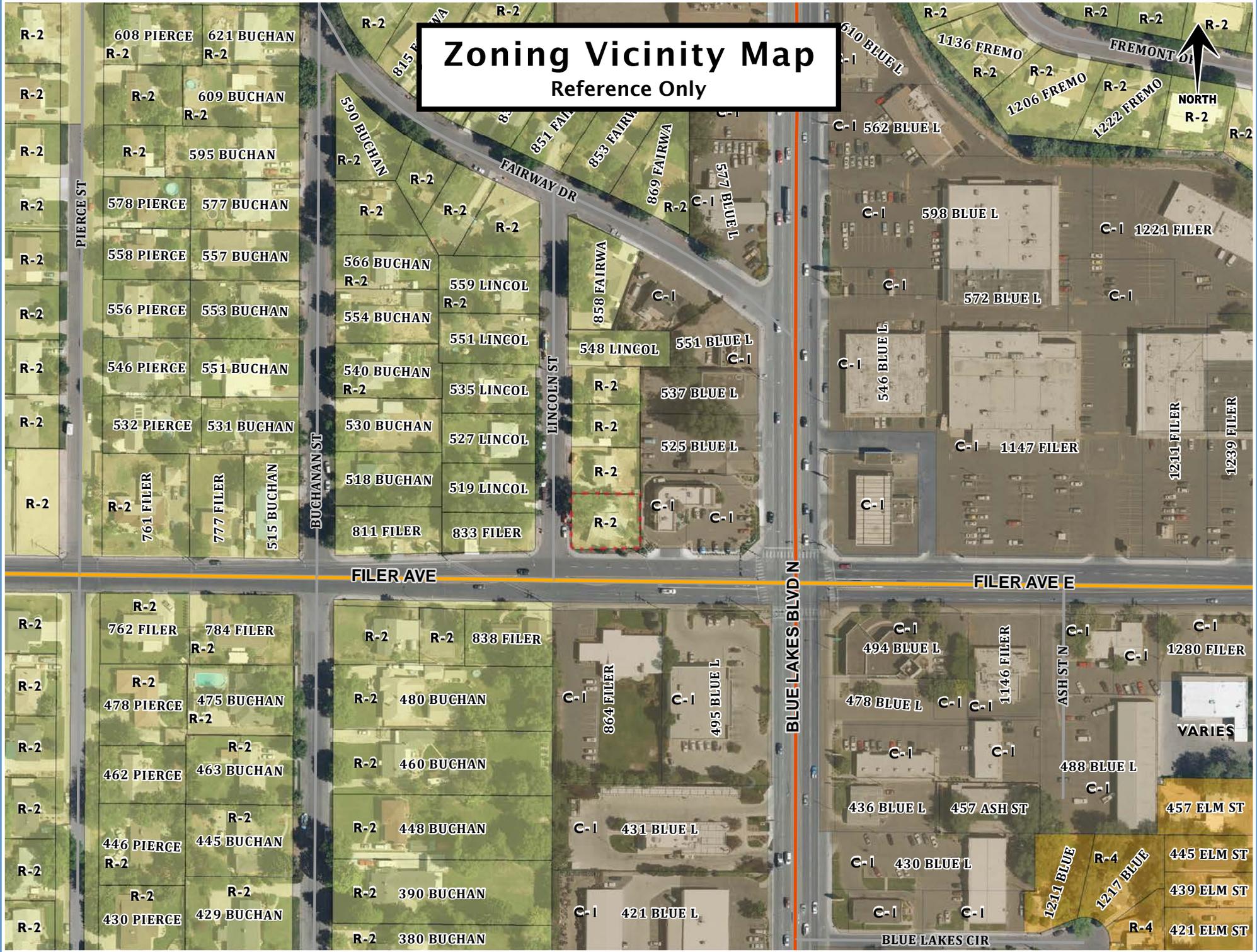
510 Lincoln St. Twi Falls, Idaho

Item 4 Detailed Statement

- a. The reason for the request is to allow for a professional office use at the previous residential location.
 - b.
 - i. The hours of operation will be typical of law office with client services from 7:00 am to 6:00 pm Monday through Friday. Staff may on occasion, work on evenings or weekends but at no time beyond 9:00 pm or before 6:00 am.
 - ii. There will be no significant increase in traffic
 - iii. The office will have one attorney, one full time and one part time staff.
 - c.
 - i. There will not be any increase in noise
 - ii. No additional glare due to the existing structure remaining
 - iii. No odors will be generated from the use
 - iv. No fumes or vibration will be created
 - v. Professional office is allowed by special use in the neighborhood and exists across the street. This use provides a good buffer from the commercial uses to the east.
-

Zoning Vicinity Map

Reference Only



Aerial Photo Map

Reference Only



R-2 527 LINGOL

R-2 519 LINGOL

R-2 833 FILER

LINCOLN ST

R-2 522 LINGOL

R-2 510 LINGOL

C-1

525 BLUE L

C-1

509 BLUE L

C-1

FILER AVE



Public Hearing: **TUESDAY, March 10, 2015**
 To: Planning & Zoning Commission
 From: Jonathan Spendlove – Community Development Department

AGENDA ITEM IV-3

Request: Request for a **Special Use Permit** to establish a retail vehicle sales lot on property located at 365 Blue Lakes Boulevard North c/o David E Johnson (app. 2711)

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: 0.17 Acre Lot; 1470 SF Building
David Johnson PO Box 5931 Twin Falls, ID 83301 208-734-3000 davidej@freedomautofinders.com	Current Zoning: C-1, Commercial Highway	Requested Zoning: SUP to operate a retail vehicle sales lot
	Comprehensive Plan: Commercial/Retail	Lot Count: 1 Lot
	Existing Land Use: Event Center	Proposed Land Use: Retail Vehicle sales lot
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: C-1, Commercial/Business	East: Blue Lakes Blvd N; C-1, Commercial/Business
	South: C-1, Commercial/Business	West: R-2, Residential
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-8, 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. 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 process to establish a Retail Vehicle Sales Lot.

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 location has a storied past in Twin Falls. The location is Lot 2 of the Garden Homes Subdivision, created in 1919. County Records show the original house being constructed in 1930. It can safely be assumed that this location was Zoned C-1 no later than 1981 when that district was created and the majority of properties along Blue Lakes Blvd were given that designation. The building has been used as a reception hall/event center most recently.

The history of Freedom Auto Finders will also be given due to its unique nature. In December 2010, Freedom Auto Finders was issued a Special Use Permit #1210 for property at 1139 Falls Ave East. In March 2012, this same business received Special Use Permit #1263 in association with moving their business to 1155 Florence Ave. Staff has not received any complaints, nor issued violations, regarding this business in either location.

Analysis:

The Applicant has supplied a narrative detailing the operation of his particular car sales business. The applicant wishes to distinguish his business model from traditional new and used car sales lots. His narrative details an operation where minimal vehicle inventory is held on the property.

Due to State law, 5 dedicated spaces are required to be available for car sales in order to acquire the state dealership license. The applicant has stated they have no intention to increase from that required retail sales number. Other than the dedicated spaces per state law, the normal operation of the business includes an "ebb and flow" as vehicles arrive to be delivered to their new owners. For this reason the applicant has sought a new location that has additional parking space for these operations, client and employee parking.

An additional element to this business model includes trade with Recreational Vehicles. Although this is a small element of this business, it will be treated in the same way as the Automobiles described by the applicant.

The applicant states their hours of operation to be Monday – Friday 9 AM to 5 PM, with appointment only times in the evenings and Saturdays. The business currently has 8 full time and 4 part time employees. The applicant does not believe an increase in noise, glare, odor, fumes or vibrations will occur.

Per City Code 10-4-8: The C-1 Commercial Highway Zoning District requires automobile and truck sales and/or rentals businesses to acquire a Special Use Permit prior to being legally established.

During the Special Use permit process the Commission should look at all impacts the proposed land use will incur on the surrounding area.

Per City Code 10-10: The Professional Office parking requirement is one (1) parking space per five hundred (500) square feet of the associated structure. The building is listed at approximately 4000 square feet, which equals eight (8) parking spaces. The applicants' site plan shows that number being far exceeded. However, the commission may wish to evaluate the land use described by the applicant for any parking issues that could cause impacts to the area and address those appropriately. In addition, a dedicated screened area for parking vehicles waiting to be delivered to new owners would also help mitigate the "ebb and flow" of vehicles waiting for transport or new owners.

Per City Code 10-11-1 thru 8: Required improvements include streets, water and sewer, drainage and storm water. These required improvements would be evaluated and all applicable code requirements will be enforced at the time of building permit submittal. However, we do not anticipate a building permit being submitted for this project. As a result, the commission may wish to evaluate this project for any improvements it feels are necessary to mitigate any impacts that could occur.

Possible Impacts: Retail Vehicle Sales lots can have significant impacts on neighboring properties. However, some consideration should be taken for this special business model. Staff has not received complaints regarding their operations at their current business location. It could be beneficial to review the conditions placed on that location for reference in determining potential conditions. Staff feels those conditions have served this business model well in previous locations and provide some reasonable impact mitigation to neighboring properties.

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. Limited to a maximum of ten (10) vehicles displayed on the property at any one time.
3. Subject to limiting displayed vehicles to a maximum of five (5) days.
4. Subject to a screened parking area being provided for vehicles that are in transition between owners.
5. Subject to no signage on vehicles, balloons, streamers or any other visible marketing materials used to advertise the sale of vehicles.
6. Subject to this Special Use Permit limited to Freedom Auto Finders operating as presented.

Attachments:

- | | |
|------------------------|----------------------------------|
| 1. Letter of request | 4. Applicant Submitted Site Plan |
| 2. Zoning Vicinity Map | 5. SUP #1210 and #1263 |
| 3. Aerial Photo Map | 6. Site Photos |

Freedom Auto Finders
PO Box 5931
Twin Falls, Idaho 83303
(208) 734-3000

Narrative regarding SUP request

City Staff and P&Z Commission Members,

Thank you for taking time to consider our request for an SUP. Approval of this request will allow us to continue providing Automotive Services to potential Car Buyers, in our **new location at 365 Blue Lakes Blvd N.**

Freedom Auto Finders opened its doors in the fall of 2009. The purpose of the creation of this company was to provide buyers and sellers with an alternative to visiting a new or used car dealership, when in the market to buy or sell their car.

As insiders to the process of buying and selling automobiles, we felt our talents would be appreciated by clients, who desired representation or coaching when they were ready to make a purchase. The response has exceeded our expectations and we are happy to report we have saved our clients thousands in the process of buying, selling or trading their vehicles.

When we opened our doors in 2009, there were just two of us. We had a dream of providing a better experience for car buyers and really didn't expect to gain such community support so quickly. 2011 was our second full year of business and we grew over 300%. 2012 doubled 2011 and we are excited about the overwhelming support we have seen from this community. 2011 also produced a huge surprise for our team, as we received KMVT's "**SOHO Award,**" being voted "**Best Place In Southern Idaho To Buy Or Sell A Car.**"

We have now grown to 8 full time and 4 part time staff members and are still growing. We like our business model and do not wish to have a retail car lot. We cannot however, avoid the "ebb and flow," as vehicles arrive to be delivered to their new owners and have discovered we need additional space. Our new location gives us the needed space, while avoiding infringing on fellow tenants or neighbors.

As we presented to this commission a few years ago, Idaho has an archaic law that does not fully recognize our business model. The state only licenses Dealers with a "car lot" for retail. **According to State law, we are required to have a minimum of 5 dedicated spaces (a car lot) that are reserved strictly for the display of automobiles for sale.** Since we have not desired to have a car lot, nor "inventory" vehicles, this has been an issue that we first attempted to skirt but soon found it easier to surrender and designate 5 spaces for retail.

Our desire is to be able to continue to provide an alternative to the traditional car lot dealership model. There will be no noise (except occasional cheering from happy clients) nor will there be any noxious odors.

Our normal hours of operation are Monday-Friday, 9AM to 5PM. We are also available, in the evening and on Saturdays, by appointment only.

We have strived to be good neighbors in our current location at the Florence Business Park, and believe we indeed have. We have worked hard to minimize the impact of vehicles coming and going and believe this new location will better enable us, now and well into the future.

We respectfully request this commission grant us an SUP to operate our business at 365 Blue Lakes Blvd N in Twin Falls.

Best Regards,



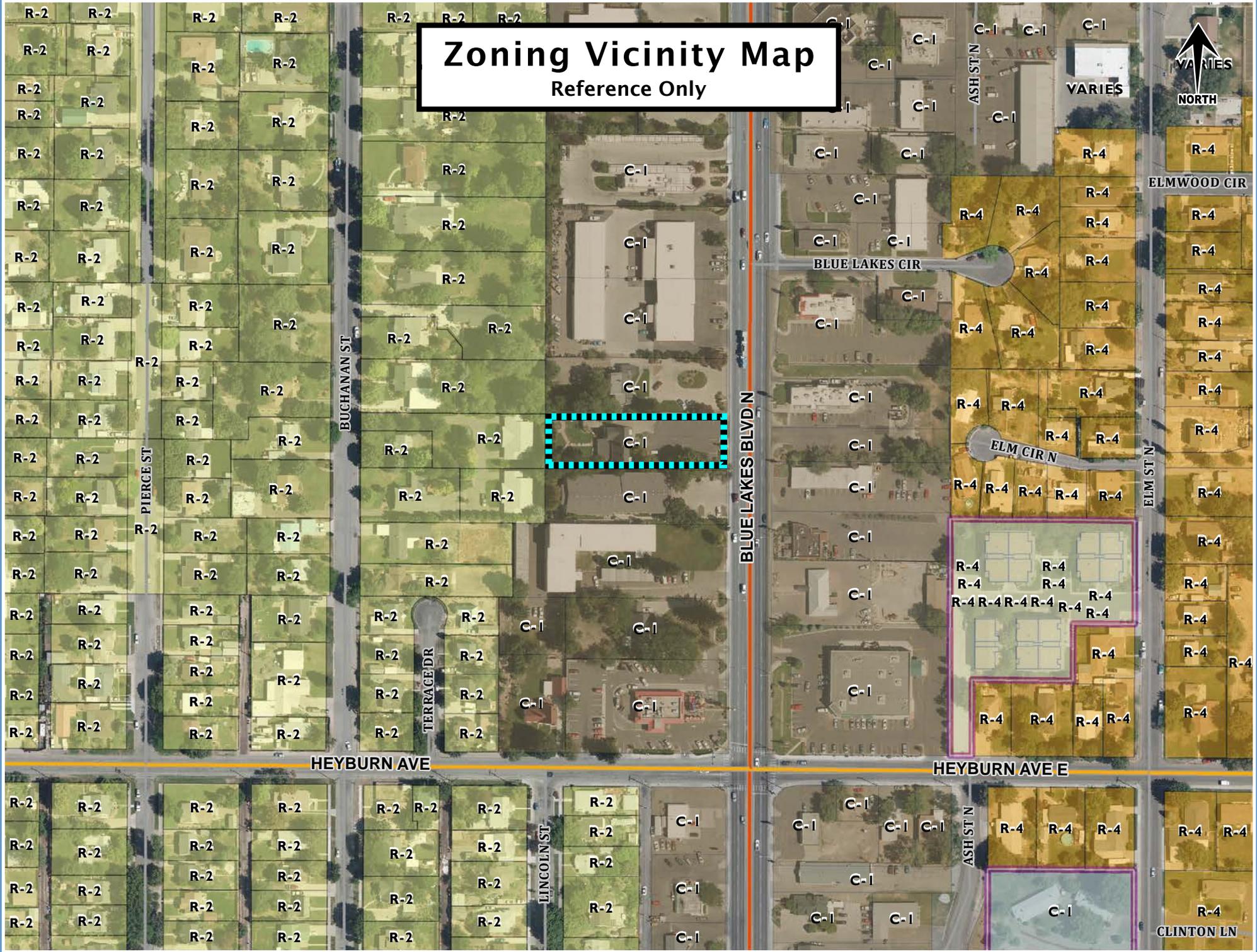
David E Johnson

(208) 420-4133

davidej@freedomautofinders.com

Zoning Vicinity Map

Reference Only



Aerial Photo Map

Reference Only



373 BUCHAN

366 BUCHAN

358 BUCHAN

344 BUCHAN

342 BUCHAN

397 BLUE L

365 BLUE L

357 BLUE L

343 BLUE L

BLUE LAKES BLVD N

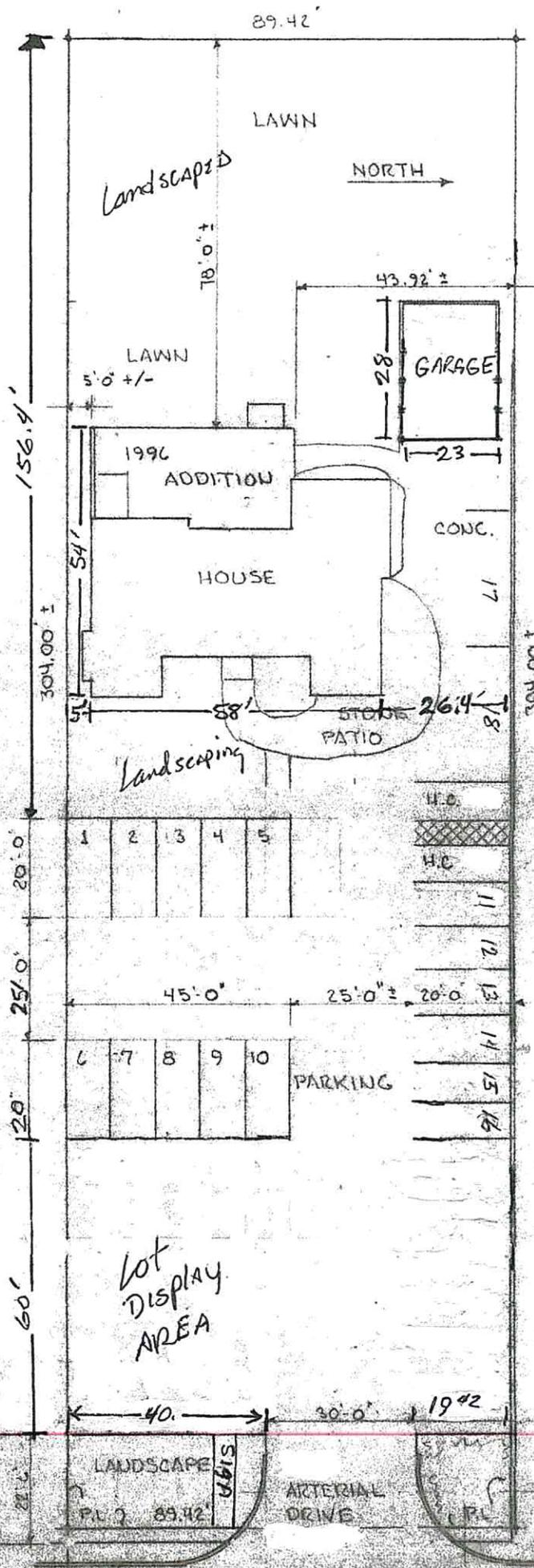
360 BLUE L

356 BLUE L

338 BLUE L

334 BLUE L





Twin Falls
Garden Home
Subdivision
Lot 2 Block 300

SITE PLAN
1" = 32'

DAVID JOHNSON
1935 GRANADA DR
Twin Falls
(208) 420 4133

365 BLUE LAKES BLVD NO. ← TRAFFIC



**CITY OF TWIN FALLS
PLANNING AND ZONING DEPARTMENT**

324 Hansen Street East
P.O. Box 1907
Twin Falls, Idaho 83303-1907

SPECIAL USE PERMIT

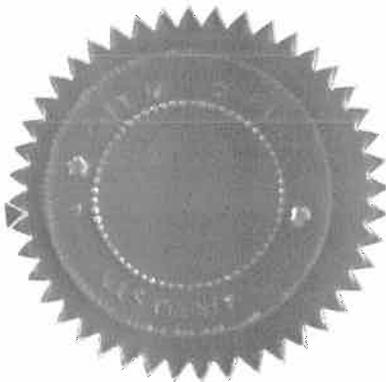
Permit No.1210

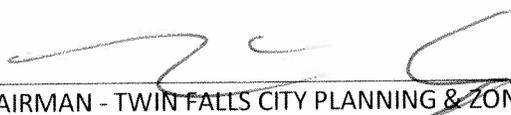
Granted by the Twin Falls City Planning and Zoning Commission on December 28, 2010 to Freedom Auto Finder c/o George Hilarides whose address is 1139 Falls Avenue East, Ste A for the purpose of operating an automobile sales business on property located at 1139 Falls Avenue East and legally described as Twin Falls Acres Inside SW 105'x 19' SW SW SW (3-10-17)

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

This permit corresponds to Zoning Application No.2417

1. Subject to site plan amendments as required by Building, Engineering, Fire & Zoning Officials to ensure compliance with all applicable City Code requirements and standards.
2. Limited to a maximum of five (5) vehicles displayed on the property at any one time.
3. Special Use Permit limited to this business operating as approved.
4. A designated display area, as shown on the site plan, equal to 5 vehicles shall be provided with a "visual boundary" and assurance of compliance with all other DMV dealership requirements. A copy of the approved Dealership License to be provided prior to operation.





CHAIRMAN - TWIN FALLS CITY PLANNING & ZONING COMMISSION



DATE

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

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

cc: Building Inspection



**CITY OF TWIN FALLS
PLANNING AND ZONING DEPARTMENT**

324 Hansen Street East
P.O. Box 1907
Twin Falls, Idaho 83303-1907

SPECIAL USE PERMIT

Permit No.1263

Granted by the Twin Falls City Planning and Zoning Commission on March 27, 2012 to Freedom Auto Finders whose address is 1935 Granada Drive Twin Falls, ID 83301 for the purpose of operating an automobile sales business on property located at 1155 Florence Avenue and legally described as Twin Falls J E White Subd #2 Lot 2 & Adj 25' VAC Ash St N (3-10-17 SW)

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

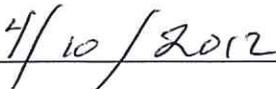
This permit corresponds to Zoning Application No.2511

1. Subject to site plan amendments as required by Building, Engineering, Fire & Zoning Officials to ensure compliance with all applicable City Code requirements and standards.
2. Limited to a maximum of ten (10) vehicles displayed on the property at any one time whether inside or outside.
3. Subject to any one vehicle being displayed outside up to a maximum of five (5) days.
4. Subject to no signage on vehicles, balloons, streamers or any other visible marketing materials used to advertise this business.
5. Special Use Permit limited to this business operating as presented.
6. Subject to compliance with all other DMV dealership requirements. A copy of the approved Dealership License to be provided prior to operation.





CHAIRMAN - TWIN FALLS CITY PLANNING & ZONING COMMISSION

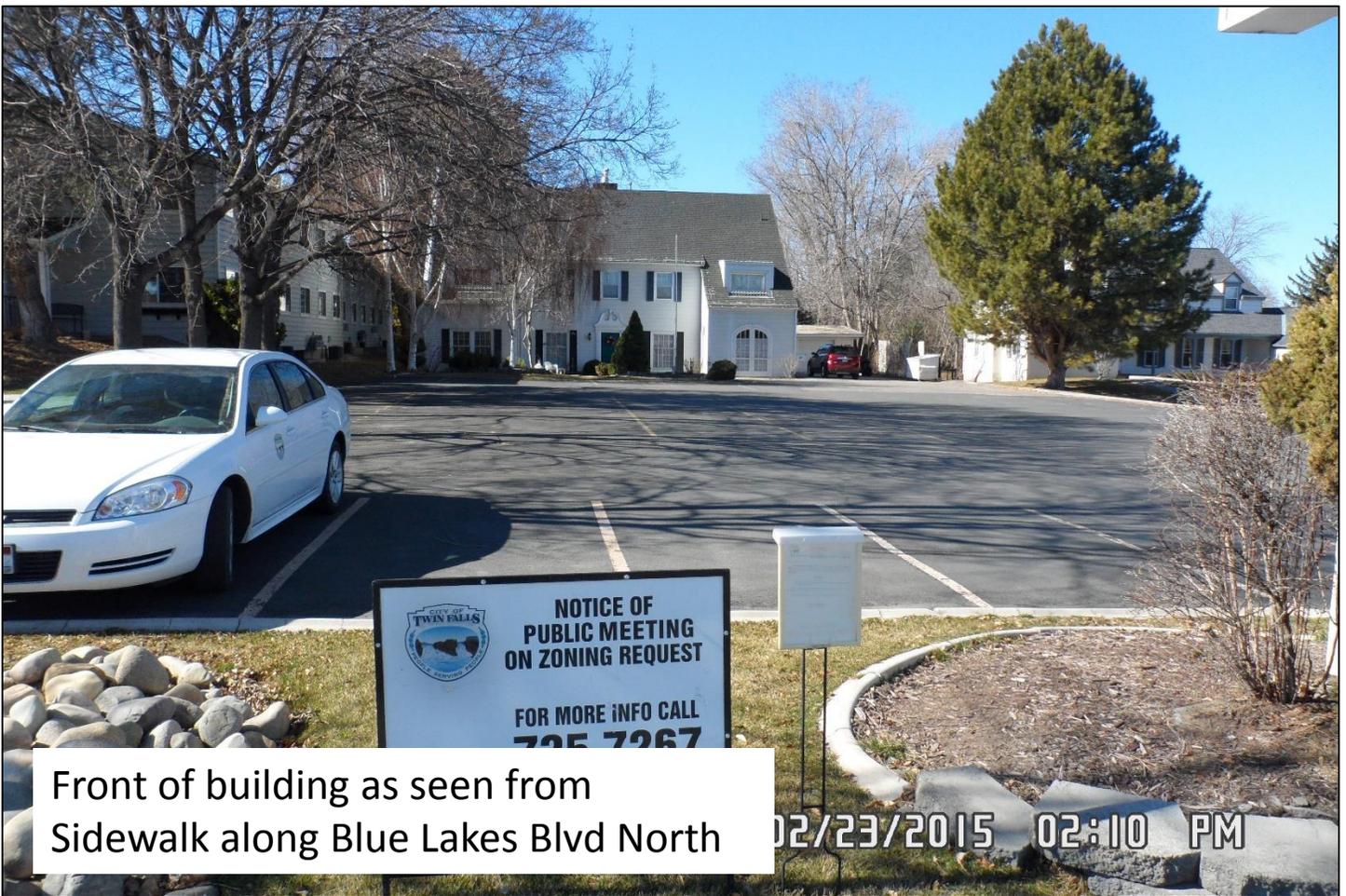


DATE

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

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

cc: Building Inspection



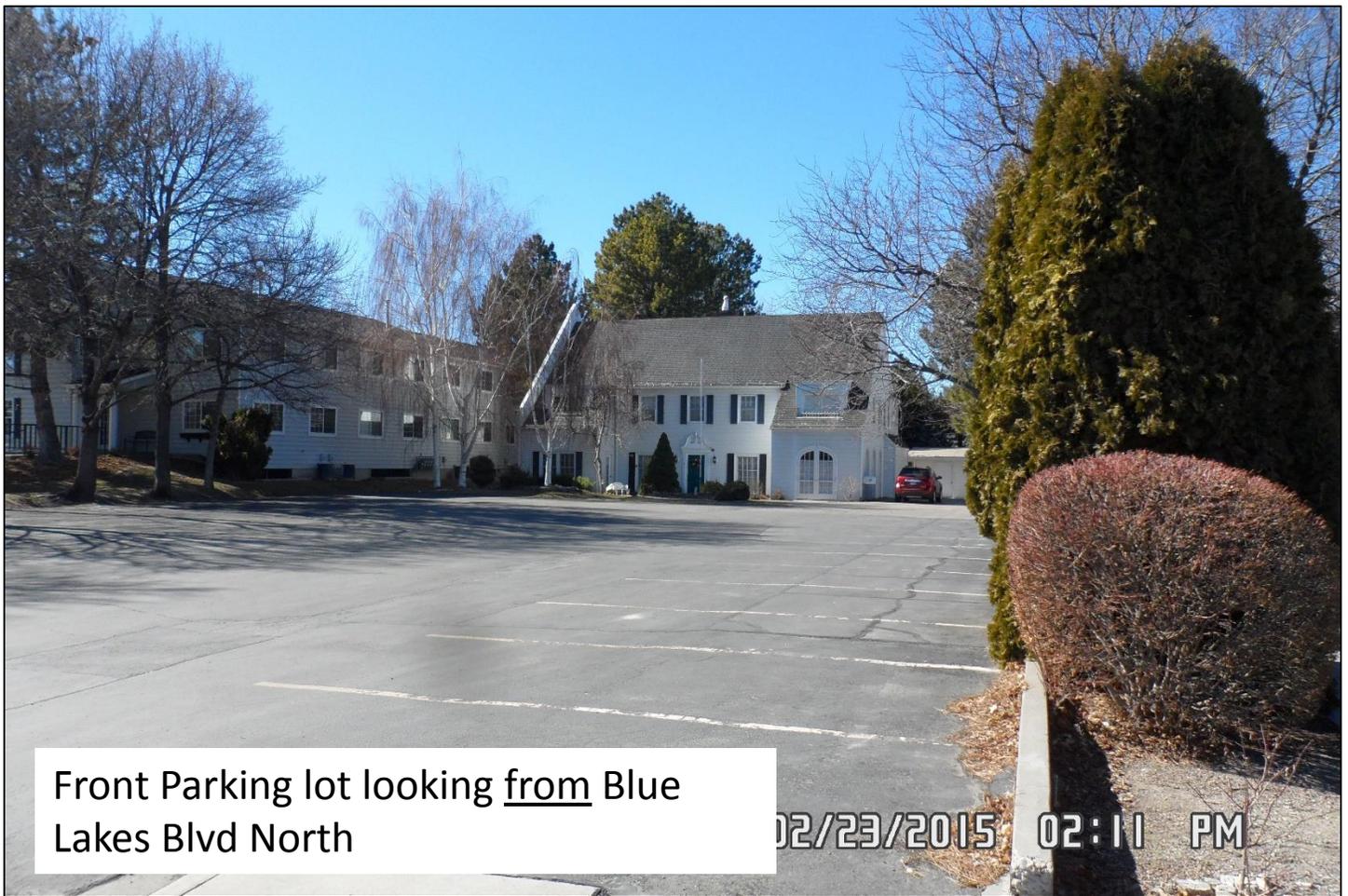
Front of building as seen from Sidewalk along Blue Lakes Blvd North

02/23/2015 02:10 PM



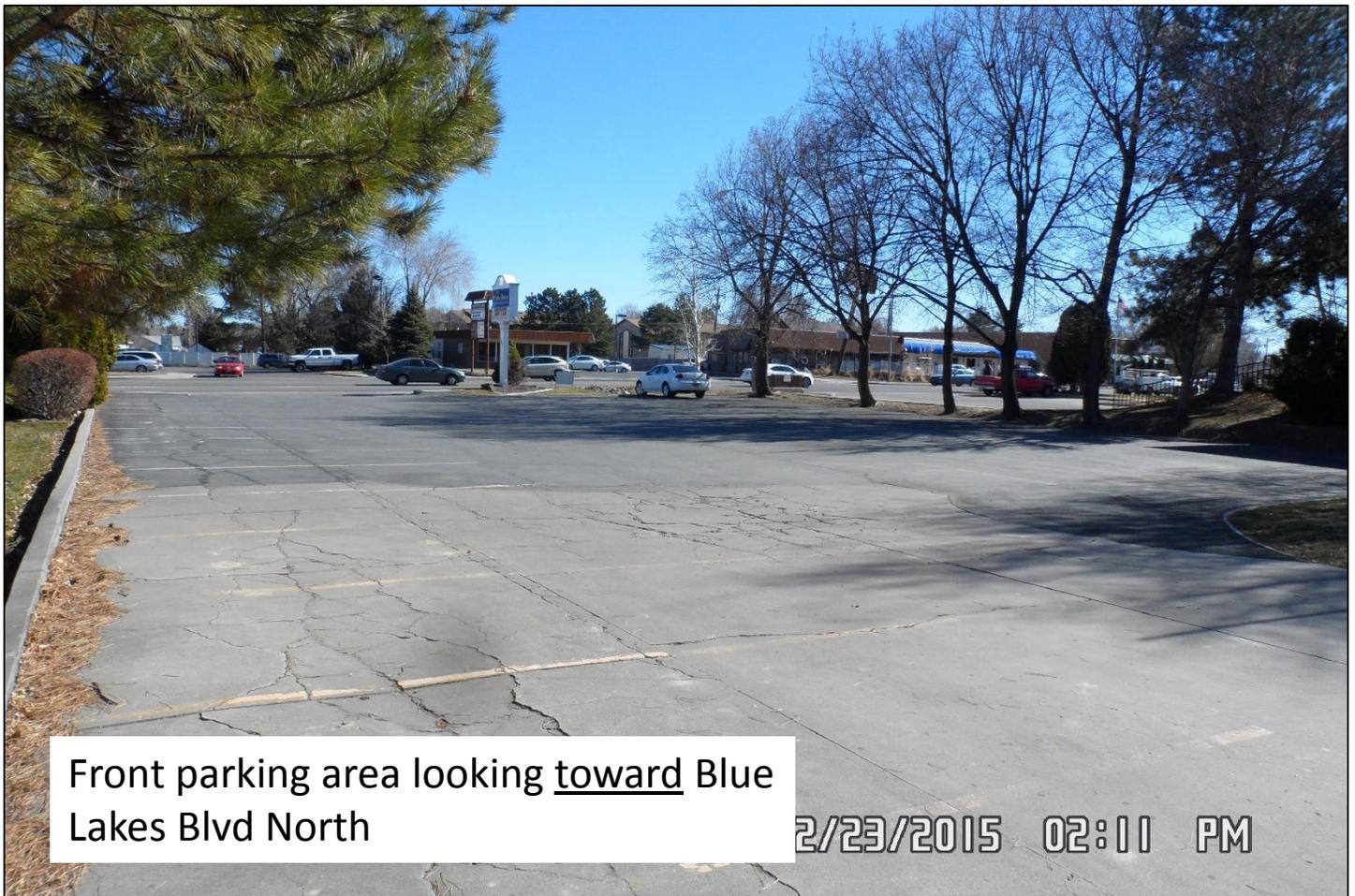
Frontage along Blue Lakes Blvd North.

02/23/2015 02:10 PM



Front Parking lot looking from Blue Lakes Blvd North

02/23/2015 02:11 PM



Front parking area looking toward Blue Lakes Blvd North

2/23/2015 02:11 PM



Public Hearing: **TUESDAY, March 10, 2015**

To: Planning & Zoning Commission

From: Jonathan Spendlove – Community Development Department

AGENDA ITEM IV-4

Request: Request for a **Special Use Permit** to operate a public indoor recreation facility on property located at 2338 & 2340 Eldridge Ave c/o Kristin Clepper (app. 2712)

Time Estimate:

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

Background:

Applicant:	Status: Lease	Size: 4800 sf Leased Area
Cross Fit Gym Kristin & Henry Clepper 2119 Sherry Cir Twin Falls, ID 83301 360-720-7020 thepackcf@gmail.com	Current Zoning: M-2, Heavy Manufacturing	Requested Zoning: SUP to operate an indoor recreation facility
	Comprehensive Plan: Industrial	Lot Count: 1 Lot
	Existing Land Use: Indoor Recreation Facility	Proposed Land Use: Indoor Recreation Facility
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: M-2, Commercial/Business	East: M-2, Residential
	South: M-2, Commercial/Business	West: M-2, Commercial/Business
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-10, 10-10, 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.

Regulatory Impact:

Approval of this request will allow the applicant to operate an indoor recreation facility 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 location is Lot 9 of the Eastland Industrial Park Subdivision. This subdivision went through the public hearing process during 2002 and was recorded in September of that year. The building housing the proposed indoor recreation facility was constructed in 2006 as a shell warehouse building. Separate uses later came in for building permits for individual sections of the building.

Recently staff became aware of an indoor recreation facility operating at this location. During our investigation it was found that this business had moved into a previously rented space that was similar to their business. Unknown to the applicant, the previous tenant had not received the proper building or zoning permits to operate. The applicant has been most cooperative in pursuing the proper building and zoning permits to operate legally in this location.

Analysis:

The Applicant has supplied a narrative detailing the operation of this particular business. The applicant provides personal training to groups of classes ranging from 2 and 15 people. The hours of operation range from 5am – 7pm, and they employ 8 people. The applicant does not believe they will have a negative impact on neighboring properties or uses.

Per City Code 10-4-10: The M-2 Heavy Manufacturing Zoning District requires indoor recreation businesses to acquire a Special Use Permit prior to being legally established.

During the Special Use permit process the Commission should look at all impacts the proposed land use will incur on the surrounding area.

Per City Code 10-10: The parking requirement for Health Clubs or Exercise Gyms is one (1) parking space per two hundred fifty (250) square feet of exercise area. The leased space is approximately 4800 square feet. The actual exercise area is approximately 2500 square feet, which amounts to 10 required parking spaces. This business is located on a lot that provides a cross use agreement amongst the renters. Staff has received no complaints in regards to parking in this area and we believe the overall parking requirement for the entire property is being met.

Possible Impacts: This business offers a cross fit type gym that requires large open spaces to accommodate the type of exercise they advertise. Staff does not feel there will be significant impacts on neighboring properties that require mitigating measures due to the limited hours, type of operation, and existing surrounding land uses.

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.

Attachments:

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

November 8, 2014

To whom it may concern,

Prior to our business residing at its current location Planet Cheer was occupying the space. We were under the impression that we were already zoned correctly due to their long-standing occupancy. However, upon receiving information that we are not within the requirements of the city we are requesting a special use permit.

We are a fitness facility that provides group personal training to approximately 120 members. We currently have 8 employees, 7 of whom are coaches and 1 provides a cleaning service. Our hours of operation are from 5am-1pm and 3pm-7pm. Our members pay for 1-hour classes ranging from 2 to 6 times a week. With this schedule, during any of our 1 hour classes, we will have anywhere between 2 and 15 people (including coaches). This allows for a controlled flow of traffic through the building and in the parking lot. The parking at our facility offers numerous spaces, which are shared with all of the tenants in the building. However, our busiest time is after closing for all other business. There is additional parking on the side of the building as well as in front.

We have always worked towards having a positive impact on our community and we love being a small business in Twin Falls. We hope that you will take our request into consideration.

Sincerely,



Henry and Kristin Clepper
Owners of The Pack CrossFit

Zoning Vicinity Map

Reference Only



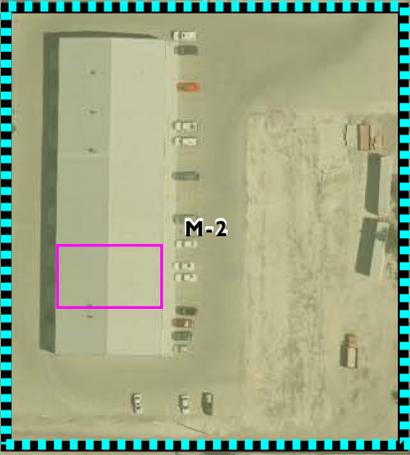
EASTLAND DR S

GRANGE LN

ELDRIDGE AVE

ROSTRON CIR

M-2

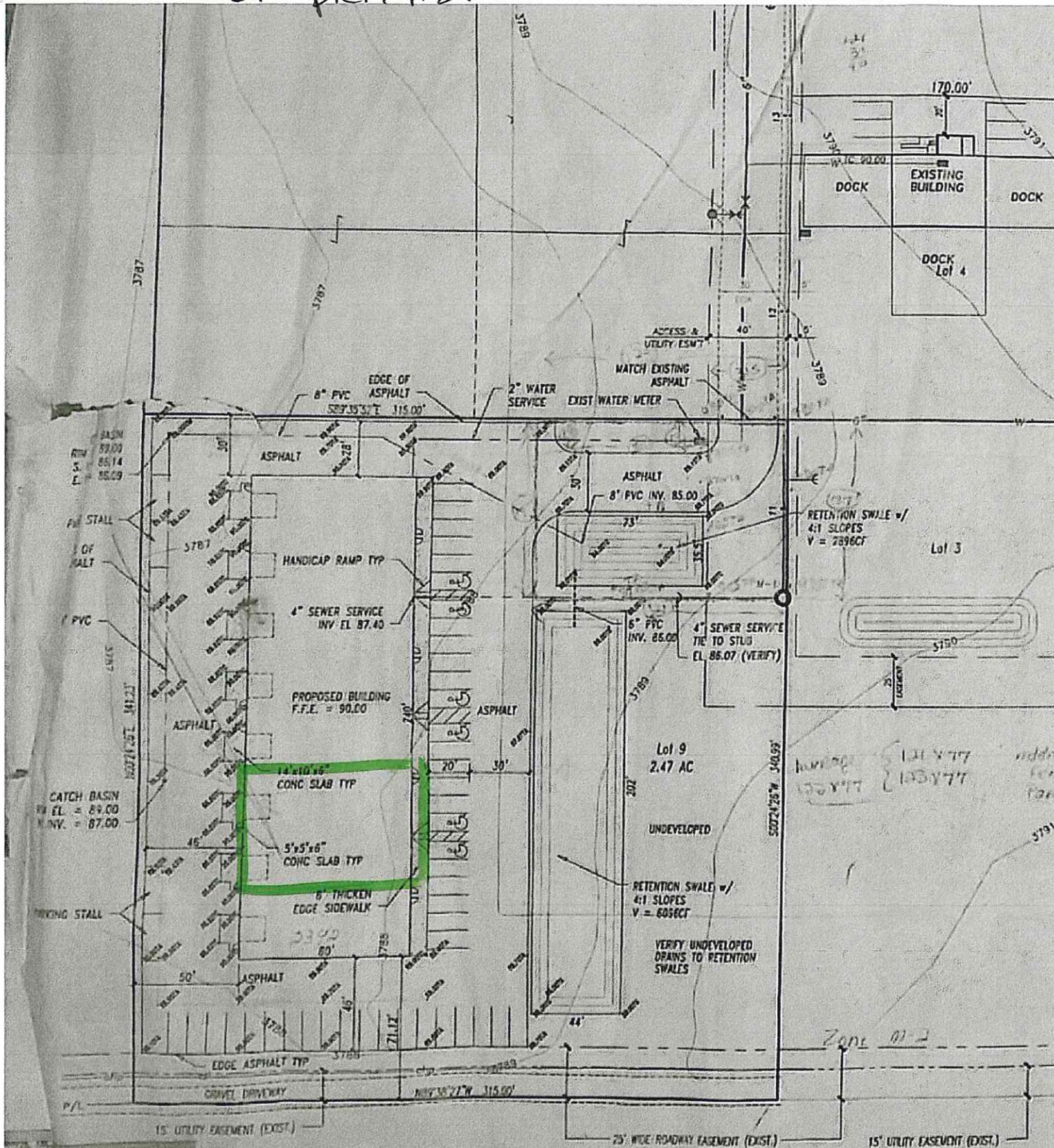


Aerial Photo Map

Reference Only



Site plan #2



Retention Calculations

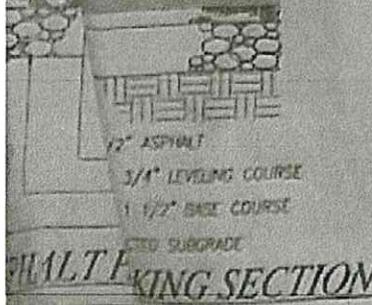
Total Lot Area	107,393 S.F.
Impervious Area	61,256 S.F.
$0.95 \times 1.6/12 \times 61,256$	= 7,759 C.F.
Undeveloped Area	46,067 S.F.
$0.20 \times 1.6/12 \times 46,067$	= 1,228 C.F.
TOTAL RETENTION REQ'D	= 8,987 C.F.
TOTAL RETENTION PROVIDED	= 8,992 C.F.

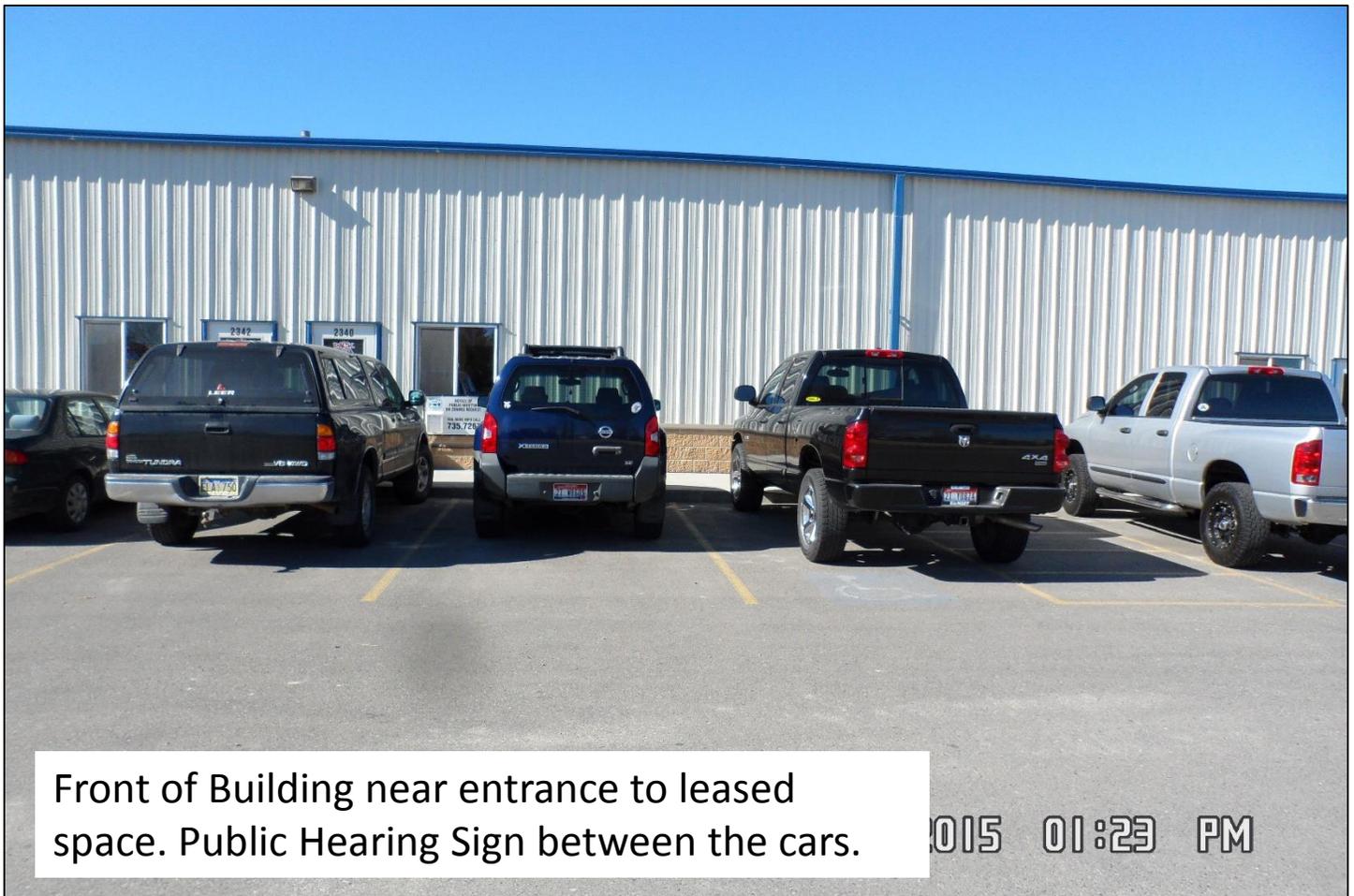
Quality Control and Testing

ALL MATERIAL SAMPLING AND TESTING SHALL BE ACCOMPLISHED BY THE ENGINEER, OR A LABORATORY INDEPENDENT OF THE MATERIAL SUPPLIER APPROVED BY THE ENGINEER.

THE FOLLOWING APPLICABLE MATERIAL TESTING WILL BE REQUIRED:

SOILS AND GRAVEL COMPACTION:
 ASTM D 1557, STANDARD PROCTOR DENSITY OF SOIL AND SOIL AGGREGATE IN PLACE
 ASTM D 2922, NUCLEAR METHODS





Front of Building near entrance to leased space. Public Hearing Sign between the cars.



02/23/2015 01:22 PM



Public Hearing: Tuesday, March 10, 2015

To: Planning & Zoning Commission

From: Jonathan Spendlove, Community Development Department

AGENDA ITEM IV-5

Request: Request to **Vacate** a platted 15' x 300' (+/-) sanitary sewer easement to allow for an addition to the Canyon Ridge High School on property located at 300 North College Road c/o Hummell Architects & EHM Engineers, Inc. on behalf of Twin Falls School District #411 (app. 2713)

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: 4487 sf Sanitary Sewer Easement
TF School District c/o Hummel Architects 2785 Bogus Basin Road Boise, ID 83702 208-343-7523	Current Zoning: Sanitary Sewer Easement within a platted subdivision	Requested Zoning: vacation of existing sanitary sewer easement
	Comprehensive Plan: Medium Density	Lot Count: none
	Existing Land Use: Public High School	Proposed Land Use: expansion of Public High School
Representative:	Zoning Designations & Surrounding Land Use(s)	
EHM Engineers, Inc. c/o Dave Thibault 621 North College Rd, St 100 Twin Falls, ID 83301 208-734-4888 tvawser@ehminc.com	North: C-1, Commercial and Undeveloped	East: Washington St North; CSI, College Property
	South: R-2 and R-4; Residential	West: R-2 PRO; Commercial and Undeveloped
	Applicable Regulations: 10-1-4, 10-1-5, 10-12-1 through 4, 10-16-1 & 2	

Approval Process:

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

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

The Council will conduct a public hearing and approve, modify or deny the vacation. Whenever public rights of way or lands are vacated, the Council shall provide adjacent property owners with a 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 the Twin Falls School District to vacate a 15' wide sanitary sewer easement in order to facilitate the construction of a new addition to Canyon Ridge High School.

History:

In 2006-2007, multiple public hearings took place to Annex, Re-Zone, and establish a PUD on the property where Canyon Ridge High School currently stands. Shortly thereafter a building permit was issued and construction took place from 2007 – 2010.

Analysis:

This is a request to vacate a sanitary sewer easement located in Riverhawk Subdivision Lot 2. The easement was placed during the platting process as part of the sewer system design for the High School. The sewer line within the easement is in use. The Twin Falls School District is proposing an addition to the existing Canyon Ridge High School. The addition is directly over this easement. This line will need to be re-routed and a new easement granted.

Staff believes the rerouting of the line is possible. However, we have not received a justifiable plan set that shows the re-route will work. It is critical to have an approvable plan set for the re-route, and an associated easement recorded prior to finishing vacation process for the current location of the sewer.

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.
- 2) Subject to an approvable plan set being provided to City Staff **prior** to being scheduled for City Council Public Hearing.
- 3) Subject to the new sanitary sewer easement being dedicated and recorded **prior** to publishing the ordinance for vacation of the existing easement.

Attachments:

1. Vacation request
2. Aerial Map Exhibit
3. Applicant Submitted Exhibits (2)
4. Site Photos



Easement Vacation Request

**For Twin Falls School District – Canyon Ridge High School
300 North College Road West, Twin Falls, Idaho**

EHM Engineers, Inc. is hereby formally requesting the vacation of a portion of a platted 15-foot wide sanitary sewer easement on behalf of the Twin Falls School District. The Twin Falls School District is currently working on development plans for a future expansion which is in conflict with the current sanitary sewer main line location and accompanying easement.

It is the intention of the school district to re-locate the sewer main and construct a building addition at the easement location. A new sewer main will be re-routed with a new easement granted for the new location.

The request to vacate this particular easement should not have any adverse effects upon neighboring properties. In essence, the school district is re-locating an easement from one portion of their property to another portion of their property without the need to traverse any property owned by others.

Utility companies which may have service lines and/or mains in the vicinity have been contacted in writing regarding this proposal. Replies and responses were requested on February 4, 2015 from these utility companies.

The use of adjoining properties include both developed and un-developed commercial properties to the north, a single multi-dwelling apartment to the east, a church and developed residential property to the south, and developed and un-developed commercial property to the west.

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

Aerial Photo Map

Reference Only



EXISTING SANITARY SEWER EASEMENT TO REMAIN

SANITARY SEWER EASEMENT TO BE VACATED

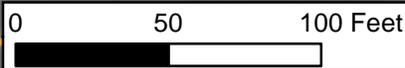
300 NORTH

Approx Location of future school expansion.

PROPOSED 15" SANITARY SEWER EASEMENT

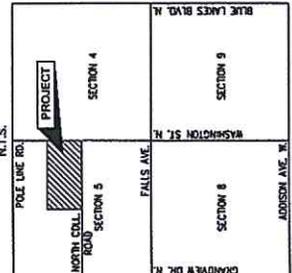
EXISTING 15" SANITARY SEWER EASEMENT TO REMAIN

NORTH COLLEGE RD W



BLAKESTIN

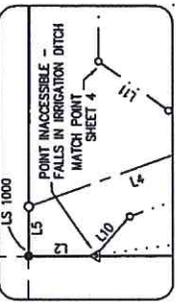
VICINITY MAP



Plat Showing RIVERHAWK SUBDIVISION, a P.U.D.
 Situated in a Portion of the South 1/2 of Northeast 1/4 of Section 5,
 Township 10 South, Range 17 East, B.M.,
 Twin Falls County, Idaho
 2008

TWIN FALLS COUNTY
 LAND GROUP INC.
 1-16-16 pm 01-14-2008
 2008-001092
 PLAT NO. 5617
 PLAT OF NORTH PARK NO. 1 SUBDIVISION, RECORDS OF TWIN FALLS COUNTY, IDAHO.

Detail



References

1. RECORD OF SURVEY INST. #2006-03216 RECORDS OF TWIN FALLS COUNTY, IDAHO.
2. PLAT OF NORTHSTAR SUBDIVISION, RECORDS OF TWIN FALLS COUNTY, IDAHO.
3. WARRANTY DEED INST. #1998-01610, RECORDS OF TWIN FALLS COUNTY, IDAHO.
4. WARRANTY DEED INST. #1998-01610, RECORDS OF TWIN FALLS COUNTY, IDAHO.
5. QUICLAIM DEED INST. #1999-00495, RECORDS OF TWIN FALLS COUNTY, IDAHO.
6. PLAT OF NORTH PARK NO. 1 SUBDIVISION, RECORDS OF TWIN FALLS COUNTY, IDAHO.
7. PLAT OF NORTH PARK NO. 2 SUBDIVISION, RECORDS OF TWIN FALLS COUNTY, IDAHO.
8. PLAT OF NORTH POINTE RANCH SUBDIVISION, RECORDS OF TWIN FALLS COUNTY, IDAHO.
9. PLAT OF NORTH POINTE RANCH SUBDIVISION NO. 2, RECORDS OF TWIN FALLS COUNTY, IDAHO.
10. PLAT OF NORTH POINTE RANCH SUBDIVISION NO. 3, RECORDS OF TWIN FALLS COUNTY, IDAHO.

Legend

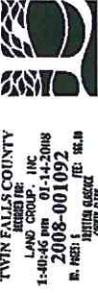
- FOUND ALUMINUM CAP
- FOUND BRASS CAP
- FOUND 5/8" WPC STAMPED "HC 908" OR MARKED AS SH
- FOUND 1/2" WPC STAMPED "HC 908" OR MARKED AS SH
- SET 5/8" STEEL PIN WPC MARKED "HME 5617"
- SET 1/2" STEEL PIN WPC MARKED "HME 5617"
- P.O.B. POINT OF BEGINNING
- WPC WITH YELLOW PLASTIC CAP

- SUBDIVISION BOUNDARY LINE
- INTERIOR LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- EASEMENT LINE
- SECTION LINE
- EXISTING RIGHT-OF-WAY LINE

Easement Key

- A UTILITY, IRRIGATION, STORM DRAINAGE & SIBEWALK
- B UTILITY & DRAINAGE
- C UTILITY, SIDEWALK & LANDSCAPE
- D UTILITY, IRRIGATION & SEWER

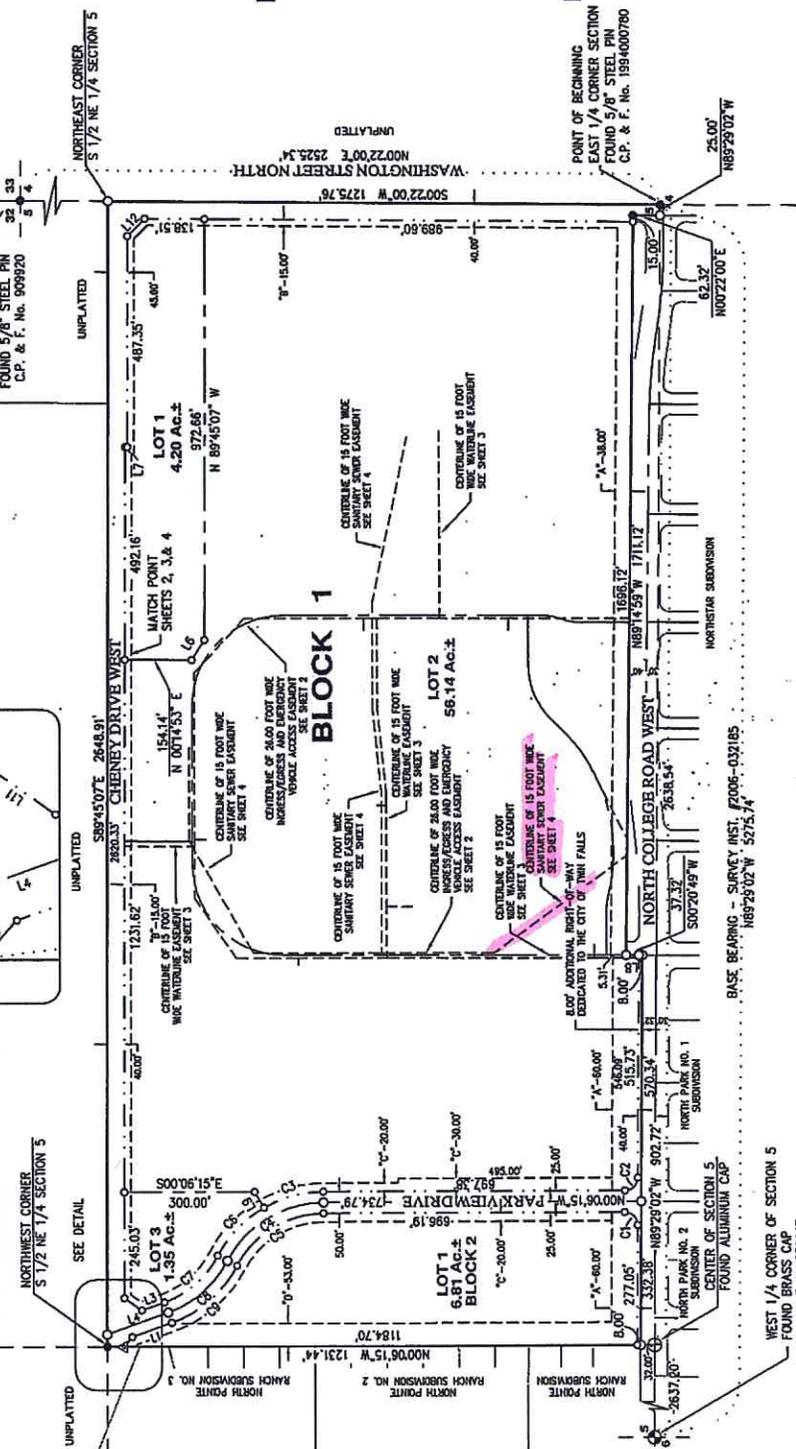
Owner/Developer
 Twin Falls School District
 201 Main Avenue West
 Twin Falls, Idaho 83301



THE LAND GROUP
 INCORPORATED

- Landscaping Architecture
- Civil Engineering
- Soil Conservation Engineering
- Surveying
- Professional Surveying

140 River Vista Place,
 Twin Falls, Idaho 83301
 Phone (208) 733-4041 Fax (208) 733-404
 www.thelandgroupinc.com



Approval of South Central District Health Department

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON THE STATE OF IDAHO DEPARTMENT OF HEALTH (DOH) APPROVAL OF THE SUBDIVISION. THE DOH HAS REVIEWED THE SANITARY RESTRICTIONS AND HAS DETERMINED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING APPROVAL CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET OTHER CONDITIONS OF DEC, THEN SANITARY RESTRICTIONS MAY BE REMOVED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE. BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

DISTRICT HEALTH DEPARTMENT, REITS

12-20-07
 DATE

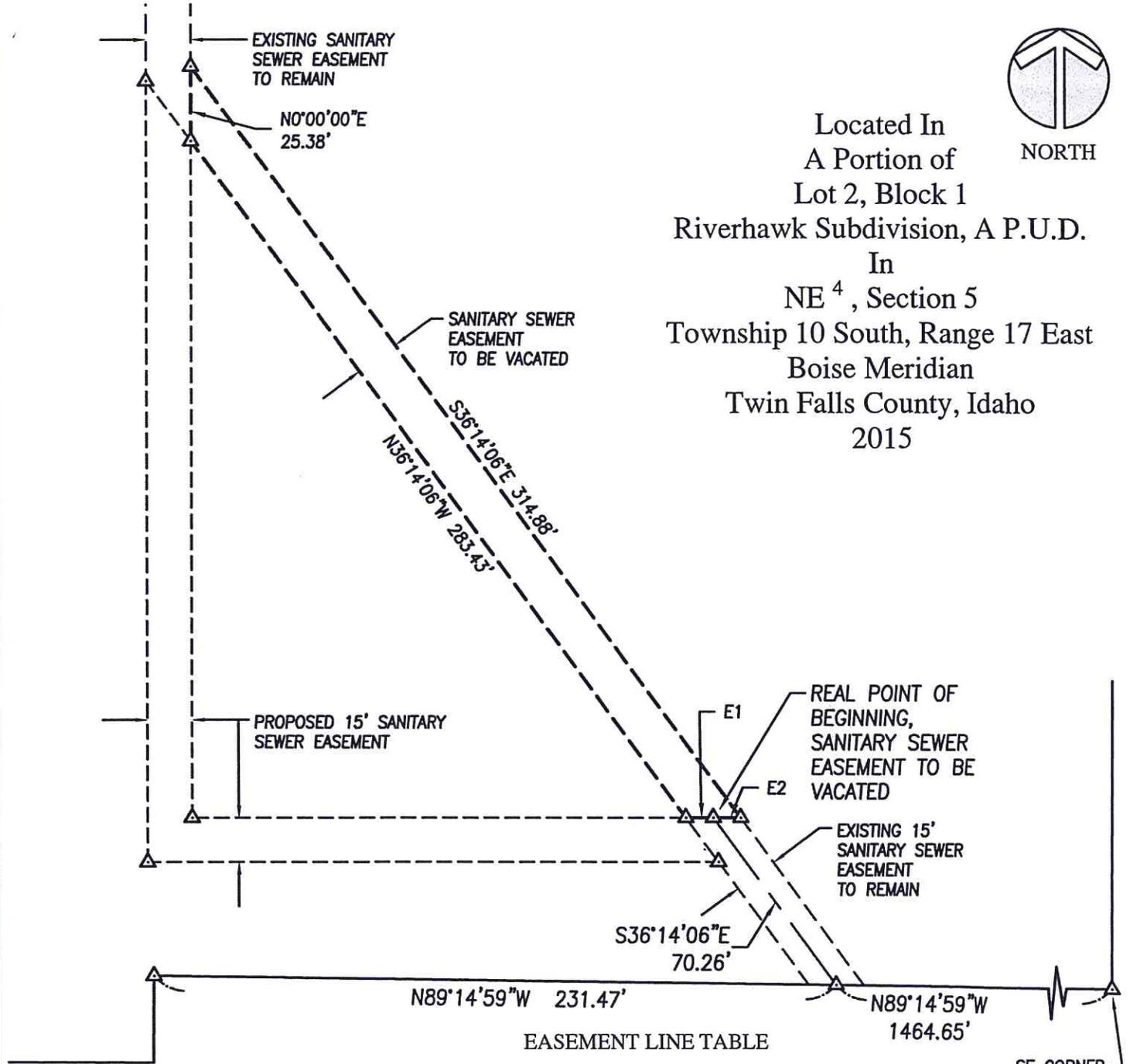
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH. BRG.	CH. DIST.
C1	47.45'	30.00'	90°37'13"	30.33'	N45°12'21"E	42.66'
C2	46.80'	30.00'	89°27'47"	29.66'	S44°47'30"E	42.20'
C3	143.44'	275.00'	29°33'09"	73.36'	N13°16'30"W	141.82'
C4	272.02'	250.00'	6°22'03.1"	151.23'	N31°16'30"W	258.80'
C5	244.82'	225.00'	6°22'03.1"	136.11'	N31°16'30"W	232.82'
C6	155.78'	225.00'	6°22'22"	89.04'	N48°15'05"W	153.70'
C7	167.86'	225.00'	4°24'39"	87.94'	N41°05'56"W	163.81'
C8	186.29'	250.00'	4°24'39"	97.71'	N41°05'56"W	192.01'
C9	204.92'	275.00'	4°24'39"	107.48'	N41°05'56"W	200.21'

LINE	LENGTH	BEARING
L1	92.38'	N19°45'07"W
L2	39.74'	N00°05'15"W
L3	55.64'	N19°45'07"W
L4	158.00'	N19°45'07"W
L5	28.97'	S89°45'07"E
L6	55.09'	S72°16'15"W
L7	5.00'	S00°14'53"W
L8	29.32'	S00°20'49"W
L9	42.18'	N60°00'00"E
L10	29.88'	S48°37'08"E
L11	49.15'	N35°14'53"E
L12	56.63'	S44°41'34"E



NORTH

Located In
 A Portion of
 Lot 2, Block 1
 Riverhawk Subdivision, A P.U.D.
 In
 NE⁴, Section 5
 Township 10 South, Range 17 East
 Boise Meridian
 Twin Falls County, Idaho
 2015

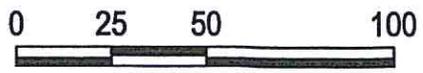


EASEMENT LINE TABLE

E1	S89°58'01"W	9.29'
E2	S89°58'01"W	9.29'



North College Road West



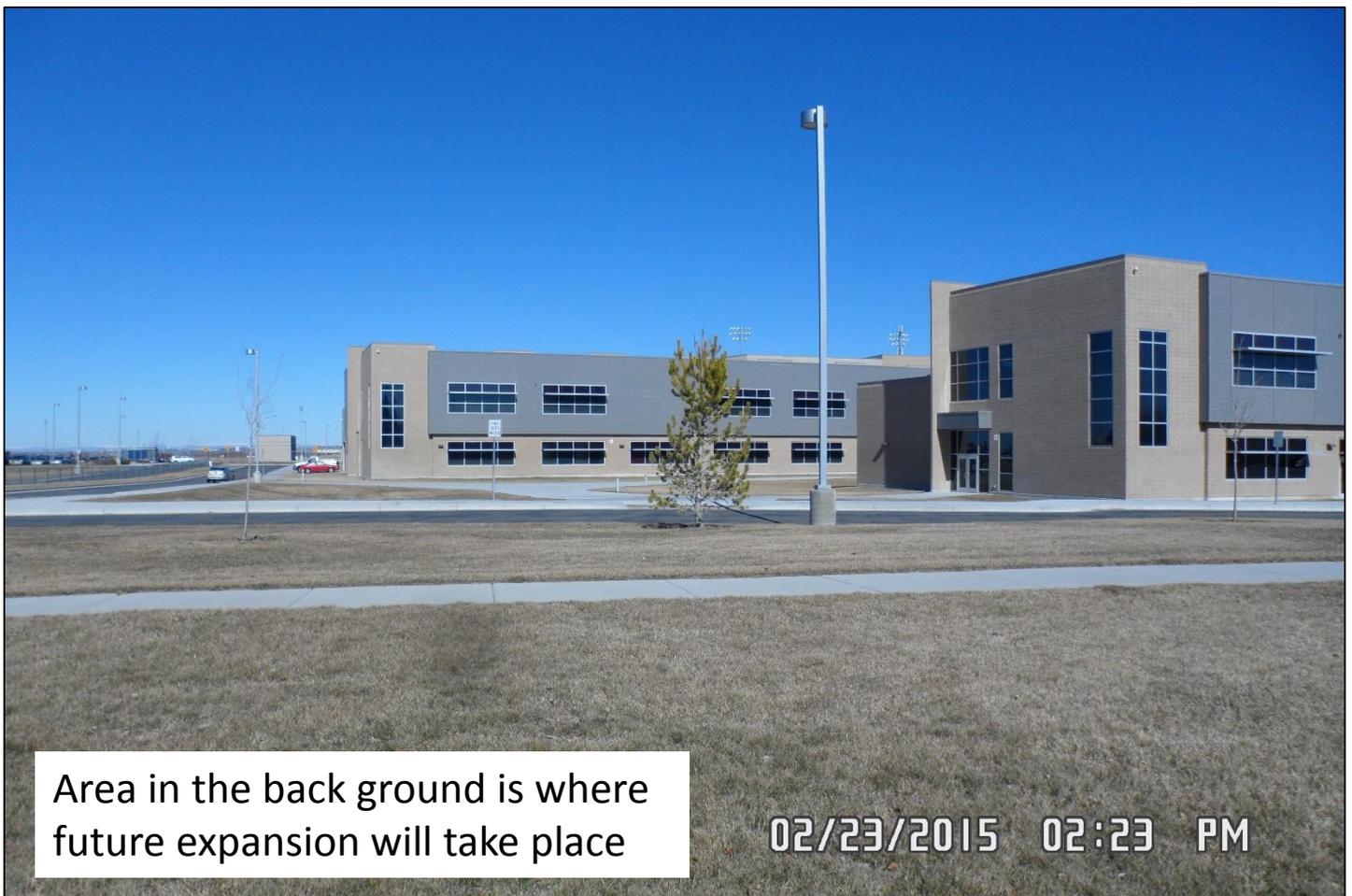
SCALE IN FEET

JOB NO.:	247-14
APPROVED:	CSH
DESIGN:	DNS
DRAWN:	DNS
DATE:	FEB 2015
SCALE:	AS SHOWN
DRAWING EXHIBIT:	
Sheet No.:	1

PLAT TO ACCOMPANY LEGAL DESCRIPTION
 PORTION OF SANITARY SEWER EASEMENT TO BE VACATED
 LOT 2, BLOCK 1, RIVERHAWK SUBD. A P.U.D.
 TWIN FALLS, IDAHO

EHM Engineers, Inc.
 BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE

Engineers / Surveyors / Planners
 621 North College Road, Suite 100 Twin Falls, Idaho 83301
 p (208)-734-4888 fax (208)-734-6049 web: ehminc.com





Sewer manhole in foreground, looking NW along the current sewer line.

02/23/2015 02:24 PM