



NOTICE OF AGENDA
TWIN FALLS CITY PLANNING & ZONING COMMISSION
August 9, 2016 6:00pm
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Danielle Dawson Tom Frank Kevin Grey Gerardo "Tato" Muñoz Ed Musser Christopher Reid Jolinda Tatum
Chairman Vice-Chairman

AREA OF IMPACT:

Ryan Higley Steve Woods

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): July 26, 2016
2. Approval of Findings of Fact and Conclusions of Law: **None**

III. ITEMS OF CONSIDERATION:

1. Consideration of **changes to the Valencia Park ZDA** and the Master Development Plan. c/o Rex Harding/Riedesel Engineering on behalf of Dennis Hourney. (app 2777)

IV. PUBLIC HEARINGS:

1. Request for a **Special Use Permit** to operate an automobile retail business on property located at 121 & 147 Aspenwood Drive. c/o Sid Lezamiz (app. 2801)
2. Request for a **Special Use Permit** to operate an indoor recreation facility specifically a cheer training facility on property located at 2342 Eldridge Avenue c/o Diana Anderson aka D&D Development. (app. 2802)
3. Request for the Commission's recommendation on an **Amendment to Latitude 42 PUD Agreement #272** to modify collector and arterial development requirements on Cheney Drive West between Field Stream Way and Creek Side Way. c/o Gerald Martens (app. 2803)
4. Request for the Commission's recommendation for an **Annexation with a Zoning District Change and Zoning Map Amendment** from SUI to R2, R6 and C-1 CRO ZDA (Zoning Development Agreement) to allow a planned multi-use development on 28.84 +/- acres located on the north side of the 1800 & 1900 blocks of Pole Line Road East. c/o EHM Engineers, Inc. on behalf of Notch Butte Farms, LLC (app. 2804)

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- **August 23, 2016**
2. Work Session-**Wed, September 7, 2016**

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.



MINUTES
TWIN FALLS CITY PLANNING & ZONING COMMISSION
July 26, 2016 6:00 PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Danielle Dawson Tom Frank Kevin Grey Gerardo “Tato” Muñoz Ed Musser Christopher Reid Jolinda Tatum
 Chairman **Vice-Chairman**

AREA OF IMPACT:

Ryan Higley Steve Woods

ATTENDANCE

CITY LIMIT MEMBERS

PRESENT

Dawson
 Frank
 Reid

ABSENT

Grey
 Muñoz
 Musser
 Tatum

AREA OF IMPACT MEMBERS

PRESENT

Higley
 Woods

ABSENT

CITY STAFF: Carraway-Johnson, Nope, Spendlove, Strickland

I. CALL MEETING TO ORDER:

Chairman Frank called the meeting to order at 6:00 P.M. He then reviewed the public meeting procedures with the audience, confirmed there was a quorum present and introduced City Staff.

II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s): **July 12, 2016 PH**
2. Approval of Findings of Fact and Conclusions of Law:
 - Wheeler Dealer (SUP 07-12-16)

Motion:

Commissioner Reid made a motion to approve the consent calendar, as presented. Commissioner Woods seconded the motion.

Unanimously Approved

III. ITEMS OF CONSIDERATION:

1. A **Preliminary Presentation** for the Commission’s recommendation on a request for an Amendment to the Latitude-42 PUD Agreement #272 to modify collector and arterial development requirements on property located at the northwest corner of Cheney Drive West and Field Stream Way c/o Gerald Martens on behalf of McCormick, Nelson, Slette, Robertson, Gibson, Konen, George and Dahl (app. 2803)

Applicant Presentation:

Dave Thibault, EHM Engineers, Inc., representing the applicants, stated the request is for a PUD Amendment to Latitude 42-PUD. This property has been preliminary platted, the PUD has been prepared and as part of that agreement conditions were placed by City Council and at that time the applicants failed to identify that they would like to deviate from the Master Transportation Plan and collector street widths for Cheney Drive West on the south boundary. He explained that Cheney Drive is planned for extension beyond Grandview Drive North. That extension was discussed with various other projects in the area and subdivisions.

**Planning & Zoning Commission Minutes
April 12, 2016**

The reason for the request is because the PUD language has a specific condition that requires arterial and collector streets adjacent and within the property being dedicated to the City of Twin Falls and to be rebuilt or built to current City standards upon development of the property. Agreements have been made with adjacent land owners, they have had to negotiate right-of-way from the Twin Falls Reform Church and the Mobile Home Park. Mr. Wills was involved in these negotiations and re-platted his subdivision in order to allow Cheney Drive to extend west to Field Stream Way. In working with the Canyon Retirement Center and W, S & V Subdivision agreements have been made to allow Cheney Drive to extend west beyond Field Stream Way. Over the past several years these negotiations and discussions with City staff for development plans the roadway width has been planned for 38' which is less than the City standard and the Master Transportation Plan standard. The width was identified and depicted in the Master Development Plan within the PUD and they are requesting that the agreement come into conformance with all of the work and planning and designing of this project over the past several years. It will conform to what has been done already.

PZ Questions/Comments:

- Commissioner Woods asked what the current standard is for collector width.
- Mr. Thibault stated the plan show 38' of asphalt and the standard is either 44' or 48'.

Staff Presentation:

Planner I Spendlove stated this is a preliminary presentation he reviewed on the overhead the location of the property and staff will do a full review of the request at the public hearing. In 2011 City Council approved the request to rezone the property from C-1 to C-1 PUD. There were five conditions for approval, the condition being addressed in this request states "subject to arterial and collector streets adjacent and within the property being dedicated to the City of Twin Falls and to be rebuilt or built to current City standards upon development of the property". Currently there is a plat for the property in question it is a one lot plat and upon review of the final plat and the construction plans it was determined that this condition has not been met. The PUD Agreement was signed in April 2016 with the final plat being recorded in March 2016.

A preliminary PUD presentation to the Commission is required. No action is taken at this presentation meeting. A public hearing regarding this request will be heard at the regularly scheduled Planning & Zoning Commission public meeting **August 9, 2016**. Further analysis by staff will be given at that time.

PZ Questions/Comments:

- Commissioner Reid asked for clarification on the width of the road north of Fieldstone Professional.
- Mr. Thibault stated it has an approved width of 38' for that section as well as the section north of the W, S & V property. They are in the process of trying to get Cheney Drive constructed in anticipation of the Canyon Retirement Community development.
- Commissioner Woods asked what the width is for Field Stream Way.

Planning & Zoning Commission Minutes

April 12, 2016

- Mr. Thibault stated he will have that information prepared for the public hearing.
- Commissioner Frank asked that the standard width be clarified in the public hearing presentation because he wants to know what the City is giving up if this is approved.
- Commissioner Higley asked for street widths to be identified throughout the area for a visual comparison.

Public Comment: Opened & Closed Without Comment

Public Hearing Scheduled for Planning & Zoning August 9, 2016

2. A **Preliminary Presentation** for the Commission's recommendation on a request for Annexation with a Zoning District Change and Zoning Map Amendment from SUI Aol to R2, R6 and C-1 CRO ZDA (Zoning Development Agreement) to allow a planned mixed use development for 28.84 (+/-) acres located on the north side of the 1800 & 1900 blocks of Pole Line Road East. c/o EHM Engineers, Inc. on behalf of Notch Butte Farms, LLC (app. 2804)

Applicant Presentation:

Dave Thibault, EHM Engineers, Inc., representing the applicants, stated they are requesting a zoning designation and annexation for property located east of Bridgeview Care Center and north of Pole Line Road East extending to the canyon rim. The Master Plan designed for this development identifies different areas with different development plans. Area 1 the Pole Line Road East frontage is anticipated to be commercial/retail/office with a small amount of residential. Area 2 northwest of Areas 1 will consist of residential townhomes/condominiums with and R-6 density. Area 3 northeast of Area 1 will consist of residential lots with an R-2 density and a gated access. Area 4 adjacent to the canyon rim will consist of hospitality/restaurant/office/residential. This will be a mixed use development; the property is currently not within the city limits so annexation is being requested. Upon review of the ZDA requirements the property is located within the Canyon Rim Overlay (CRO) and with the possibility of a hotel they would like to be allowed additional height within the CRO. The allowance would accommodate the hotel user and a convention center. They have also request the allowance for pressurized irrigation pumps and sanitary sewer lift stations be allowed. The single family residential portion in Area 3 will be constructed with a private road to allow for a gated access along the north and south end of the road. There are currently not any users, they have tried to anticipate development of the area.

Staff Presentation:

Planner I Spendlove stated this is a preliminary presentation he reviewed on the overhead the location of the property and staff will do a full review of the request at the public hearing. The zoning for the property has been in place for a while possibly from 1981 or when the Area of Impact agreement was developed. The property is zoned SUI and is outside of the city limits within the Aol. He reviewed the Master Development Plan and explained the layout of the agreement draft. The only other item to be addressed is the road entering into the development will need to be identified as a public road prior to the public hearing.

**Planning & Zoning Commission Minutes
April 12, 2016**

A preliminary PUD presentation to the Commission is required. No action is taken at this presentation meeting. A public hearing regarding this request will be heard at the regularly scheduled Planning & Zoning Commission public meeting **August 9, 2016**. Further analysis by staff will be given at that time.

PZ Questions/Comments:

- Commissioner Woods asked that the plan show where the Canyon Rim Overlay is located on the Master Development Plan. He asked if some visual aids could be presented with some samples building sizes along the canyon rim. This will help to give some visual perspective as to what is currently seen along the rim and what could be there. For example a hotel could be twice as tall as what is there but setback further.
- Mr. Thibault explained he is willing to respond to this request but to have true elevations without knowing who the end user is could generate the wrong information.
- Commissioner Frank clarified if the request were approved Commissioner Woods like to see a “worst case scenario” an example of what that could look like compared to what is on the rim now. For example, a four story hotel.
- Commissioner Woods asked for clarification on the lift station with regards to back-up power.
- Mr. Thibault stated they have not designed anything as of yet but that a diesel generator is typically the plan for back-up power. They are attempting to coordinate with adjacent property owners to design a gravity feed sewer line so that it would connect directly to city services however if this is not possible they would like the option of having a lift station in the ZDA agreement.
- Planner I Spendlove explained that code addresses city operated lift stations however it does not address private lift stations. This was added just in case it is necessary for the development to occur.
- Commissioner Woods stated that because of public feedback calling for protection of the canyon, he thinks a hotel along the rim will be a “hotspot” he suggested possibly in Area 4 of the Master Development Plan that location of the hotel be swapped with the location of the parking lot.
- Commissioner Frank stated he is all for the mixed use concept, he has concerns with the traffic and access from the Bridgeview side of the property. He is also concerned with having two additional access points along Pole Line Road East that is on a hill. He also agreed that the possible hotel along the canyon rim is going to be a big discussion item and would like to hear a very convincing case as to why it would need to be on the canyon edge.

Public Comment: [Open and Closed Without Comment](#)

[Public Hearing Scheduled for Planning & Zoning August 9, 2016](#)

IV. PUBLIC HEARINGS: **None**

V. GENERAL PUBLIC INPUT: **None**

**Planning & Zoning Commission Minutes
April 12, 2016**

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

- Zoning & Development Manager Carraway-Johnson stated that a draft of the Comprehensive Plan Updates is now available for review and on August 3, 2016 at Noon in the Council Chambers there will be a public meeting with the Planning & Zoning Commission and the Comprehensive Plan Advisory Committee to discuss the draft. A survey will also be available online for the public to take as well regarding the Comprehensive Plan.

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

1. Work Session- **August 3, 2016**
2. Public Hearing-**August 9, 2016**

VIII. ADJOURN MEETING:

Chairman Frank adjourned the meeting at 06:50 PM

Lisa A Strickland
Administrative Assistant
Planning & Zoning Department

DRAFT



Date: Tuesday August 9, 2016

To: Planning and Zoning Commission

From: Jonathan Spendlove, Community Development Department

Request:

Consideration of a request from Dennis Hournay to modify the approved Valencia Park ZDA as approved by the City Council on July 25, 2016.

Time Estimate:

Applicant or representative presentation will take approximately five (5) minutes. Staff presentation will take five (5) minutes.

Background:

Attached is a request from Rex Harding/Riedesel Engineering on behalf of Dennis Hournay, property owner/developer of Valencia Park ZDA.

On July 25, 2016 the City Council approved the development as presented subject to the following conditions:

1. Subject to site plan amendments as determined by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and Standards.
2. Subject to the entirety of Valencia Street being constructed in the first phase; if construction begins on the North end Valencia shall connect to 3600 North (Valencia connector width to be determined by City Engineer); if construction starts on the south end, either full construction of Valencia is required, or they can bond for the future phases, with a completion deadline by the year 2022; both scenarios subject to engineering review of the plat.
3. Subject to the perimeter fence being installed prior to Issuance of a building permit, for each phase of the project.
4. Subject to a final plat being recorded prior to any development.
5. Subject to conformance to the Zoning Development Agreement and the Valencia Park Master Development Plan as approved.
6. Subject to an on-site or hired property manager.

Staff was approached by Rex Harding/Riedesel Engineering on behalf of Mr. Hournay/property owner-developer regarding the owners wish to make some changes to the approved ZDA and Master Development Plan. Twin Falls City Code 10-6 states changes to the approved plan may require a new public hearing process. After a general review by Staff, it was determined the revision should be presented to the commission during a public meeting.

The commission is tasked with reviewing the facts and circumstances of this case, along with the surrounding area, and determine if there have been substantial changes to the site plan which would require a new public hearing process prior to development.

Conclusion:

If the commission finds the revised site plan to be in substantial conformance to the approved Valencia Park ZDA plan, staff recommends the commission motion to accept the revised plan as presented. If the commission feels the change is significant staff recommends the commission request the project be brought back through the public hearing process.

Attachments:

1. Narrative and proposed amendment/packet
2. Area/GIS Map Exhibit
3. Original Site Plan
4. ~~Proposed~~ New Site Plan
5. July 25, 2016 CC Packet
6. July 25, 2016 CC Minutes

RECEIVED

AUG 03 2016

CITY OF TWIN FALLS
BUILDING DEPT.

VALENCIA PARK ZDA TOWNHOUSE SUBDIVISION
PROPOSED PROJECT REVISION JUSTIFICATION

a. Reason for the request:

The ZDA Zoning Amendment was passed by the City Council on July 25, 2016 based on the development plan and ZDA commitment that was presented to the Planning and Zoning Commission on June 28, 2016. The developer is proceeding ahead with the platting process.

This proposed revision to the development plan was developed after considering comments from the Planning and Zoning Commission, City Council and public. The concerns that were expressed are:

- There is a lack of storage for the residents of the units.
- The furthest north building located west of Valencia Street is still oriented so that the windows in the back of the unit overlook the neighboring properties.

In addition, we met with the Parks Commission on July 12th and they recommended that the playground not be public due to the cost of maintenance. They would prefer to have the Parks In-Lieu money instead.

Mr. Hourany requested a layout be developed with the addition of single car garages to each dwelling unit. The attached drawing illustrates that change. Also attached is an elevation view of the proposed buildings. This revision addresses the concern that there was a lack of storage for the dwellings. The furthest north building was relocated to the east side of Valencia Street and the playground relocated to the west. The playground will be private for the residence of the Valencia Park subdivision which is how it was presented to the City Council.

b. Effect of Revision:

The revision does reduce the actual landscape areas due to the building size and the increase in parking lot size to accommodate the garage driveway dimensions. However, the buildings were moved 10' closer to the parking lot so the resultant greenspace between the buildings is wider.

The revision results in the following changes to the areas:

Park Area – reduced from 19,596 square feet to 16,274 square feet

Residential Lot Area – increased from 60,648 square feet to 75,792 square feet

Common Area including parking lots – decreased from 225,382 square feet to 213,560 square feet.

We are requesting that this proposed revision be considered minor and that it can be approved by the City Staff without returning to the public hearing process. The ZDA Development Commitment will require a slight revisions and the attached document highlights those changes. Thank you for your assistance in developing this ZDA concept that will be a benefit to the neighborhood and City.

Valencia Park ZDA Townhouse Residential Development

ZDA Development Commitment

Pursuant to All Parts of the Planning Exhibit

This ZDA Development Commitment is made and entered into this ___ day of _____, 2016, by and between the CITY OF TWIN FALLS, State of Idaho, a municipal corporation, hereinafter called "City" and _____ hereinafter called "Developer" for the purpose of developing a residential subdivision as a Zoned Development Agreement (ZDA). The legal description of the property is Lot 2 of the Golden Eagle Subdivision No. 4 a conveyance plat located in the Southwest Quarter of Section 28 Township 10 South, Range 17 east of the Boise Meridian in Twin Falls County, Idaho.

Development and Improvements shall conform to the standards and regulations of the Twin Falls City Code Title 10 – Chapter 4 – Section 5 and Chapter 6 - Section 1, and all references to other sections therein, as amended, except for the following:

- (1) Use Regulations:
 - (A) Permitted Uses: Modified to include: Dwellings – Attached single household (aka Townhouse)
 - (B) Special Uses: Special Use Requested for 4 unit multifamily buildings.
 - (C) Prohibited Uses: None Requested.
- (2) Property Development Standards:
 - (A) Lot Area : Modified as Follows: Residential Lots: Minimum 722 Square Feet
Open Space or Common Area Tracts: No Minimum
 - (B) Lot Occupancy: Modified As Follows: Residential Lots: 100% of Lot Area
Open Space or Common Area Tracts: 0% Occupancy
 - (C) Building Height: no change requested.
 - (D) Yards: Modified as Follows: Residential Lots: No property Line Setback Required
All Buildings shall be a Minimum of 20 feet from exterior boundary.
Street Setbacks: No Change Requested
 - (E) Access: Modified As shown
 1. Valencia Street will be developed as a public street through the development from 3600 North Street to Southwood Avenue. Access to the buildings will be through private driveways and parking lots. **Each dwelling unit will have a single car garage.**
 - (F) Landscaping: Landscaping shown on Master Development Plant to be installed, owned and maintained by Homeowners Association.
 - (G) Off Street Parking: Two off street parking places are provided for each 2-bedroom unit. Two and one-half off street parking places are provided for each 3-bedroom residential unit.

- (H) Signs: Modified to include the following
 - 1. Freestanding signs along Valencia Street will be erected to identify the development as the Valencia Park Subdivision. The signs will be permitted through the Twin Falls Building Department. A photo of a sign similar to the one that is proposed is attached.
- (I) Walls, Fences, Hedges, Trees, Shrubs, and Landscaping Structures: Modified to Include: A minimum of 6' tall white vinyl fence will be installed as exterior screen fencing along the exterior property boundary.
- (3) Other Site development Criteria – if applicable
 - (A) Building Elevations: Project to be Constructed in accordance with the Building Elevations Provide with This Agreement.
 - (B) Density: No Change Requested.
 - (C) Residential Lot Width: Platted townhouse lot width will be a minimum of 20 feet.
 - (D) Residential Lot Depth: Platted townhouse lot length will be a minimum 41 feet.
 - (E) Open Space or Common Area: No minimum or maximum size
 - (F) Multi-Use Transportation Access: No amenities specifically designed for multi-use transportation access are planned.
 - (G) Park: No Change Requested to Park Dedication Procedure.
 - (H) Pathways: The sidewalks will be set back from the curb along Valencia Street and the 3600 North Road and be 6' wide. The sidewalk east of Valencia Street along the north 611 feet of the property will follow along the property boundary.
 - (I) Screening: Modified to include the following
 - 1. Trash containers shall be visibly screened from roadways, adjacent residential areas, and adjacent properties. Screening may consist of landscaping, masonry walls, or vision barrier fencing.
- (4) Architectural Standards: The buildings will be constructed by the developer in accordance with the building elevations included with this application.
- (5) Management Associations: A Valencia Park Homeowner's Association will be formed with documentation recorded at Twin Falls County.
- (6) Project Phasing: The development will be constructed in 6 phases. The schedule for the construction is to complete one or more phases each year starting in 2016 and to be completed by 2022.

If no development has occurred on the ZDA subject parcel within the time identified, the planning and zoning commission and city council may review the original ZDA development requirements and conceptual development plan to ensure their continued validity. If the city determines the concept is no longer valid, then:

- (A) The city may initiate a process to change the zoning classification, or
- (B) New ZDA development requirements and/or a new conceptual development plan may be required to be approved prior to the city issuing a building permit for any portion of the ZDA subject parcel

Developer

STATE OF IDAHO)
)ss.
County of _____)

On this ___ day of _____, 2016, before me, the undersigned, a Notary Public for Idaho, personally appeared _____, known to me to be the persons whose names are subscribed to the within instrument on behalf of said Owner and acknowledged to me that said Owner executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Notary Public for Idaho
Residing at _____, Idaho

CORPORATION

STATE OF IDAHO)
)ss.
County of _____)

On this ___ day of _____, 2016, before me, the undersigned, a Notary Public for Idaho, personally appeared _____, known or identified to me (or proved to me on the oath of _____) to be the president, or vice-president, or secretary or assistant secretary, of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Notary Public for Idaho
Residing at _____, Idaho

PARTNERSHIP

STATE OF IDAHO)
)ss.
County of _____)

On this ___ day of _____, 2016, before me, the undersigned, a Notary Public for Idaho, personally appeared _____, known or identified to me (or proved to me on the oath of _____) to be one of the partners in subscribed partnership name to the foregoing instrument, and acknowledged to me that they executed the same in said partnership name.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Notary Public for Idaho
Residing at _____, Idaho

Aerial Photo Map

Reference Only



South Hills Middle School
(under construction)

SOUTHWOOD AVE

SOUTHWOOD AVE

PONDEROSA ST

DANA ST

VISTA DR

VISTA DR

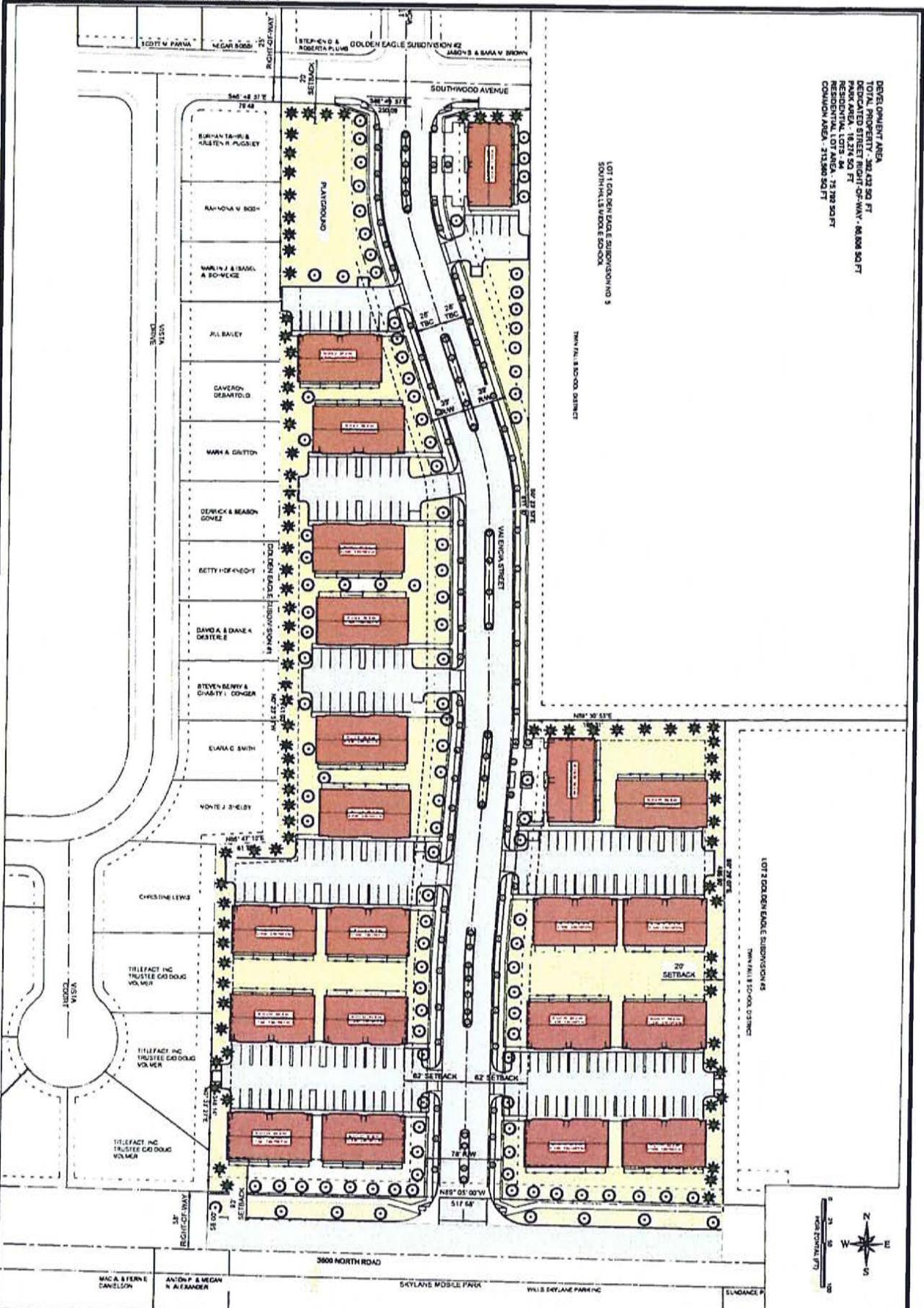
VISTA DR

VISTA CT

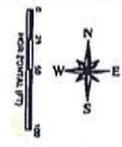
0 200 400 Feet

Aerial Photo - April 2016





DEVELOPMENT AREA
 TOTAL PROPERTY - 29,433 SQ FT
 DEDICATED STREET RIGHT-OF-WAY - 16,808 SQ FT
 PARK AREA - 18,216 SQ FT
 RESIDENTIAL LOT AREA - 71,399 SQ FT
 COMMON AREA - 21,980 SQ FT



**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

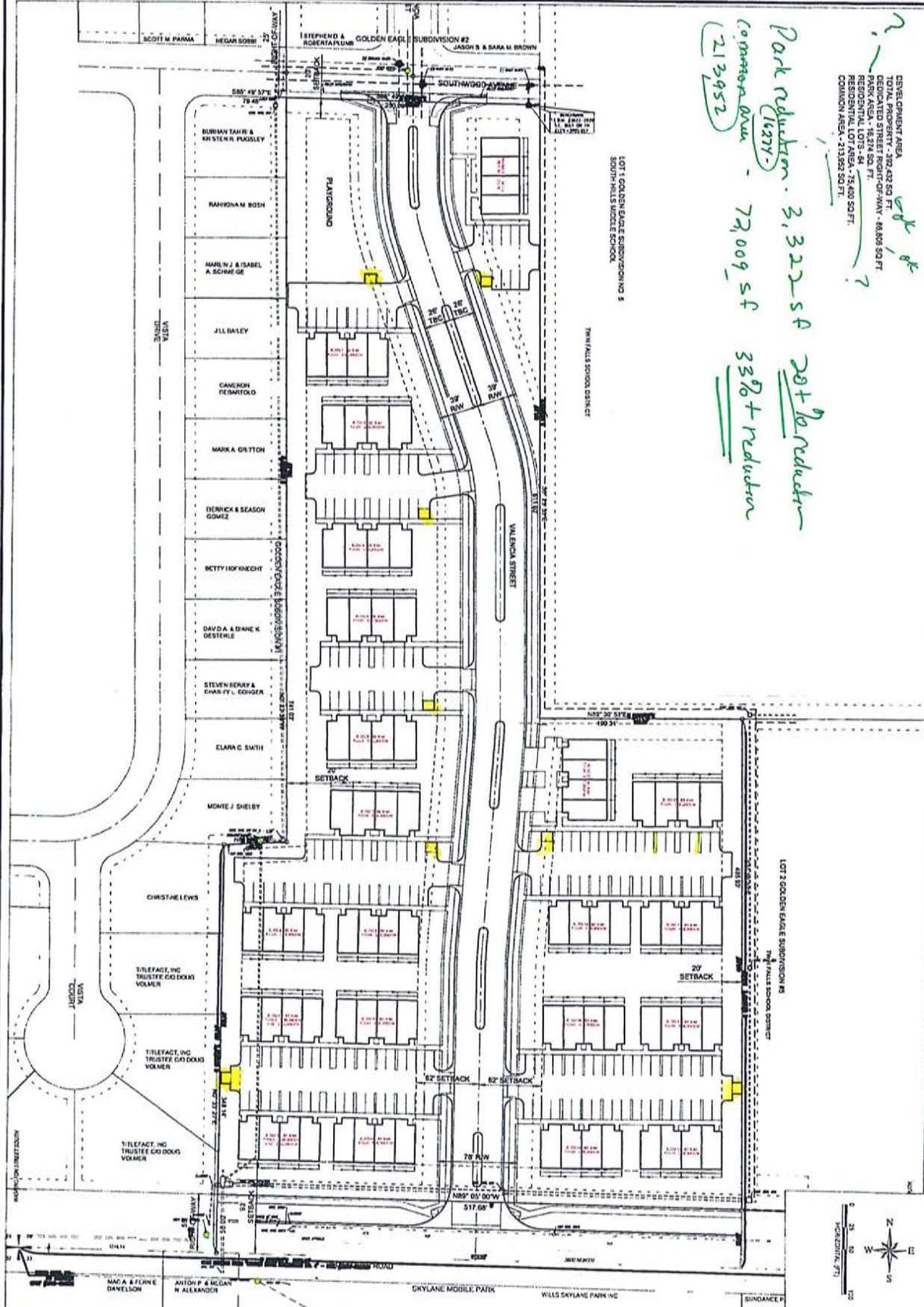
**VALENCIA PARK SUBDIVISION
 ZDA DEVELOPMENT PLANS
 2016**

SITE LAYOUT

NO.	DATE	BY	DESCRIPTION

**RIEDELSEL
 Engineering**

536 C Shreve Avenue W
 York, Pa., 17403
 Phone: (717) 733-3400
 Fax: (717) 734-2748

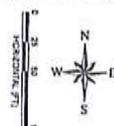


DEVELOPMENT AREA
 275' WIDE
 DEDICATED STREET RIGHT-OF-WAY - 18,800 SQ FT
 RESIDENTIAL LOTS - 94
 RESIDENTIAL LOT AREA - 73,400 SQ FT
 COMMON AREA - 21,350 SQ FT

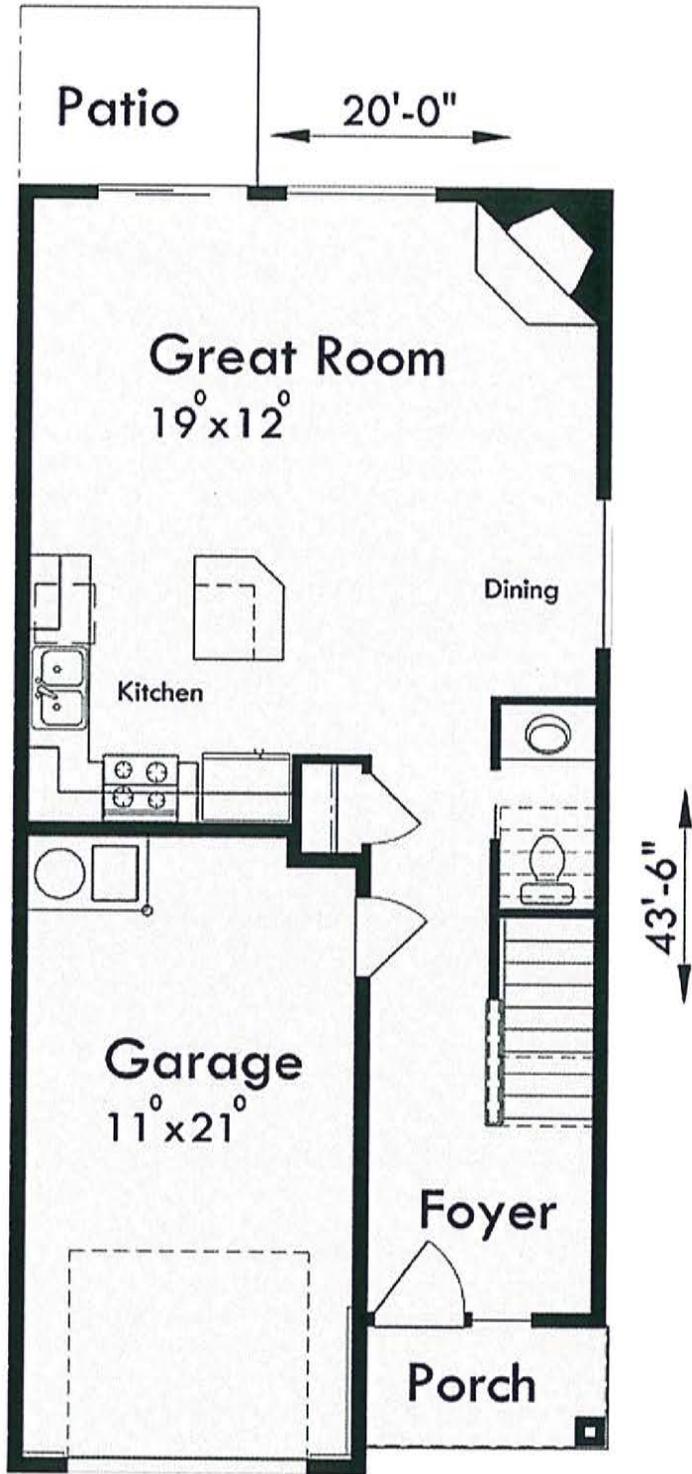
Park Reduction - 3,322 sq ft
 20% Reduction
 72,009 sq ft
 33% + Reduction
 213,952

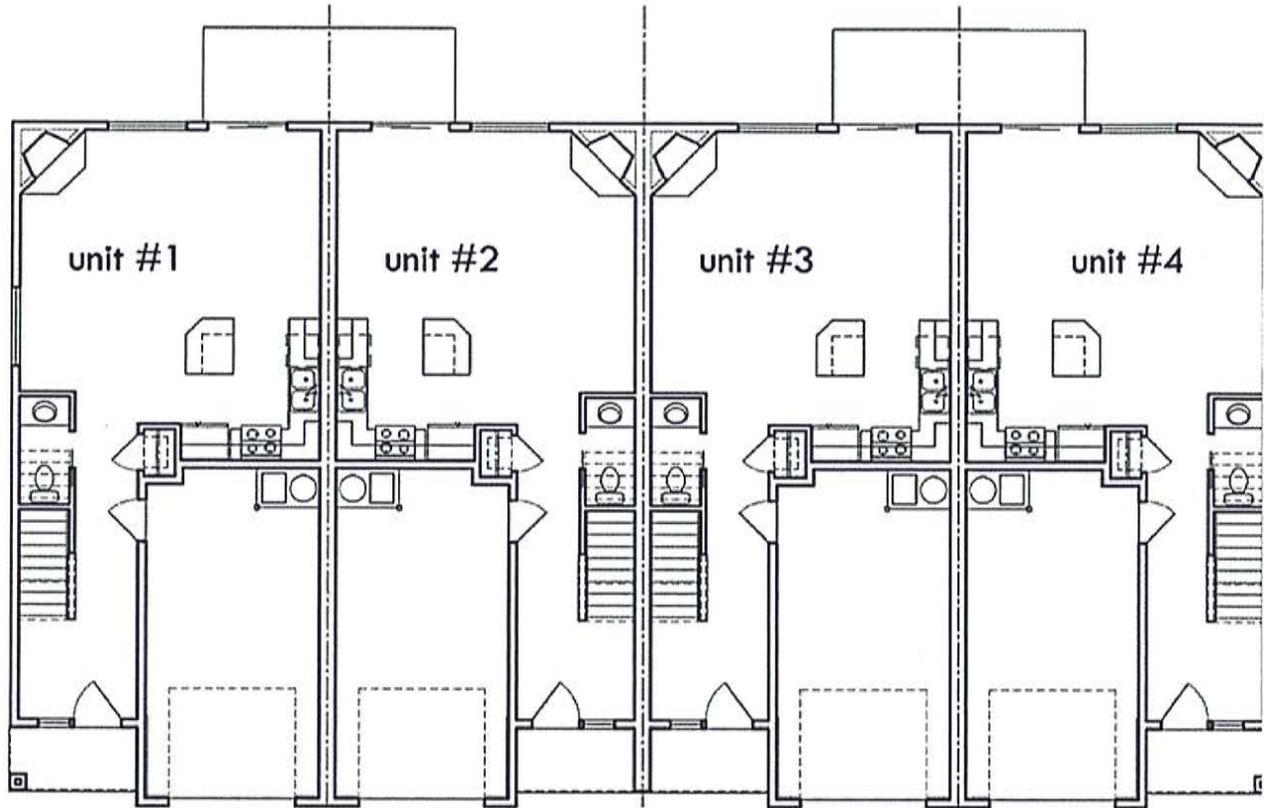
8/3/16 - Proposed Change -

PRELIMINARY NOT FOR CONSTRUCTION	VALENCIA PARK SUBDIVISION ZDA DEVELOPMENT PLANS 2016		REVISIONS NO. DESCRIPTION 1 2 3 4 5 6 7 8 9 10	RIEDESEL Engineering 570-C Shady Avenue NW Twin Falls, ID 83301 Phone: (208) 733-2160 Fax: (208) 733-2168
	SITE LAYOUT			



Total sq. ft.:	1,414
Upper Floor sq. ft:	831
Main Floor sq. ft:	583
Bedrooms:	3
Bathrooms:	2.5
Garage Stalls:	1
Width:	80' 0"
Depth:	43' 6"
Ridge Height:	25' 8"







6:00 P.M.

IV. PUBLIC HEARINGS:

1. Request for a Zoning District Change and Zoning Map Amendment for approximately 9 (+/-) acres from R-4 to R-4 ZDA to develop a planned 4-Plex Townhome development on property located at 2916 East 3600 North.

Clint Boyle, Horrock Engineers, Idaho Falls, reviewed the 4-plex townhome development.

City Council discussion ensued on the following:

- Concerned with an offsite property manager.
- Private park in the development.
- Development of 4-plex townhomes in other communities.
- Limit on units used as rentals.
- Road completion
- Bonding to complete the road.

Rex Harding, Riedesel Engineering, Inc., reviewed the development.

Planner I Spendlove gave staff report using visuals.

Open Public Hearing 6:55 PM

Rex Harding, Riedesel Engineering, Inc. reviewed Valencia Street

Close Public Hearing 6:57 PM

City Council discussion ensued on the following:

- Concerns with Valencia Street completion.
- Community needs this type of development.
- Start on the south end a performance bond be issued to build Valencia Street.
- Start on North End of Valencia Street concerns.
- Cost of the townhouses.

MOTION:

Councilmember Talkington moved to approve a Zoning District Change and Zoning Map Amendment for approximately 9 (+/-) acres from R-4 to R-4 ZDA to develop a Planned 4-Plex Townhome development on property located at 2916 East 3600 North with the following conditions:

1. Subject to site plan amendments as determined by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and Standards.
2. Subject to the entirety of Valencia Street being constructed in the first phase; if construction begins on the North end Valencia shall connect to 3600 North (Valencia connector width to be determined by City Engineer); if construction starts on the south end, either full construction of Valencia is required, or they can bond for the future phases, with a completion deadline by the year 2022; both scenarios subject to engineering review of the plat.

3. Subject to the perimeter fence being installed prior to Issuance of a building permit, for each phase of the project.
4. Subject to a final plat being recorded prior to any development.
5. Subject to conformance to the Zoning Development Agreement and the Valencia Park Master Development Plan as approved.
6. Subject to an on-site or hired property manager.

The motion was seconded by Councilmember Lanting. Roll call vote showed all members present voted in favor of the motion. Approved 5 to 0

V. ADJOURNMENT:

Meeting adjourned at: 7:20 PM

Sharon Bryan, Deputy City Clerk



Public Hearing: MONDAY, JULY 25, 2016

To: Honorable Mayor and City Council

From: Jonathan Spendlove, Planner I

ITEM IV-1

Request: Request for the Council’s consideration for a Zoning District Change and Zoning Map Amendment for 9 (+/-) acres from R-4 to R-4 ZDA to develop a Planned 4-Plex Townhome development on property located at 2916 East 3600 North. c/o Rex Harding, Riedesel Engineering, Inc. on behalf of Dennis Hourany (app. 2777)

Time Estimate:

The applicant’s presentation may take up to fifteen (15) minutes. Staff presentation will take five (5) minutes.

Background:

Applicant:	Status: Property Owner	Size: 9 (+/-) acres
Dennis Hourany PO Box 122 Freedom, WY 83120 925-766-2875 dennis@elitetile.usa	Current Zoning: R-4	Requested Zoning: R-4 ZDA
	Comprehensive Plan: Medium Density Residential	Lot Count: 84 lots, 1 Tract
	Existing Land Use: Undeveloped/Agricultural	Proposed Land Use: Townhome/Rowhouse development-@84 S/F homes on individual lots
Representative:	Zoning Designations & Surrounding Land Use(s)	
Rex Harding Riedesel Engineering Inc. 526 C Shoup Ave W Twin Falls, ID 83301 208-733-2446 rharding@riedeseleng.com	North: R-4, Valencia Ave/Residential	East: R-4, South Hills Middle School under construction
	South: 3600 North Road; R-4, Skylane Trailer Park/Residential	West: R-4, Residential
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-5, 10-6-1, 10-7-6, 10-9, 10-10-1 through 3, 10-11-1 through 9, 10-14-1 through 9	

Approval Process:

As per Twin Falls City Code 10-6-1.7(B) establishing a ZDA:

1. The Planning and Zoning Commission shall complete a preliminary review of the proposed conceptual development plan at a meeting prior to the public hearing for a zoning district and zoning map amendment.
2. After Commission preliminary review, a public hearing shall be held before the Commission; their recommendation will be forwarded to the Council for a zoning district and zoning map amendment.
3. The City Council will hold a public hearing on this request where upon conclusion they shall make a decision on the request.

Budget Impact:

Approval of this request may have a financial impact on the City budget as residential development could bring in additional tax revenue.

Regulatory Impact:

After a public hearing and if the request is approved by the City Council an ordinance shall be prepared, subject to conditions of approval. The Ordinance shall be presented to the City Council for adoption. Upon adoption the ordinance shall be published and codified thereby legally rezoning the property.

History:

This parcel has been zoned R-4 since at least 1978 when our current Title 10; Zoning & Subdivision Regulations was codified. This property is Lot 2 of the Golden Eagle Subdivision Number 4, a Conveyance Plat. This subdivision went through the public hearing process as part of the development for the South Hills Middle School. The subdivision was approved, and recorded in 2014.

On April 12, 2016 a preliminary ZDA presentation was given to the commission followed by a public hearing on April 26, 2016. The commission recommended denial of the project as presented.

On May 31, 2016 the developer held a neighborhood meeting.

On June 28, 2016 the request was again presented with revisions to the Planning & Zoning Commission for a recommendation.

Analysis:

The property is 9 +/- acres and is zoned R-4; Medium Residential. This zone allows a 4-plex by special use permit. The property is located 865' +/- from the intersection of Harrison St S and 3600 N Road. This request is to rezone this property as an R-4 ZDA planned residential 4-plex townhouse development.

The applicant has supplied a revised narrative outlining the project and development goals for this project.

On **May 31, 2016** the developer held a meeting with the surrounding neighbors to discuss their concerns with the development as presented. Upon conclusion of the meeting the developer modified the original design and offered some development modifications and additions to help mitigate the impacts to the neighbors. In summary the changes from the April 26th public hearing and the May 31st neighborhood meeting include, **1)** a reduction in residential development from twenty-two (22) Town House Blocks / 88 single family dwelling units to twenty-one (21) Town House Blocks / 84 single –family dwelling units. Each Block will contain four (4) “Town Houses” lots, each lot shall be built as an attached single family dwelling which also may be purchased individually , **2)** the orientation of 9 out of 10 townhome blocks that are adjacent to residential neighbors on the western boundary of the development shall be located with the side yard adjacent to the fence, **3)** the ends of the townhomes that may overlook the neighbors’ homes or yards will not have any windows; **4)** the trash dumpsters shall be located to the furthest location from the residential neighbors on Vista Drive; **5)** all lighting within Valencia Park shall be “downshielded”, **6)** there shall be an additional depth of landscaping buffer between the development and the residential neighbors – **the minimum depth of landscaping should be defined;** **7)** traffic calming on Valencia Street as deemed appropriate by the City.

The town house blocks will be strategically placed to maximize open space and parking between. The open space, which includes the tenant tot park located at the northeast corner of the development and the landscaped medians on Valencia St, and the parking areas will be owned and maintained by an HOA comprising of the owners. There are no individual garages, covered parking or onsite storage being provided within this project.

The applicant implicates this project to be a good transition between the Middle School on the East and the traditional Single Household subdivision on the West.

Per City Code 10-6: A Conceptual Development Plan and associated written commitment have been provided by the applicant. These documents constitute the elements of the Zoning Development Agreement (ZDA) Subdistrict.

The Conceptual Plan provided shows the layout of the property as desired by the applicant. Each "Town House" may be individually owned on its own platted lot. The remainder of the area surrounding the lots will be owned and maintained collectively by the owners in the Subdivision by creating an HOA.

Per City Code 10-6-1.5: The following list of items shall be included on the ZDA's Residential Master Development Plan

1. Land Use
 - a. *The applicant has shown the proposed land use of Attached Single Household (aka "Town House") on the Conceptual Plan and further clarified that use within the Written Commitment Document.*
2. Streets
 - a. *The applicant has satisfied this by showing the approximate location of Valencia Street and declared it within the Written Commitment Document as a public collector roadway.*
3. Storm Drainage
 - a. *The applicant shows a private Playground for the residents in the NE Corner of the property. This playground could be utilized to meet the Park/Storm Drainage requirements. The actual park / storm water plans are reviewed during the Platting Process and will be required to follow all current codes and standards.*
4. Preliminary Lot Arrangements
 - a. *The applicant has provided preliminary lot arrangements on the Master Development Plan. Each "Row House" will be located on its own lot which can be purchased individually from the other connected "Row House's" within the same block.*

Per City Code 10-6-1.5: The following list of items may be included with the text material to further explain the plan:

1. Multiuse transportation access and pathways
 - a. *The applicant has shown public pathways and sidewalks throughout the development.*
2. Density
 - a. *The applicant has not requested a change in density with this development.*
3. Land Use
 - a. *The R-4 Zone allows a single level 4 plex by Special Use Permit for each building. The applicant has requested approval of the multiple dwelling units without an additional public hearing as part of this development approval.*
4. Building Height
 - a. *The applicant has not requested a change in the building height- maximum height of 35'.*
5. Screening
 - a. *The applicant has committed to a six foot (6') tall white vinyl fence along the perimeter of the property for the entire development.*
6. Landscaped areas
 - a. *The applicant has designated landscape buffers along the perimeter of the property for the entire development and areas for open space which will be owned and maintained by the HOA.*
7. Project scheduling
 - a. *The applicant has provided a development schedule for the project within the Written Commitment. The project will begin this year – 2016, with an anticipated completion in 2022.*
8. Parks and open space
 - a. *The applicant is not requesting changes to the parks dedication procedure.*
9. Other pertinent development data.

- a. *The other data in the Written Commitment includes: Lot Area, Lot Occupancy, Lot Width, Lot Depth, and Yard Setbacks. These items are requested to be modified as shown in the document in order to facilitate the development of the project.*

Per City Code 10-6-1.5: Color renderings or elevations shall also be submitted to illustrate examples of architectural standards or requirements.

The applicant has submitted multiple Building Reference Photos with this application. Although the photos depict varying types of structures, the basic architectural elements are the same throughout; Pitched Roofs, 2 story attached single family dwellings, Siding – stucco – brick – rock combo are the presented material buildings.

Possible Impacts:

Staff does not foresee the land use of “Townhouses” being a drastic departure from the permitted uses within this medium density zoning district. Each townhouse will have the opportunity to be owned independently. This basic element of ownership is more in-line with a typical residential subdivision rather than an apartment complex.

This development has appropriately set aside a reasonable amount of open space between the buildings. This will help soften the visual impact of the clustered Townhouses, and offer an informal park area for the residents. Additionally, a park area will be developed in the northeast portion of the development for the tenants of the development.

Due to the rapid development in the area with the new Middle School staff does feel it necessary to complete Valencia Street in its entirety as soon as possible in order to facilitate better circulation in the area. It would be poor judgement to overlook the impacts additional housing would have on the existing neighborhood and traffic network, particularly Valencia and Southwood.

Staff does not feel the overall development to have any greater impact on the area than a typical subdivision would, and we feel it is in conformance with the Comprehensive Plan. Going through the ZDA process has allowed the developer to introduce a concept not outright permitted within our code. It has also offered a public forum for the nearby property owners and residents to become acquainted and view the project prior to construction.

As we move forward with the process, Staff will ensure the project conforms to the requirements of the ZDA Code Sections.

On **April 12, 2016** the Commission held a preliminary presentation on this request. There were questions and comments from the Commission and from adjacent neighbors.

On **April 26, 2016** the Commission held the public hearing for this request. Upon conclusion of the applicants presentation, staff’s presentation, public comment and commission deliberation the request, as presented, was recommended for denial by a vote of 2 for and 6 against.

On **May 31, 2016** the developer met with the surrounding neighbors to discuss their concerns and review possible changes to the master development plan.

On June 28, 2016 there was a public hearing where the developer presented a revised development plan with modifications to the Planning and Zoning Commission. Upon conclusion of the applicant's presentation, staff's presentation, public comment and commission deliberations the Commission unanimously recommended approval of the request as presented subject to the following conditions:

1. Subject to site plan amendments as determined by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and Standards.
2. Subject to the entirety of Valencia Street being constructed in the first phase, subject to engineering review of the plat.
3. Subject to the perimeter fence being installed prior to issuance of a building permit, for each phase of the project.
4. Subject to a final plat being recorded prior to any development.
5. Subject to conformance to the Zoning Development Agreement and the Valencia Park Master Development Plan as approved.

During the June 28, 2016 Planning & Zoning public hearing the developer made a verbal commitment to have a manager living onsite. If the City Council approves the request this evening staff feels a condition should be added to have an onsite manager as a condition of approval and codified within the Zoning Development Agreement prior to adoption.

The ZDA Memo of Commitment shall be attached to the Ordinance prior to recordation.

Conclusion:

If the City Council grants this request for approval of the Valencia Park ZDA Development, as presented, staff recommends the five (5) conditions as recommended by the Commission plus the following:

6. **Subject to a manager living onsite with this requirement codified within the Zoning Development Commitment prior to recordation.**

Attachments:

- | | |
|------------------------------------|---|
| 1. Narrative (2) | 6. Building Reference Photos |
| 2. Zoning Vicinity Map | 7. Written Commitment Document |
| 3. Aerial Photo Map | 8. June 28, 2016 P&Z Staff Report and Minutes |
| 4. Future Land Use Map | 9. Site Photos |
| 5. Conceptual Development Plan (2) | |

5700 East Franklin Road, Suite 160
Nampa, Idaho 83687
www.horrocks.com



Idaho Office
Tel: 208 463 4197
Fax: 208 463 7561

June 16, 2016

Rene'e V. Carraway-Johnson
Planning & Zoning Manager
City of Twin Falls
PO Box 1907
Twin Falls, Idaho 83303-1907

RECEIVED

JUN 17 2016

CITY OF TWIN FALLS
BUILDING DEPT.

Subject: Valencia Park ZDA Resubmittal

Dear Ms. Carraway - Johnson:

Following the April 26, 2015 Planning and Zoning Commission hearing for Valencia Park Subdivision, the developer of Valencia Park made substantial changes to the subdivision layout to address concerns expressed by neighbors at the April Planning and Zoning Commission hearing. The developer's team also held a Neighborhood Meeting on May 31, 2016 to meet with neighbors of the proposed subdivision to present the revised site plan and gather additional comments on the layout.

Following is a summary of the Valencia Park layout changes:

- The orientation of the proposed buildings (for nine of the ten townhomes) adjacent to Vista Drive has been changed so that the ends of the townhouse units are now adjacent to Vista Drive
 - The ends of the townhouse units do not have windows that will overlook neighbors' homes or yards
- One four-plex building has been removed from the subdivision layout; there are now 21 proposed four-plex buildings
- Trash dumpsters have been moved away from the fence line shared with the Vista Drive neighbors

- Additional landscaping has been added to the buffer between Valencia Park Subdivision and the homes on Valencia Drive

Summary of May 31, 2016 Neighborhood Meeting

Notice of the neighborhood meeting was mailed to all neighbors who received notices of the April Planning and Zoning Commission hearing for Valencia Park Subdivision. Approximately 15 neighbors attended the meeting and the neighbors were overwhelmingly in favor of the new revised layout. The previous layout for Valencia Park Subdivision featured a number of buildings with windows that directly overlooked the homes on Vista Drive; neighbors were happy to see that these buildings had been reoriented and that there were no longer windows overlooking their homes. Neighbors were similarly please to see that the trash dumpsters had been moved away from the fence line.

Additional requests made by the neighbors included:

- A request to provide "downshielding" on lights in Valencia Park Subdivision to reduce lights shining into adjacent homes - The developer has agreed to this.
- A request for additional landscaping along the fence line shared with Vista Drive – The developer has agreed to this.
- A request to provide "traffic calming" measures on Valencia Street - The developer will work with the City of Twin Falls to accommodate any traffic calming measures deemed appropriate by the City for the design of Valencia Street.

We are respectfully requesting your reevaluation of the changes which have been made to Valencia Park Subdivision. The developer of Valencia Park listened carefully to the concerns of neighboring residents at the April Planning Commission hearing and he has worked to address these concerns and create a development that is more compatible with the neighborhood.

Sincerely,
Horrocks Engineers

Wendy Kirkpatrick Shrief, AICP

VALENCIA PARK ZDA TOWNHOUSE SUBDIVISION
ZONING DISTRICT CHANGE AND ZONING MAP AMENDMENT
ZONING DEVELOPMENT AGREEMENT APPLICATION
PROJECT JUSTIFICATION, CONFORMANCE AND COMPATIBILITY

a. Reason for the request:

The property for the proposed Valencia Park ZDA Townhouse Subdivision is located in the R-4 Medium Density Residential District. This application for Zoning District Change and Zoning Map Amendment is in accordance with the City of Twin Falls Code Section 10-4-5.2 B.6.c that allows the construction of attached dwellings with 4 units per building with a special use permit in the R-4 Zone. This townhome subdivision will be developed following the conceptual development plan that is included with this application. The ZDA plan shows the intended use of the land in a visual manner and by written documentation of the proposals and standards.

b. Statement:

i. Relationship to Comprehensive Plan

The Future Land Use Map included in the 2009 City of Twin Falls Comprehensive Plan designates the subject property and surrounding area as Residential Medium Density. The proposed development with attached dwellings with 4-unit buildings will have 22 buildings with 88 residential units within the 9 acre development. This provides an area compatible with the Comprehensive Plan designation that is intended to promote and preserve medium density residential development and provide a residential environment to allow the present and future residents to live and play in an area with space for personal privacy, minimum vehicular traffic that is free from the encumbrance by commercial and industrial activities.

ii. Compatibility with the Surrounding Area

The proposed development is compatible with the existing uses in the surrounding area. The adjacent properties along the west property boundary are part of the Golden Eagle Subdivision No. 1. The properties located to the north across Southwood Avenue are part of the Golden Eagle Subdivision No. 2. The property located to the south across the 3600 North Road is part of the Skylane Mobile Home Park. The property located adjacent to the east boundary is currently being developed for the new Twin Falls School District South Hills Middle School. The current uses in the area are residential in nature with small lots and affordable construction. The proposed development provides a transition from the small lot single family homes to the new school and is compatible with the existing residential uses in the area.

iii. **Intended Use/Development of the Property**

The intended development of the property includes 22 buildings that include 4 attached dwelling units each with off street parking. The building density provides affordable townhomes with adequate open space with landscaping, play areas and walking/riding trails.

iv. **Requested Exceptions for Specific Uses and/or Development Standards**

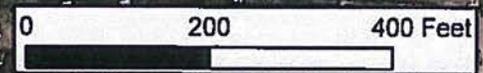
The R-4 Zoning District allows duplex dwellings. Fourplex dwellings are not permitted outright, however they are with a Special Use permit. This development will have 4 dwelling units per building with each individually owned dwelling on a separate platted lot. No other land use / development allowances are requested.

Aerial Photo Map

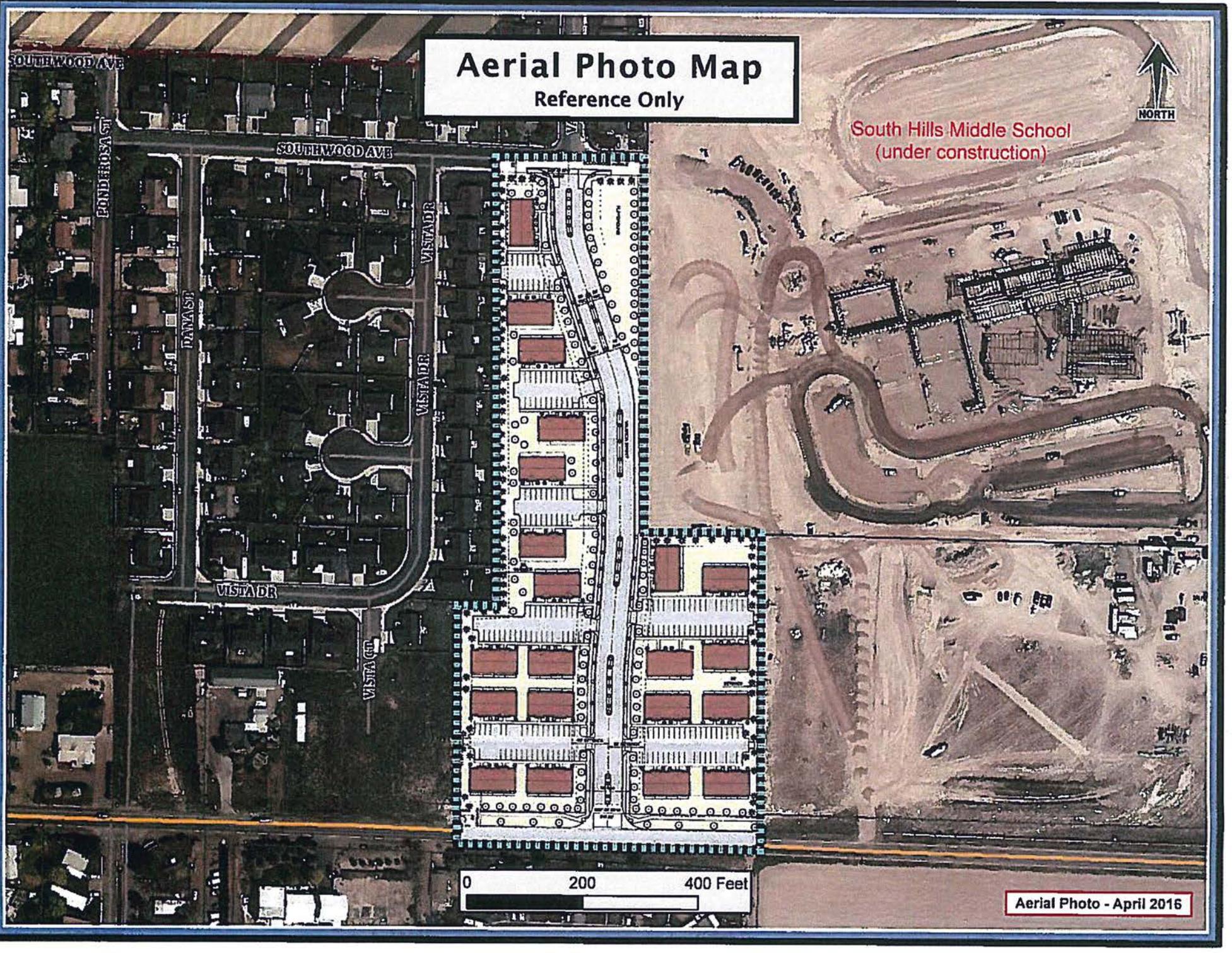
Reference Only



South Hills Middle School
(under construction)



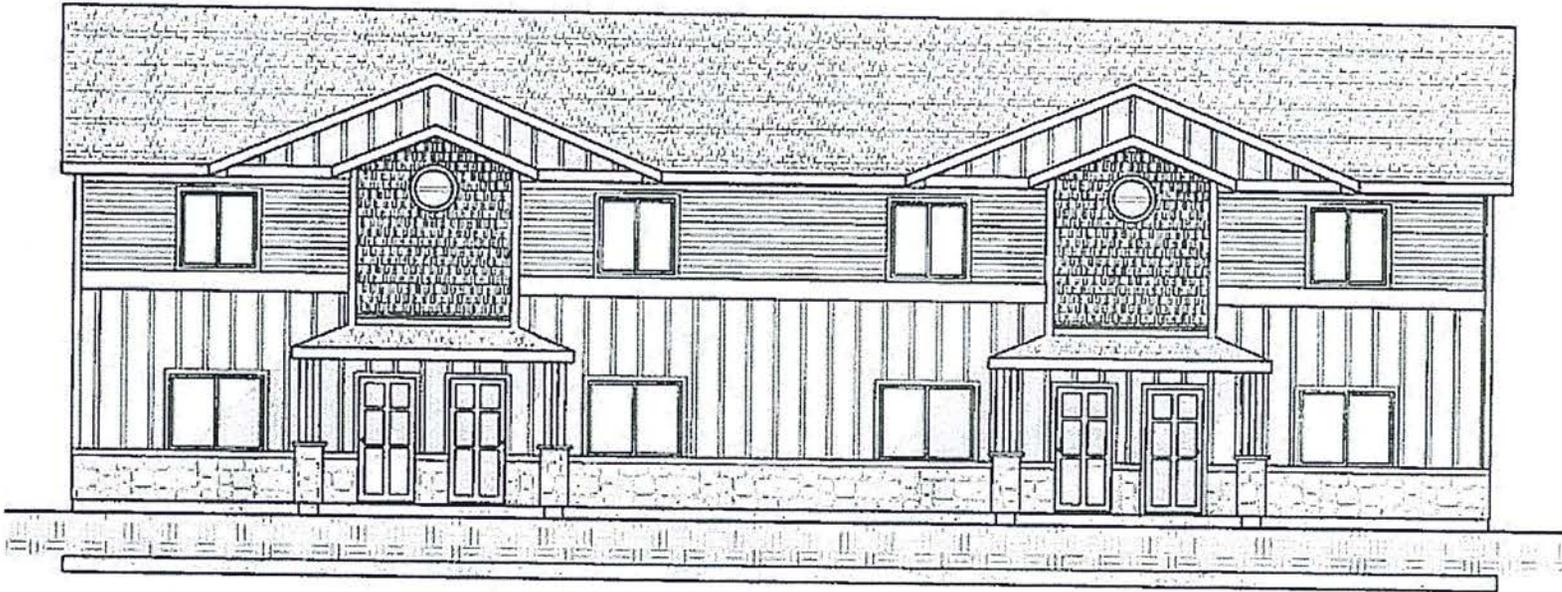
Aerial Photo - April 2016





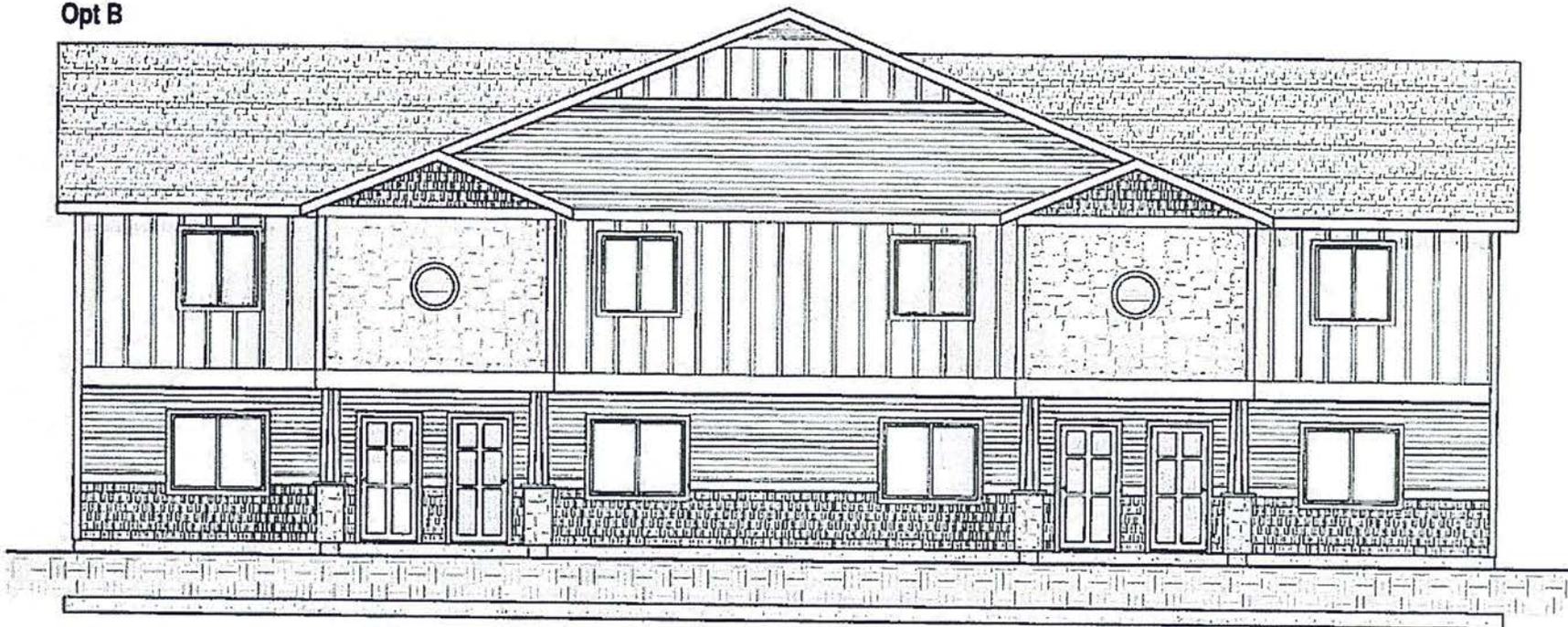
RECEIVED
MAY 24 2016
CITY OF TWIN FALLS
PLANNING & ZONING

Opt A



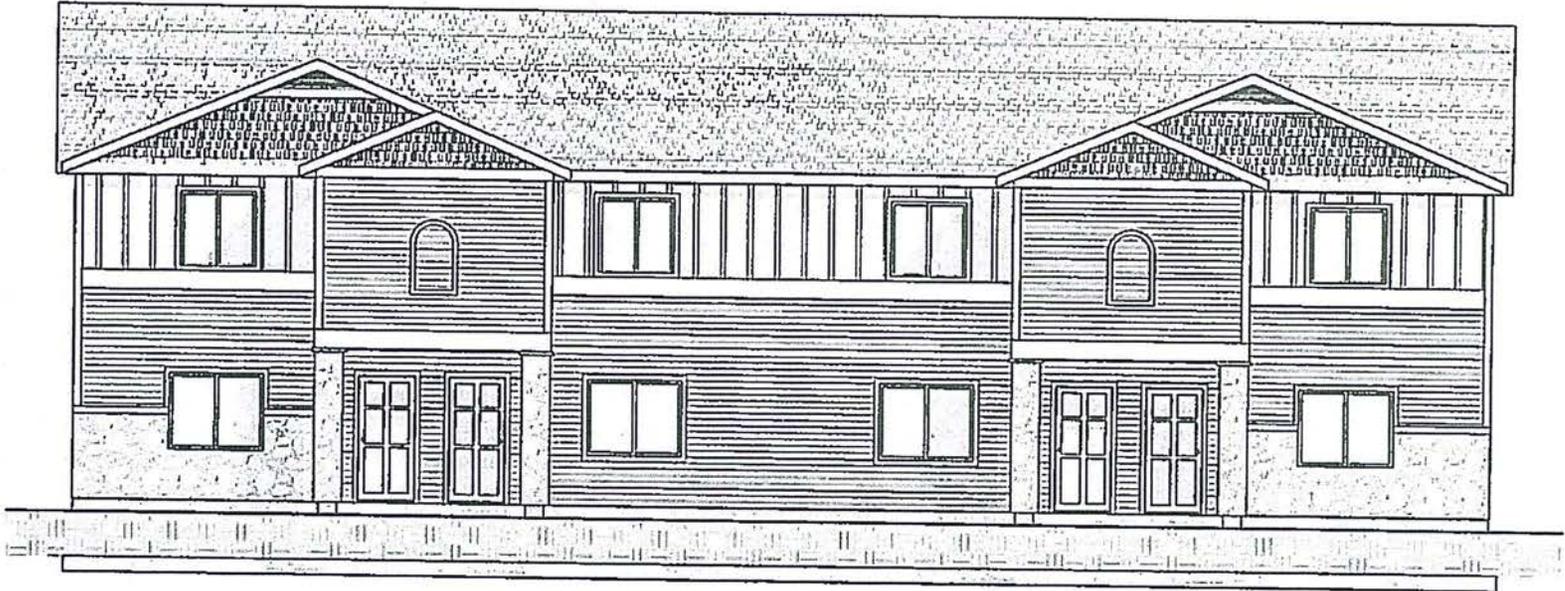
RECEIVED
MAY 24 2016
CITY OF TWIN FALLS
PLANNING & ZONING

Opt B



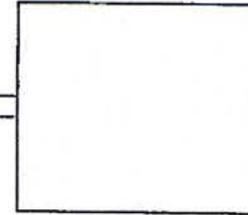
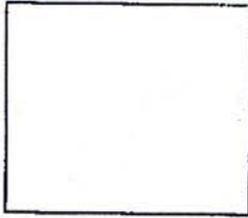
RECEIVED
MAY 24 2016
CITY OF TWIN FALLS
PLANNING & ZONING

Opt C



RECEIVED
MAY 24 2016
CITY OF TWIN FALLS
PLANNING & ZONING

TOP VIEW



152"

2125-2167

ASPEN GROVE

12th Street

52"



DOUBLE SIDED MONUMENT SIGN

Quan. 1
Cost - \$3,885.95 plus tax
Installation - \$300.00
City of I.F. Permit - \$100.00

RECEIVED
MAY 24 2016
CITY OF TWIN FALLS
PLANNING & ZONING

Copyright © 2013 Signature Signs, Inc.

THIS ART IS THE PROPERTY OF SIGNATURE SIGNS AND IS NOT TO BE DUPLICATED OR COPIED. IT WAS CREATED FOR THE SOLE PURPOSE OF VIEWING BY RECIPIENT. IT IS NOT TO BE RELEASED TO OUTSIDE PARTIES. IF NO CONTRACT IS INITIATED WITH SIGNATURE SIGNS, THE ART IS TO BE RETURNED IN FULL. ANY DUPLICATION AND OR COPYING OF THIS ART, IN PART OR WHOLE IS PROHIBITED. ANY VIOLATION OF THESE TERMS WILL RESULT IN PENALTIES AND PROSECUTION UNDER COPYRIGHT LAWS.

OK as is OK with changes

I hereby authorize Signature Signs, Inc. to proceed with the scope of work as described above. I also agree to the following terms of payment: Minimum 50% down; balance due upon completion. Work will commence after receipt of the 50% down payment.

Signed: _____ Date: _____



SIGNATURE SIGNS

Phone: 208-523-7446

Fax: 208-523-7456

2349 N. Woodruff Ave. Idaho Falls, ID 83401

RECEIVED

MAY 24 2016

CITY OF TWIN FALLS
PLANNING & ZONING

Valencia Park ZDA Townhouse Residential Development

ZDA Development Commitment

Pursuant to All Parts of the Planning Exhibit

This ZDA Development Commitment is made and entered into this ___ day of _____, 2016, by and between the CITY OF TWIN FALLS, State of Idaho, a municipal corporation, hereinafter called "City" and _____ hereinafter called "Developer" for the purpose of developing a residential subdivision as a Zoned Development Agreement (ZDA). The legal description of the property is Lot 2 of the Golden Eagle Subdivision No. 4 a conveyance plat located in the Southwest Quarter of Section 28 Township 10 South, Range 17 east of the Boise Meridian in Twin Falls County, Idaho.

Development and Improvements shall conform to the standards and regulations of the Twin Falls City Code Title 10 – Chapter 4 – Section 5 and Chapter 6 - Section 1, and all references to other sections therein, as amended, except for the following:

- (1) Use Regulations:
 - (A) Permitted Uses: Modified to include: Dwellings – Attached single household (aka Townhouse)
 - (B) Special Uses: No Changes Requested.
 - (C) Prohibited Uses: None Requested.
- (2) Property Development Standards:
 - (A) Lot Area : Modified as Follows: Residential Lots: Minimum 722 Square Feet
Open Space or Common Area Tracts: No Minimum
 - (B) Lot Occupancy: Modified As Follows: Residential Lots: 100% of Lot Area
Open Space or Common Area Tracts: 0% Occupancy
 - (C) Building Height: no change requested.
 - (D) Yards: Modified as Follows: Residential Lots: No property Line Setback Required
All Buildings shall be a Minimum of 20 feet from exterior boundary.
Street Setbacks: No Change Requested
 - (E) Access: Modified As shown
 1. Valencia Street will be developed as a public street through the development from 3600 North Street to Southwood Avenue. Access to the buildings will be through private driveways and parking lots.
 - (F) Landscaping: Landscaping shown on Master Development Plant to be installed, owned and maintained by Homeowners Association.
 - (G) Off Street Parking: Two off street parking places are provided for each 2-bedroom unit.
Two and one-half off street parking places are provided for each 3-bedroom residential unit.
 - (H) Signs: Modified to include the following

1. Freestanding signs along Valencia Street will be erected to identify the development as the Valencia Park Subdivision. The signs will be permitted through the Twin Falls Building Department. A photo of a sign similar to the one that is proposed is attached.
- (I) Walls, Fences, Hedges, Trees, Shrubs, and Landscaping Structures: Modified to Include: A minimum of 6' tall white vinyl fence will be installed as exterior screen fencing along the exterior property boundary.
- (3) Other Site development Criteria – if applicable
- (A) Building Elevations: Project to be Constructed in accordance with the Building Elevations Provide with This Agreement.
- (B) Density: No Change Requested.
- (C) Residential Lot Width: Platted townhouse lot width will be 19 feet.
- (D) Residential Lot Depth: Platted townhouse lot length will be 38 feet.
- (E) Open Space or Common Area: No minimum or maximum size
- (F) Multi-Use Transportation Access: No amenities specifically designed for multi-use transportation access are planned.
- (G) Park: No Change Requested to Park Dedication Procedure.
- (H) Pathways: The sidewalks will be set back from the curb along Valencia Street and the 3600 North Road and be 6' wide. The sidewalk east of Valencia Street along the north 611 feet of the property will follow along the property boundary.
- (I) Screening: Modified to include the following
1. Trash containers, outdoor storage, and such facilities shall be visibly screened from roadways, adjacent residential areas, and adjacent properties. Screening may consist of landscaping, masonry walls, or vision barrier fencing.
- (4) Architectural Standards: The buildings will be constructed by the developer in accordance with the building elevations included with this application.
- (5) Management Associations: A Valencia Park Homeowner's Association will be formed with documentation recorded at Twin Falls County.
- (6) Project Phasing: The development will be constructed in 6 phases starting at the north end and working to the south. The schedule for the construction is to complete one or more phases each year starting in 2016 and to be completed by 2022.

If no development has occurred on the ZDA subject parcel within the time identified, the planning and zoning commission and city council may review the original ZDA development requirements and conceptual development plan to ensure their continued validity. If the city determines the concept is no longer valid, then:

- (A) The city may initiate a process to change the zoning classification, or
- (B) New ZDA development requirements and/or a new conceptual development plan may be required to be approved prior to the city issuing a building permit for any portion of the ZDA subject parcel

RECEIVED

MAY 24 2016

CITY OF TWIN FALLS
PLANNING & ZONING

Developer

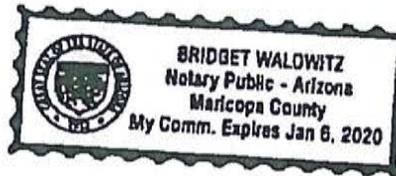
[Signature]
Dennis Hourany

STATE OF ~~Idaho~~ Arizona,
County of Maricopa) ss.

On this 1st day of April, 2016, before me, the undersigned, a Notary Public for Idaho, personally appeared Dennis Hourany, known to me to be the persons whose names are subscribed to the within instrument on behalf of said Owner and acknowledged to me that said Owner executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

[Signature]
Notary Public for ~~Idaho~~ Arizona
Residing at Scottsdale, ~~Idaho~~ Arizona





Public Hearing: TUESDAY, JUNE 28, 2016

To: Planning & Zoning Commission

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

AGENDA ITEM IV-1

Request: Request for the Commission's recommendation on a Zoning District Change and Zoning Map Amendment for 9 (+/-) acres from R-4 to R-4 ZDA to develop a Planned 4-Plex Townhome development on property located at 2916 East 3600 North. c/o Rex Harding, Riedesel Engineering, Inc. on behalf of Dennis Hourany (app. 2777)

Time Estimate:

The applicant's presentation may take up to fifteen (15) minutes. Staff presentation will take five (5) minutes.

Background:

Applicant:	Status: Property Owner	Size: 9 (+/-) acres
Dennis Hourany PO Box 122 Freedom, WY 83120 925-766-2875 dennis@elitatile.usa	Current Zoning: R-4	Requested Zoning: R-4 ZDA
	Comprehensive Plan: Medium Density Residential	Lot Count: 84 lots, 1 Tract
	Existing Land Use: Undeveloped/Agricultural	Proposed Land Use: Townhome/Rowhouse development-@84 S/F homes on individual lots
Representative:	Zoning Designations & Surrounding Land Use(s)	
Rex Harding Riedesel Engineering Inc. 526 C Shoup Ave W Twin Falls, ID 83301 208-733-2446 rharding@riedeseleng.com	North: R-4, Valencia Ave/Residential	East: R-4, South Hills Middle School under construction
	South: 3600 North Road; R-4, Skylane Trailer Park/Residential	West: R-4, Residential
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-5, 10-6-1, 10-7-6, 10-9, 10-10-1 through 3, 10-11-1 through 9, 10-14-1 through 9	

Approval Process:

As per Twin Falls City Code 10-6-1.7(B) establishing a ZDA:

1. The Planning and Zoning Commission shall complete a preliminary review of the proposed conceptual development plan at a meeting prior to the public hearing for a zoning district and zoning map amendment.
2. After Commission preliminary review, a public hearing shall be held before the Commission; their recommendation will be forwarded to the Council for a zoning district and zoning map amendment.

Budget Impact:

Approval of this request may have a financial impact on the City budget as residential development could bring in additional tax revenue.

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:

This parcel has been zoned R-4 since at least the 1980's when our current Title 10; Zoning & Subdivisions chapter was put in place. This property is Lot 2 of the Golden Eagle Subdivision Number 4 Conveyance Plat. This subdivision went through the public hearing process as part of the development for the South Hills Middle School. The subdivision was approved, and recorded in 2014.

On April 12, 2016 a preliminary ZDA presentation was given to the commission followed by a public hearing on April 26, 2016. The commission recommended denial of the project as presented. Tonight is a resubmittal of the project with changes.

Analysis:

AS YOU HAVE JUST HEARD

The applicant has supplied a revised narrative outlining the project and development goals for this project.

On May 31, 2016 the developer held a meeting with the surrounding neighbors to discuss their concerns with the development as presented. Upon conclusion of the meeting the developer modified the original design and offered some development modification and additions to help mitigate the impacts to the neighbors. In summary the changes from the April 26th public hearing include, **1)** a reduction in residential development from twenty-two (22) Town House Blocks / 88 single family dwelling units to twenty-one (21) Town House Blocks / 84 single – family dwelling units. Each Block will contain four (4) "Town Houses" lots, each lot shall be built as a single family dwelling, **2)** the orientation of 9 out of 10 townhomes that are adjacent to residential neighbors on the western boundary of the development shall be located with the side yard adjacent to the fence, **3)** the ends of the townhomes that may overlook the neighbors' homes or yards will not have any windows; **4)** the trash dumpsters shall be located to the furthest location from the residential neighbors on Vista Drive; **5)** all lighting within Valencia Park shall be "downshielded", **6)** there shall be an additional depth of landscaping buffer between the development and the residential neighbors – *depth should be defined*; **7)** traffic calming on Valencia Street as deemed appropriate by the City.

The town house blocks will be strategically placed to maximize open space and parking between. The open space and parking areas will be owned and maintained by an HOA comprising of the owners. There are no individual garages, covered parking or onsite storage being provided within this project.

The applicant implicates this project to be a good transition between the Middle School on the East and the traditional Single Household subdivision on the West.

Per City Code 10-6: A Conceptual Development Plan and associated written commitment have been provided by the applicant. These documents constitute the elements of the Zoning Development Agreement (ZDA) Subdistrict.

The Conceptual Plan provided shows the layout of the property as desired by the applicant. Each "Town House" will be individually owned on its own platted lot. The remainder of the area surrounding the lots will be owned and maintained collectively by the owners in the Subdivision by creating an HOA.

Per City Code 10-6-1.5: The following list of items shall be included on the Residential Conceptual Development Plans:

1. Land Use

- a. *The applicant has shown the proposed land use of Attached Single Household (aka "Town House") on the Conceptual Plan and further clarified that use within the Written Commitment Document.*

2. Streets

- a. *The applicant has satisfied this by showing the approximate location of Valencia Street and declared it within the Written Commitment Document as a public collector roadway.*

3. Storm Drainage

- a. *The applicant shows a private Playground for the residents in the NE Corner of the property. This playground could be utilized to meet the Park/Storm Drainage requirements. The actual park / storm water plans are reviewed during the Platting Process and will be required to follow all current codes and standards.*

4. Preliminary Lot Arrangements

- a. *The applicant has provided preliminary lot arrangements on the Master Development Plan. Each "Row House" will be located on its own lot which can be purchased individually from the other connected "Row House's" within the same block.*

Per City Code 10-6-1.5: The following list of items may be included with the text material to further explain the plan:

1. Multiuse transportation access and pathways

- a. *The applicant has shown public pathways and sidewalks throughout the development.*

2. Density

- a. *The applicant has not requested a change in density with this development.*

3. Land Use

- a. *The R-4 Zone allows a single level 4 plex by Special Use Permit for each building. The applicant has requested approval of the multiple dwelling units without an additional public hearing as part of this development approval.*

4. Building Height

- a. *The applicant has not requested a change in the building height- maximum height of 35'.*

5. Screening

- a. *The applicant has committed to a six foot (6') tall white vinyl fence along the perimeter of the property for the entire development.*

6. Landscaped areas

- a. *The applicant has designated landscape buffers along the perimeter of the property for the entire development and areas for open space which will be owned and maintained by the HOA.*

7. Project scheduling

- a. *The applicant has provided a development schedule for the project within the Written Commitment. The project will begin this year – 2016, with an anticipated completion in 2022.*

8. Parks and open space

- a. *The applicant is not requesting changes to the parks dedication procedure.*

9. Other pertinent development data.

- a. *The other data in the Written Commitment includes: Lot Area, Lot Occupancy, Lot Width, Lot Depth, and Yard Setbacks. These items are requested to be modified as shown in the document in order to facilitate the development of the project.*

Per City Code 10-6-1.5: Color renderings or elevations shall also be submitted to illustrate proposed architectural standards or requirements.

The applicant has submitted multiple Building Reference Photos with this application. Although the photos depict varying types of structures, the basic architectural elements are the same throughout; Pitched Roofs, 2 story attached single family dwellings, Siding – stucco – brick – rock combo are the presented material buildings.

Possible Impacts:

Staff does not foresee the land use of “Townhouses” being a drastic departure from the permitted uses within this zoning district. Each townhouse will have the opportunity to be owned independently. This basic element of ownership is more in-line with a typical residential subdivision rather than an apartment complex.

This development has appropriately set aside a reasonable amount of open space between the buildings. This will help soften the visual impact of the clustered Townhouses, and offer an informal park area for the residents. Additionally, a park area will be dedicated in the northeast portion of the development as per the platting requirements.

Due to the rapid development in the area with the new Middle School staff does feel it necessary to complete Valencia Street in its entirety as soon as possible in order to facilitate better circulation in the area. It would be poor judgement to overlook the impacts additional housing would have on the existing neighborhood and traffic network, particularly Valencia and Southwood.

Staff does not feel the overall development to have any greater impact on the area than a typical subdivision would, and we feel it is in conformance with the Comprehensive Plan. Going through the ZDA process has allowed the developer to introduce a concept not outright permitted within our code. It has also offered a public forum for the nearby property owners and residents to become acquainted and view the project prior to construction.

As we move forward with the process, Staff will ensure the project conforms to the requirements of the ZDA Code Sections.

On April 12, 2016 the Commission held a preliminary presentation on this request. There were questions and comments from the Commission and from adjacent neighbors.

On April 26, 2016 the Commission held the public hearing for this request. Upon conclusion of the applicants presentation, staff's presentation, public comment and commission deliberation the request, as presented, was recommended for denial by a vote of 2 for and 6 against.

On May 31, 2016 the developer met with the surrounding neighbors to discuss their concerns and review possible changes to the master development plan. Tonight is a result of the developer's modifications and new presentation.

Upon a recommendation by the Commission this request will be scheduled for a public hearing before the City Council. The City Council may approve this request as presented, deny this request or approve it with additional conditions. If approved, an ordinance will be prepared and presented to the City Council for approval. The ZDA Memo of Commitment shall be attached to the Ordinance.

Conclusion:

If the commission recommends approval of the Valencia Park ZDA Development, as presented, staff recommends the following conditions:

1. Subject to site plan amendments as determined by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and Standards.
2. Subject to the entirety of Valencia Street being constructed in the first phase., subject to Engineering review of the plat.
3. Subject to the perimeter fence being installed prior to issuance of a building permit, for each phase of the project.
4. Subject to a final plat being recorded prior to any development.
5. Subject to conformance to the Zoning Development Agreement and the Valencia Park Master Development Plan as approved.

Attachments:

- | | |
|------------------------------------|--|
| 1. Narrative (2) | 6. Building Reference Photos |
| 2. Zoning Vicinity Map | 7. Written Commitment Document |
| 3. Aerial Photo Map | 8. April 12 th & April 26 P&Z Minutes |
| 4. Future Land Use Map | 9. Site Photos |
| 5. Conceptual Development Plan (2) | |

**Planning & Zoning Commission Minutes
June 28, 2016**

to any development and the applicant would like to develop the property under a ZDA plan. The east side of the development has not changed from the original presentation on April 26, 2016. After the April 26, 2016 meeting the developer met with the neighbors and has attempted to address their concerns, by making changes to the property on the west side of the development. The concerns were related to windows facing the existing back yards and density. The buildings have been turned so that the side of the buildings faces the existing back yards with no windows. They have reduced the number of units from 88 to 84. Another concern brought up by the Commission was related to density with this layout. He explained with the R-4 zoning there is an allowance for 4plex units which would require 11,000 sq. ft. for the development of each building if all four units are on the same level; each of these units will be on the same level. On the west side of the development the buildings are on approximately 14026 sq. ft. area which exceeds the 11,000 sq. ft. requirement. On the east side the lots are approximately 12, 953 sq. ft. area. The other concern brought forth was the location of the dumpsters, they have all been moved over close to the Valencia side of the development. They are still proposing traffic islands for traffic calming with a six ft. sidewalk and a five ft. green area behind the sidewalk. The greenspace area on the northeast side of the development will have toddler type play equipment and will provide a park area for the development. This will not be a runoff area used as a park, the runoff will be kept onsite in areas of the landscaping. There will be fencing installed between the existing residential area and the development.

Staff Presentation:

Zoning & Development Manager Carraway-Johnson review the request on the overhead and stated, this site is approximately 9 (+/-) acres and is zoned R-4 located on the north side of 3600 west of Harrison Street. The request is to rezone the property from R-4 to an R-4 Zoning Development Agreement. The conceptual plan provided shows the layout of the property as described by the applicant. Each "Town House" will be individually owned on its own platted lot. The remainder of the area surrounding the lots will be owned and maintained collectively by the owners in the Subdivision by creating an HOA. As you have just heard this project was presented to you previously.

On April 12, 2016 the Commission held a preliminary presentation on this request. There were questions and comments from the Commission and from adjacent neighbors.

On April 26, 2016 the Commission held the public hearing for this request. Upon conclusion of the applicant's presentation, staff's presentation, public comment and commission deliberation of the request, as presented, was recommended for denial by a vote of 2 for and 6 against.

On May 31, 2016 the developer met with the surrounding neighbors to discuss their concerns Upon conclusion of the meeting the developer made some modifications to the development to try and mitigate the impacts to the neighbors. Tonight is a result of the developer's modifications and new presentation.

In summary the changes from the April 26th public hearing includes, **1)** a reduction in residential development from twenty-two (22) Town House Blocks / 88 single family dwelling units to twenty-one (21) Town House Blocks / 84 single family dwelling units. Each Block will contain four (4) "Town Houses" lots, each lot shall be built as a single family dwelling, and may be owned individually **2)** the orientation of 9 out of 10 townhomes that are adjacent to residential neighbors on the western boundary of the development shall be located with the side yard adjacent to the fence, **3)** the ends of the townhomes that may overlook the neighbors' homes or yards will not have any windows; **4)** the trash dumpsters

shall be located to the furthest location from the residential neighbors on Vista Drive; 5) all lighting within Valencia Park shall be "down shielded", 6) there shall be an additional depth of landscaping buffer between the development and the residential neighbors – depth should be defined; 7) traffic calming on Valencia Street as deemed appropriate by the City.

Assistant City Engineer Vitek has looked at the plan and is comfortable with the traffic calming proposal. Within the R-4 zone 4plex buildings require a Special Use Permit be approved for each building. The proposed rezoning through a Zoning Development Agreement would allow this public hearing requirement to be met with one public hearing for a Special Use Permit for the entire development. There are no garages, covered parking or onsite storage areas being provided by the development and it is unclear whether or not there will be an onsite manager for the development. This may need to be addressed because all of the common area is owned by the Home Owners Association and without someone onsite, these types of developments on occasion can end up not being maintained.

The town-house blocks will be strategically placed to maximize open space and parking. The remainder of the development shall be open space and parking area which will be owned and maintained by an HOA comprised of the home owners within the development.

Staff does not foresee the land use of town-houses being a drastic departure from the permitted uses within the zoning district. Each town-house will have the opportunity to be owned independently. Staff does not feel the overall development will have any greater impact on the area than a typical residential subdivision. The proposed development it is in conformance with the Comprehensive Plan; Medium Residential Density.

Upon recommendation by the Commission this request will be scheduled for a public hearing before the City Council. The City Council may approve the request, as presented, deny the request, or approve the request with conditions. If the City Council recommends a change to the concept of the plan this process will start over with the Planning & Zoning Commission. If the ZDA is approved an ordinance will be prepared and presented to the City Council for approval. The ZDA Memorandum of Commitment shall be attached to the ordinance.

Zoning & Development Manager Carraway-Johnson stated upon conclusion if the Commission recommends approval of the Valencia Park ZDA development, as presented, staff recommends the following conditions:

1. Subject to site plan amendments as determined by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and Standards.
2. Subject to the entirety of Valencia Street being constructed in the first phase, subject to engineering review of the plat.
3. Subject to the perimeter fence being installed prior to issuance of a building permit, for each phase of the project.
4. Subject to a final plat being recorded prior to any development.
5. Subject to conformance to the Zoning Development Agreement and the Valencia Park Master Development Plan as approved.

**Planning & Zoning Commission Minutes
June 28, 2016**

PZ Questions/Comments:

- Commissioner Grey asked for clarification on the depth of the landscaping proposed along the adjacent property line.
- Mr. Harding stated that the minimum depth of landscaping will be 12 ft. The rest of the areas will be larger.
- Commissioner Grey asked about an on-site manager.
- Mr. Harding stated that at the last public hearing the applicant indicated there will be an on-site manager.

Public Hearing: Opened

- Wendy Shrief, Horrocks Engineers, stated that she has worked on several projects with this developer. She stated he does high quality projects and his model is to put each unit on its own lot and to sell each unit to an individual owner; this is not a project for investors. She met with the neighbors on May 31, 2016 to discuss the proposed changes with the neighbors and as a result there are fewer neighbors at this meeting. It was a successful meeting, they were satisfied with the buildings being turned, dumpsters being relocated and this development should provide a good buffer between the new school and the existing single family homes. There are still a few concerned neighbors that would prefer the dairy however this property is already zoned R-4 which would allow for a medium density residential use.
- Moni Bosh, 1535 Vista Drive, stated she still has a concern with the buildings being purchased by one owner and then rented out like apartments. The other concern is the property upkeep, and currently the property is not being managed very well. What guarantee is there that the HOA will remain in place. Her last concern is how Valencia Street will be developed and would like some clarification on how that will be completed.
- Kristen Tahiri, 1527 Vista Drive, would like clarification on how Valencia Street will be developed. She also has concerns with the park location and water retention. The other concern is what is going to change after this has been approved, it is very concerning.
- Nicole Stevenson, 1559 Vista Drive, stated she appreciates the changes that have been made to the plan. She explained they were told the park was going to retain the runoff for the property which is why it could not be moved to the west side of the development and tonight the presentation stated that the park will not be used for a runoff area. The other concern is the traffic and possibility of jumping the fences to go to school. She is not sure that this development will be successful in Twin Falls, they don't sell; some investor eventually buys the property and rents them out as apartments.

Public Hearing: Closed

Closing Statement:

Mr. Harding stated that the cost of purchasing each individual unit will not be cheap for an investor and it would not be economically feasible. As an individual it would provide a property that someone would own and have the benefit of not having to maintain a yard. His client has done his research and developments like this are his business. As for weed control on the property, his client does not own the property and the current owners are responsible for managing the weeds. The HOA is recorded with the county so it does not disappear, but the home owners have to stay active. In this situation there will be dues paid to maintain the property so there should be some incentive to keep the HOA active. Valencia Street development is subject to Engineering review and is part of the platting procedure, the City will determine during the platting process when and how this road is developed.

As for the park, the City has made it clear that they do not want the park area used for water retention and the plan is to keep it in its current location. The runoff for the entire development will be managed

**Planning & Zoning Commission Minutes
June 28, 2016**

throughout the property and will not be dumped into the park area. As for changes to the development if it is approved, the proposed development if approved has to remain the same unless something major is proposed. There is a timeline for completing the development, there is not a lot of room for change. Relocation of the park was considered but it is not feasible with the setback and parking requirements. If there is a concern that the kids will be dropped off for school a fence could be installed between the park area and the school. The school has been designed for parents to drop their kids off using Harrison Street. He does appreciate the neighbors input and the plan is to provide an open medium density development.

Deliberations Followed:

- Commissioner Frank asked for clarification that once a ZDA is approved and signed it becomes a contract with the City and cannot be changed.
- Zoning & Development Manager Carraway-Johnson explained that is correct there is some allowance for minor changes to be made but it is a binding contract and any changes required by the Commission or City Council would become part of the contract. To approve an amendment to the contract a public hearing process would be required.
- Commissioner Musser stated he does understand the neighbors concern with these being purchased and rented as apartments. He asked if there could be a way in the covenants or the HOA bi-laws that would prevent this from happening.
- Zoning & Development Manager Carraway-Johnson stated there would be a way for this to occur in the agreement between the property owners and the developers but not between the City and the developer.
- Commissioner Tatum asked who is financially responsible for the construction of Valencia Street.
- Zoning & Development Manager Carraway-Johnson explained the construction cost and development of Valencia Street is the responsibility of the developer.
- Commissioner Tatum asked if this were planned for individual homes who is responsible for the cost in constructing Valencia Street.
- Zoning & Development Manger Carraway-Johnson explained the developer is responsible for the cost of construction the road as part of the platting process. Each lot once platted would be sold separately.
- Commissioner Woods stated that this layout is a much better compromise. He thinks this is a reasonable transition between the school and the single family homes.
- Commissioner Frank stated he thinks this is the best situation for the neighborhood and in order for the development of the road to occur it is going to require something like this for the developer to make this happen.
- Commissioner Grey stated that the ZDA is a contract that is binding and the owners have a stake in how the development looks because it impacts their own property values.
- Commissioner Woods stated he would really like to see the street completed as soon as possible.
- Zoning & Development Manager Carraway-Johnson stated that the intent of the conditions is to have it completed all at once, however that is subject to change if there are infrastructure or engineering issues discovered during the platting process.

Motion:

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

Recommended Approval, As Presented, to City Council
City Council Hearing Scheduled for July 25, 2016

1. Subject to site plan amendments as determined by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and Standards.
2. Subject to the entirety of Valencia Street being constructed in the first phase, subject to engineering review of the plat.
3. Subject to the perimeter fence being installed prior to issuance of a building permit, for each phase of the project.
4. Subject to a final plat being recorded prior to any development.
5. Subject to conformance to the Zoning Development Agreement and the Valencia Park Master Development Plan as approved.

V. GENERAL PUBLIC INPUT: None

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

- Zoning & Development Manager Carraway-Johnson reminded the Commission that a joint meeting with the Comprehensive Plan Advisory Committee is scheduled for July 13, 2016 at Noon to 2:00pm. At 3:30pm the City Fair is scheduled at the Banner Building and a copy of the draft Comprehensive Plan Update will be available for the public to review. There are two public hearing items and one consideration item scheduled for July 12, 2016.
- Commissioner Grey asked for an update on the turn located on Blue Lakes Boulevard by the Canyon Park West development.
- Zoning & Development Manager Carraway-Johnson stated that this discussion has occurred with ITD and they were opposed to any kind of change at this location.
- Commissioner Reid explained other issues with this area is that people are using the lane to turn at Canyon Springs Road but the cars are backing up to the point that people that are in the left lane on Blue Lakes Boulevard headed north are not able to continue traveling because they have to wait for traffic to clear. The other issue is there is only one bridge across the canyon, so traffic that has to travel across the canyon has to travel this direction.
- Commissioner Frank asked if there is any more data or information that could be presented to the Commission as to why something different can't be done.
- Zoning & Development Manager Carraway-Johnson stated she would have someone from Engineering provide more information about this traffic issue.
- Commissioner Frank explained the traffic is only going to get heavier in this area and it would be nice to get ahead of the problem.
- Commissioner Grey explained he would really like to prevent a major accident.

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

1. Work Session- July 6, 2016-**cancelled**
2. Public Hearing-July 12, 2016

**Planning & Zoning Commission Minutes
June 28, 2016**

3. Public Meeting - July 13, 2016, Joint CPAC & P&Z meeting

VIII. ADJOURN MEETING:

Chairman Frank adjourned the meeting at 7:00 PM

Lisa A Strickland
Administrative Assistant
Planning & Zoning Department



Public Hearing: **TUESDAY, August 9, 2016**

To: Planning & Zoning Commission

From: Jonathan Spendlove – Planner I

AGENDA ITEM IV-1

Request: Request for a **Special Use Permit** to operate an automobile retail business on property located at 121 & 147 Aspenwood Drive. c/o Sid Lezamiz (app. 2801)

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: 0.793 Acres
Sid Lezamiz Jr. 705 Fillmore Twin Falls, Idaho 208-734-7007 sid@lezamizrealestate.com	Current Zoning: C-1, Commercial Highway	Requested Zoning: Special Use Permit
	Comprehensive Plan: Commercial/Retail	Lot Count: 2 Lots.
	Existing Land Use: Office on developed lot; Undeveloped Lot	Proposed Land Use: Retail auto sales
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: C-1, Commercial Business	East: Aaspenwood Dr; C-1, Commercial Business
	South: Kimberly Rd; OS, Cemetery	West: OS, Cemetery
	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 minimal impact on the City budget as it will allow development of a platted lot which could increase tax revenue.

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:

The property was platted as the Phillips Commercial Subdivision #2 in 1997. The current building was placed on Lot 1C in 1999 and operated as an office. The northern Lot, 1B, has remained undeveloped/ unpaved.

Analysis:

The Applicant has supplied a narrative detailing the operation of the proposed auto sales. The site is zoned C-1. To operate auto sales, service or repair requires a special use permit. Goode Motor Auto Sales, currently operates an office in the building on the south Lot. The request is to expand the operation of this business to include a vehicle sales lot to the north.

Per City Code 10-4-8:

The C-1 Commercial Highway Zoning District requires a Special Use Permit to operate an automobile and truck sales and/or rental businesses.

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 retail use of an automobile sales site has a parking requirement of one (1) parking space per five hundred (500) square feet of the associated structure. The current office location has been previously constructed, and no further building permits are expected.

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.

Per City Code 10-11-1 thru 8:

Required improvements include landscaping, trash containers, streets, water and sewer, drainage and storm water. These required improvements would be evaluated and all applicable code requirements would be enforced at the time of building permit submittal.

This request does not require a building permit 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.

Clarification on Applicant Submitted Site Plan:

Particular note should be given to the site plan submitted by the applicant. It appears the applicant wishes to expand the parking area on the southern lot. This may be possible as long as the gateway arterial landscaping code section is complied with. Since we do not anticipate a Building Permit for this project, staff felt it necessary to address this issue individually in this report and include a condition so as to make sure the applicant is aware the Commission does not have the authority to grant Variances from the Code through the Special Use Permit Process.

Possible Impacts:

Retail Vehicle Sales can have impacts on neighboring properties. A developed residential subdivision is within a short distance to the north. Typical impacts from this type of business may include increase in traffic, noise, and fumes from the increase in vehicles being delivered, and moved around on site. Lighting can have significant impacts to adjacent neighbors if the sales yard has lights that bleed into the neighborhood. All outside lighting shall be downward facing and in compliance with code should be a condition if approved.

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 no audio or announcement system being utilized on this property.
3. Subject to all outside lighting to be downward facing and meet the minimum code standards.
4. Subject to the gateway arterial landscaping requirement along Kimberly Road remaining in effect.

Attachments:

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

Special Use Permit Application

(As it pertains to Bare lot 1-B Block 1)

Paragraph Four:

- A) Reason for request: We are requesting a Special Use Permit on this bare lot to park automobiles which are being reconditioned and sold across the street at 2441 Kimberly Road. We feel utilizing this bare lot which is presently not in use, will provide additional parking for vehicles and reduce congestion in the area.
- B) Explanation of the project:
 - i) Hours of operation: Hours of traffic movement in the area will be remain the same as what presently exists across the street which is approximately Monday thru Saturday 8:00 A.M to 6:00 P.M.
 - ii) Traffic Anticipated: Traffic Pattern would consist of a truck load of six to eight cars would be delivered in for reconditioning. Cars would be unloaded across the street at 2441 Kimberly Road, then driven to this lot for storage.
 - iii) Number of Employees: No additional employees would be hired.
- C) Evaluation of the effects on adjoining property:
 - i) Noise: Noise would be minimal as only additional noise would be of car engines as cars are driven on to the lot for storage.
 - ii) Glare: Glare would be minimal from Sunshine reflecting off the automobiles.
 - iii) Odor: No odor is expected to affect any adjoining neighbors.
 - iv) Fumes and Vibration: Automobiles would be driven over and parked for storage. Fumes and vibration are not anticipated as typically one car at a time is driven over and parked for storage.
 - v) General Compatibility with adjacent and other properties in the district: South of the subject property is a manufactured home which is presently being used as an office for staff employees. West of subject is the Twin Falls Cemetery. East of the subject is an existing car dealership. North of the subject is a Day Care facility. Care will be given to keep any disturbances to a minimum. It is anticipate automobiles will enter and exit from the south side of subject lot, thus minimizing disturbances with the north neighbor.

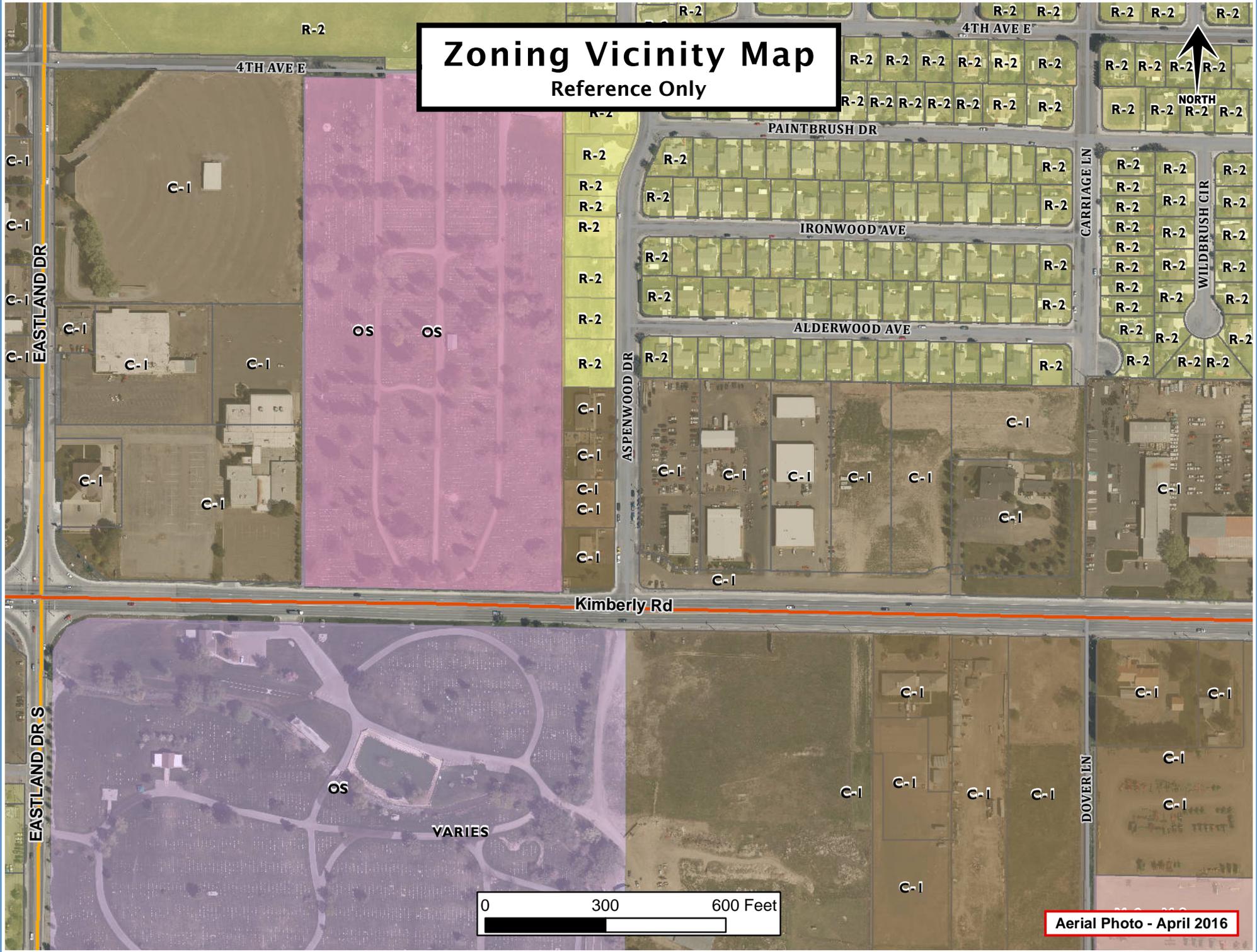
Special Use Permit Application
(As it pertains to 121 Aspenwood Dr.)

Paragraph Four:

- A) Reason for request: We are requesting a Special Use Permit in order to use this building as a sales office for Automobiles that are being reconditioned and sold.
- B) Explanation of the project:
 - i) Hours of operation: Monday thru Saturday 8:00 A.M to 6:00 P.M.
 - ii) Traffic Anticipated: Traffic would be light in an off the property. Would have employee parking as well as automobiles for sale coming on and off the property.
 - iii) Number of Employees: Approximately six to eight sale and staff members.
- C) Evaluation of the effects on adjoining property:
 - i) Noise: Noise would be minimal. We would have light automobile traffic entering and leaving the property.
 - ii) Glare: Glare would be minimal.
 - iii) Odor: No odor is expected to affect any adjoining neighbors.
 - iv) Fumes and Vibration: Minor fumes and Vibration as traffic would be very light.
 - v) General Compatibility with adjacent and other properties in the district: We believe using the facility as an automobile sales, and reconditioning office would be very conducive with the other properties in the area.

Zoning Vicinity Map

Reference Only



Aerial Photo - April 2016

Aerial Photo Map

Reference Only



187 ASPENW

163 ASPENW

121 ASPENW

ASPENWOOD DR

2441 KIMBE

2469 KIMBE

2487 KIMBE

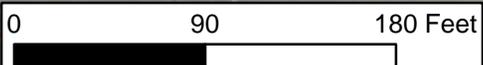
2452 ALDER

2464 ALDER

2472 ALDER

2480 ALDER

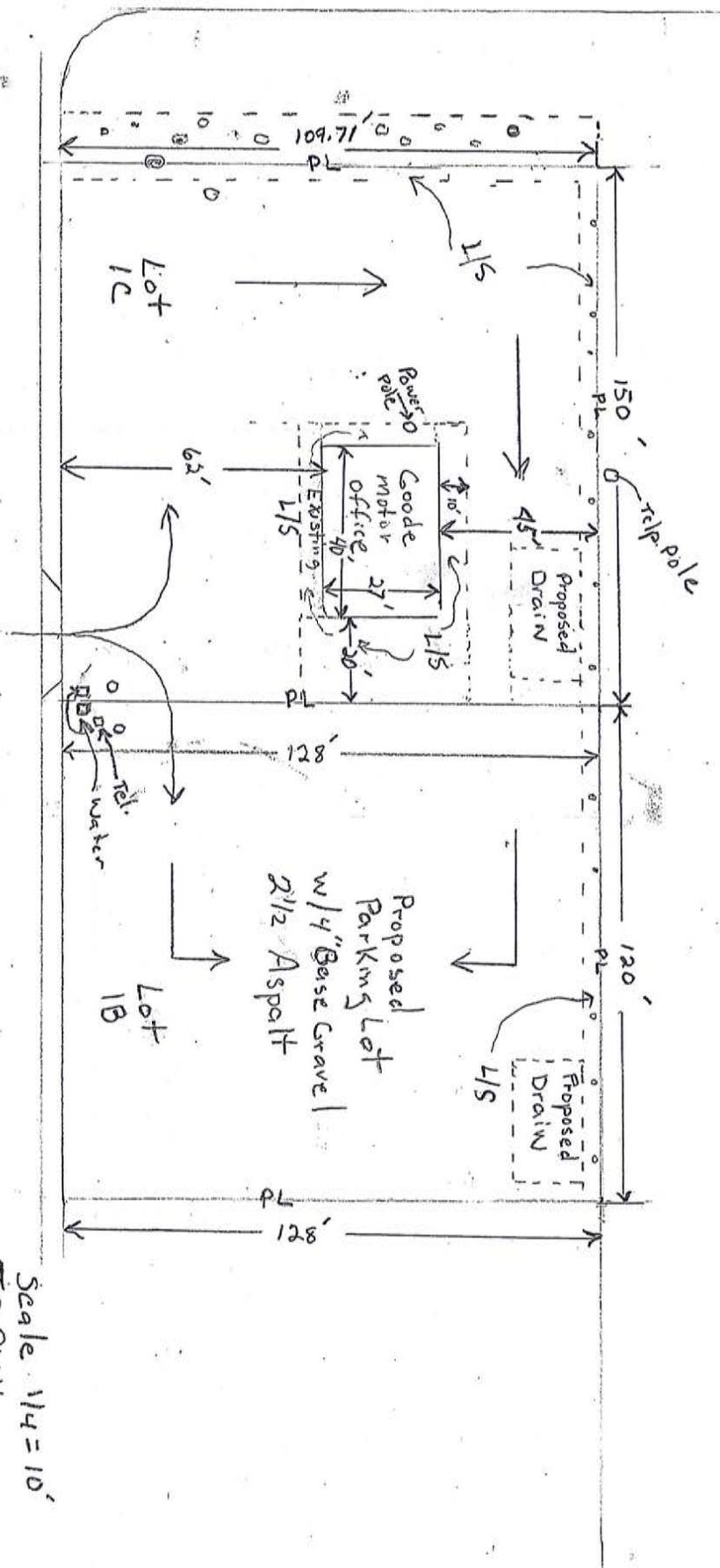
2488 ALDER



Kimberly Rd

Aerial Photo - April 2016

Kimberly Rd.



L/S - Landscape
 App. 3650 #

Aspenwood Dr.

Scale 1/4" = 10'
 T.F. Phillips
 Commercial Sub. #2
 Lot 1C / 1B Block 2
 Sid Laramiz
 JNT ELLIOTT



Panorama Photo of entire frontage along Aspenwood Drive



Unimproved lot on the North side of the office.



Public Hearing: **TUESDAY, August 9, 2016**

To: Planning & Zoning Commission

From: Jonathan Spendlove – Community Development Department

AGENDA ITEM IV-4

Request: Request for a **Special Use Permit** to operate an indoor recreation facility specifically a cheer training facility on property located at 2342 Eldridge Avenue c/o Diana Anderson aka D&D Development. (app. 2802)

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: 2400 sf Leased Area
D&D Development Diana Anderson PO Box 2283 Twin Falls, ID 83301 208-420-9913 dlarace@yahoo.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: Vacant Shop/Warehouse	Proposed Land Use: Indoor Recreation Facility
Representative:	Zoning Designations & Surrounding Land Use(s)	
Xtreme Cheer Juan Arguello 1375 E Fairview Suite 101 Meridian ID 83642 208-861-6929 teamxtremecheer@hotmail.com	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.

In March 2015 a similar Indoor Recreation facility was granted a Special Use Permit to operate in a nearby location. That SUP was granted with no additional conditions.

Analysis:

The Applicant has supplied a narrative detailing the operation of this particular business. The applicant provides cheer training to groups of classes. The current clientele would be 20 individuals. The hours of operation would be 6PM – 9PM, and the owner would be the only employee at this time. 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 2400 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 cheer training program that is similar to the nearby Cross-Fit Gym.

These uses require 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



July 6, 2016

To: City of Twin Falls, Idaho

We have been asked by many residents of Twin Falls to bring our competitive cheer to your city. We would like to open a business that will provide a safe and fun competitive cheer program. Our hours of operation would be Tuesdays and Thursdays from 6 pm to 9 pm.

We have an interest of approximately 20 cheerleaders that most parents would drop off their children and about 5 or so that would drive themselves. With the lower enrollment we don't plan to have any employees, other than the owner that would be running classes.

We are excited to offer this opportunity to the children of Twin Falls. Feel free to reach out to me with any questions you may have.

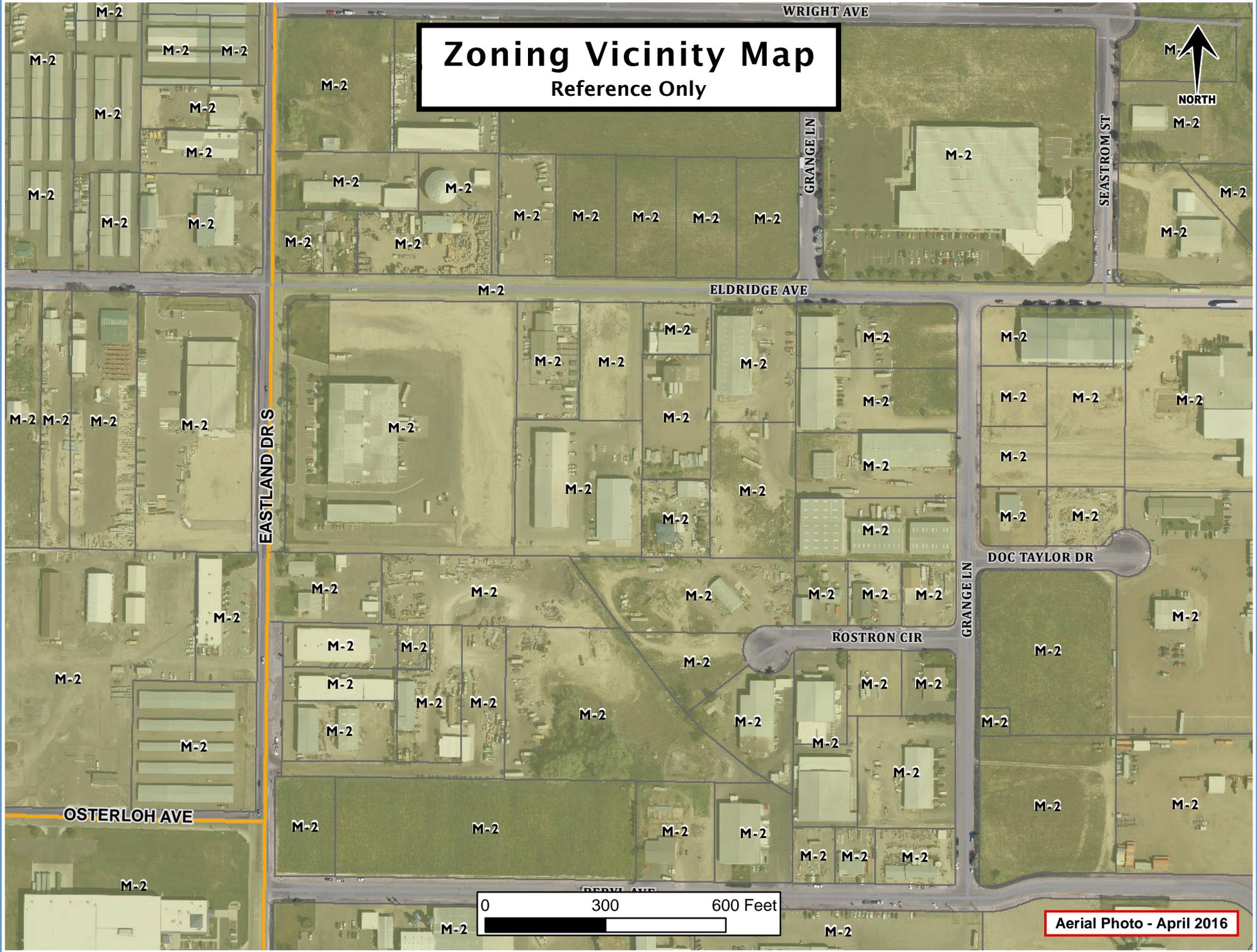
Thank you for giving us the opportunity!

Juan Arguello

208-861-6929

Zoning Vicinity Map

Reference Only



Aerial Photo - April 2016

Aerial Photo Map

Reference Only



2304

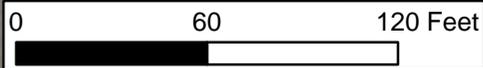
2348 ELDRI

535 EASTLA

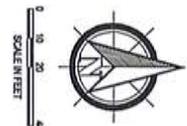
2332 ELDRI

2359 JEREM

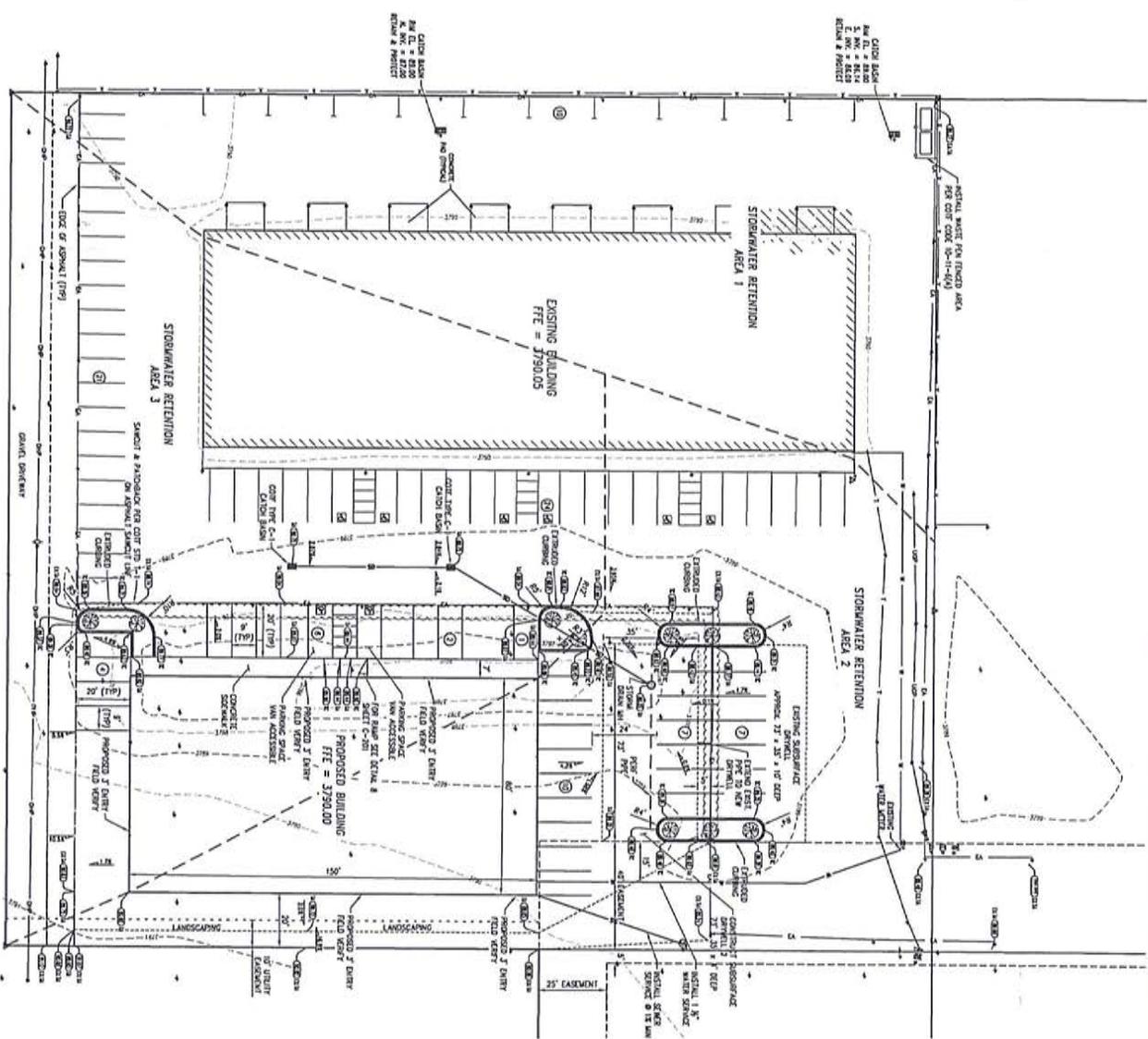
2391 ROSTR



Aerial Photo - April 2016



Located In
 Lot 9, Block J
 Eastland Industrial Park
 Subdivision
 In
 S1/4, Section 23
 Township 10 South, Range 17 East
 Boise Meridian
 Twin Falls County, Idaho
 2015



PARKING SUMMARY:
 EXISTING BUILDING = 1300 SF
 PROPOSED BUILDING = 417 SQ. FT. (PER CITY STANDARDS)
 TOTAL PARKING STALLS = 24 (24 PER CITY STANDARDS)
 TOTAL PARKING STALLS = 24 (24 PER CITY STANDARDS)
 TOTAL PARKING STALLS = 24 (24 PER CITY STANDARDS)
 TOTAL PARKING STALLS = 24 (24 PER CITY STANDARDS)

SITE PLAN
 for
DON ANDERSON - GYM BUILDING

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

PROJECT	ENGINEER
DATE	DESIGNER
SCALE	REVISIONS
NO. 46	DATE
15-1000	BY
	CHECKED

C-101



Panorama of entire property. Cheer studio to be in the far back right. Building to on the left contains a Crossfit gym.



Front of proposed indoor studio/gym area.



Panorama of back parking area to the south.



Preliminary PUD Presentation: TUESDAY, July 26, 2016

PUBLIC HEARING: TUESDAY, August 9, 2016

To: Planning & Zoning Commission

From: Jonathan Spendlove, Planner 1

AGENDA ITEM IV-3

Request: Request for the Commission's recommendation on an **Amendment to Latitude 42 PUD Agreement #272** to modify collector and arterial development requirements on property located at the northwest corner of Cheney Drive West and Field Stream Way. c/o Gerald Martens (app. 2803)

Time Estimate:

The applicant's presentation may take up to fifteen (15) minutes. There is no Staff presentation this evening.

Background:

Applicant:	Status: Partner/Property Owner	Size: NA
Latitude 42 Partners Box 6004 Twin Falls, ID 83301	Current Zoning: C-1 PUD	Requested Zoning: No change
	Comprehensive Plan: Commercial/Retail	Lot Count: NA
	Existing Land Use: Platted undeveloped agricultural	Proposed Land Use: No change
Representative:	Zoning Designations & Surrounding Land Use(s)	
EHM Engineers INC Gerald Martens 621 North College Rd Ste 100 83301 208-734-4888 gmartens@ehminc.com	North: Pole Line Rd W, R-2 AOI Agricultural	East: C-1PUD, Reformed Church
	South: R-6 PUD-WS&V; Senior/Assisted Living	West: R1 VAR Aol, Residential and Undeveloped Agricultural
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-8, 10-6-1.6, 10-7-3, Latitude 42 PUD #272	

Approval Process:

As per Twin Falls City Code 10-6-1.6-procedure for conformance with a ZDA:

Final development plans, including plats, construction plans, and/or site plans, submitted for the development of the ZDA subject parcel shall conform to the approved conceptual development plan. Details on the final development plan(s) with minor variations from the conceptual development plan may be approved by the administrator, or designated city official without public hearing. If it is determined that a proposed change(s) constitutes a departure from the conceptual development plan and/or the development standards, the ZDA written commitment document shall be adequately amended using the initial approval process contained herein. ***Changes to any of the following items constitute a departure from the conceptual development plan and/or development standards, thus changing the basic relationship of the proposed development to the adjacent property:***

The permitted uses, Increase in density, Increase in building height, Increase in building coverage of the site, Reduction in the off street parking ratio, Reducing the building setbacks provided at the boundary of the site, Reduction of any open space plans, or Alteration of the overall design theme, primary architectural elements, or building materials. (Ord. 3082, 12-8-2014)

Budget Impact:

Approval of this request should have no financial 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:

October 11, 2005 the City Council approved annexation of this site with no change to the zoning designation of R-2. On April 28, 2009 the City Council approved a rezone from R-2 to C-1 subject to conditions.

In January 2011, the City Council approved the request to rezone this property from C-1 to Latitude 42 C-1 PUD; subject to the following conditions:

1. Subject to amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with all applicable City Code Requirements and Standards.
2. Subject to arterial and collector streets adjacent and within the property being dedicated to the City of Twin Falls, and to be rebuilt, or built, to current City standards upon development of the property.
3. Subject to complete the design approval of Cheney Drive West being constructed to ½ width and per City Standards.
4. Subject to an approved and recorded PUD Agreement, to include a Master Development Plan, prior to approval and recordation of a Final Plat.

On February 23, 2016 the Commission approved the preliminary plat of Latitude 21 Subdivision, A PUD consisting of 18 commercial lots, subject to conditions.

The Latitude 42 PUD Agreement was approved and signed in March and recorded in April 2016. The Latitude 42 Subdivision No 1-A PUD, a single lot plat, was approved in March, as presented and subject to conditions. The Latitude 42 Subdivision No 1-A PUD final plat was recorded on March 27, 2106.

On July 26, 2016 a Preliminary Presentation was made to the Planning and Zoning Commission requesting an amendment to the Latitude 42 PUD Agreement.

Analysis:

The applicant is requesting a modification to allow Cheney Drive West, between Fieldstone and Creekside, to be constructed to a narrower width than what current code requires for Collector Streets.

The applicant has supplied a Narrative detailing their request, and proposed PUD Amendment language.

The Master Transportation Plan and Current City Code set forth requirements for certain roadways throughout the City in order to maintain and encourage adequate traffic flow and access to various parts of the City. Within this plan, a concerted effort is made to anticipate growth and demand. As part of this anticipation, and part of City Code 10-12-3-3, certain roadways are designated Arterials and Collectors. Cheney Drive was identified as such a roadway and given a designation of Collector. These roadways are planned to be wider in order to facilitate the movement of goods, services, and people as the City and traffic demand develops.

Per City Code 10-12-3-13: Right of Way Requirements: Collectors are identified as having sixty-four foot (64') right-of-way width. This width typically includes curb, gutter and sidewalk. The total pavement width ends up being forty-eight feet (48').

The applicant is proposing to allow this section of Cheney Drive to be fifty foot (50') wide, with a total pavement width of thirty-nine feet (39').

Per City Code 10-11-5: Streets:

(A) Adequate Access: No building shall be constructed or erected on a lot in a zoning district unless adequate access to a fifty foot (50') wide minimum standard all weather public trafficway is provided.

The request by the applicant does meet this minimum access requirement.

Possible Impacts:

City Staff is tasked with planning for the orderly and adequate growth of public infrastructure to accommodate the development of properties. It would be negligent for City Staff to ignore the possibility that the proposed fifty-foot ROW may be inadequate in the far future Staff does not have the luxury of ignoring future growth or possibilities which could happen twenty years from now.

However, the projects declared as of today will not constitute a need for a larger right of way, and it is not anticipated that projects in the near future will constitute a need for a larger right-of way. As such, Staff supports the right of way dedication of 50' (25' per side) for the currently proposed and approved projects along Cheney Drive. This support only extends to the beginning of the intersection at Creekside way, it does not include that intersection.

As a condition of support, and with the future in mind, staff requests a condition be added which would allow City Code 10-10-5 to remain in force for this PUD.

(A) In all districts building plans shall provide for entrance/exit drive(s) appropriately designed and located to minimize traffic congestion or conflict within the site and with adjoining public streets as approved by the city engineer or designated representative.

1. Where projected volumes of traffic entering or leaving the developments are likely to interfere with the projected peak traffic flow volumes on adjoining streets, additional right of way and paving in the form of a deceleration lane or turn lane may be required to be furnished by the landowner in order to reduce such interference. Projections of traffic shall be based on analysis performed by the city engineer or designated official.

A public hearing regarding this request will be heard at a regularly scheduled City Council public meeting in the near future.

Conclusion:

If the Commission deems the proposed request appropriate of a positive recommendation, Staff proposes the following conditions:

1. Subject to the fifty (50) foot ROW width only being applied for that section of Cheney Drive from Field Stream way to Creekside way, not including any part of the intersection of Cheney and Creekside.
2. Subject to City Code 10-10-5 still being enforced on that smaller section of Cheney Drive as described above.

Attachments:

1. Narrative
2. Zoning Vicinity Map
3. Future Land Use Map
4. Proposed PUD Amendment



Latitude 42 - PUD Amendment Narrative

EHM Engineers, Inc. has been retained to represent the owners of the Latitude 42 development and to prepare this PUD Amendment Request. The Latitude PUD included language which is very standard and common place which was issued by City Council as a condition of approval reads, "Subject to arterial and collector streets adjacent and within the property being dedicated to the City of Twin Falls, and to be rebuilt, or built, to current City Standards upon development of the property." This standard condition of approval differs from the Master Development Plan and the planning negotiations and development plans prepared for the development and was not identified at the time of approval of the PUD Agreement.

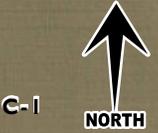
The standard condition was applied to the original PUD Agreement prior to development of final plats and construction plans for the subject property and surrounding properties. However, as part of the development process negotiations and discussions with City Staff and the property owners of the subject property and surrounding properties have resulted in a design for Cheney Drive West extended which differs from the Master Transportation Plan collector street and right of way width(s).

At the connection to Grandview Dr. N. the available width is limited to 38 feet. The extension of Cheney Dr. W. has been a point of emphasis with the surrounding property owners and City Staff as increased traffic volumes have been experienced on North College Road West. Therefore, the surrounding property owners have entered into an agreement amongst themselves to get Cheney Dr. W. built and constructed to Creekside Way. As part of this agreement roadway design plans have been developed and approvals have been granted by the City of Twin Falls for a roadway width of 38 feet for Cheney Dr. W. These approvals are applicable to Fieldstone Professional Subdivision, WS & V Subdivision, and the first phase final plat of Latitude 42 Subdivision. Additionally, final plats have been prepared, reviewed, approved and recorded on those properties to the east and to the south of the remaining portion of Latitude 42 with the roadway right of way and collector street widths differing from the Master Transportation Plan.

Presently, an agreement among landowners, negotiations with City Staff, and approved plan sets all reflect the understanding of a modified street width through this section of Cheney Dr. West. However, it has been brought to our attention that the conditions to the approval of the PUD agreement for Latitude 42 include language which specifically states that arterials and collector streets will be constructed in accordance with City Standards. The request before you is to grant an amendment to the Latitude 42 PUD Agreement for the development of Cheney Dr. West to continue to Creekside Way after the manner and fashion previously approved and slated for constructed this season with a modified street width. This request will allow for a uniform right of way and roadway width through these developments and come in alignment with what was originally understood as acceptable.

Zoning Vicinity Map

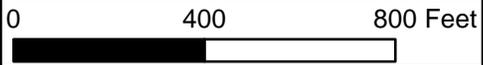
Reference Only



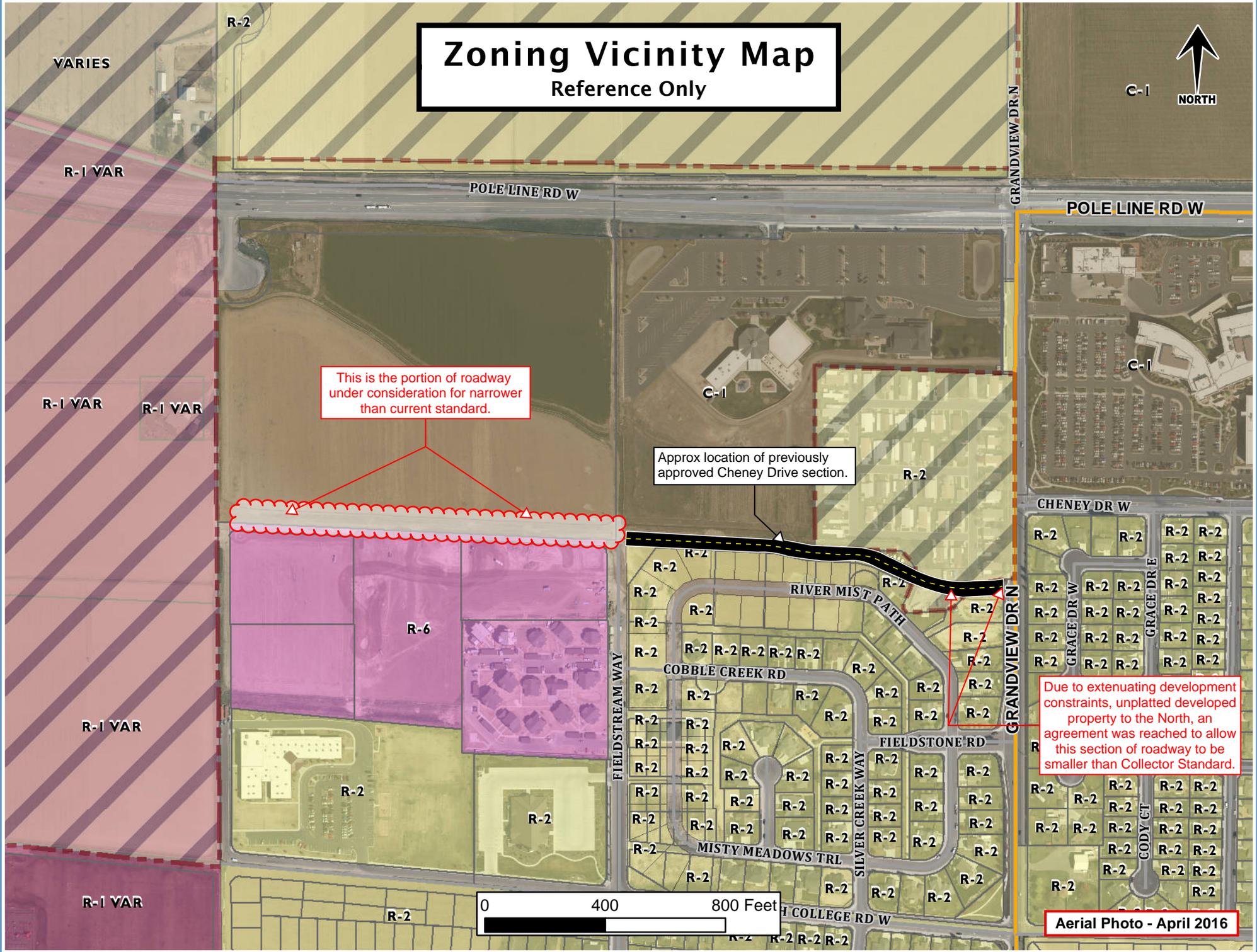
This is the portion of roadway under consideration for narrower than current standard.

Approx location of previously approved Cheney Drive section.

Due to extenuating development constraints, unplatted developed property to the North, an agreement was reached to allow this section of roadway to be smaller than Collector Standard.



Aerial Photo - April 2016



Future Land Use Map

Reference Only



Commercial/Retail Designation

Commercial/Retail Designation

This is the portion of roadway under consideration for narrower than current standard.

Urban Village/Infill Designation

Approx location of previously approved Cheney Drive section.

POLE LINE RD W

CHENEY DR W

Urban Village/Infill Designation

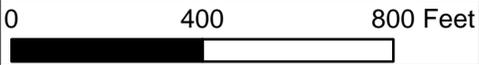
Due to extenuating development constraints, unplatted developed property to the North, an agreement was reached to allow this section of roadway to be smaller than Collector Standard.

RIVER MIST PATH

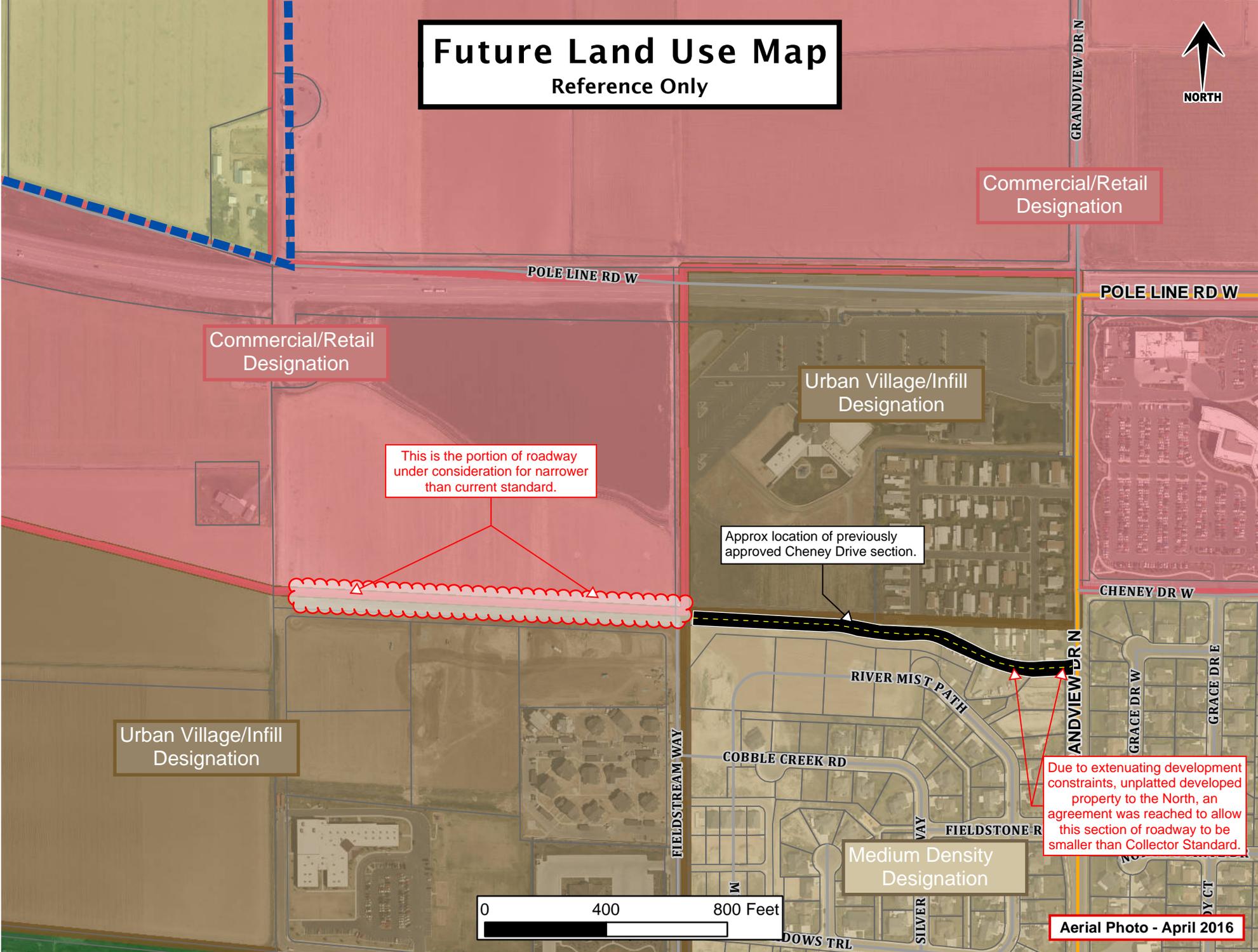
COBBLE CREEK RD

FIELDSTONE R

Medium Density Designation



Aerial Photo - April 2016



AMENDMENT TO C-1 PLANNED UNIT DEVELOPMENT AGREEMENT

LATITUDE 42, PUD

The Amendment to the Agreement is made and entered into as of the _____ day of _____, 20____, by and between the CITY OF TWIN FALLS, a Municipal Corporation (hereinafter called "City") and James and Anna McCormick, Gary Nelson, Blass, Inc., Gary Slette, Gerald Martens, Evan Robertson, Dirk Gibson, Daniel Konen, Stephen George, Kirby Dahl (hereinafter called "Developer"), whose address is PO Box 6004, Twin Falls, Idaho 83303-6004.

RECITALS:

WHEREAS, the City and Developer entered into a C-1 Planned Unit Development Agreement for the development of Latitude 42, PUD. dated March 28, 2016;

WHEREAS, the C-1 Planned Unit Development agreement identifies areas to be developed within Latitude 42, PUD;

WHEREAS, the parties hereto desire to amend the above referenced C-1 Planned Unit Development agreement in regards to the development of Cheney Drive West on the south boundary of the Developer's property in Latitude 42, PUD;

NOW, THEREOF, the parties hereto, agree to amend the PUD agreement as follows:

1. Cheney Drive West is to be constructed to a total width of 38 feet, measured from the face of curb to face of curb with half that width defined as 19 feet from the centerline of the Cheney Drive West roadway to the face of curb. Right of way for Cheney Drive West will be a total width of 50 feet, measured 25 feet each side of centerline.
2. Notwithstanding anything to the contrary in the PUD Agreement, the language herein contained shall control the width of Cheney Drive West along the entire southern boundary of the Developer's property.

IN WITNESS WHEREOF, this Amendment Agreement has been executed on the day and year first above written.

City of Twin Falls,
a Municipal Corporation

Developer,

By: _____
Shawn Barigar, Mayor

By: _____
Gerald Martens, Managing Member



Preliminary PUD Presentation: TUESDAY, July 26, 2016

PUBLIC HEARING: Tuesday, August 9, 2016

TO: Planning & Zoning Commission

From: Jonathan Spendlove, Planner 1

AGENDA ITEM IV-4

Request: A request for the Commission's recommendation on **Annexation and A Zoning District Change And Zoning Map Amendment** from SUI to R2, R6 and C-1 CRO ZDA (Zoning Development Agreement) for approximately 28.84 (+/-) acres located on the north side of the 1800 & 1900 blocks of Pole Line Road East c/o EHM Engineers, Inc on behalf of Notch Butte Farms, LLC (app. 2804)

Time Estimate:

The applicant's presentation may take up to fifteen (15) minutes. There is no Staff presentation this evening.

Background:

Applicant:	Status: Partner/Property Owner	Size: 28.8 (+/-) acres
Notch Butte Farms LLC 136 Bridon Way Jerome, ID 83338	Current Zoning: SUI - AOI	Requested Zoning: C-1 CRO ZDA, R-2 ZDA, R-6 ZDA
	Comprehensive Plan: Commercial/Retail & Urban Village/Infill	Lot Count: 7 Lots/Parcels
	Existing Land Use: Un-platted Residential/Pasture land/ Undeveloped Parcels	Proposed Land Use: ZDA with Commercial, Office, and Residential Elements
Representative:	Zoning Designations & Surrounding Land Use(s)	
EHM Engineers INC Dave Thibault 621 North College Rd Ste 100 83301 208-734-4888 dthibault@ehminc.com	North: OS in Area of Impact	East: SUI in Area of Impact
	South: C-1 and R-4, Undeveloped Agricultural	West: C-1, Assisted Living / Senior Housing
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-4, 10-4-6, 10-4-8, 10-4-19, 10-6-1.6, 10-7-3	

Approval Process:

As per Twin Falls City Code 10-6-1.6-procedure for conformance with a ZDA:

Final development plans, including plats, construction plans, and/or site plans, submitted for the development of the ZDA subject parcel shall conform to the approved conceptual development plan. Details on the final development plan(s) with minor variations from the conceptual development plan may be approved by the administrator, or designated city official without public hearing. If it is determined that a proposed change(s) constitutes a departure from the conceptual development plan and/or the development standards, the ZDA written commitment document shall be adequately amended using the initial approval process contained herein. ***Changes to any of the following items constitute a departure from the conceptual development plan and/or development standards, thus changing the basic relationship of the proposed development to the adjacent property:***

The permitted uses, Increase in density, Increase in building height, Increase in building coverage of the site, Reduction in the off street parking ratio, Reducing the building setbacks provided at the boundary of the site, Reduction of any open space plans, or Alteration of the overall design theme, primary architectural elements, or building materials. (Ord. 3082, 12-8-2014)

Budget Impact:

Approval of this request may have a financial impact on the City budget as commercial development could bring in additional tax revenue.

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:

Ordinance 2012 was passed in 1981, it created the zoning districts we currently use, and zoned various properties within City Limits. The new zoning designations were assigned at that time, or when areas were annexed. In 2004 there was an amendment to the Area of Impact Agreement at which time the Rural Residential and the R-1 43,000 zoning districts became AG and SU1.

This group of properties is currently located outside the City Limits and has no further zoning history.

A preliminary presentation was conducted for the Planning and Zoning Commission on July 26, 2016. No one spoke during the public testimony portion of the meeting. During that meeting the Commission asked for additional information regarding a height analysis with other locations nearby. It was Staff's understanding this information was requested of the Applicant. As of the staff report publishing date, (Thursday August 4, 2016) this information has not been provided.

Analysis:

This is a request to make a recommendation on an appropriate Zoning Designation for property being requested to be Annexed. The requested Zoning is for a ZDA; Zoning Development Agreement consisting of various Residential and Commercial land uses identified on the submitted Rio Vista Conceptual Master Development Plan.

The applicant has supplied the required Written Commitments or MOU's for the Areas to be distinctly zoned. These MOU's detail the variants from the base zoning code they are requesting. It should be noted; the Canyon Rim Overlay applies to a large portion of this property as depicted on the Zoning Vicinity Map (Attachment #2 of this report).

Per City Code 10-6: Zoning Development Agreements: The applicant is tasked with providing a Conceptual Development Plan, and associated written commitments to adequately describe the project. These items have been provided by the applicant.

The following items shall be included or addressed with the **Conceptual Development Plan (the Plan)** or associated text materials:

1. Land Use
 - a. *The proposed land uses have been identified into 4 Areas on the Plan and the specific land uses are described in detail within the written Text.*
2. Topography and Boundary
 - a. *The Boundary of the ZDA has been identified, the topography was not identified on the Conceptual Plan.*
3. Size, Type and location of buildings and sites
 - a. *The Plan does show some typical buildings and sites as a concept development pattern. All buildings are further regulated by the Zoning Development standards found in each base Zoning District assigned on the Plan. These specific locations and sizes can fluctuate as outlined in City Code 10-6-1.6.*
4. Proposed Ingress and Egress

- a. The Plan identifies public and private access into and out of the proposed property.*
5. Physical features
 - a. The Plan has identified the major existing physical features.*
6. Existing streets
 - a. The Plan shows Pole Line as the adjacent existing roadway to the south.*
7. Stormwater management
 - a. The applicant is not requesting changes to the standards procedure found in current City Code.*
8. Alleys and easements
 - a. No alleys are requested; the applicant is not requesting changes to the standard procedure for easement placement found in current City Code.*
9. Future public facilities
 - a. The applicant is not requesting changes to the standard procedure for public facilities found in current City Code.*
10. Multi-use transportation access and pathways
 - a. The plan shows access to the existing Canyon Rim Trail network. The appropriate areas for connection will be determined during the Platting Process.*
11. Density
 - a. The applicant is not requesting changes to the permitted density listed in the identified base Zoning Districts shown on the Plan.*
12. Parking
 - a. The applicant is not requesting changes to the standard Parking Requirements found in current City Code.*
13. Landscaping
 - a. The applicant is not requesting changes to the standard Landscaping Requirements found in current City Code.*
14. Screening
 - a. The applicant is not requesting changes to the standard Screening Requirements found in current City Code*
15. Project Scheduling
 - a. The applicant lists a maximum five (5) year time limit between Final Plat Phases unless an extension of time is granted by the City Council.*
16. Preliminary Lot Arrangements
 - a. The Plan shows preliminary arrangements for lots and uses. All the property will undergo Preliminary and Final Platting that may adjust these arrangements per City Code 10-6-1.6*
17. Parks and Open Space
 - a. The Plan shows some potential parks and open space within the boundary. The applicant is not requesting changes to the standard procedure for dedicating Parks and Open Space.*
18. Other Standards
 - a. Hours of Operation: The applicant has requested no limit for Areas 1 and 4. Areas 2 and 3 will be limited to 7:00 AM – 10:00 PM, extended hours may be granted through a Special Use Permit process.*
 - b. Extra Height - Canyon Rim Overlay – Area #4: The applicant is requesting a change to the CRO base code by introducing a mechanism to allow extra height within Area #4 through a Special Use Permit to the Planning and Zoning Commission. This extra height variant would be limited to “Hotel/Convention Centers” as defied within current City Code.*
 - c. Architectural Standards: The applicant has requested building faces include windows, awnings, parapet – material – color variations to break up large uniform spaces. The applicant has supplied some visual examples of materials and architectural features to be required within the development.*

Possible Impacts and Mitigation: The full impact of this project will not be immediately felt by the community. This size of project takes multiple years to fully construct and implement. As such, the impacts generally seep into the community over a period of time rather than abruptly show up on a pre-set date. Furthermore, since the time frame is over multiple years it can be difficult to discern if the impacts are occurring due to this one project or to an overall growth of the community. In any case, staff has attempted to address the most common and impactful items this project may produce.

Land Use - The Conceptual Plan shows a Mixed Use Development complete with Commercial Zones and two types of Residential Zones. The Zoning along Pole Line and the Rim are proposed as C-1, with limitations. The actual users are not known at this time, but the potential Land Uses and development standards are no different from our current C-1 Zoning Code. *The CRO land uses are different than the C-1 and are not adhered to within the developers' proposal.*

The two residential areas are proposed to be R-2 and R-6 respectively. No deviations from current City Code are being sought for these residential areas. The end product could be a number of mixed housing types, (single family, duplex, apartments, ect) as are permitted in the R-2, R-6, and CRO (if applicable) Zoning Districts or the end product could be a standard residential subdivision. These areas will be developed per the standards set forth in current City Code.

With the mixed use development pattern being a new concept to Twin Falls, it is difficult to identify potential impacts associated with the Land Use. In theory, mixed use developments provide an area where residents can live, work and play in the same vicinity without requiring them to travel long distances for necessities. Although, we do not have actual business names or building plans, these areas will be developed as permitted in current City Code. The impacts of this type of Land Use would generally be a positive one.

The Commission should review the proposed Zoning Designations and propose mitigating conditions to possible impacts if it deems necessary.

Canyon Rim – The Canyon Rim will be most impacted in a visual way by having new buildings on land previously used for pasture and fallow farm ground. The Conceptual Plan and the associated documents depict commercial type uses closest to the Rim. This is not unlike most other locations near the Rim that have developed Commercially. The request to deviate from the Canyon Rim Overlay Code for height should be considered carefully. The provision for additional height would only be permitted for a “Convention Center” as defined in current City Code. This restriction would make every other commercial project follow the CRO as it is written in City Code.

A positive addition to the Canyon Rim will be public access points and potentially other amenities. These access points and or amenities will be coordinated with the Parks Director in order to optimize the best locations along the trail. These additional access points will make the trail more accessible to residents who are part of this development, and patrons of the commercial businesses.

Expanding public access to the Canyon Rim, and providing potential services to patrons and visitors will enhance the viability of the Trail network currently established. Therefore, Staff does not foresee the proposed project to be exceptionally detrimental to the Canyon Rim.

It should be noted; City Code does not address aesthetic or design guidelines. It is reasonable to link Canyon Rim impacts with visual aesthetics. However, since City Code does not have regulations of this type, staff will not address the aesthetics of the project.

The Commission should review the proposed Zoning Designations and propose mitigating conditions to any possible impacts it deems necessary.

Traffic/Access Impact

Due to the location of this project along Pole Line and the proximity of Blue Lakes Blvd, this project will have an impact on the local road network. Due to the natural barrier of the Canyon Rim, access to the overall street network is limited to Pole Line Road. The proposal does not show access to Bridgeview Blvd, or any other local roadway. This will funnel all traffic to Pole Line Road to the south.

With Pole Line being an overloaded arterial in its current underdeveloped state, the increased traffic and access to this particular stretch will create a large impact. As previously stated, this project is anticipated to be constructed over multiple years. So the full impact will not manifest immediately. However, it would be negligent for Staff to ignore the issues of the Future while discussing currently proposed projects. A widening of the roadway and potential drop lanes to service this project may be needed in order to mitigate the increase of traffic on an already congested roadway.

The Commission should review the proposed Zoning Designations and propose mitigating conditions to possible impacts if it deems necessary.

The Commission is tasked with making a recommendation on the Zoning Designation for this area being proposed for annexation.

Conclusion:

If the Commission finds the Notch Butte ZDA, as presented, is appropriate for the proposed Zoning Designation, Staff proposes 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.
2. Subject to Pole Line Road widening and possible drop lanes being designed and constructed per City Engineer approval.
3. Subject to length of Public Roadway designated on Conceptual Development Plan to be determined by City Engineer.

Attachments:

1. Narrative
2. Zoning Vicinity Map
3. Aerial Photo Map
4. Conceptual Development Plan – with Staff comments
5. Memorandum of Understanding for Areas 1-4
6. Pictures of Site

Rio Vista

Supplemental Information

The subject property is proposed for annexation into the City Limits of the City of Twin Falls and therefore a zoning designation is required to be assigned to the property. The property is proposed to be included within a "mixed-use" development with an associated ZDA zoning and development agreement.

The comprehensive plan encourages land use to include "mixed-use" developments. Additionally, neighborhood centers and similar destinations should be encouraged within new residential neighborhoods as part of these projects. The proposed ZDA development is exactly a mix of residential, neighborhood commercial, and destination establishments. The Future Land Use Map developed and adopted by the City of Twin Falls anticipates the land to be used for commercial/retail and urban village/urban infill. The proposed development project will include each of these anticipated land uses.

The subject property is immediately adjacent to the Bridgeview Estates and Sportsman's Warehouse which border the subject property along the west boundary. Properties to the south and to the east of the subject property include single family residences and undeveloped/vacant ground. The subject property is located along the south side canyon rim of the Snake River Canyon. The subject property surrounds the currently developed and established YMCA facility along Pole Line Road East.

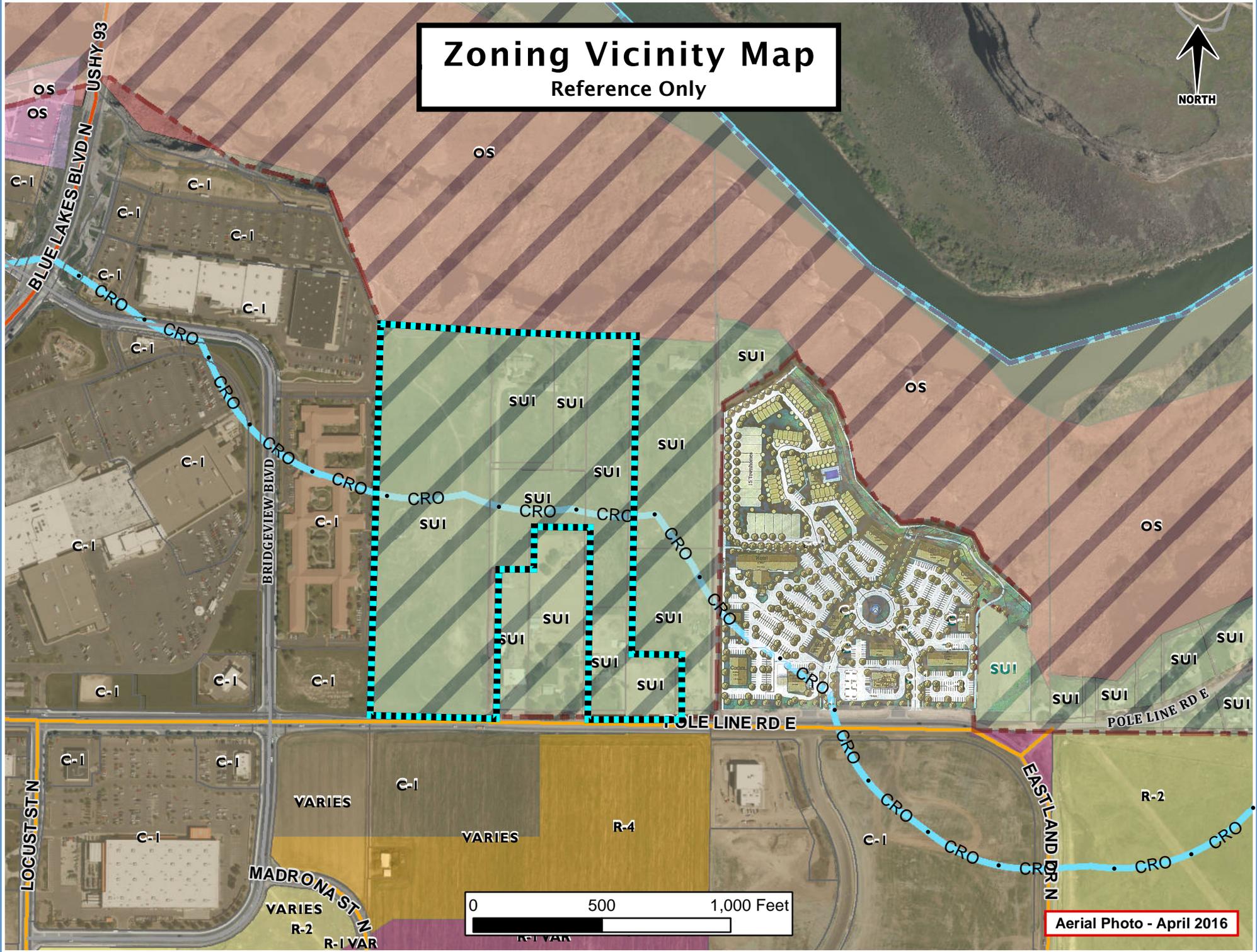
The proposed development of the property includes the following:

- Property adjacent to Pole Line Road East will be reserved primarily for commercial/retail/office use and development.
- The center of the project localized to the western edge will be designated for mixed-use residential including townhomes, condominiums, and multi-family residential uses.
- The center of the project localized to the eastern edge will be designated for single family residential development with gated access.
- The northern edge of the property along the canyon rim will be used for hospitality/retail/restaurant uses and may include residential development.
- Lands immediately adjacent to the canyon rim and abutting the proposed site development and desired natural landscaping will be reserved for connection of the Twin Falls Trail System and open space.

The sequence of construction for this proposed development is anticipated to be in accordance with the following: underground utilities and service line extensions will be installed, followed by roadway and drainage facility construction, with the proposed building structures developed in conjunction with the associated parking lots of each pad.

Zoning Vicinity Map

Reference Only



Aerial Photo - April 2016

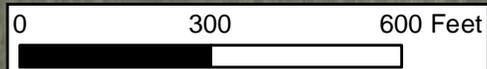
Aerial Photo Map

Reference Only



BRIDGEVIEW/BLVD

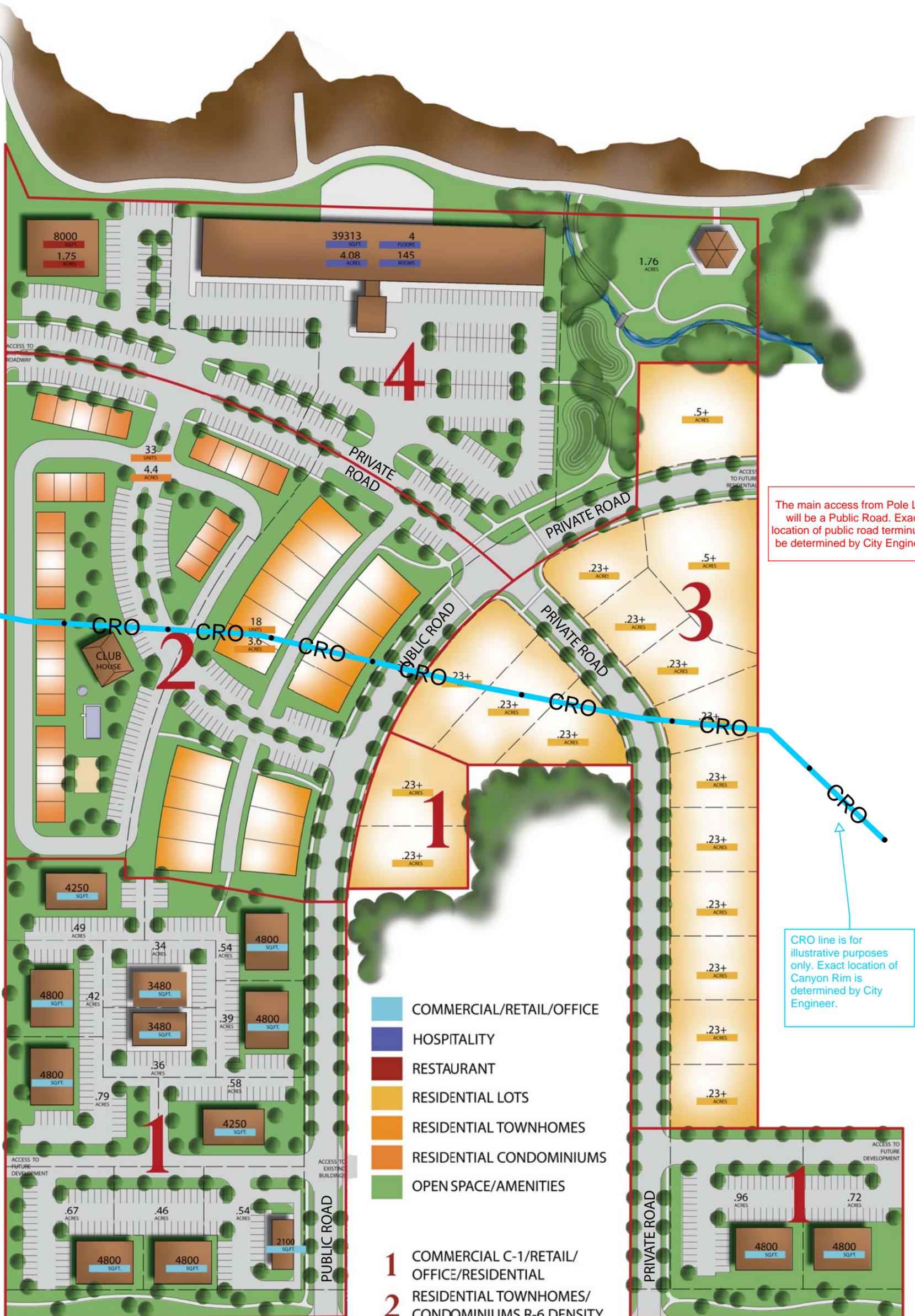
POLE LINE RD E



Aerial Photo - April 2016



MASTER PLAN



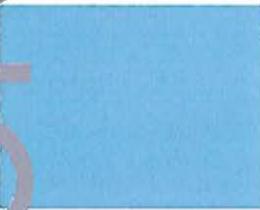
The main access from Pole Line will be a Public Road. Exact location of public road terminus to be determined by City Engineer.

CRO line is for illustrative purposes only. Exact location of Canyon Rim is determined by City Engineer.

- COMMERCIAL/RETAIL/OFFICE
- HOSPITALITY
- RESTAURANT
- RESIDENTIAL LOTS
- RESIDENTIAL TOWNHOMES
- RESIDENTIAL CONDOMINIUMS
- OPEN SPACE/AMENITIES

- 1** COMMERCIAL C-1/RETAIL/OFFICE/RESIDENTIAL
- 2** RESIDENTIAL TOWNHOMES/CONDOMINIUMS R-6 DENSITY
- 3** RESIDENTIAL LOTS - GATED ACCESS R-2 DENSITY
- 4** HOSPITALITY/RESTAURANT/OFFICE/RESIDENTIAL

USE INFORMATION PLAN A



COMMERCIAL/RETAIL/OFFICE

THIS PLAN PROVIDES:

4 LOTS
 4,800 SQ. FT. BLDGS. 1 STALL
 .46-1 ACRE LOTS 250 SQ. FT. 19 PARKING REQUIRED PER LOT
 23-48 RANGE OF PARKING PROVIDED PER LOT

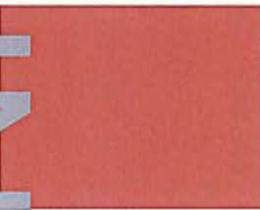


HOSPITALITY

THIS PLAN PROVIDES:

4.12 ACRES
 40,000 SQ. FT. BLDG. 182 PARKING PROVIDED 159 PARKING REQUIRED

WITH THE PERFECT SPOT FOR VIEWS OF THE BRIDGE AND PILLAR FALLS, THIS HOTEL LOCATION WILL BE A LUXURIOUS ADDITION TO THIS AREA OF TWIN FALLS PROVIDING A GREAT LOCATIONS FOR WEDDINGS, MEETINGS, AND REUNIONS.

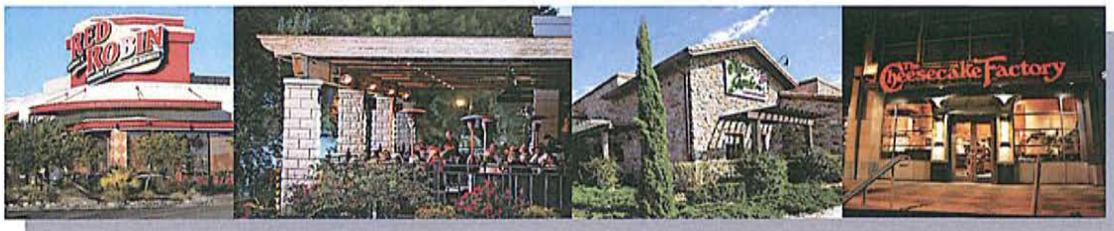


RESTAURANT

THIS PLAN PROVIDES:

2 LOTS
 2,100 SQ. FT. BLDG. 22 PARKING PROVIDED 21 PARKING REQUIRED
 10,000 SQ. FT. BLDG. 133 PARKING PROVIDED 133 PARKING REQUIRED

WITH THE PERFECT SPOT FOR VIEWS OF THE BRIDGE AND PILLAR FALLS, THIS HOTEL LOCATION WILL BE A LUXURIOUS ADDITION TO THIS AREA OF TWIN FALLS PROVIDING A GREAT LOCATIONS FOR WEDDINGS, MEETINGS, AND REUNIONS.



USE INFORMATION PLAN A

RESIDENTIAL LOTS

THIS PLAN PROVIDES:

2 .5 ACRE+ LOTS

16 .23 ACRE+ LOTS

HAVING THESE LOTS ON THE EAST SIDE OF THE PROPERTY ALLOWS FOR A SMOOTH TRANSITION INTO WHAT THE NEXT ADJACENT PROPERTY PLAN COULD EVENTUALLY INCLUDE. THE HALF ACRE LOTS WOULD BE GATED AND SECURE WITH THE QUARTER ACRE LOTS PROVIDING GREAT CONNECTIONS TO SHOPPING AND AMENITIES IN THIS URBAN INFILL AREA.



RESIDENTIAL TOWNHOMES

THIS PLAN PROVIDES:

7.5 ACRES

43 UNITS

112 PARKING PROVIDED 86 PARKING REQUIRED

THESE 2000 SQ. FT. TOWNHOMES OFFER A TWO STORY, 3 BEDROOM, 2.5 BATH HOME WITH A 2 CAR GARAGE THAT CAN TAPER WITH THE TOPOGRAPHY OF THE LAND TO PROVIDE SEPERATION BETWEEN HOMES. THERE IS A SHARED CLUBHOUSE WITH AMENITIES FOR RESIDENTS.



RESIDENTIAL CONDOS

THIS PLAN PROVIDES:

4.4 ACRES

32 UNITS

118 PARKING PROVIDED 80 PARKING REQUIRED

WITH THREE FLOORPLAN OPTIONS, THESE CONDOS ARE BETWEEN 2,200 - 2,600 SQ.FT. WITH 3 BEDROOMS, 2.5 BATHS, AND A 2 CAR GARAGE WITH ACCESS ON THE BACK ALLEY. THERE IS A SHARED CLUBHOUSE WITH AMENITIES FOR RESIDENTS.

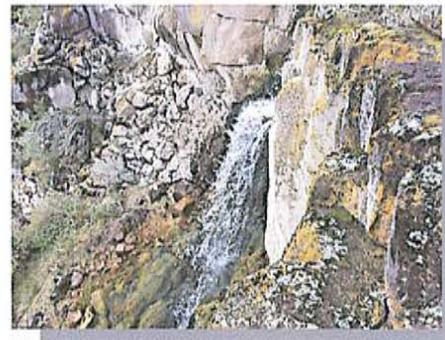


OPEN SPACE/AMENITIES

THIS PLAN PROVIDES:

1.53 ACRES

PARK AREA FOR DRAINAGE, RETENTION, NATURAL WATERWAYS, AND NATURAL FOLIAGE. THIS AREA COULD CONTAIN A PAVILION WITH EXQUISITE VIEWS OF THE BRIDGE AND PILLAR FALLS. THROUGH THE SITE THERE ARE WALKWAYS CONNECTING ALL AREAS TO THE EXISTING PATHWAY ALONG THE CANYON RIM.



Rio Vista – Mixed Use Residential & Commercial Development**Memorandum of Understanding
Pursuant to Area 1 of the Planning Exhibit**

Development and Improvements shall conform to the following standards and regulations:

(1) USE REGULATIONS

Development shall meet the requirements of the City's Commercial Highway District (C-1) zone of City Code and may include multi-family residential uses as provided in Twin Falls City Code (10-4-8.2) as codified for all uses and property development standards, except as provided herein:

(A) Permitted Uses: Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. No Change Requested

(B) Special Uses: A special use permit may be granted for a permanent use that is not in conflict with the comprehensive plan and that is not permitted outright because it may conflict with other uses in the district unless special provisions are taken. Special use permits may be granted for the following uses:

1. No Change Requested

(C) Prohibited Uses: Uses not specified above are prohibited unless administrative determination is made that the use is similar enough to a use listed above that distinction between them is of little consequence.

1. Amusement Parks
2. Animal Hospital – Large Animal
3. Bulk Fuel Sales
4. In Home Day Care Centers
5. Cemeteries
6. Fairgrounds
7. Go Cart Tracks
8. Jails, Detention Centers, or Work Release Centers
9. Judicial Facilities
10. Outdoor Theaters
11. RV and Camping Parks
12. Shelter Homes and/or Facilities
13. Stand Alone Drug and Alcohol Treatment
14. Tattoo Parlors
15. Zoos

(2) PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings in the C-1 district of City Code:

(A) Lot Area

- 1. No Change Requested

(B) Lot occupancy

- 1. No Change Requested

(C) Building Height

- 1. No Change Requested

(D) Yards

- 1. No Change Requested

(E) Access

- 1. No Changed Requested

(F) Landscaping

- 1. No Change Requested

(G) Parking

- 1. Off Street Parking
a. No Change Requested
- 2. Parking Areas
a. No Change Requested

(H) Signage

- 1. Signs shall comply with the requirements and General Sign provisions contained in Chapter 9 of City Code

(I) Walls, Fences, Hedges, Trees, Shrubs And Landscaping

- 1. No Change Requested

(3) OTHER SITE DEVELOPMENT CRITERIA - IF APPLICABLE

(A) Pathways

- 1. Internal connections to the existing Canyon Rim Trail may be provided as part of the development. Connection locations to be agreed upon by the developer and the City during the Platting Process in order to coordinate the most appropriate location for current and future needs.

(B) Screening

- 1. No Change Requested

(4) ARCHITECTURAL STANDARDS

(A) Architectural Standards: All building faces shall include windows, setbacks, awnings, parapet variations, material variations, color variations or other architectural treatments to break up large uniform surfaces

(B) Architectural standards shall be approved through the ZDA process for buildings within the business park.

(C) All on-site utility service lines located within a parcel shall be placed underground. Any transformer or terminal equipment provided within or immediately adjacent to the parcel shall be visibly screened from view from streets, with screening material such as landscaping or another approved material. Relocation and burying of electrical lines does not apply to transmission lines currently located along Pole Line Road East

(5) MANAGEMENT ASSOCIATIONS

(A) A management association may be implemented at the Developer's discretion.

(6) HOURS OF OPERATION

(A) Hours of Operation

1. The hours of operation for all activity within Area 1 shall not be limited.

(7) PROJECT PHASING

(A) The improvements shall be installed in phases as the developer chooses based upon market demand and the discretion of the developer. The developer shall provide the City with written notification of the timing and scope of each phase or phases contemplated for development. No phase shall be constructed without first meeting the approval of the City for inter-connection of utilities and/or construction of temporary facilities required to accommodate a particular phase

(B) Approval for each phase may be obtained by submission of a technically correct final plat for each phase to the City Council. The designation and location of specific uses on the Master Plan are conceptual and minor changes therefrom shall not provide basis for disapproval of any final plat. There shall be no minimum time and a five (5) year maximum time limit between phases unless an extension of time is granted by the Twin Falls City Council

JUN 20 2016

Rio Vista – Mixed Use Residential & Commercial Development**Memorandum of Understanding****Pursuant to Area 2 of the Planning Exhibit**

The Canyon Rims Overlay District zone may affect a portion of the property identified as Area 2. The requirements of the CRO will remain in effect where applicable.

Development and Improvements shall conform to the following standards and regulations:

(1) USE REGULATIONS

Development shall meet the requirements of the City's Residential Multi-Household District (R-6) zone and may include multi-family residential uses as provided in (10-4-6.2) of City Code for all uses and property development standards, except as provided herein:

(A) Permitted Uses: Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Sanitary sewers lift stations and appurtenances, buildings, and facilities.
2. Pressurized irrigation pump stations and appurtenances, buildings, and facilities.

(B) Special Uses: A special use permit may be granted for a permanent use that is not in conflict with the comprehensive plan and that is not permitted outright because it may conflict with other uses in the district unless special provisions are taken. Special use permits may be granted for the following uses:

1. No Change Requested

(C) Prohibited Uses: Uses not specified above are prohibited unless administrative determination City Code is made that the use is similar enough to a use listed above that distinction between them is of little consequence.

1. Amusement Parks
2. Animal Hospital – Large Animal
3. Bulk Fuel Sales
4. In Home Day Care Centers
5. Cemeteries
6. Fairgrounds
7. Go Cart Tracks
8. Jails, Detention Centers, or Work Release Centers
9. Outdoor Theaters

- 10. RV and Camping Parks
- 11. Shelter Homes and/or Facilities
- 12. Stand Alone Drug and Alcohol Treatment
- 13. Tattoo Parlors
- 14. Zoos

(2) PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings in the R6 district except as provided by section 10-12-5-6 of City Code for zero lot line subdivisions:

(A) Use of Lots

- 1. No Change Requested

(B) Lot Area

- 1. No Change Requested

(C) Lot occupancy

- 1. No Change Requested

(D) Building Height

- 1. No Change Requested

(E) Yards

- 1. No Change Requested

(F) Access

- 1. No Change Requested

(G) Landscaping

- 1. No Change Requested

(H) Parking

- 1. Off Street Parking
 - a. No Change Requested
- 2. Parking Areas
 - a. No Change Requested

(I) Signage

- 1. Signs shall comply with the requirements and General Sign provisions contained in Chapter 9 of City Code

(J) Walls, Fences, Hedges, Trees, Shrubs And Landscaping

- 1. No Change Requested

(3) OTHER SITE DEVELOPMENT CRITERIA - IF APPLICABLE

(A) Pathways

- 1. Internal connections to the existing Canyon Rim Trail may be provided as part of the development. Connection locations to be agreed upon by the developer and the City during the Platting Process in order to coordinate the most appropriate location for current and future needs.

(B) Screening

- 1. No Change Requested

(4) ARCHITECTURAL STANDARDS

- (A)** Architectural Standards: All building faces shall include windows, setbacks, awnings, parapet variations, material variations, color variations or other architectural treatments to break up large uniform surfaces
- (B)** Architectural standards shall be approved through the ZDA process for buildings within the business park. (Ord. 3082, 12-8-2014)
- (C)** All on-site utility service lines located within a parcel shall be placed underground. Any transformer or terminal equipment provided within or immediately adjacent to the parcel shall be visibly screened from view from streets, with screening material such as landscaping or another approved material. Relocation and burying of electrical lines does not apply to transmission lines currently located along Pole Line Road East

(5) MANAGEMENT ASSOCIATIONS

- (A)** A management association may be implemented at the Developer's discretion.

(6) HOURS OF OPERATION

- (A)** Residential and residential support facilities shall not be limited. The hours of operation for all other activities within Area 2 shall be between the hours of seven o' clock (7:00) A.M. to ten o' clock (10:00) P.M. unless otherwise authorized by the City of Twin Falls through the Special Use Permit Process for extended hours of operations.

(7) PROJECT PHASING

- (A)** The improvements shall be installed in phases as the developer chooses based upon market demand and the discretion of the developer. The developer shall provide the City with written notification of the timing and scope of each phase or phases contemplated for development. No phase shall be constructed without first meeting the approval of the City for inter-connection of utilities and/or construction of temporary facilities required to accommodate a particular phase
- (B)** Approval for each phase may be obtained by submission of a technically correct final plat for each phase to the City Council. The designation and location of specific uses on the Master Plan are conceptual and minor changes therefrom shall not provide basis for disapproval of any final plat. There shall be no minimum time and a five (5) year maximum time limit between phases unless an extension of time is granted by the Twin Falls City Council

RECEIVED

JUN 20 2013

CITY OF TWIN FALLS
PLANNING

Rio Vista – Mixed Use Residential & Commercial Development

Memorandum of Understanding

Pursuant to Area 3 of the Planning Exhibit

The Canyon Rims Overlay District zone may affect a portion of the property identified as Area 3. The requirements of the CRO will remain in effect where applicable.

Development and Improvements shall conform to the following standards and regulations:

(1) USE REGULATIONS

Development shall meet the requirements of the City's Residential Single Household or Duplex District (R-2) zone of City Code for all uses and property development standards

(A) Permitted Uses: Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. No Change Requested

(B) Special Uses: A special use permit may be granted for a permanent use that is not in conflict with the comprehensive plan and that is not permitted outright because it may conflict with other uses in the district unless special provisions are taken. Special use permits may be granted for the following uses:

1. No Change Requested

(C) Prohibited Uses: Uses not specified above are prohibited unless administrative determination of City Code is made that the use is similar enough to a use listed above that distinction between them is of little consequence.

1. Amusement Parks
2. Animal Hospital – Large Animal
3. Bulk Fuel Sales
4. In Home Day Care Centers
5. Cemeteries
6. Fairgrounds
7. Go Cart Tracks
8. Jails, Detention Centers, or Work Release Centers
9. Judicial Facilities
10. Outdoor Theaters
11. RV and Camping Parks
12. Shelter Homes and/or Facilities
13. Stand Alone Drug and Alcohol Treatment
14. Tattoo Parlors

15. Zoos

(2) PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings in the R2 district except as provided by section 10-12-5-6 of City Code for zero lot line subdivisions:

(A) Use of Lots

1. No Change Requested

(B) Lot Area

1. No Change Requested

(C) Lot occupancy

1. No Change Requested

(D) Building Height

1. No Change Requested

(E) Yards

1. No Change Requested

(F) Access

1. No Change Requested

(G) Landscaping

1. No Change Requested

(H) Parking

1. Off Street Parking
 - a. No Change Requested
2. Parking Areas
 - a. No Change Requested

(I) Signage

1. Signs shall comply with the requirements and General Sign provisions contained in Chapter 9 of City Code

(J) Walls, Fences, Hedges, Trees, Shrubs And Landscaping

1. No Change Requested

(3) OTHER SITE DEVELOPMENT CRITERIA - IF APPLICABLE

(A) Pathways

1. Internal connections to the existing Canyon Rim Trail may be provided as part of the development. Connection locations to be agreed upon by the developer and the City during the Platting Process in order to coordinate the most appropriate location for current and future needs.

(B) Screening

1. Screening Required:
 - a. No Change Requested

(4) ARCHITECTURAL STANDARDS

- (A) Architectural Standards:** All building faces shall include windows, setbacks, awnings, parapet variations, material variations, color variations or other architectural treatments to break up large uniform surfaces

- (B) Architectural standards shall be approved through the ZDA process for buildings within the business park.
- (C) All on-site utility service lines located within a parcel shall be placed underground. Any transformer or terminal equipment provided within or immediately adjacent to the parcel shall be visibly screened from view from streets, with screening material such as landscaping or another approved material. Relocation and burying of electrical lines does not apply to transmission lines currently located along Pole Line Road East

(5) MANAGEMENT ASSOCIATIONS

- (A) A management association may be implemented at the Developer's discretion.

(6) HOURS OF OPERATION

- (A) Residential and residential support facilities shall not be limited. The hours of operation for all other activities within Area 3 shall be between the hours of seven o' clock (7:00) A.M. to ten o' clock (10:00) P.M., unless otherwise authorized by the City of Twin Falls through the Special Use Permit Process for extended hours of operation

(7) PROJECT PHASING

- (A) The improvements shall be installed in phases as the developer chooses based upon market demand and the discretion of the developer. The developer shall provide the City with written notification of the timing and scope of each phase or phases contemplated for development. No phase shall be constructed without first meeting the approval of the City for inter-connection of utilities and/or construction of temporary facilities required to accommodate a particular phase
- (B) Approval for each phase may be obtained by submission of a technically correct final plat for each phase to the City Council. The designation and location of specific uses on the Master Plan are conceptual and minor changes therefrom shall not provide basis for disapproval of any final plat. There shall be no minimum time and a five (5) year maximum time limit between phases unless an extension of time is granted by the Twin Falls City Council

RECEIVED

JUN 20 2016

Rio Vista – Mixed Use Residential & Commercial Development CITY OF TWIN FALLS

Memorandum of Understanding

Pursuant to Area 4 of the Planning Exhibit

The Canyon Rims Overlay District zone may affect a portion of the property identified as Area 4. The requirement of the CRO will remain in effect where applicable.

Development and Improvements shall conform to the following standards and regulations:

(1) USE REGULATIONS

Development shall meet the requirements of the City's Commercial Highway District (C-1) zone of City Code and may include multi-family residential uses as provided in Twin Falls City Code (10-4-8.2) for all uses and property development standards, except as provided herein:

(A) Permitted Uses: Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Sanitary sewer lift stations and appurtenances, buildings, and facilities
2. Pressurized irrigation pump stations and appurtenance, buildings, and facilities

(B) Special Uses: A special use permit may be granted for a permanent use that is not in conflict with the comprehensive plan and that is not permitted outright because it may conflict with other uses in the district unless special provisions are taken. Special use permits may be granted for the following uses:

1. No Change Requested

(C) Prohibited Uses: Uses not specified above are prohibited unless administrative determination of City Code is made that the use is similar enough to a use listed above that distinction between them is of little consequence.

1. Amusement Parks
2. Animal Hospital – Large Animal
3. Bulk Fuel Sales
4. In Home Day Care Centers
5. Cemeteries
6. Fairgrounds
7. Go Cart Tracks
8. Jails, Detention Centers, or Work Release Centers
9. Judicial Facilities
10. Outdoor Theaters
11. RV and Camping Parks
12. Shelter Homes and/or Facilities

13. Stand Alone Drug and Alcohol Treatment
14. Tattoo Parlors
15. Zoos

(2) PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and buildings in the C1 district:

(A) Lot Area

1. No Change Requested

(B) Lot occupancy

1. No Change Requested

(C) Building Height

1. Buildings located within the CRO designated portion of property within this ZDA which are "hotel/convention centers" uses as defined in city code shall be permitted height beyond 35' by request of special use permit and application to Planning and Zoning Commissions.

(D) Yards

Front yards shall conform to the following standards:

1. No Change Requested

(E) Access

1. No Change Requested

(F) Landscaping

1. No Change Requested

(G) Parking

1. Off Street Parking
 - a. No Change Requested
2. Parking Areas
 - a. No Change Requested

(H) Signage

1. Signs shall comply with the requirements and General Sign provisions contained in Chapter 9 of City Code

(I) Walls, Fences, Hedges, Trees, Shrubs And Landscaping

1. No Change Requested

(3) OTHER SITE DEVELOPMENT CRITERIA – IF APPLICABLE

(A) Pathways

1. Internal connections to the existing Canyon Rim Trail may be provided as part of the development. Connection locations to be agreed upon by the developer and the City during the Platting Process in order to coordinate the most appropriate location for current and future needs.

(B) Coverage

1. No Change Requested

(C) Screening

1. Screening Required:

- a. No Change Requested
- 2. Minimum Standards:
 - a. No Change Requested

(4) ARCHITECTURAL STANDARDS

- (A)** Architectural Standards: All building faces shall include windows, setbacks, awnings, parapet variations, material variations, color variations or other architectural treatments to break up large uniform surfaces
- (B)** Architectural standards shall be approved through the ZDA process for buildings within the business park.
- (C)** All on-site utility service lines located within a parcel shall be placed underground. Any transformer or terminal equipment provided within or immediately adjacent to the parcel shall be visibly screened from view from streets, with screening material such as landscaping or another approved material. Relocation and burying of electrical lines does not apply to transmission lines currently located along Pole Line Road East

(5) MANAGEMENT ASSOCIATIONS

- (A)** A management association may be implemented at the Developer's discretion.

(6) HOURS OF OPERATION

- (A)** Hours of Operation
 - 1. The hours of operation for all activity within Area 4 shall not be limited

(7) PROJECT PHASING

- (A)** The improvements shall be installed in phases as the developer chooses based upon market demand and the discretion of the developer. The developer shall provide the City with written notification of the timing and scope of each phase or phases contemplated for development. No phase shall be constructed without first meeting the approval of the City for inter-connection of utilities and/or construction of temporary facilities required to accommodate a particular phase
- (B)** Approval for each phase may be obtained by submission of a technically correct final plat for each phase to the City Council. The designation and location of specific uses on the Master Plan are conceptual and minor changes therefrom shall not provide basis for disapproval of any final plat. There shall be no minimum time and a five (5) year maximum time limit between phases unless an extension of time is granted by the Twin Falls City Council



Panorama Photo of frontage along Pole Line Road – East of the YMCA



Panorama of frontage along Pole Line Road – west of the YMCA



Taken from back YMCA Parking lot looking West – Bridgeview Care Center in the background.



Taken from back YMCA Parking lot looking North toward Canyon Rim.



Taken from Sportsmans parking lot looking Ease – Bridgeview Center on Right of photo.



Access towards Bridgeview Blvd Public Road



Taken from Canyon Rim Trail looking South – Bridgeview Center on Right of photo, YMCA in the middle background.