



**NOTICE OF AGENDA**  
**TWIN FALLS CITY PLANNING & ZONING COMMISSION**  
**OCTOBER 11, 2016 6:00 PM**  
City Council Chambers  
305 3<sup>rd</sup> 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): 09-27-16 PH
2. Approval of Findings of Fact and Conclusions of Law:
  - Brinker (SUP 09-27-16)
  - Harnar (SUP 09-27-16)

**III. ITEMS OF CONSIDERATION:**

1. Request for consideration of the **Preliminary Plat** for Canyon Village Subdivision No. 3 PUD, consisting of 7 commercial lots on 9.12 acres (+/-) located on the south side of Pole Line Road East and west side of Eastland Drive North c/o EHM Engineers, Inc. on behalf of Northeast Investments, LLC/Kent Taylor

**IV. PUBLIC HEARINGS:**

1. Request for a **Special Use Permit** to add a private school, offering Pre-School through 5th Grade, to an existing religious facility on property located at 209 5th Avenue North. c/o NBW Architects, P.A. and the First Presbyterian Church on behalf of Acorn Learning Center (app. 2811)
2. Request for a **Special Use Permit** to operate an equipment rental business including warehouse for storage on property located at 231 Eastland Drive. c/o Kim Mason & Darci Miller-Mason dba Party Center, LLC (app. 2816)
3. Request for **Vacation** a 15 x 185.13' (2,777 sf) utility, irrigation and drainage easement on Lot 10 of the Wild Rose Estates Subdivision No. 1 on property located at 4042 North 3320 East in the Area of Impact. c/o Jennifer & Ken Ashley (app. 2815)
4. Requests the Commission's recommendation on an **Amendment to the 2009 City of Twin Falls Comprehensive Plan** which includes updates to the following; 1-Summary & Intro Background, 2-Land Use, 3-Community Design, 4-Housing, 5-School Facilities, 6-Public Services and Utilities, 7-Economic Development, 8-Environmental Considerations and 9-Transportation – Airport only c/o City of Twin Falls Planning & Zoning Department (app. 2809) **SCHEDULED FOR THE OCTOBER 24<sup>TH</sup> CITY COUNCIL PUBLIC HEARING.**

**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- October 25, 2016
2. Work Session- November 02, 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**  
**September 27, 2016 6:00 PM**  
 City Council Chambers  
 305 3<sup>rd</sup> 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  
 Grey  
 Muñoz- (On Phone)  
 Reid  
 Tatum

**ABSENT**

Musser

**AREA OF IMPACT MEMBERS**

**PRESENT**

Woods

**ABSENT**

Higley

**CITY STAFF:** Carraway-Johnson, Nope, Spendlove, Strickland, Vitek, Weeks, Moore (Logan Simpson)

**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): **September 7, 2016 WS, September 13, 2016 PH**
2. Approval of Findings of Fact and Conclusions of Law:
  - (Rogers –SUP 09-13-16)

**Motion:**

Commissioner Reid made a motion to approve the consent calendar. Commissioner Grey seconded the motion.

**Unanimously Approved**

**III. ITEMS OF CONSIDERATION: None**

**IV. PUBLIC HEARINGS:**

1. Request for a **Special Use Permit** to construct a 1248 sq. ft. detached accessory building on property located at 1020 Green Tree Way c/o C-N-R Construction, LLC on behalf of Jeff & Laura Brinker (app. 2810)

**Applicant Presentation:**

Nevin Oberg, CNR Construction, LLC representing the applicant stated this is a request for a Special Use Permit so that the applicant may construct a 1248 sq. ft. accessory building on property located at 120 Green Tree Way. The building needs to be 45 ft. long so they can fit the RV, currently they store the RV off-site. They would also like to be able to remove their items from their garage and store them in the new accessory building allowing them to use their garage as a garage. They also have added a small area for a work space and the lawn mower. The accessory building will be a little shorter than the house and it will be designed to match the house colors and coordinate with the property.

### Staff Presentation

Planner I Spendlove reviewed the request on the overhead and stated this lot is part of the Green Tree Estates North Subdivision, which went through the public hearing process, platted and recorded in the spring of 2000. The current residence was constructed in 2003. The site is zoned R-2 within city limits. The applicant has supplied a site plan showing an existing single family residence and a proposed 1170 sq. sf. detached accessory building. The applicant describes the building for storage and private use, no commercial activity. If the special use permit is granted the applicant will proceed with development of the detached accessory building as approved.

**Per City Code 10-4-4:** Detached accessory buildings within the R-2 Zone greater than 1000 sq. ft. are required to obtain a Special Use Permit prior to being legally constructed. The proposed plan is showing the detached residential garage to the north of the main residence

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

Detached accessory buildings are common for this subdivision, however, not to the size proposed. The size will be imposing on surrounding neighbors due to its size, height, and proximity to the side yard setback. This will be impactful to the neighbor on the west side.

Planner I Spendlove stated upon conclusion should the Commissioner grant this request as presented; staff recommends approval be subject to the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to construction of the detached accessory building to be consistent with the submitted drawings/elevations, as presented.
3. Subject to personal use by the occupant of the home - no business use within this structure.

### PZ Questions/Comments:

- Commissioner Woods asked if the 3' side yard is consistent with code.
- Planner I Spendlove confirmed that the 3' side yard setback for a detached accessory building is consistent with code.
- Commissioner Frank asked if the applicant spoke with the neighbor on the west side of the property.
- Mr. Oberg stated no the owner does not live in the house to the west, so it is not their primary residence.
- Commissioner Grey asked if there are any CCR for this neighborhood.
- Mr. Oberg stated the applicants have checked into this and there are not any that are currently enforced.
- Commissioner Reid asked for clarification on the square footage for the accessory building.
- Mr. Oberg explained the correct size for the building is 1170 sq. ft.
- Commissioner Woods asked about the materials being used to construct the building.

- Mr. Oberg explained the applicant has plans to redo the outside of the house and the structures will match in color.
- Commissioner Reid asked about a driveway to the smaller door and materials.
- Mr. Oberg stated the applicant has decided to put the smaller on the back for the lawnmower access. As for the materials the City requires hard surface so the applicants have decided to use cobblestones for the driveway material to blend in with the landscaping.

**Public Hearing: [Open & Closed Without Input](#)**

**Deliberations Followed:**

- Commissioner Woods stated his biggest concern is he is not sure that this won't look out of character for the area.
- Zoning & Development Manager Carraway-Johnson explained the Commission can add conditions that make it more harmonious.
- Commissioner Grey explained that the description presented stated the building will look like the house when completed and the neighbors have not come forward to speak against this request.
- Commissioner Munoz agreed with Commissioner Grey and the front facing portion is going to be covered by the door, so he is not concerned.

**Motion:**

Commissioner made a motion to approve the request, as presented, with staff recommendations. Commissioner Reid seconded the motion. All members present voted in favor of the motion.

**[Approved, As Presented, With The Following Conditions](#)**

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
  2. Subject to construction of the detached accessory building to be consistent with the submitted drawings/elevations, as presented.
  3. Subject to personal use by the occupant of the home - no business use within this structure.
2. Request for a [Special Use Permit](#) to add 1200 sf to an existing 480 sf detached accessory building, totaling 1680 sf, on property located at 2767 East 3400 North within the Area of Impact. [c/o C-N-R Construction, LLC on behalf of Mike & Karen Harnar](#) (app. 2812)

**Applicant Presentation:**

Nevin Oberg, CNR Construction, LLC this is a request for a Special Use Permit to add 1200 sq. ft. to an existing 480 sq. ft. detached accessory building on property located at 2767 E 3400 N within the Area of Impact. This building will provide a garage for the property and a place to store lawn equipment and other personal items. The building will be designed to look like the house and there will be hard surfacing to access the garage.

**Staff Presentation:**

Planner I Spendlove reviewed the request on the overhead and stated the parcel records show the main residence was built in 1995, and the existing detached accessory building was built in 1998. The site is zoned AP within the Area of Impact. The applicant has supplied a site plan showing an existing single family residence, an existing 480 sq. ft. detached accessory building, and a proposed 1200 sq. sf.

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detached accessory building addition. The 1200 sq. ft. addition to the existing detached accessory building, totaling 1680 sq. ft. which exceeds 25% of the total sq. ft. of existing buildings and therefore is subject to required improvements set out in city codes 10-11-2 through 10-11-5. The applicant describes the building for storage and private use, no commercial activity. If the special use permit is granted the applicant will proceed with development of the detached accessory building as approved.

**Per City Code 10-4-12:** Detached accessory buildings within the AP Zone greater than 1500 sq. ft. are required to obtain a Special Use Permit prior to being legally constructed. The proposed plan is showing the detached accessory building to the east of the main residence.

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

Detached accessory buildings are common for this area. The property to the West has a similarly sized pole barn for hay storage. Staff does not expect overtly burdensome impacts to be created with this Special Use Permit. Within the AP Zone all parking & maneuvering areas are required to be hard surfaced. The driveway is currently gravel/dirt. The addition will require the driveway to be hard surfaced prior to a final inspection.

Planner I Spendlove stated upon conclusion should the Commission grant this request as presented; staff recommends approval be subject to the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to construction of the detached accessory building to be consistent with the submitted drawings/elevations, as presented.
3. Subject to personal use by the occupant of the home - no business use within this structure.

**PZ Questions/Comments:**

- Commissioner Grey asked if the current driveway is gravel or hard surfaced.
- Mr. Oberg, stated the current driveway is gravel.
- Commissioner Munoz asked about the finish on the existing building.
- Mr. Oberg, stated it has a metal roof but is a lapped siding that is painted. The building will be finished with a metal roof and siding.

**Public Hearing:** [Opened & Closed Without Input](#)

**Deliberations Followed:** [Without Concerns](#)

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**Motion:**

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

**Approved, As Presented, With The Following Conditions**

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
  2. Subject to construction of the detached accessory building to be consistent with the submitted drawings/elevations, as presented.
  3. Subject to personal use by the occupant of the home - no business use within this structure.
3. Requests the Commission's recommendation on an **Amendment to the 2009 City of Twin Falls Comprehensive Plan** which includes updates to the following: 1-Summary & Intro Background, 2-Land Use, 3-Community Design, 4-Housing, 5-School Facilities, 6-Public Services and Utilities, 7-Economic Development, 8-Environmental Considerations and Transportation – Airport only c/o City of Twin Falls Planning & Zoning Department (app. 2809)

**Staff Presentation:**

Zoning & Development Manager Carraway-Johnson stated the current Comprehensive Plan, The Twin Falls Vision 2030 – a comprehensive plan for a sustainable future, was updated and amended in February 2009. in the state of Idaho, comprehensive plans are advisory documents used to guide land development decisions. because the plans are derived from public input about what people desire for their community, the goals and future land use plan designations of the comprehensive plan have an important role in many regulatory decisions the city makes. these decisions surround land use, such as changes in the jurisdictional boundary, rezoning, and amendments to city codes and development standards. the goal is to ensure this document meets the needs and desires of the community.

As part of the 2014-2015 budget the City Council approved \$100,000 for an update of the 2009 Comprehensive Plan. In October 2014 a request for qualifications (RFQ) was prepared and distributed on the American Planning Association website, in the Idaho Statesman, the Times News and various other planning related internet locations. The RFQ was specific to update an replace certain elements of the 2009 Comprehensive Plan in the following areas:

- Summary & intro background
- Land use
- Community design
- Housing
- School facilities
- Public services and utilities
- Economic development
- Environmental considerations
- Transportation – airport only

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Seven (7) responses were received. A selection committee made up of then councilperson Rebecca Mills-Sojka, Planning and Zoning Commissioner Tom Frank, Parks & Recreation Chairman Kevin Dane, local Businessman Kevin Mahler and myself reviewed and ranked the seven (7) submittals. The top two consultants were then selected for an interview by the planning & zoning commission.

On February 4, 2015 at a regularly scheduled public meeting the planning & zoning commission conducted interviews of the top two (2) consulting firms. On February 17, 2015 the City Council approved the commission's recommendation of Logan Simpson Design, Inc., Fort Collins, Colorado.

At the May 11, 2015 meeting, the city council approved a contract with Logan Simpson Design, Inc. and tasked them to begin the process for a comprehensive plan update for the city. On June 22, 2015 staff discussed with the council -- the topic of forming a Comprehensive Plan Advisory Committee. Staff began discussions with Logan Simpson to initiate the first step which is establishing an advisory committee. The goal and direction of this committee was to work with Logan Simpson design and city staff to complete an updated comprehensive plan that projects the communities' needs and goals for the next 20 years.

Also in June Logan Simpson conducted several days of "stakeholder" interviews at a local coffee shop where they had great participation and received a great insight into who is twin falls.

Staff discussed with the City Manager Rothweiler, Deputy City Manager Humble and Mayor Hall the list of prospective advisory committee members. After some consideration we were able to consolidate some of the targeted areas with one person.

An advisory committee was formed & approved by the city council on July 6, 2015. The advisory committee consisted of thirteen (13) members including City of Twin Falls Council Person, City of Twin Falls Planning & Zoning Commissioner, local municipal representatives and local residents who volunteered to participate and help guide the direction for the comprehensive plan update process.

The advisory committee was made up of the following community citizens:

- Greg Lanting Twin Falls City Council Member
- Rebecca Mills-Sojka Former-Twin Falls City Council Member
- Tato Munoz Twin Falls Planning & Zoning Commission
- Ryan Higley Twin Falls Planning & Zoning Commission (Area of Impact)
- Kevin Dane Local Business Owner
- Kevin Mahler Local Business Owner
- Brad Wills Developer/Urban Renewal Agency
- Nancy Duncan City of Kimberly City Council Member
- Brady Dickinson Twin Falls School District
- Dr. Cindy Bond CSI/former Chair Chamber of Commerce/former Urban Renewal Agency Chair
- Laura Stewart Chamber of Commerce Member/St. Luke's
- Dan Olmstead Idaho Power/SIEDO Member
- Laura Wilson Twin Falls County Planner

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The first advisory committee meeting was held on July 16, 2015. The first item on the agenda was to name our plan.... The name came from a group discussion and was decided on: "Grow With Us" this statement embodies the positive feeling of the community;

- ✓ Grow- The City of Twin Falls Is "Growing"
- ✓ The City of Twin Falls includes all our citizens; "With"
- ✓ And the City of Twin Falls is because of our citizens, we are all included in; "Us"

The advisory committee met nine (9) times over the last 15 months- several of those meetings were joint meetings with the City Planning & Zoning Commission. Every advisory committee meeting and community event we participated with was conducted in accordance with the Idaho open meeting laws and the City of Twin Falls Transparency Resolution.

Additionally, Logan Simpson, advisory committee members, Planning & Zoning Commission members and city staff have participated in several community events; 2 City Fairs, Optimists Clubs Wings-n-Things, Oktoberfest, Death by Chocolate plus made several presentations to various community groups; Optimist, Lions, Senior Center and Chamber of Commerce. Staff and Logan Simpson gave media interviews, conducted several surveys (with 2000+ citizen comments), posted several public announcements and distributed informational fliers throughout the year – all to notify and encourage citizen participation.

The Twin Falls Vision 2030-a Comprehensive Plan for a sustainable future, was adopted in February 2009. The request is to amend the current Comprehensive Plan and replace it with 2016 City of Twin Falls Comprehensive Plan – "Grow With Us".

Extensive public involvement and review has gone into the development of this document. Twin Falls City Code Title 10 Chapter 17 includes the bylaws of the Planning & Zoning Commission. Title 10 Chapter 17 Section 3-article 9.3 states that a duty of the Commission is to "conduct a comprehensive planning process designed to prepare, implement, review and update a Comprehensive Plan as required by law.

Idaho State Statutes regarding the Planning & Zoning Commission states the following 67-6508 Planning Duties:

It shall be the duty of the planning or planning and zoning commission to conduct a comprehensive planning process designed to prepare, implement, review and update a comprehensive plan, hereafter referred to as "The Plan".

"The Plan" shall include all land within the jurisdiction of the governing board. "the plan" shall consider previous and existing conditions, trends, desirable goals and objectives, or desirable future situations for each planning component.

"The Plan" with maps, charts, and reports shall be based on the following components -- as they may apply to land use regulations and actions unless "the plan" specifies reasons why a particular component is unneeded.

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The required components of a comprehensive plan are" a) property rights, b) population, c) school facilities and transportation, d) economic development, e) land use, f) natural resources, g) hazardous areas, h) public services, facilities, and utilities, i) transportation, j) recreation, special areas or sites, l) housing, m) community design, n) agriculture, o) implementation and q) public airport facilities.

The proposed comprehensive plan this evening, as presented, includes a discussion of all of these elements. The contracted update included the following:

- Summary & intro background
- Land use
- Community design
- Housing
- School facilities
- Public services and utilities
- Economic development
- Environmental considerations
- Transportation – airport only

New state statutes required a new addition entitled public airport facilities. This chapter was developed by Bill Carberry, Airport Manager and Chris Pomeroy-CH2M Hill.

The parks and recreation master plan was recommended for approval by the parks & rec commission in December 2015 but has yet to be adopted by the city council.

The City's 2009 Master Transportation Plan will begin the process for updating later this year and hopefully will be complete late next year.

Adoption of a resolution by the City Council shall be required to include the 2015 Parks & Recreation master plan and the 2016 Master Transportation Plans in this proposed plan.

The 2009 Comprehensive Plan was adopted with the condition to not allow amendments to the plan for a period of one (1) year after adoption. Staff would support this condition being recommended upon the adoption of this plan.

Comprehensive Plan Amendment approval procedure:

A request for a comprehensive plan amendment is initially made to the commission. The Planning and Zoning Commission shall hold a public hearing to evaluate the request and to determine the extent and nature of the amendment. Upon conclusion of the public hearing the commission shall make a recommendation to the city council on whether or not to approve the request as presented, deny the request or approve the request subject to conditions/modifications.

The city council shall then hold an additional public hearing where they may approve the 2016 Comprehensive Plan as recommended by the commission, deny the plan or remand the plan back to the commission for further proceedings.

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If approved, a resolution is prepared and at a later public meeting is adopted by the city council. Once the resolution is published the comprehensive plan is the official

2016 City of Twin Falls Comprehensive Plan – “Grow With Us”.

Staff recommends the planning & zoning commission recommend adoption of the 2016 City of Twin Falls Comprehensive Plan; “Grow With Us”, as presented and including the following:

1. Subject to no amendments to the plan for one (1) year after adoption.

**Consultants Presentation:**

Megan Moore, Logan Simpson, presented an overview of the content of the proposed Comprehensive Plan Amendment highlighting the changes that have been recommended.

**Public Hearing: [Opened](#)**

- Stace Campbell, Twin Falls, stated that he wanted to thank the Commission and the Advisory Committee for all their time and effort put into this process. He has been involved throughout the process and is really pleased with the recommendations for neighborhood villages, bringing some of the amenities out to the neighborhoods.
- Carolyn Baird, Twin Falls, stated that AARP has a plan for Senior Citizens Housing and she has noticed that a lot of the neighborhoods don't have wandering streets to allow for better connections and travel.

**Public Hearing: [Closed](#)**

**Deliberations Followed:**

- Commissioner Woods stated that the Citizens seems to have similar visions for Twin Falls if compared to the previous plan and he is excited about the plan and the public input.
- Commissioner Munoz thanked the staff and the consultants for the hard work put into the plan. He is pleased with the outcome.
- Commissioner Grey would like to have more discussion about the corridors into the City and transportation throughout the City. He wants to protect the plans that have been developed and the code that has been designed to protect the plan for future growth and development of roads.
- Commissioner Reid thanks everyone for the efforts put into this process. He thinks this is just the starting point and would like to see more discussion with the citizens on how to implement the plan. This process has created more questions like what does protecting the canyon rim mean, if the citizens are willing to pay for things that they want.
- Commissioner Frank agreed and the best thing to do is to review the document constantly so that it reflects the community's desires.

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**Motion:**

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

**Recommended Approval, As Presented, to City Council**

1. Subject to no amendments to the plan for one (1) year after adoption.

**City Council Public Hearing Scheduled for October 24, 2016**

**V. GENERAL PUBLIC INPUT:**

- Carolyn Baird stated that she has seen an increase in traffic over the years and wanted to know about a second bridge across the canyon.
- Zoning & Development Manager Carraway-Johnson explained that the Master Transportation Plan review is going to begin in the near future and citizens are welcome to participate and contact staff with any questions or concerns.
- Assistant City Engineer Vitek explained this will be a long process and transportation covers everything from vehicles to bike lanes, so input from the public is encouraged.

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

Zoning & Development Manager Carraway-Johnson thanked the Commission and the Consultants for their efforts in the process. The City Council will have a public hearing to discuss the Comprehensive Plan amendment on October 24, 2016.

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

1. Work Session- [October 5, 2016](#)
2. Public Hearing- [October 11, 2016](#)

**VIII. ADJOURN MEETING:**

Chairman Frank adjourned the meeting at 7:38 PM

Lisa A Strickland  
Administrative Assistant  
Planning & Zoning Department



# BEFORE THE PLANNING & ZONING COMMISSION OF THE CITY OF TWIN FALLS

In Re:	)	
	)	
<u>Special Use Permit, Application,</u>	)	FINDINGS OF FACT,
	)	
<u>Jeff &amp; Laura Brinker</u>	)	CONCLUSIONS OF LAW,
<u>c/o C-N-R Construction, LLC</u>	)	
Applicant(s)	)	AND DECISION

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho on **September 27, 2016** for public hearing pursuant to public notice as required by law for a Special Use Permit for the purpose of **constructing an 1170 sq. ft. detached accessory building on property located at 1020 Green Tree Way**, and the Planning and Zoning Commission having heard testimony from interested parties being fully advised in the matter, now makes the following

### FINDINGS OF FACT

1. Applicant has applied for a Special Use Permit for the purpose of **constructing an 1170 sq. ft. detached accessory building on property located at 1020 Green Tree Way**
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: **September 27, 2016**
3. The property in question is zoned **R-2** pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as **Medium Density Residential** in the duly adopted Comprehensive Plan of the City of Twin Falls.
4. The existing neighboring land uses in the immediate area of this property are: to the north, **Commercial Business**; to the south, **Residential**; to the east, **Residential**; and to the west, **Residential**.

Based on the foregoing Findings of Fact, the Planning and Zoning Commission hereby makes the following:

CONCLUSIONS OF LAW

1. The application for a Special Use Permit for the purpose of **constructing an 1170 sq. ft. detached accessory building on property located at 1020 Green Tree Way** is consistent with the purpose of the **R-2 Zone**, and is not detrimental to any of the outright permitted uses or existing special uses in the area.
2. The proposed use does constitute a special use as established by zoning requirements for the zone involved as required by Twin Falls City Code 10-13-2.2(D)1.
3. The proposed use will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations as required by Twin Falls City Code 10-13-2.2(D)2
4. The proposed use will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area as required by Twin Falls City Code 10-13-2.2(D)3.
5. The proposed use will not be hazardous or disturbing to existing or future neighboring uses as required by Twin Falls City Code 10-13-2.2(D)4.
6. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community as required by Twin Falls City Code 10-13-2.2(D)6.
7. The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors as required by Twin Falls City Code 10-13-2.2(D)7.

8. The proposed use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares as required by Twin Falls City Code 10-13-2.2(D)8.

9. The proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance as required by Twin Falls City Code 10-13-2.2(D)9.

10. The proposed use is a proper use in the R-2 Zone, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

11. The application for a Special Use Permit for the purpose of **constructing an 1170 sq. ft. detached accessory building on property located at 1020 Green Tree Way** should be granted, subject to all applicable requirements of the Zoning Ordinance, Adopted Standard Drawings and City code of the City of Twin Falls, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

Based on the foregoing Conclusions of Law, the Twin Falls City Planning and Zoning Commission hereby enters the following

DECISION

1. The application for a Special Use Permit for the purpose of **constructing an 1170 sq. ft. detached accessory building on property located at 1020 Green Tree Way** is hereby granted, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

2. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

3. The Special Use Permit shall be issued, as presented.

---

DATE

"EXHIBIT NO. A"

1. Subject to the site plan amendments as required by Building, Engineering, Fire & Zoning Officials to ensure compliance with applicable City Code requirements and standards.
2. Subject to construction of the detached accessory building to be consistent with the submitted drawings/elevations, as presented.
3. Subject to personal use by the occupant of the home-no business use with this structure.

APPLICATION #2810  
SUP# 1405

DRAFT



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

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

## SPECIAL USE PERMIT

**Permit No. 1405**

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on **September 27, 2016** to **Jeff & Laura Brinker** whose address is **1020 Green Tree Way Twin Falls, ID 83301** for the purpose of **constructing an 1170 sq. ft. detached accessory building on property located at 1020 Green Tree Way and legally described as RPT23530010060A Twin Falls Green Tree Estates North Subd. Lot 6 Blk 1 (14-10-17 NW)**

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

**This permit corresponds to Zoning Application No. 2810**

1. Subject to the site plan amendments as required by Building, Engineering, Fire & Zoning Officials to ensure compliance with applicable City Code requirements and standards.
2. Subject to construction of the detached accessory building to be consistent with the submitted drawings/elevations, as presented.
3. Subject to personal use by the occupant of the home-no business use with this structure.

\_\_\_\_\_  
CHAIRMAN - TWIN FALLS CITY PLANNING & ZONING COMMISSION

\_\_\_\_\_  
DATE

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

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

cc: Building Inspection



# BEFORE THE PLANNING & ZONING COMMISSION OF THE CITY OF TWIN FALLS

In Re: )  
 )  
Special Use Permit, Application, ) FINDINGS OF FACT,  
 )  
 ) CONCLUSIONS OF LAW,  
Mike & Karen Harnar )  
c/o C-N-R Construction, LLC ) AND DECISION  
 Applicant(s) )

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho on **September 27, 2016** for public hearing pursuant to public notice as required by law for a Special Use Permit for the purpose of **adding 1200 sq. ft. to an existing 480 sq. ft. detached accessory building totaling 1680 sq. ft. on property located at 2767 E 3400 N within the Area of Impact**, and the Planning and Zoning Commission having heard testimony from interested parties being fully advised in the matter, now makes the following

### FINDINGS OF FACT

1. Applicant has applied for a Special Use Permit for the purpose of **adding 1200 sq. ft. to an existing 480 sq. ft. detached accessory building totaling 1680 sq. ft. on property located at 2767 E 3400 N within the Area of Impact**
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: **September 8, 2016**
3. The property in question is zoned **AP (AoI)** pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as **Airport** in the duly adopted Comprehensive Plan of the City of Twin Falls.

4. The existing neighboring land uses in the immediate area of this property are: to the north, **Agricultural**; to the south, **Agricultural**; to the east; **Agricultural/Resident**; and to the west, **Agricultural/Resident**.

Based on the foregoing Findings of Fact, the Planning and Zoning Commission hereby makes the following:

CONCLUSIONS OF LAW

1. The application for a Special Use Permit for the purpose of **adding 1200 sq. ft. to an existing 480 sq. ft. detached accessory building totaling 1680 sq. ft. on property located at 2767 E 3400 N within the Area of Impact** is consistent with the purpose of the **AP (AoI)** Zone, and is not detrimental to any of the outright permitted uses or existing special uses in the area.

2. The proposed use does constitute a special use as established by zoning requirements for the zone involved as required by Twin Falls City Code 10-13-2.2(D)1.

3. The proposed use will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations as required by Twin Falls City Code 10-13-2.2(D)2

4. The proposed use will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area as required by Twin Falls City Code 10-13-2.2(D)3.

5. The proposed use will not be hazardous or disturbing to existing or future neighboring uses as required by Twin Falls City Code 10-13-2.2(D)4.

6. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community as required by Twin Falls City Code 10-13-2.2(D)6.

7. The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors as required by Twin Falls City Code 10-13-2.2(D)7.

8. The proposed use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares as required by Twin Falls City Code 10-13-2.2(D)8.

9. The proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance as required by Twin Falls City Code 10-13-2.2(D)9.

10 The proposed use is a proper use in the **AP (Aol)** Zone, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

11. The application for a Special Use Permit for the purpose of **adding 1200 sq. ft. to an existing 480 sq. ft. detached accessory building totaling 1680 sq. ft. on property located at 2767 E 3400 N within the Area of Impact** should be granted, subject to all applicable requirements of the Zoning Ordinance, Adopted Standard Drawings and City code of the City of Twin Falls, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

Based on the foregoing Conclusions of Law, the Twin Falls City Planning and Zoning Commission hereby enters the following

#### DECISION

1. The application for a Special Use Permit for the purpose of **adding 1200 sq. ft. to an existing 480 sq. ft. detached accessory building totaling 1680 sq. ft. on property located at 2767 E 3400 N within the Area of Impact** is hereby granted, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

2. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

3. The Special Use Permit shall be issued, as presented.

---

CHAIRMAN- TWIN FALLS CITY PLANNING & ZONING COMMISSION

---

DATE

"EXHIBIT NO. A"

1. Subject to the site plan amendments as required by Building, Engineering, Fire & Zoning Officials to ensure compliance with applicable City Code requirements and standards.
2. Subject to construction of the detached accessory building to be consistent with the submitted drawings/elevations, as presented.
3. Subject to personal use by the occupant of the home – no business use within this structure.

APPLICATION #2812  
SUP# 1406



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

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

## SPECIAL USE PERMIT

Permit No. **1406**

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on **September 27, 2016** to **Mike & Karen Harnar** whose address is **2767 E 3400 N Twin Falls, ID 83301** for the purpose of **adding 1200 sq. ft. to an existing 480 sq. ft. detached accessory building totaling 1680 sq. ft. on property located at 2767 E 3400 N within the Area of Impact and legally described as RP11S17E070155 SEC 7 T 11 R 17 E 195' of the NW 225' x 541 of NE NE**

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

**This permit corresponds to Zoning Application No.2812**

1. Subject to the site plan amendments as required by Building, Engineering, Fire & Zoning Officials to ensure compliance with applicable City Code requirements and standards.
2. Subject to construction of the detached accessory building to be consistent with the submitted drawings/elevations, as presented.
3. Subject to personal use by the occupant of the home – no business use within this structure.

\_\_\_\_\_  
CHAIRMAN - TWIN FALLS CITY PLANNING & ZONING COMMISSION

\_\_\_\_\_  
DATE

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

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

cc: Building Inspection



Public Hearing: **TUESDAY, October 11, 2016**

To: Planning and Zoning Commission

From: Jonathan Spendlove, Planner I

## AGENDA ITEM III-1

**Request:** Request for consideration of the **Preliminary Plat** for Canyon Village Subdivision No. 3 PUD, consisting of 7 commercial lots on 9.12 acres (+/-) located on the south side of Pole Line Road East and west side of Eastland Drive North c/o EHM Engineers, Inc. on behalf of Northeast Investments, LLC/Kent Taylor

**Time Estimate:**

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

**Background:**

<b>Applicant:</b>	<b>Status:</b> Owner	<b>Size:</b> 9.12 Acres
Northeast Investments, LLC Kent Taylor PO Box 1901 Twin Falls, ID 83301	<b>Current Zoning:</b> C-1; Urban Village/Urban Infill PUD #270	<b>Requested Zoning:</b> Approval of the preliminary plat for Canyon Village Subdivision No 3
	<b>Comprehensive Plan:</b> Urban Village/Infill	<b>Lot Count:</b> 7 commercial Lots
	<b>Existing Land Use:</b> Undeveloped	<b>Proposed Land Use:</b> 7 Lots to be developed in accordance to Canyon Village PUD #270
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
EHM Engineers, Inc. Gerald Martens 621 N College Rd #100 Twin Falls 83301 208-734-4888 <a href="mailto:gmartens@ehminc.com">gmartens@ehminc.com</a>	<b>North:</b> C-1 PUD, Pole Line Rd E; Pillar Falls PUD #253/Undeveloped	<b>East:</b> R-2 PUD; Eastland Drive N; The Preserve PUD #261, Undeveloped Agricultural
	<b>South:</b> Cheney Drive East; R-1 VAR, Residential	<b>West:</b> R-4 PRO PUD and R-1 VAR PUD, Eastpark PUD #213; Undeveloped
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-12-1 through 4; Canyon Village PUD #270	

**Approval Process:**

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

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

**Budget Impact:**

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

**Regulatory Impact:**

Upon approval of a preliminary plat a final plat that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. Only after a final plat has been approved by the City Council and construction plans approved, may the plat be recorded and lots sold for development.

## History:

This property is Zoned Urban Village/Urban Infill; C-1 PUD. This Zoning designation took place in 2014 and 2015. This zoning change went through multiple public hearings with the Planning and Zoning Commission and the City Council. The PUD Master Development Plan is contained within the Attachments.

## Analysis:

The request is for approval of the Canyon Village Subdivision #3. The site is zoned Urban Village/Urban Infill C-1 PUD, includes 9.12 acres and consists of 7 Commercial Lots. The Preliminary Plat we have received satisfies requirements outlined in City Code 10-12: General Subdivision Provisions however there is an undecided issue required of the Canyon Village PUD #270.

As part of the zoning public hearings the City Council required a pedestrian path be installed by the developer connecting this development with the canyon rim trail on the north side of Pole Line Rd E at the intersection of Meadow View Lane. This phase is the last opportunity to ensure this condition is met. *A discussion regarding the plan would be appropriate prior to the Commission rendering a decision on the preliminary plat, as presented.*

This is the first step of the plat approval process. A preliminary plat is presented to the Planning and Zoning Commission. The Commission may approve the preliminary plat, deny it, or approve it with conditions. A final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. Only after a final plat has been approved by the City Council and construction plans approved, may the plat be recorded and lots sold for development.

This request is in conformance with the Comprehensive Plan and the requirements found in Twin Falls City Code.

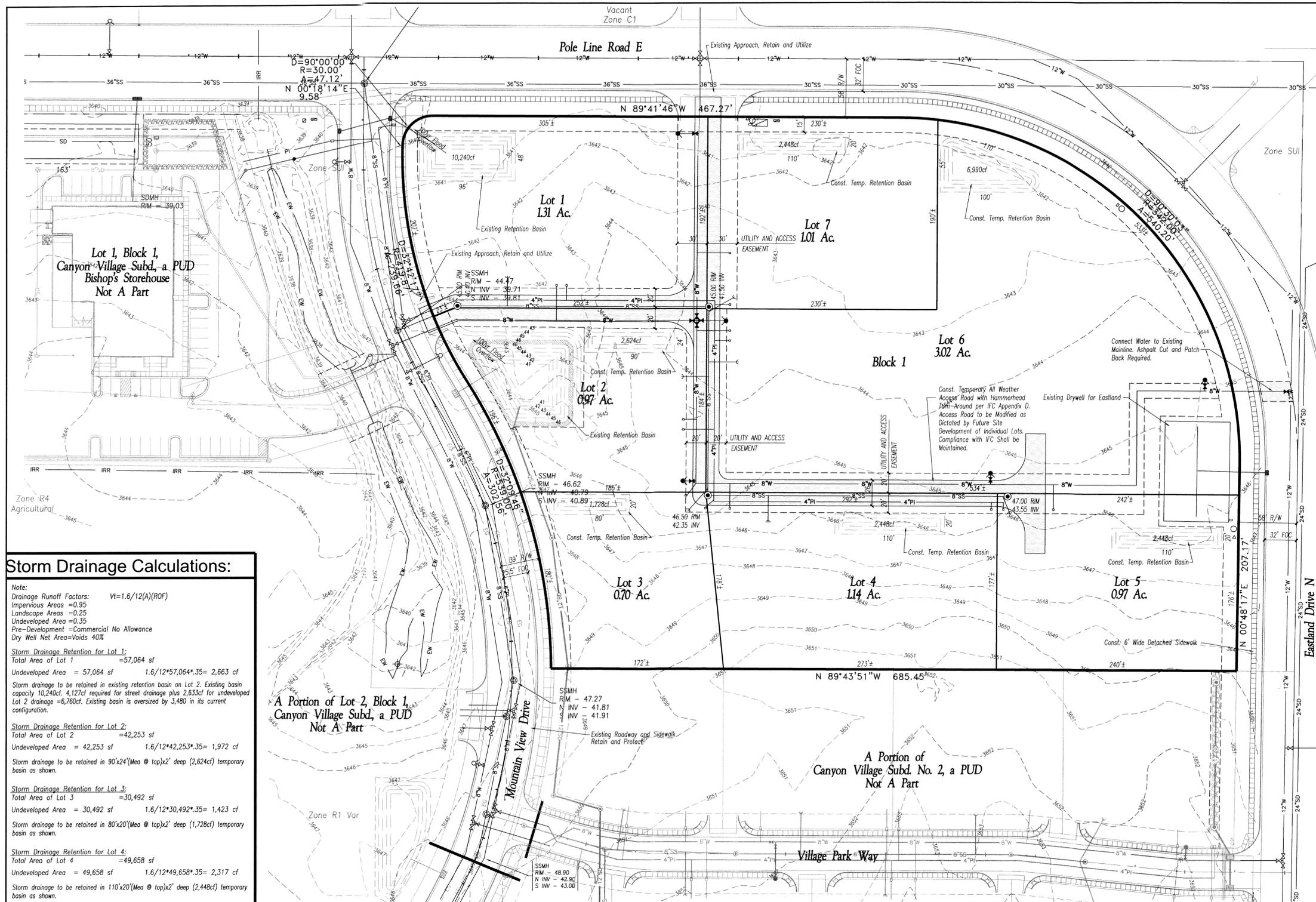
## Conclusion:

Staff recommends the Commission approve the preliminary plat of the Canyon Village Subdivision No. 3, a PUD, as presented, and subject to the following conditions:

1. Subject to final technical review and amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to development of the pedestrian pathway from Meadowview Lane to the north side of Pole Line Rd E, as approved by the City Engineer.

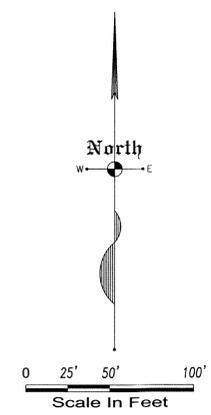
## Attachments:

1. Canyon Village Subdivision No 3, Preliminary Plat
2. Zoning Vicinity Map
3. Canyon Village PUD Master Plan



**Preliminary Plat** RECEIVED  
 For: SEP 21 2016  
 CITY OF TWIN FALLS  
 ENGINEERING CENTER

**CANYON VILLAGE SUBD. NO. 3**  
 a PUD  
 A Re-Subdivision and Re-Numbering  
 of a Portion of  
 Lot 1, Block 2  
 Canyon Village Subdivision, a PUD  
 Located In  
 Gov't Lot 1, Section 3  
 Township 10 South, Range 17 East  
 Boise Meridian  
 Twin Falls County, Idaho  
 2016



**Storm Drainage Calculations:**

Note:  
 Drainage Runoff Factors:  $Vt = 1.6 / (12(A)(ROF))$   
 Impervious Areas = 0.95  
 Landscape Areas = 0.25  
 Undeveloped Area = 0.35  
 Pre-Development = Commercial No Allowance  
 Dry Well Net Area = Voids 40%

**Storm Drainage Retention for Lot 1:**  
 Total Area of Lot 1 = 57,064 sf  
 Undeveloped Area = 57,064 sf  $1.6 / (12 * 57,064 * 0.35) = 2,663$  cf  
 Storm drainage to be retained in existing retention basin on Lot 2. Existing basin capacity 10,240cf. 4,127cf required for street drainage plus 2,633cf for undeveloped Lot 2 drainage = 6,760cf. Existing basin is oversized by 3,480 in its current configuration.

**Storm Drainage Retention for Lot 2:**  
 Total Area of Lot 2 = 42,253 sf  
 Undeveloped Area = 42,253 sf  $1.6 / (12 * 42,253 * 0.35) = 1,972$  cf  
 Storm drainage to be retained in 90'x24'(Mea @ top)x2' deep (2,624cf) temporary basin as shown.

**Storm Drainage Retention for Lot 3:**  
 Total Area of Lot 3 = 30,492 sf  
 Undeveloped Area = 30,492 sf  $1.6 / (12 * 30,492 * 0.35) = 1,423$  cf  
 Storm drainage to be retained in 80'x20'(Mea @ top)x2' deep (1,728cf) temporary basin as shown.

**Storm Drainage Retention for Lot 4:**  
 Total Area of Lot 4 = 49,658 sf  
 Undeveloped Area = 49,658 sf  $1.6 / (12 * 49,658 * 0.35) = 2,317$  cf  
 Storm drainage to be retained in 110'x20'(Mea @ top)x2' deep (2,448cf) temporary basin as shown.

**Storm Drainage Retention for Lot 5:**  
 Total Area of Lot 5 = 42,496 sf  
 Undeveloped Area = 42,496 sf  $1.6 / (12 * 42,496 * 0.35) = 1,983$  cf  
 Storm drainage to be retained in 110'x20'(Mea @ top)x2' deep (2,448cf) temporary basin as shown.

**Storm Drainage Retention for Lot 6:**  
 Total Area of Lot 6 = 131,335 sf  
 Undeveloped Area = 131,335 sf  $1.6 / (12 * 131,335 * 0.35) = 6,128$  cf  
 Storm drainage to be retained in 110'x100'x55'(Mea @ top)x3' deep (6,990cf) triangular temporary basin as shown.

**Storm Drainage Retention for Lot 7:**  
 Total Area of Lot 7 = 44,142 sf  
 Undeveloped Area = 44,142 sf  $1.6 / (12 * 44,142 * 0.35) = 2,060$  cf  
 Storm drainage to be retained in 110'x20'(Mea @ top)x2' deep (2,448cf) temporary basin as shown.

A Portion of Lot 2, Block 1,  
 Canyon Village Subd., a PUD  
 Not A Part

A Portion of  
 Canyon Village Subd. No. 2, a PUD  
 Not A Part

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

Bench Mark:  
 "B" Bolt on Fire Hydrant at 1/5  
 of Pole Line Rd and Bridgeview Blvd.  
 BM#4102-3042 Elevation=3649.775

**Design Data:**

DEVELOPER/OWNER: NORTHEAST INVESTMENTS, L.L.C.  
 2626 TAYLOR  
 P.O. BOX 1901  
 TWIN FALLS, ID 83301

ENGINEER: EHM ENGINEERS INC.  
 621 N. COLLEGE RD., STE. 100  
 TWIN FALLS, IDAHO 83301  
 PHONE: (208) 734-4888

EASEMENTS: 15' WIDE FRONT LOT LINE UTILITY EASEMENT ADJACENT TO ALL STREET FRONTS AND AS DEPICTED ON FINAL PLAT

UTILITIES: CITY SEWER, WATER & PR. IRRIGATION, UNDERGROUND POWER, GAS & CABLE TV.

EXISTING ZONING: C-1 PUD

PROPOSED ZONING: NONE

EXISTING USE: VACANT

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

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

VARIANCES: NONE REQUESTED

SUBD. AREA: 9.12 ACRES

**Notes:**

INTERIOR LOT LINES AND PRIVATE DRIVES TO BE ADJUSTED OR DELETED AS NECESSARY.

EASEMENTS FOR PUBLIC UTILITIES WILL BE PROVIDED ON FINAL PLAT OR BY LEGAL DESCRIPTION AS NECESSARY.

STORM WATER SHALL BE RETAINED ON SITE PER CTF STANDARDS.

PRESSURIZED SURFACE IRRIGATION WATER SHALL BE PROVIDED TO ALL LOTS. FINAL PIPE SIZING WILL BE DETERMINED AS PART OF SITE DEVELOPMENT PLANS.

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

DEVELOPMENT SUBJECT TO APPROVED PUD AGREEMENT.

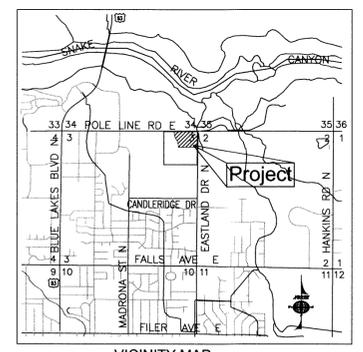
BUILDINGS, LOT LINES AND PRIVATE DRIVES ARE SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO RELOCATION, DELETION OR OTHER MODIFICATION PROVIDED SUCH CHANGES ARE IN ACCORDANCE WITH THE PUD AGREEMENT AND APPROVED BY THE CITY OF TWIN FALLS.

SPECIAL LANDSCAPE REQUIREMENTS (AVERAGE WIDTH PER PUD)  
 EASTLAND DRIVE NORTH 35' FROM BACK OF CURB  
 POLE LINE ROAD 35' FROM BACK OF CURB  
 CHENEY DRIVE 20' FROM BACK OF CURB  
 MOUNTAIN VIEW DRIVE 20' FROM BACK OF CURB

ALL LANDSCAPING SHALL BE IRRIGATED UTILIZING TFCC SURFACE WATER. PRESSURIZED IRRIGATION TO BE PROVIDED BY EXISTING ENSON POINTS PRESSURE IRRIGATION PUMP STATION. UPGRADES AS REQUIRED BY DEVELOPER.

**LEGEND:**

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



**EHM Engineers Inc.**  
 Engineers / Surveyors / Planners  
 621 N. College Rd., Suite 100 Twin Falls, ID 83301 - (208) 734-4666

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

DO NOT SCALE DRAWINGS  
 CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ENGINEER OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

REVISIONS:  
 9/20/16 1cm per CTF

STAMP

APPROVED:  
 DESIGN: T. MCBRIDE  
 DRAWN: T. MCBRIDE  
 DATE: AUG., 2016  
 SCALE: AS SHOWN  
 DWG. NO.: 351-16Pz3 PrePlat

# Aerial Photo Map

Reference Only



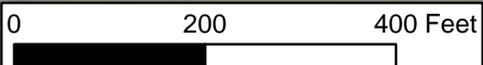
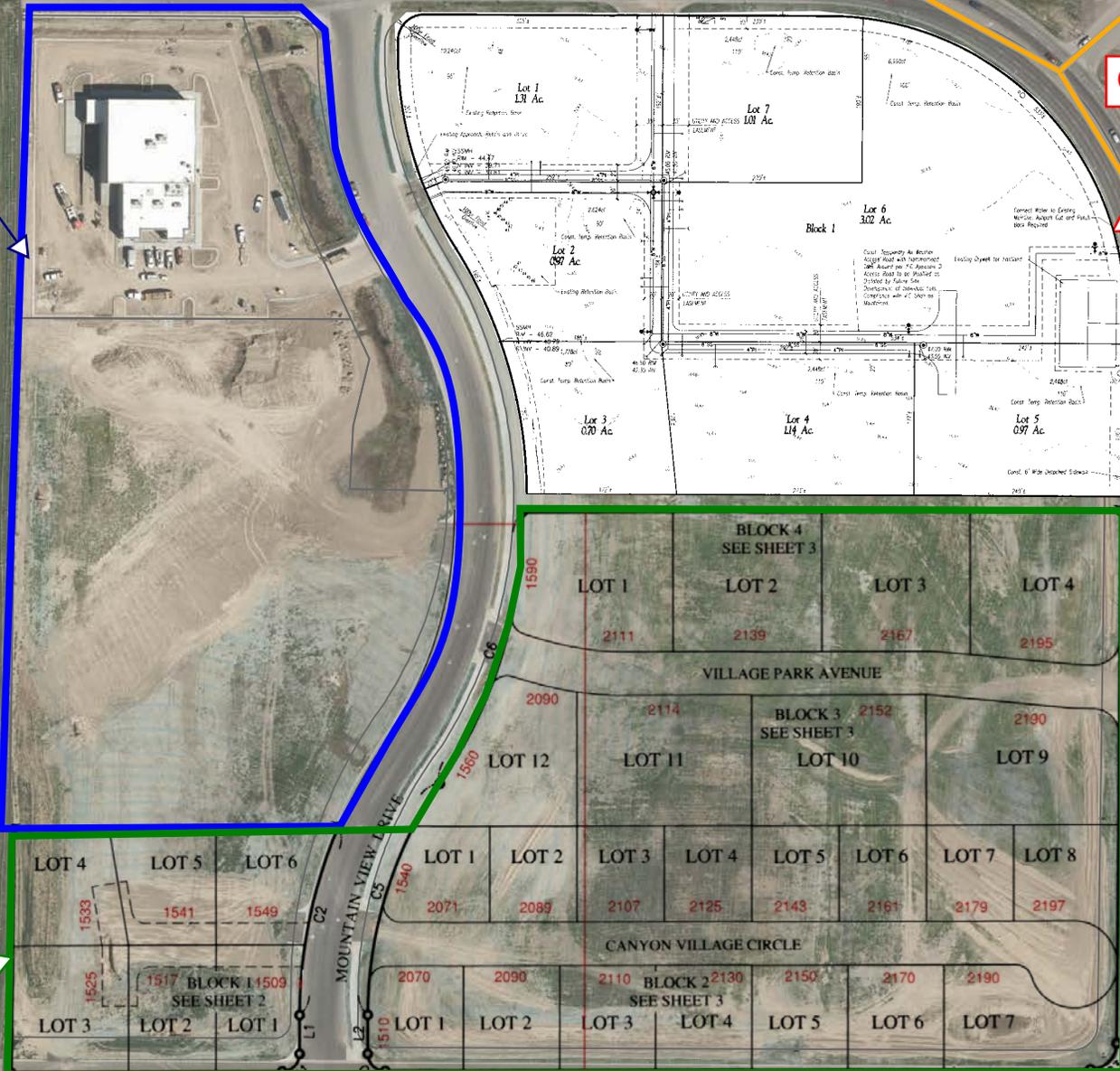
POLE LINE RD E

POLE LINE RD E

Canyon Village #1  
Previously Recorded

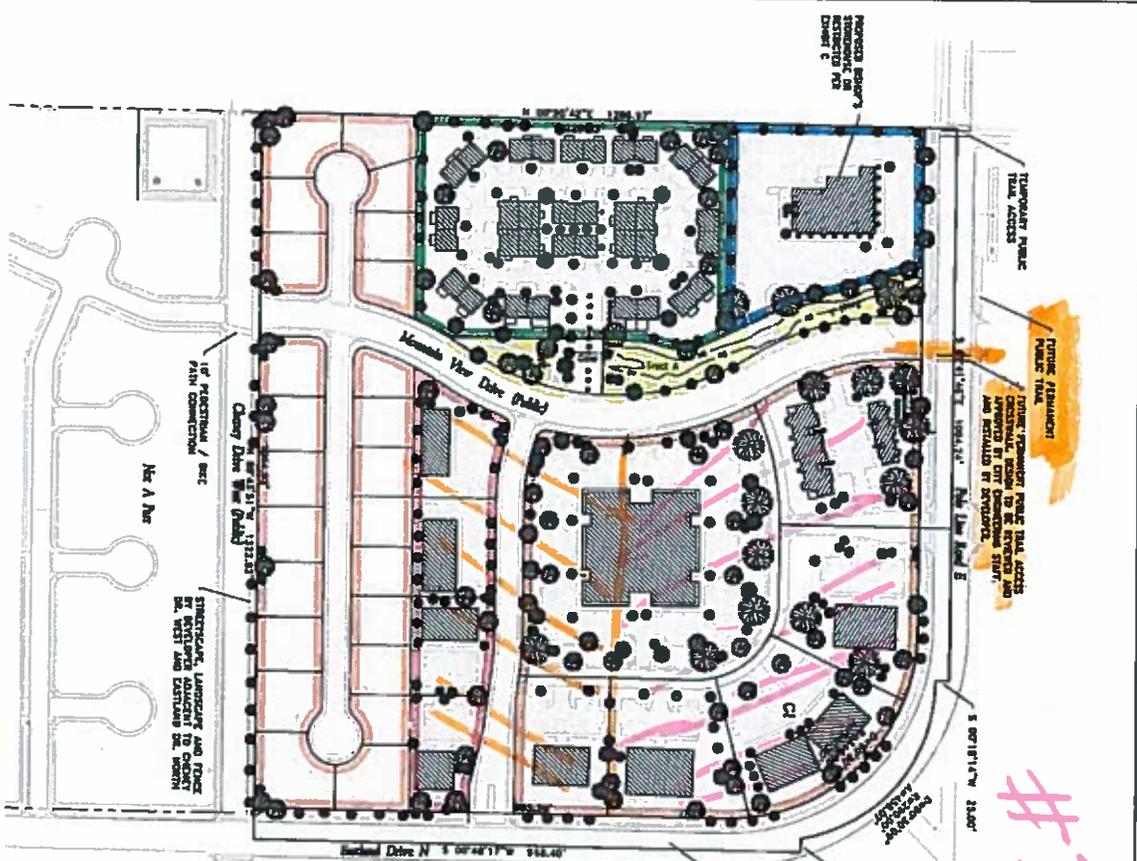
Canyon Village #3

Canyon Village #2  
Previously Recorded



Aerial Photo - April 2016





#3

#2

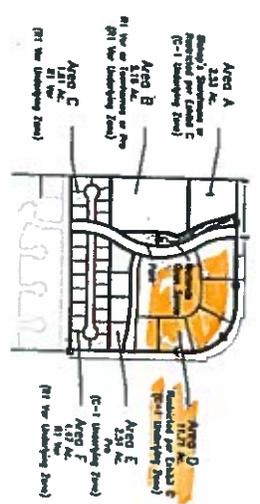
**Notes:**  
 1. All areas shown on this plan are subject to the provisions of the applicable zoning ordinance and shall conform to the requirements of the applicable zoning ordinance.  
 2. The proposed development shall conform to the requirements of the applicable zoning ordinance.  
 3. The proposed development shall conform to the requirements of the applicable zoning ordinance.  
 4. The proposed development shall conform to the requirements of the applicable zoning ordinance.  
 5. The proposed development shall conform to the requirements of the applicable zoning ordinance.  
 6. The proposed development shall conform to the requirements of the applicable zoning ordinance.  
 7. The proposed development shall conform to the requirements of the applicable zoning ordinance.  
 8. The proposed development shall conform to the requirements of the applicable zoning ordinance.  
 9. The proposed development shall conform to the requirements of the applicable zoning ordinance.  
 10. The proposed development shall conform to the requirements of the applicable zoning ordinance.

**EXHIBIT B**  
**PUD Plan**  
 For:  
**Canyon Village, PUD**

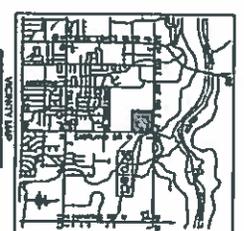
Located In:  
 A Portion of  
 Gov't Lot 1, Section 1  
 Township 10 South, Range 17 East  
 Boise Meridian  
 Twin Falls County, Idaho  
 2014



**Development Key**



**Landscaping Summary**  
 Existing Planting Area = 1,110 Ac.  
 New Planting Area = 1,110 Ac.  
 Total Planting Area = 2,220 Ac.



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

**EHM Engineers Inc.**  
 Engineers / Surveyors / Planners  
 527 N College Rd., Suite 100 Twin Falls, ID 83301 - (208)734-1488



Public Hearing: **TUESDAY, October 11, 2016**

To: Planning & Zoning Commission

From: Jonathan Spendlove, Planner 1

## AGENDA ITEM IV-1

**Request:** Request for a **Special Use Permit** to add a private school, offering Pre-School through 5th Grade, to an existing religious facility on property located at 209 5th Avenue North. c/o NBW Architects, P.A. and the First Presbyterian Church on behalf of Acorn Learning Center (app. 2811)

**Time Estimate:**

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

**Background:**

<b>Applicant:</b>	<b>Status:</b> Owner	<b>Size:</b> 0.71 Acre Land, 6200 sq ft Building
Terry Nelson First Presbyterian Church 205 5 <sup>th</sup> Ave N Twin Falls, ID 83301 <a href="mailto:churchoffice@twinfallsfpc.org">churchoffice@twinfallsfpc.org</a> 208-733-7023	<b>Current Zoning:</b> R-6 PRO	<b>Requested Zoning:</b> SUP
	<b>Comprehensive Plan:</b> Townsite	<b>Lot Count:</b> 5 Lots
	<b>Existing Land Use:</b> Religious Facility	<b>Proposed Land Use:</b> Add a Private School to existing religious facility
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
James Wyatt NBW Architects PO Box 2212 Idaho Falls, ID 83401 208-822-8779 <a href="mailto:jhw@nbwarchitects.com">jhw@nbwarchitects.com</a>	<b>North:</b> R-6 & CB; 5 <sup>th</sup> Ave N; County Owned Parking Lot & residential	<b>East:</b> Gooding Street N; CB, County Offices/Court House and associated Parking Lots
	<b>South:</b> Alley; R-6 PRO Commercial/Business	<b>West:</b> R-6 PRO; Residence
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-4-6.2(B)6c, 10-4-18, 10-10, 10-11-1 thru 8, 10-13	

**Approval Process:**

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

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

If an applicant or interested party appeals the decision of the Commission, the City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

**Budget Impact:**

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

**Regulatory Impact:**

Approval of this request will allow the applicant to operate a Private School within the currently operating First Presbyterian Church.

**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 Church has owned portions of this property since 1916 and 1923 as shown on the deeds provided with this application. County records indicate the current buildings were constructed in 1940. City records do not indicate any further building permits or expansions. The Church has operated in this location with Sunday Services, some weekday and evening services and other various outreach programs.

**Analysis:**

The request is to add the operation of a private school in conjunction with a religious facility. The property is zoned R-6 PRO. The applicant has supplied a narrative outlining the proposed operation of the Private School which will be run by the Acorn Learning Center. They have anticipated +/- 65 Students, 6-8 Employees and operate within similar times of all other schools (7:00 AM – 4:00 PM). If the special use permit is granted this evening as presented a substantial increase in students could create impacts to the neighborhood. This has been a common concern with other special use permits granted for schools. The commission could consider a maximum attendance before a new special use permit would be required.

**Per City Code 10-4-6, 10-4-18:** The R-6 PRO is a multi-family Residential Zoning District with a professional office overlay. The R-6 section lists Private Schools under the Special Use Permit section requiring a Public Hearing prior to being legally established.

**Per City Code 10-10:** The change of use to a school triggers the required parking spaces to be provided. Per City Code 12 parking spaces for teachers/staff and an off street loading/unloading zone.

These requirements have been met through a signed/recorded Parking Agreement with the County. We have received a copy of this agreement and can attest to its validity. As part of that agreement, part of the parking area across 5<sup>th</sup> Ave will be restriped.

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

**Possible Impacts:** The most typical impacts of new a school will be increased traffic and noise to the immediate area. Drop-off and Pick-up times create a narrow window for students to attend school and these times do create a micro-traffic jam twice a day. However, the Church has operated at this location for a number of years. It is also located in close proximity to numerous County Offices and Judicial Buildings which generates its own volume of traffic. Additionally, the small number of students will also limit the traffic

impact to the neighboring property owners/tenants. A condition could be appropriate requiring an additional SUP if the enrollment number increases beyond an acceptable number.

The increase in noise will occur due to a change in the operation of the property from mostly weekend and night usage to a daily usage by younger children. The site plan did not indicate any exterior play area. It is unknown at this point whether the students will be released for play-time outside or if they will have primarily indoor play time, this should be addressed by the school representatives this evening.

The site plan shows a midblock pedestrian crossing on 5<sup>th</sup> Ave N from the church property to the County parking lot. The Engineering Department has reviewed this request and has made one comment regarding the proposed midblock pedestrian crossing. They request the pedestrian crossing to take place at the nearest intersection in order to follow the currently adopted policies and best practices. The crossing should be striped and identified.

The Commission should review all impacts this business may incur and address them with appropriate conditions.

**Conclusion:**

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

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to the maximum student enrollment being 100 students. Additional students would require a new Special Use Permit.
3. Subject to the Pedestrian Crosswalk being striped and relocated to the intersection of 5<sup>th</sup> Ave N and Gooding St N per City Engineer approval.

**Attachments:**

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



Special Use letter Acorn School

Dear Terry,

Thank you and all the other members and leaders at the Presbyterian Church for all your work in creating a space for Acorn Learning Center. We are sincerely grateful.

The 2016-2017 Acorn Learning Center school year runs from September 6, 2016 through June 2, 2017. There are a total of seven teachers/staff members. Start and end times for the various age groups are staggered, with the Elementary students (~21) arriving at 8:30 and leaving at 3:15; Kindergarten students (~7) beginning at 8:30 and leaving at 11:45; and Preschool students (~20 on MWF and ~10 on TR) beginning at 9:00 and ending at 11:30.

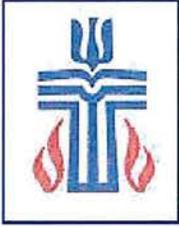
Acorn Learning Center is excited to occupy the new space. We are hopeful that we could occupy the building over the December 2016-January 2017 winter break, but have also discussed a move in March over Spring Break. We intend to move in as soon as reasonably possible (aligned with a school break) following completion of the renovation.

Sincerely,

Heidi A. Campbell

President, Acorn Learning Center Board

(208) 410-1758



## *First Presbyterian Church*

209 FIFTH AVENUE NORTH  
TWIN FALLS, IDAHO 83301

(208) 733-7023  
FAX (208) 733-7063

City of Twin Falls, Planning and Zoning Committee,

I, Terry S. Nelson was appointed and ordained as a Ruling Elder for the First Presbyterian Church of Twin Falls in 2010. I became chairperson of Building and Grounds and serve at this time. I serve as an Elder on the Session and can sign for Building and Grounds projects.

Acorn School, a private pre-school through 5th grade has requested to lease Building 3, ground floor to operate their school. The Session has approved this and we are applying for a special use permit for E-3. The Session has approved the idea of leasing out Building 3 and has given Building & Grounds Committee and it's Chairperson Terry Nelson to proceed with the Architect James Wyatt, the County of Twin Falls for permission for loading zone and parking spaces across the street from the Church on 5th Avenue North, and the City of Twin Falls for a Special use permit and approval of building plans, permits etc... to be sent out for bid when the Special Use Permit is acquired. The school would house 60 students plus or minus a few depending on the time they are enrolled with a staff of about six teachers, bookkeeper etc.

Thank you for your time and consideration in this matter,

*Terry S. Nelson* Elder RPC-TF  
8-5-2016

Terry S. Nelson

July 25, 2016

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

Project: First Presbyterian Church  
Acorn Academy  
Re: Conditional Use Permit

Dear Rene'e,

First Presbyterian Church is requesting a Conditional Use Permit to allow a small, private school to occupy part of their existing building. The Church has extra space and Acorn Academy needs a new facility so this seems like a win-win for everyone.

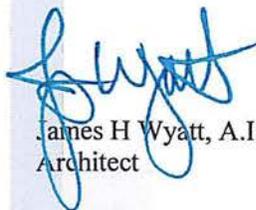
It is anticipated the school will be open from approximately 7:00 AM – 4:00 PM, Monday through Friday. They will be closed for major holidays and during the summer months (June, July and August).

With a maximum enrollment of 65, there will be a slight increase in traffic. The peak times are in the morning before school starts and in the afternoon when school is out. When fully occupied the school will have 6-8 employees. An agreement has been reached with the County Commissioner to allow shared use of the County owned parking lot on the corner of 5<sup>th</sup> Ave N and 2<sup>nd</sup> St N. An off street loading/unloading zone will also be provided in the parking lot (see attached sketch). The peak use of the school and the church do not overlap.

The First Presbyterian Church has occupied this location since approximately 1926. During that time there have been community outreach programs, Sunday school classes, numerous ministries and even community use of the gymnasium in addition to regular church on Sunday. So it is anticipated Acorn Academy will not have a big impact on the adjoining property in the district. The school will occupy the existing building with no additions or alterations planned that will change the character of the church or be made to cause any additional glare or other nuisances. The school will not have a kitchen and will not generate any odor or fumes.

It is my opinion, issuing a CUP to First Presbyterian Church to allow part of their existing facilities to be used as a small, private school will not have a major impact on the surrounding neighborhood. The use of the school is very similar to the use of the church and for the most part there will not be a noticeable difference in the day-to-day operations.

Sincerely,  
NBW Architects P.A.

A handwritten signature in blue ink, appearing to read "James H. Wyatt".

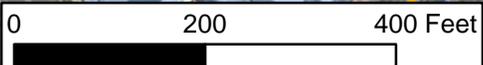
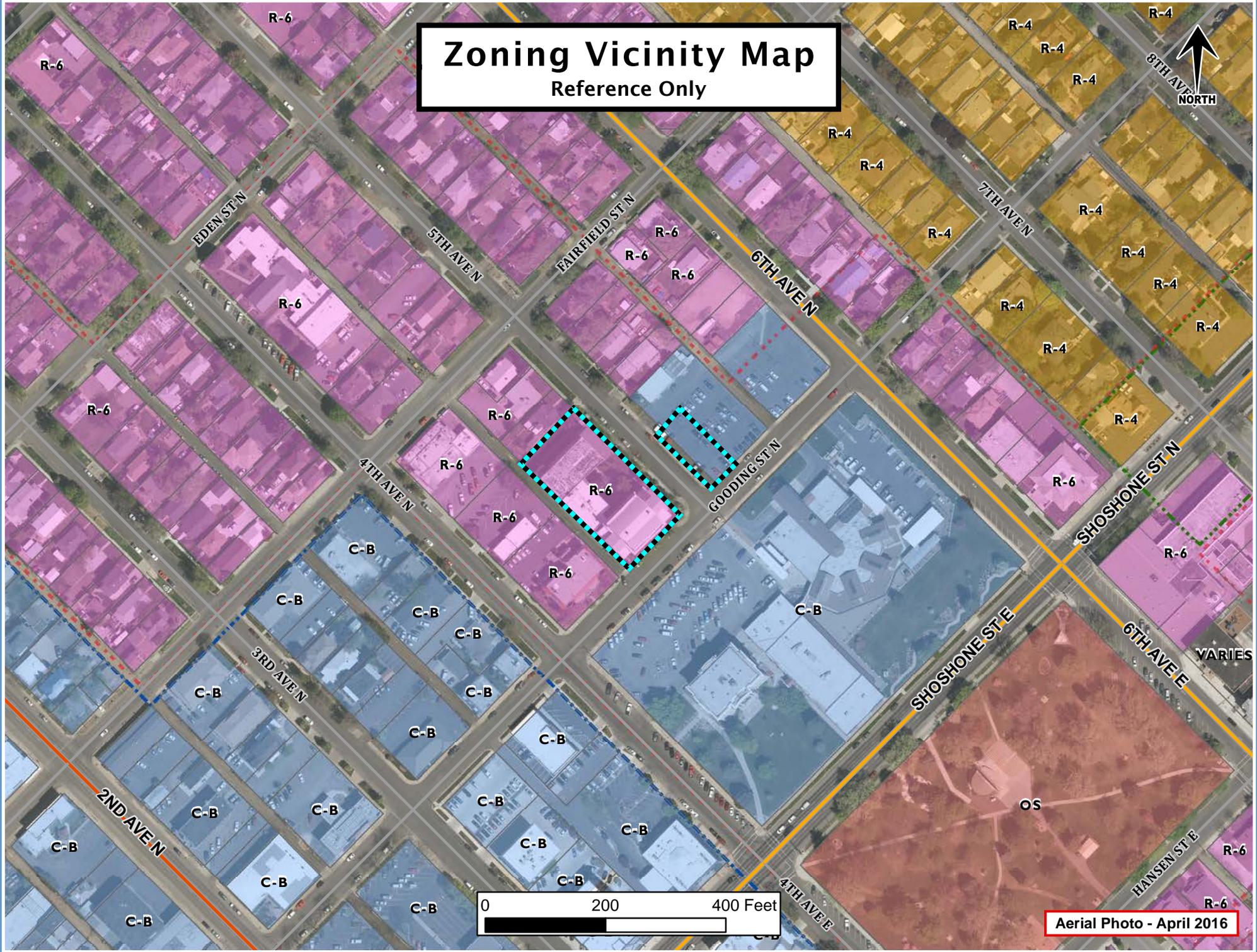
James H Wyatt, A.I.A.  
Architect



Scott L. Nielson, A.I.A. Kevin R. Bodily, A.I.A. James H. Wyatt, A.I.A.  
Members of the American Institute of Architects

# Zoning Vicinity Map

Reference Only



Aerial Photo - April 2016

# Aerial Photo Map

Reference Only



253 5TH AV

245 5TH AV

425 SHQSHO

209 5TH AV

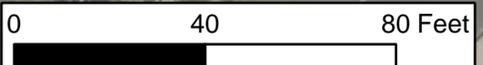
NEW STRIPING -  
UNLOADING ZONE  
5TH AVENUE  
NEW STRIPING -  
PEDESTRIAN CROSSING

EXISTING STRIPING  
UNLOADING ZONE

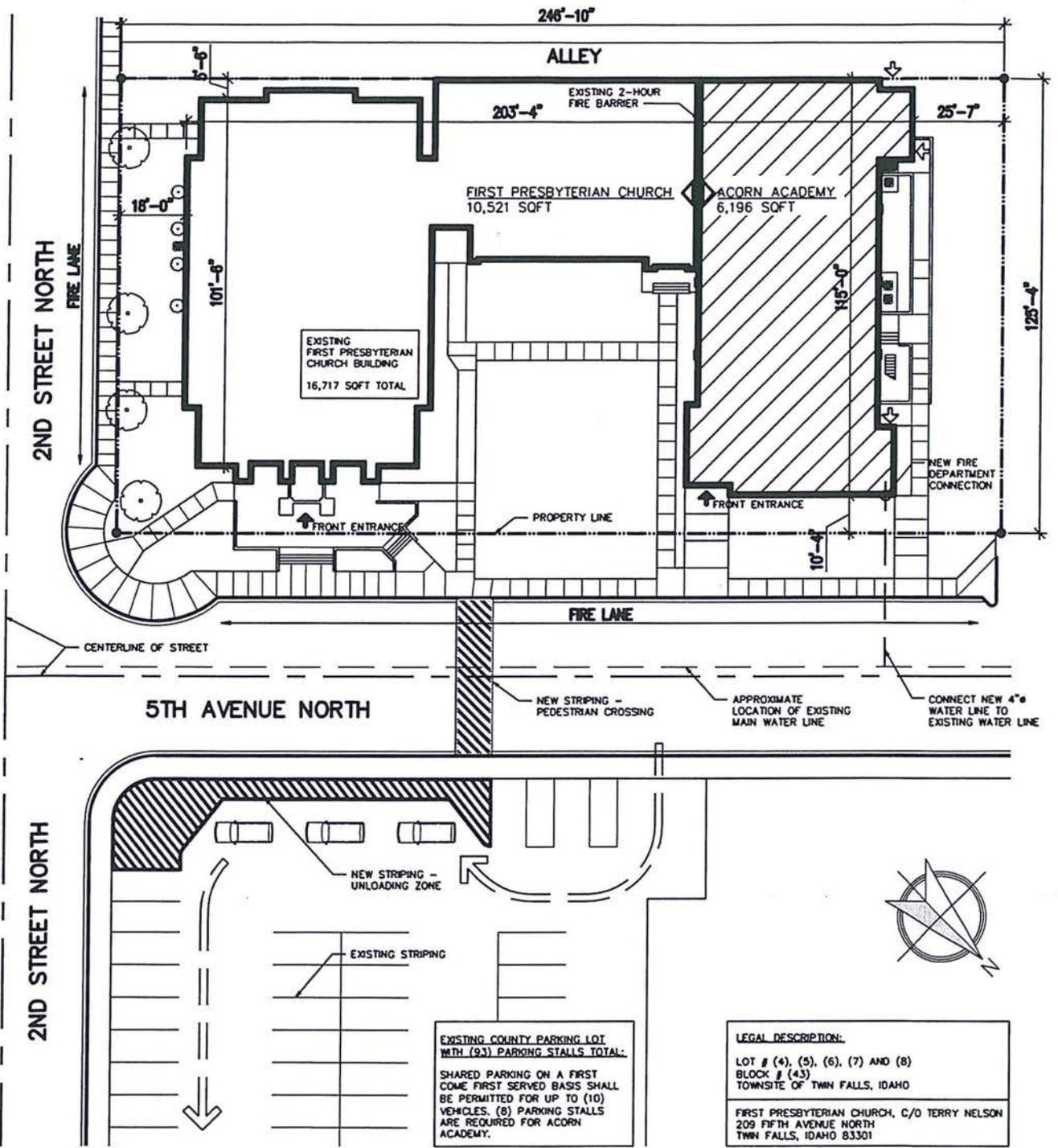
GOODING ST N

228 4TH AV

401 GOODIN



Aerial Photo - April 2016



EXISTING  
FIRST PRESBYTERIAN  
CHURCH BUILDING  
16,717 SOFT TOTAL

FIRST PRESBYTERIAN CHURCH  
10,521 SOFT

ACORN ACADEMY  
6,196 SOFT

EXISTING COUNTY PARKING LOT  
WITH (93) PARKING STALLS TOTAL.  
SHARED PARKING ON A FIRST  
COME FIRST SERVED BASIS SHALL  
BE PERMITTED FOR UP TO (10)  
VEHICLES. (8) PARKING STALLS  
ARE REQUIRED FOR ACORN  
ACADEMY.

LEGAL DESCRIPTION:  
LOT # (4), (5), (6), (7) AND (8)  
BLOCK # (43)  
TOWNSITE OF TWIN FALLS, IDAHO  
  
FIRST PRESBYTERIAN CHURCH, C/O TERRY NELSON  
209 FIFTH AVENUE NORTH  
TWIN FALLS, IDAHO 83301

PROJECT: ACORN ACADEMY TENANT REMODEL AT:  
FIRST PRESBYTERIAN CHURCH

TITLE:  
SITE PLAN - SPECIAL USE PERMIT

**nbwarchitects p.a.**  
ARCHITECTURE / PLANNING / INTERIORS  
SCOTT L NIELSON, A.I.A. KEVIN R BODILY, A.I.A. JAMES H WYATT, A.I.A.  
990 JOHN ADAMS PARKWAY P.O. BOX 2212 - IDAHO FALLS, IDAHO 83403-2212  
(P) 208-522-8779 (F) 208-522-8785 (W) nbwarchitects.com

PROJECT NO.  
16041  
DATE:  
JULY 2016  
DRAWN BY:  
KP

DRAWING NO. :  
**SD1.1.1**  
SCALE:  
1' = 40'-0"

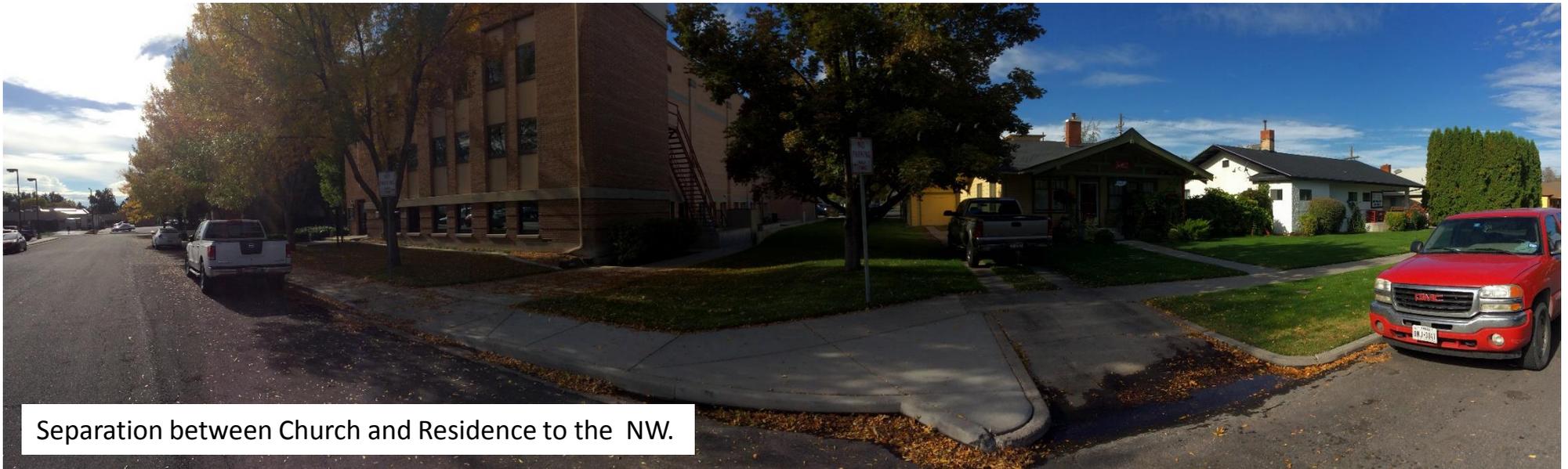


Intersection of 5<sup>th</sup> Ave N and Gooding Street.





Frontage along 5<sup>th</sup> Ave N



Separation between Church and Residence to the NW.



Properties across from Church on 5<sup>th</sup> Ave N



Public Hearing: **TUESDAY, October 11th, 2016**

To: Planning & Zoning Commission

From: Steve O'Connor, Planner 1

## AGENDA ITEM IV-2

**Request:** Request for a **Special Use Permit** to operate an equipment rental business including warehouse for storage on property located at 231 Eastland Drive. c/o Kim Mason and Darsi Miller-Mason dba Party Center, LLC (app. 2816)

**Time Estimate:**

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

**Background:**

<b>Applicant:</b>	<b>Status:</b> Lessee	<b>Size:</b> ~1.205ac of land with 6,624 sq. ft. of Warehouse and Showroom space.
Darsi Miller-Mason/ Party Center, LLC 1550 Kimberly Rd Twin Falls, ID 83301 208-733-9331 <a href="mailto:partycenter@live.com">partycenter@live.com</a>	<b>Current Zoning:</b> C-1, Commercial Highway District	<b>Requested Zoning:</b> Special Use Permit
	<b>Comprehensive Plan:</b> Commercial/Retail	<b>Lot Count:</b> 1 lot
	<b>Existing Land Use:</b> Vacant	<b>Proposed Land Use:</b> Retail/Equipment Rental – Special Event Supply
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
	<b>North:</b> C-1, Cable One	<b>East:</b> C-1, Eastland Dr; Vacant Drive-Inn
	<b>South:</b> C-1, Commercial/Retail	<b>West:</b> M-1, Freight Transportation
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-4-8, 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 not have a negligible impact on the City budget.

**Regulatory Impact:**

Approval of this request will allow the applicant to proceed with the operation of an already established business in Twin Falls, at a new location.

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:**

County parcel records show a 1.2 +/- acre parcel with a building at 231 Eastland Dr. which was established in 1961 in the Twin Falls Acres Subdivision. The previous tenant, Standard Plumbing, had been occupying the property as early as 1962. It has been zoned C-1 since at least 1980 when the C-1 zone was established. There is a 2<sup>nd</sup> building on this parcel; 215 Eastland Dr currently operating a furniture store.

**Analysis:**

The request is to operate an equipment rental and storage business; aka Party Center at 231 Eastland Dr on a 1.2 +/- acre parcel. There is a 2<sup>nd</sup> building on this parcel; 215 Eastland Dr this is currently leased and operating a furniture store. The site is currently zoned C-1 and thus a special use permit is required for any "Equipment Rental" per City Code 10-4-8-2.B. The Party Center currently operates in a C-1 zone off Kimberly Rd. The City has not received complaints at their current location. The applicant indicated there will be no change to the operation of the business and the change of locations is because they need more space for their equipment. The applicant submitted a signed Lease Agreement that contains a cross-use between the 2 buildings/businesses.

**Per City Code 10-4-8 (C-1 Zone):** A Special Use Permit shall be obtained before operating an equipment rental and storage business in a C-1 zoned property.

**Per City Code 10-10:** During the pre-application review process it was determined that the angle parking adjacent to the south east side of the building was encroaching into the ingress/egress area. This area will need to be blocked off and all parking will need to be on the west side of the building. A parking analysis will be completed prior to operation of the business.

**Per City Code 10-11-1 thru 8:** Required improvements include access, landscaping, drainage, storm water, etc. These required improvements will be evaluated and all applicable code requirements will be enforced at the time of building permit submittal if applicable or if no building permit is required the plan will be reviewed prior to occupancy/operation of the business.

**Possible Impacts:** The surrounding area is conducive to this type of operation and will likely not have any negative impacts to adjoining neighbors. During the application process it was determined that the parking to the south of the building was in the ingress area, and therefore would need to be blocked off and all parking will need to be in the rear of the building. Also the landscaping is required to meet the Gateway Arterial Landscaping requirements as this is a change of use from a wholesale category to a service/retail. A minimum 10' landscape strip fronting Eastland Dr. is required. The area shown on the site plan is approximately 2,200+ sq. ft. An evaluation will be completed to determine if this meets the minimum landscape requirements to meet the gateway arterial and the minimum of 3% of site or 10% parking and maneuvering areas.

**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 removing the parking area south and east of the Building and close to Eastland Drive.

**Attachments:**

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

PARTY CENTER LLC  
1150 KIMBERLY ROAD  
TWIN FALLS, IDAHO 83301  
(208) 733-9337

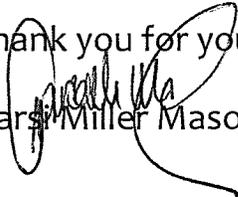
Party Center LLC is requesting a Special Use Permit for the purpose of relocating our business to 231 Eastland Drive, Twin Falls. We have operated with a special use permit at our current facility for 6 years. The reason for our move is the expansion of our business. The property on Eastland provides a larger warehouse than we presently occupy, something we need to store our growing inventory. It will allow the continued opportunity to provide our customers with the service and accessibility they have come to expect.

The hours of operation of the Party Center are Monday-Friday from 10:00 a.m. to 5:00 p.m. There are presently two full-time employees and four part-time employees at the store. Traffic at the Party Center includes retail customers, customer picking-up and returning rentals, occasional delivery crews and employees coming to and leaving work.

Party Center LLC is a special event rental company. We rent items a customer would need for events including corporate events, parties or weddings. We rent items that include tents, tables and chairs as well as linen and dishware. The items are not associated with noise, glare, odor or fumes.

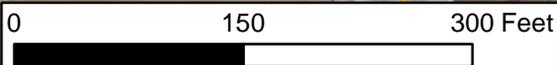
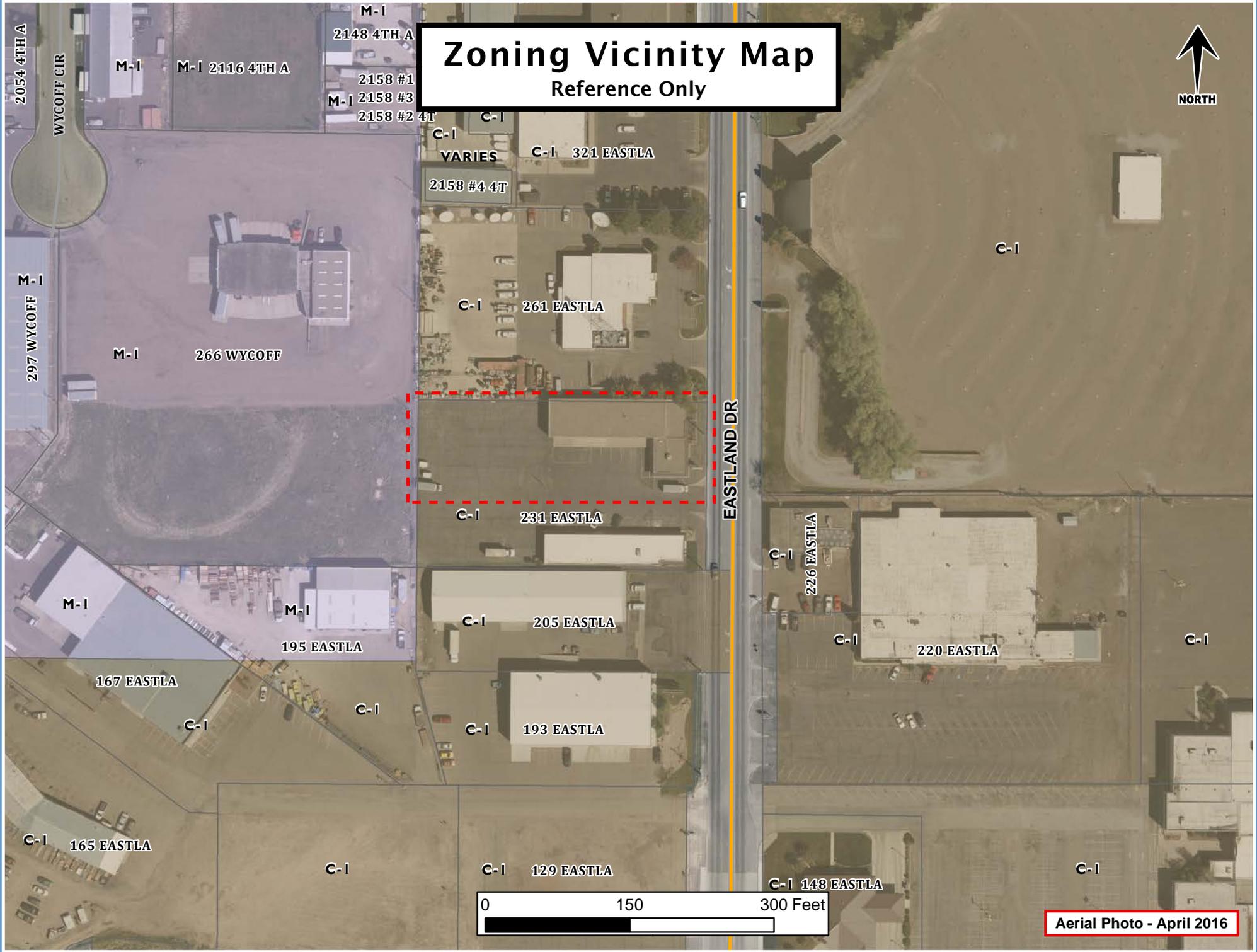
Party Center LLC would be a great addition to the neighborhood on Eastland. The building we will occupy has been vacant for some time. We plan to make exterior cosmetic repairs, update the landscape and maintain the facility as we do our present location. We are a successful business that is a contributing member to the Twin Falls business community. We are excited to continue to grow and appreciate the continued support of the community.

Thank you for your consideration.

  
Darrell Miller Mason

# Zoning Vicinity Map

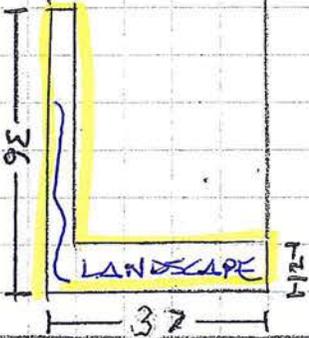
Reference Only



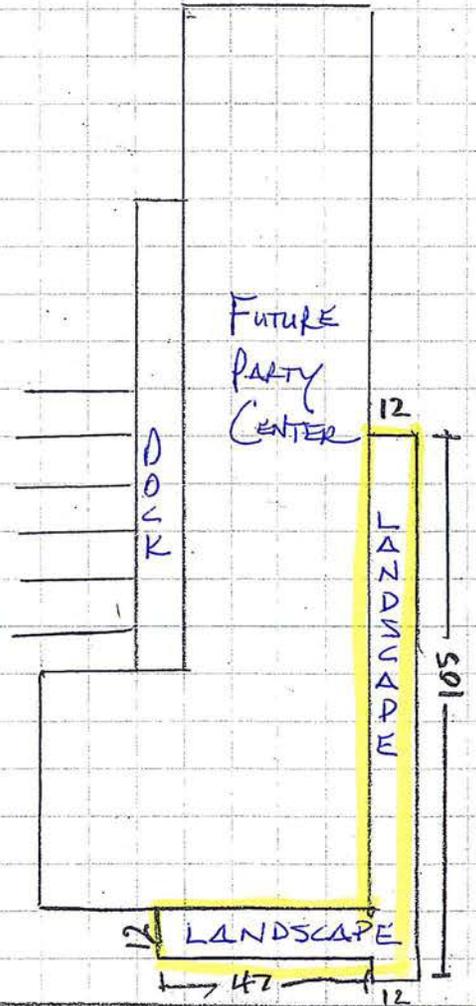
Aerial Photo - April 2016

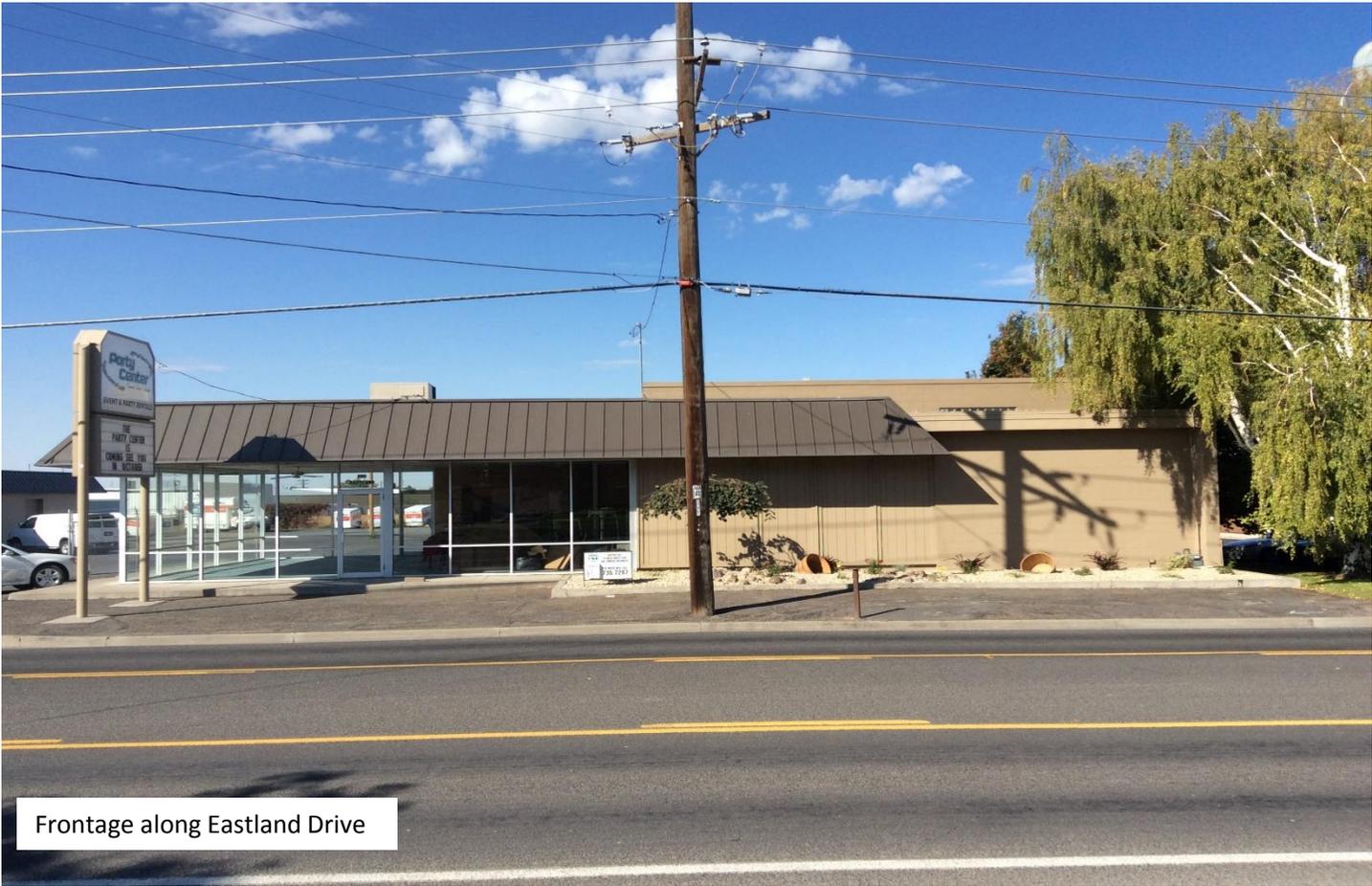
300

BLDG #1

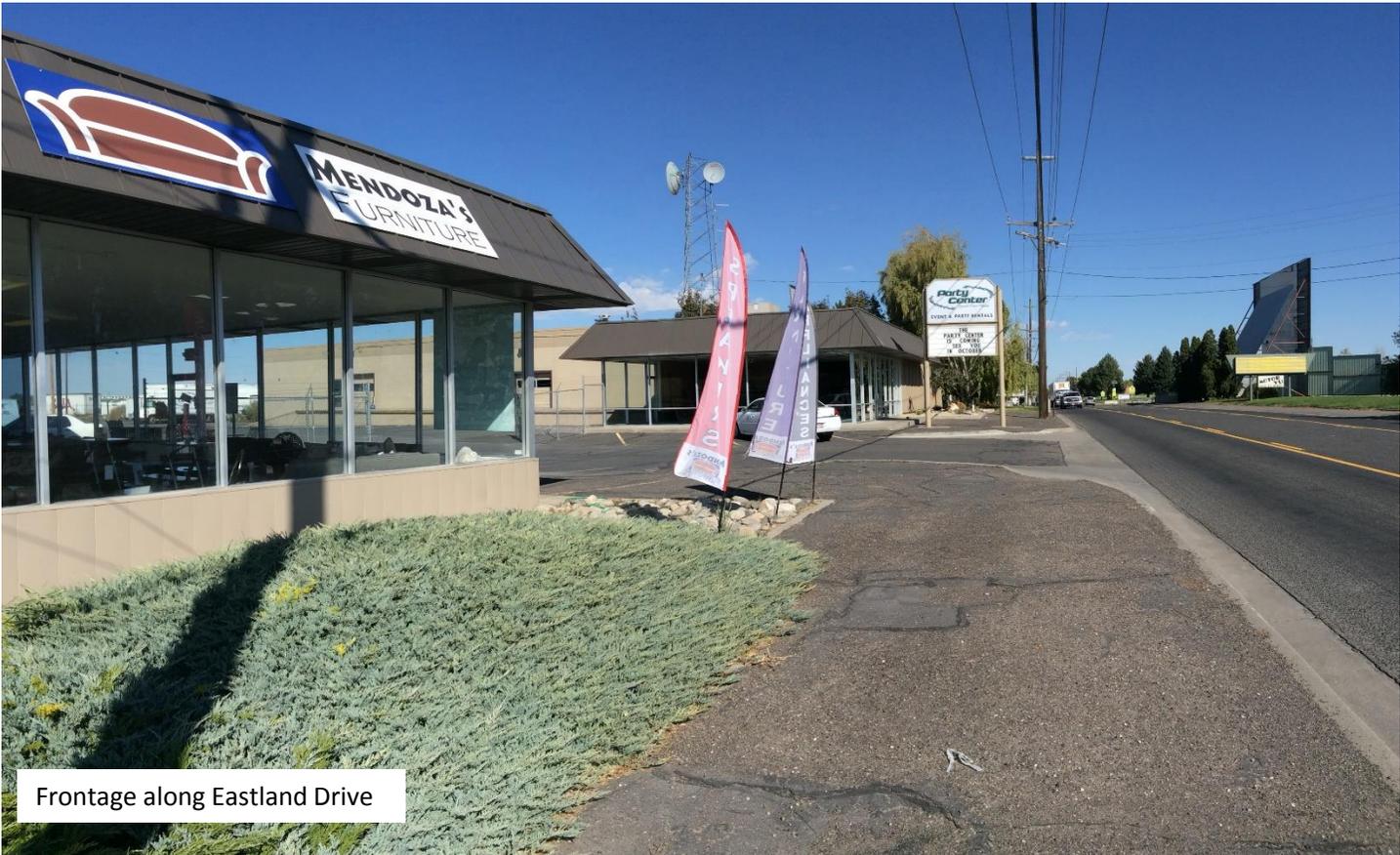


APPROX.  
SQUARE FOOTAGE  
LANDSCAPE  
2,250 sq ft





Frontage along Eastland Drive



Frontage along Eastland Drive



Rear parking/storage area of the property.



Rear parking/storage area of the property.



**Public Hearing: Tuesday, October 11, 2016**

To: Planning & Zoning Commission

From: Jonathan Spendlove, Planner 1

## AGENDA ITEM IV-3

**Request:** Request for **Vacation** a 15 x 185.13' (2,777 sf) utility, irrigation and drainage easement on Lot 10 of the Wild Rose Estates Subdivision No. 1 on property located at 4042 North 3320 East in the Area of Impact. c/o Jennifer & Ken Ashley (app. 2815)

**Time Estimate:**

Applicant's presentation may take up to ten (10) minutes followed by a staff presentation which may be up to five (5) minutes.

**Background:**

<b>Applicant:</b>	<b>Status:</b> Owner	<b>Size:</b> 15' x 185.13' (2777 sq ft) easement
Jennifer & Ken Ashley 4042 North 3320 East Twin Falls, ID <a href="mailto:jena@southernidaholandscapecenter.com">jena@southernidaholandscapecenter.com</a> 208-404-3393	<b>Current Zoning:</b> SUI Aol , Platted Drainage, Irrigation, Utility Easement	<b>Requested Zoning:</b> Vacation of Platted Drainage, Irrigation, Utility Easement
	<b>Comprehensive Plan:</b> Rural Residential	<b>Lot Count:</b> 1 Lot
	<b>Existing Land Use:</b> Single Family Residential	<b>Proposed Land Use:</b> No Change
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
	<b>North:</b> SUI Aol; Ramblin Rose Way, Residence	<b>East:</b> SUI Aol; undeveloped lot with an Irrigation Pump Station,
	<b>South:</b> SUI Aol; Residence	<b>West:</b> SUI Aol; Prairie Rose Lane, Residence
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-4-2, 10-8-4(D), 10-12-3.8, 10-16-1 & 2	

**Approval Process:**

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

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

This property is within the Area of Impact therefore the City Council will conduct a public hearing and forward a recommendation of approval, modification or denial of the vacation to the County Commissioners for final decision.

**Budget Impact:**

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

**Regulatory Impact:**

Approval of this request will allow the applicant to proceed to the City Council with the request to vacate the Easements as listed in the description.

**History:**

This easement was dedicated as part of the Wild Rose Estates Subdivision #1 Plat in 2003. The house was constructed on the property in 2006. In 2015, the current owners purchased the property. As part of the purchase, a 30' x 185' x 49' triangle piece of the adjoining property was also included. This created a large open area to the East of the Residence which could be used for some purpose.

**Analysis:**

This vacation request is being brought forward by the owner due to the desire to build an accessory building on the East side of the property. In order to facilitate the construction of the building, the easements would need to be vacated as they would run down the middle of the structure.

During the public notice phase of this item there were a few comments and questions from nearby residents. No concerns were raised or logged after some basic information was conveyed to them regarding this item.

We also received an inquiry from the Twin Falls Highway District. Their concern stems from the vacation of the "Drainage" portion of the platted easement. They are concerned with the prospect of no viable way for water to drain from the south properties to the barrow ditch on the north side of the property and then to the natural drainage of the canal. If this request is granted staff would suggest a condition for the protection of a portion of the platted easement and the recordation of a new Drainage, Irrigation, Utility Easement on the recorded eastern property line to facilitate a continuous drainage easement for adjoining properties prior to the issuance of a building permit.

**Possible Impacts:** Staff does not foresee unreasonable impacts with the vacation of the platted easement. Due to timing of events it is common practice to place a condition on the vacation which requires the recording of the new easement.

TF City Code: 10-16-1 & 2; Vacations & Dedications require a public hearing before the Planning Commission where the public and the applicant will have the opportunity to make a presentation, ask questions, or voice their concerns. The Planning Commission will make a recommendation to the City Council whether the vacation should be granted, denied or there be a modification to the vacation request.

As this property is within the Area of Impact therefore the City Council will conduct a public hearing and forward a recommendation of approval, modification or denial of the vacation to the County Commissioners for final decision.

**CONCLUSION:**

Should the Commission recommend approval of the request to the City Council, staff recommends the following condition(s):

1. Subject to a new fifteen foot (15') Drainage, Irrigation, Utility Easement being recorded on the Eastern Property Line prior to issuance of a building permit.
2. Subject to the new easement language receiving City Engineer approval prior to the City Council Public Hearing.
3. Subject to the new Drainage, Irrigation, Utility Easement being recorded prior to adoption of the Vacation Ordinance by the County Commissioners.

**Attachments:**

- |                                  |                                  |
|----------------------------------|----------------------------------|
| 1. Vacation request              | 5. Applicant Submitted Site Plan |
| 2. Zoning Vicinity Map           | 6. Utility Letters               |
| 3. Easement Exhibit / Aerial Map | 7. Photos                        |
| 4. Wild Rose #1 plat             |                                  |



August 11, 2016

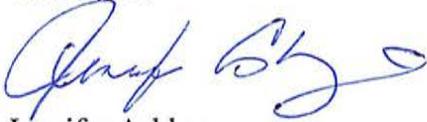
To Whom It May Concern:

I reside at 4042 North 3320 E, Twin Falls, Idaho. Prior to me purchasing the property in 2014, the boundary line between Lot 10 and Lot 11 was adjusted. The new property boundary can be seen on the attached document titled "Record of Survey for Patricia Thomas."

I am trying to move the 15' wide irrigation, utility and drainage easement to the adjusted boundary line for the purpose of building a 30'x36' shop to the east of my residence.

Moving the easement does not have an effect on the adjoining properties. There are no utility lines in the area. The utility companies, including Idaho Power, Intermountain Gas, Twin Fall Canal Company, Cable One, and Century Link, do not have objection to the easement being vacated or moved (see utility company letters included with the easement vacation application).

Thank you,

A handwritten signature in blue ink, appearing to read "Jennifer Ashley", with a stylized flourish at the end.

Jennifer Ashley

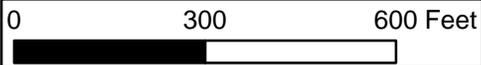
# Zoning Vicinity Map

Reference Only

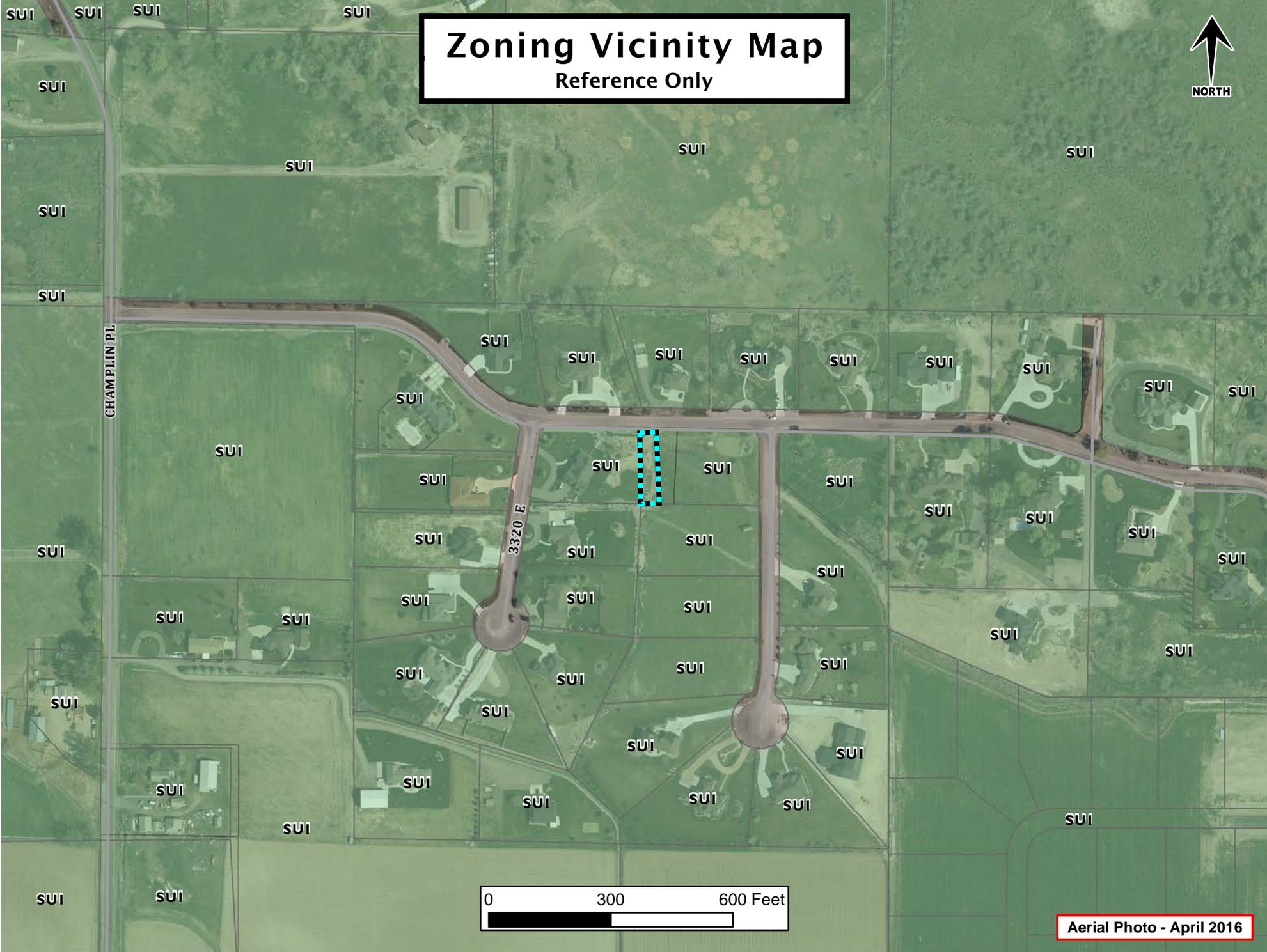


CHAMPLIN PL

3320 E



Aerial Photo - April 2016



# Easement Exhibit

Reference Only



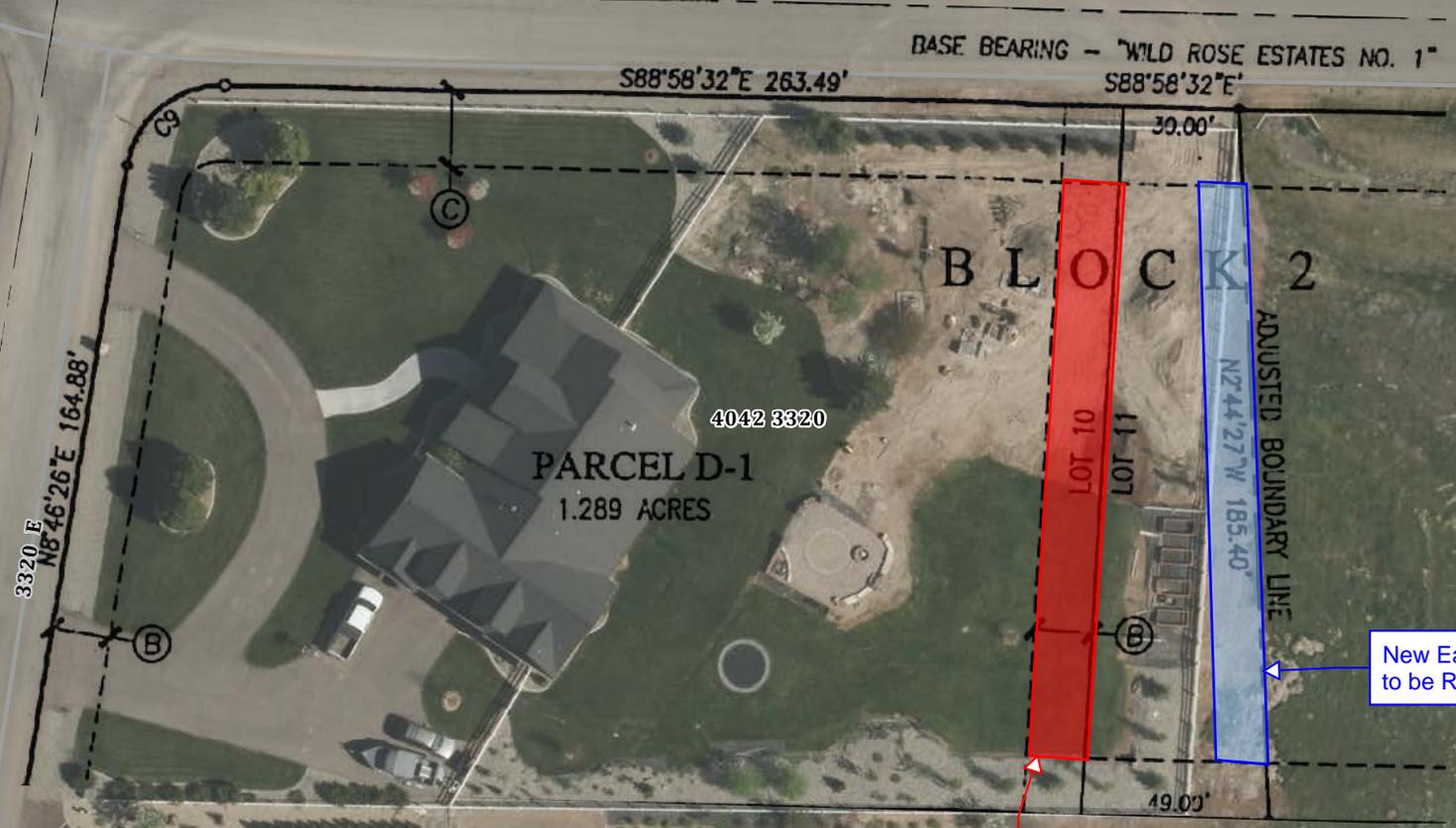
3316 4050

3326 4050

3330 4050

3315 4050

4041 3320



4042 3320  
PARCEL D-1  
1.289 ACRES

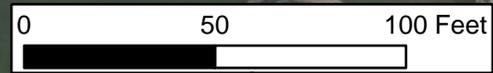
B L O C K 2

LOT 10  
LOT 11

ADJUSTED BOUNDARY LINE

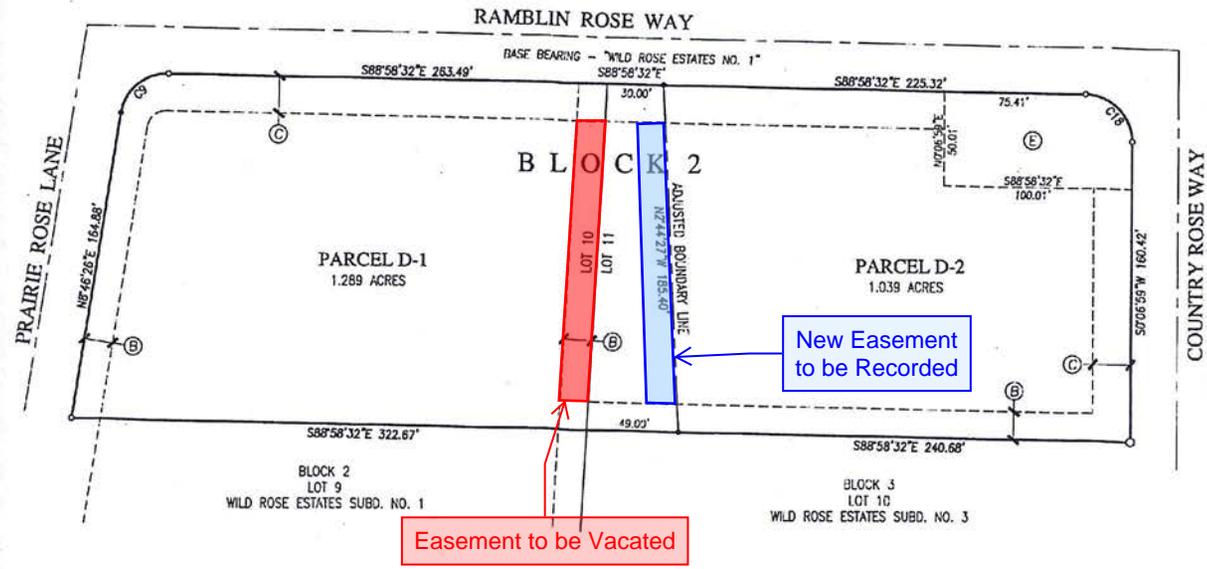
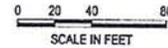
New Easement to be Recorded

Easement to be Vacated



Aerial Photo - April 2016

Located In  
 Lots 10 & 11  
 Wild Rose Estates Subdivision No. 1  
 In  
 NE 4 SW 4, Section 6  
 Township 10 South, Range 18 East  
 Boise Meridian  
 Twin Falls County, Idaho  
 2014



Easement to be Vacated

New Easement to be Recorded

**Legend**

- SURVEY BOUNDARY LINE
- PLATTED EASEMENT LINE
- ADJUSTED PROPERTY LINE
- CENTERLINE OF STREET
- PLATTED LOT LINE
- FOUND 5/8" REBAR (LS 1000)
- FOUND 1/2" REBAR (LS 1000)
- SET 1/2" x 24" REBAR & CAP - LS 1000

**Curve Table**

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRC
C9	82°15'02"	25.00'	35.86'	32.89'	21.83'	S49°53'57"W
C18	89°05'31"	25.00'	38.87'	35.07'	24.61'	N44°25'47"W

**PLATTED EASEMENTS**

- (B) 15' WIDE IRRIGATION, UTILITY AND DRAINAGE EASEMENT
- (C) 20' WIDE IRRIGATION, UTILITY, DRAINAGE AND IRRIGATION LATERAL EASEMENT
- (E) IRRIGATION PUMP STATION, IRRIGATION, DRAINAGE AND LANDSCAPING EASEMENT

**Survey References**

#2007-018491  
 WILD ROSE ESTATES  
 SUBDIVISION NO. 1

**Deed References**

#2009-003058  
 #2011-009457



I, ROGER A. KRUEGER, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE MAP OF THE LAND SURVEYED UNDER MY SUPERVISION AND DIRECTION.

TWIN FALLS COUNTY  
 Elected for:  
 EHM ENGINEERS  
 2:06:37 PM 10-10-2014  
 2014-017168  
 No. Pages: 1 Fee: \$ 5.00  
 KRISTINA GLASCOPK  
 County Clerk  
 Deputy: STEPHAN



Record of Survey  
 for  
**PATRICIA THOMAS**

JOB NO.	259-14
APPROVED	
DESIGN	
DRAWN	025
DATE	JUNE 2014
SCALE	As Shown
DATE PLOTTED	Y 259-14 805

# WILD ROSE ESTATES

SUBDIVISION NO. 1

Twin Falls County, Idaho

Recorded for: EHM ENGINEERS

01:33pm Nov. 06, 2003

2003-028906

No. of Pages: 2 Fee: \$22.00

KRISTINA GLASCOCK County Clerk

Deputy: CD

LOCATED IN  
IN A PORTION OF GOV'T. LOT 6 AND  
NE<sup>4</sup>SW<sup>4</sup>, SECTION 6,

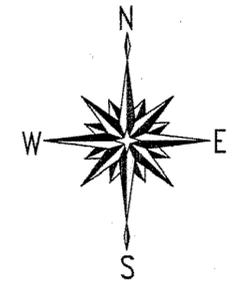
TOWNSHIP 10 SOUTH, RANGE 18 EAST,  
BOISE MERIDIAN,  
TWIN FALLS COUNTY, IDAHO  
2003

## LEGEND

- PROPERTY BOUNDARY LINE
- ROAD CENTER LINE
- LOT LINE
- EASEMENT LINE
- SET 1/2" X 24" REBAR & CAP (LS 1000)
- SET 5/8" X 30" REBAR & CAP (LS 1000)
- FOUND 1/2" REBAR - REPLACED WITH 5/8" X 30" REBAR & CAP (LS 1000)

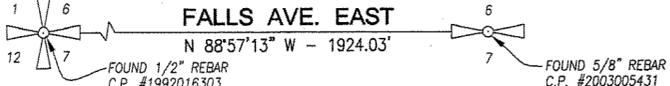
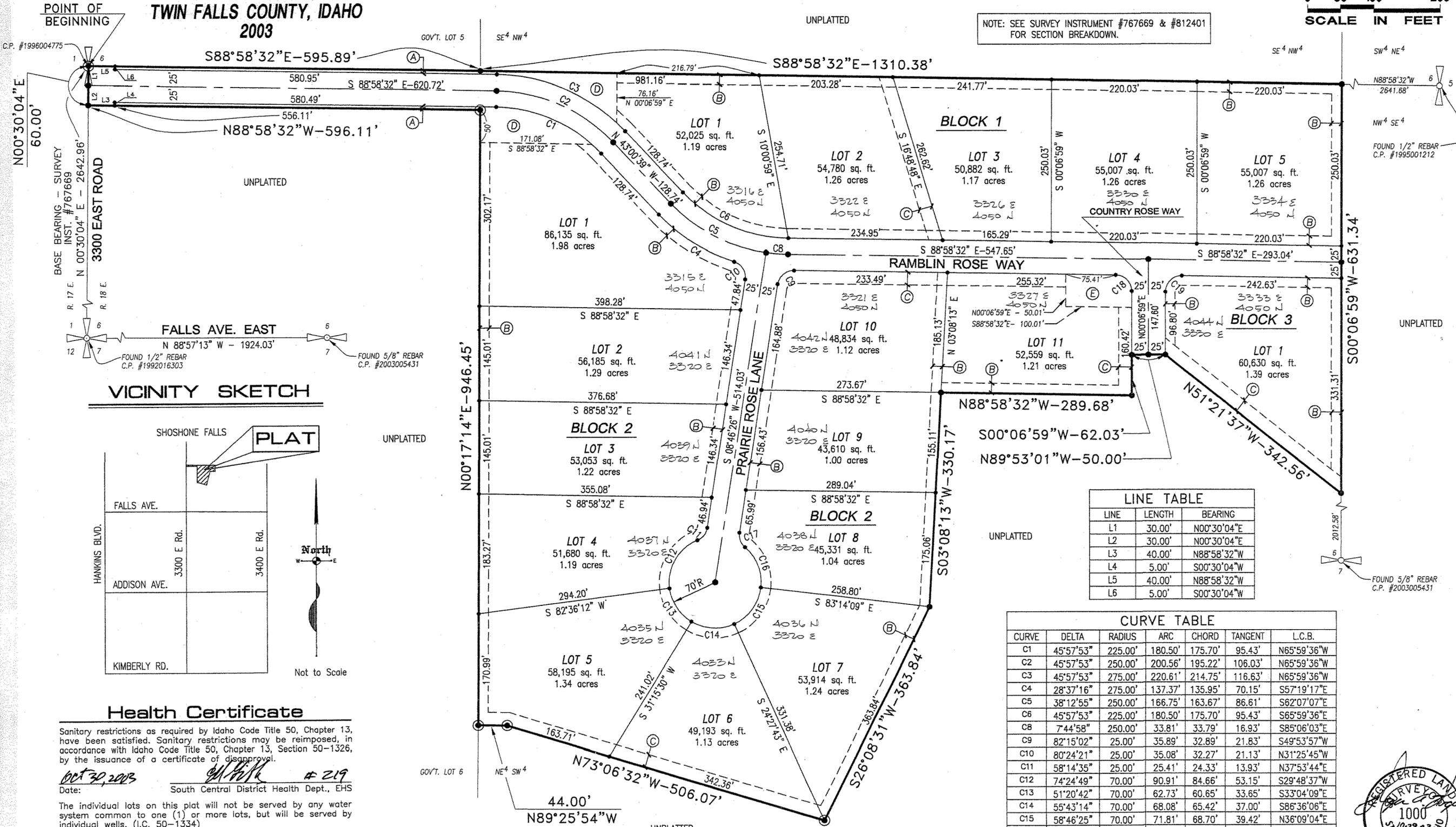
## EASEMENTS

- (A) 5' WIDE LANDSCAPING, IRRIGATION, UTILITY AND DRAINAGE EASEMENT
- (B) 15' WIDE IRRIGATION, UTILITY AND DRAINAGE EASEMENT
- (C) 20' WIDE IRRIGATION, UTILITY, DRAINAGE AND IRRIGATION LATERAL EASEMENT
- (D) UTILITY, IRRIGATION, DRAINAGE AND LANDSCAPING EASEMENT
- (E) IRRIGATION PUMP STATION, IRRIGATION, DRAINAGE AND LANDSCAPING EASEMENT



0 50 100 200  
SCALE IN FEET

NOTE: SEE SURVEY INSTRUMENT #767669 & #812401 FOR SECTION BREAKDOWN.



### LINE TABLE

LINE	LENGTH	BEARING
L1	30.00'	N00°30'04"E
L2	30.00'	N00°30'04"E
L3	40.00'	N88°58'32"W
L4	5.00'	S00°30'04"W
L5	40.00'	N88°58'32"W
L6	5.00'	S00°30'04"W

### CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	L.C.B.
C1	45°57'53"	225.00'	180.50'	175.70'	95.43'	N65°59'36"W
C2	45°57'53"	250.00'	200.56'	195.22'	106.03'	N65°59'36"W
C3	45°57'53"	275.00'	220.61'	214.75'	116.63'	N65°59'36"W
C4	28°37'16"	275.00'	137.37'	135.95'	70.15'	S57°19'17"E
C5	38°12'55"	250.00'	166.75'	163.67'	86.61'	S62°07'07"E
C6	45°57'53"	225.00'	180.50'	175.70'	95.43'	S65°59'36"E
C8	7°44'58"	250.00'	33.81'	33.79'	16.93'	S85°06'03"E
C9	82°15'02"	25.00'	35.89'	32.89'	21.83'	S49°53'57"W
C10	80°24'21"	25.00'	35.08'	32.27'	21.13'	N31°25'45"W
C11	58°14'35"	25.00'	25.41'	24.33'	13.93'	N37°53'44"E
C12	74°24'49"	70.00'	90.91'	84.66'	53.15'	S29°48'37"W
C13	51°20'42"	70.00'	62.73'	60.65'	33.65'	S33°04'09"E
C14	55°43'14"	70.00'	68.08'	65.42'	37.00'	S86°36'06"E
C15	58°46'25"	70.00'	71.81'	68.70'	39.42'	N36°09'04"E
C17	58°14'35"	25.00'	25.41'	24.33'	13.93'	
C18	89°05'31"	25.00'	38.87'	35.07'	24.61'	
C19	90°54'29"	25.00'	39.67'	35.63'	25.40'	

### Health Certificate

Sanitary restrictions as required by Idaho Code Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be reimposed, in accordance with Idaho Code Title 50, Chapter 13, Section 50-1326, by the issuance of a certificate of disapproval.

Date: Oct 30, 2003 [Signature] # 219  
South Central District Health Dept., EHS

The individual lots on this plat will not be served by any water system common to one (1) or more lots, but will be served by individual wells. (I.C. 50-1334)

The lots on this plat are subject to restrictions concerning the locations of wells and septic systems. These restrictions are on file at the South Central District Health Department and no septic permits will be issued without the consent of the Health Department and strict conformance of these restrictions.

**EHM** Engineers, Inc.  
ENGINEERS/SURVEYORS/PLANNERS



WILD ROSE ESTATES  
SUBD. NO. 1



**CenturyLink**

Brad McNew  
216 South Park Ave  
Twin Falls, Id. 83301

Office (208) 736-8760

August 4, 2016

Southern Idaho Landscape Center  
21150 Hwy 30  
Filer, Id. 83328

RE: Vacation of 15' easement along the boundary of Lot 10 & 11, Block 2.  
T10S, R18E, Sec.6  
Twin Falls County  
Wild Rose Estates No. 1

To whom it may concern, Reference is made to your request for CenturyLink to vacate the existing 15' utility easement. CenturyLink has no need to use the described utility easement at this time and have no plans to utilize them in the future. Based upon this we have no objections to the requested vacation of easement and adjusted Boundary line.

Please call me if you have any questions.

Sincerely,

Brad McNew



## TWIN FALLS CANAL COMPANY

357 6TH AVE WEST  
POST OFFICE BOX 326  
TWIN FALLS, IDAHO 83303-0326



March 04, 2016

Jennifer Ashley  
4042 N. 3320 E  
Twin Falls, Idaho 83301

RE: Wild Rose Estate, Block 2, Lot 10. Easement Vacation

Dear Jennifer,

I have reviewed the Vicinity Sketch and the Record of Easements for the easement vacation for Jennifer Ashley in Wild Rose Estates. This Letter is to inform you that the Twin Falls Canal Company has no facilities in the area and therefore has no issues with the proposed vacation of the easement.

If you have any questions, please contact me at 733-6731.

Sincerely,

Jay Barlogi  
Twin Falls Canal Company



Watch us make you smile.

261 EASTLAND DRIVE  
P.O. Box 1946  
TWIN FALLS, IDAHO 83301  
PH: 208•733•6230  
FX: 208•733•6296

August 19, 2016

Ms. Jennifer Ashley  
4042 N. 3320 E.  
Twin Falls, Idaho 83301

Dear Ms. Ashley:

I have looked at your request To Abandon the existing utility easement located along the Lot line Between Lots 10 and 11, Block 2 in the Wild Rose estates Subdivision No. 1 as indicated on the attached Record of Survey for Patricia Thomas.

We are OK with Abandoning This Utility Easement, we have no lines located within this easement.

Thank you,

  
Ron Burns  
Cable One Construction  
261 Eastland Dr.  
P.O. Box 1946  
Twin Falls, Idaho 83301  
208-733-6877 Ext. 7150  
208-539-9886  
Ron.burns@cableone.biz



August 18, 2016

*Via Electronic Mail: [jena@southernidaholandscapcenter.com](mailto:jena@southernidaholandscapcenter.com)*

Jennifer Ashley  
4042 N. 3320 E.  
Twin Falls, Idaho 83301

Re: Relinquishment of a 20' public utility easement located between Lots 10 and 11, Block 2 of Wild Rose Estates Subdivision No. 1.

Situated in a portion of Government Lot 6 and the NE Quarter of the SW Quarter of Section 6, Township 10 South, Range 18 East, Boise Meridian, Twin Falls County, Idaho.

Dear Ms. Ashley:

This is in response to the Relinquishment Application submitted to Idaho Power Company on August 5, 2016, regarding the possible relinquishment of a certain area of platted utility easement located between Lots 10 and 11, Block 1 of Wild Rose Estates Subdivision No. 1, as shown on Exhibit A (the "Utility Easement Area").

Idaho Power's review of the relinquishment request indicated that there are no facilities with the Utility Easement Area. As such, Idaho Power agrees to relinquish what easement rights are found within the Utility Easement Area.

Thank you once again for providing Idaho Power Company the opportunity to review and comment upon the subject petition for relinquishment.

Sincerely,

A handwritten signature in blue ink that reads "Mary K. Alandt".

Mary K. Alandt  
Associate Real Estate Specialist  
Land Management and Permitting Department  
(208) 388-2699  
[malandt@idahopower.com](mailto:malandt@idahopower.com)

11-6-03 (Volume 25 03-D-2890-7) 04-921

116 10188 04-5410

# WILD ROSE ESTATES

## SUBDIVISION NO. 1

LOCATED IN  
IN A PORTION OF GOV'T. LOT 6 AND  
NE-1/4, SECTION 6,  
TOWNSHIP 10 SOUTH, RANGE 18 EAST,  
BOISE MERIDIAN,  
TWIN FALLS COUNTY, IDAHO  
2003

Twin Falls County, Idaho  
EHW ENGINEERS  
01-339m Nov. 06, 2003  
2003 - 028906  
BY: [Signature]

### EASEMENTS

- ① 5' WIDE LANDSCAPING, IRRIGATION, UTILITY AND DRAINAGE EASEMENT
- ② 15' WIDE IRRIGATION, UTILITY AND DRAINAGE EASEMENT
- ③ 20' WIDE IRRIGATION, UTILITY, DRAINAGE AND IRRIGATION LATERAL EASEMENT
- ④ UTILITY, IRRIGATION, DRAINAGE AND LANDSCAPING EASEMENT
- ⑤ IRRIGATION PUMP STATION, IRRIGATION, DRAINAGE AND LANDSCAPING EASEMENT

### LEGEND

- PROPERTY BOUNDARY LINE
- ROAD CENTER LINE
- LOT LINE
- EASEMENT LINE
- SET 1/2" X 24" HUBS & CAP (LS 1000)
- SET 5/8" X 30" REBAR & CAP (LS 1000)
- FOUND 1/2" REBAR & CAP (LS 1000)
- FOUND 3/8" X 30" REBAR & CAP (LS 1000)

NOTE: SEE SURVEY INSTRUMENT #167665 & #672401 FOR SECTION BOUNDARIES

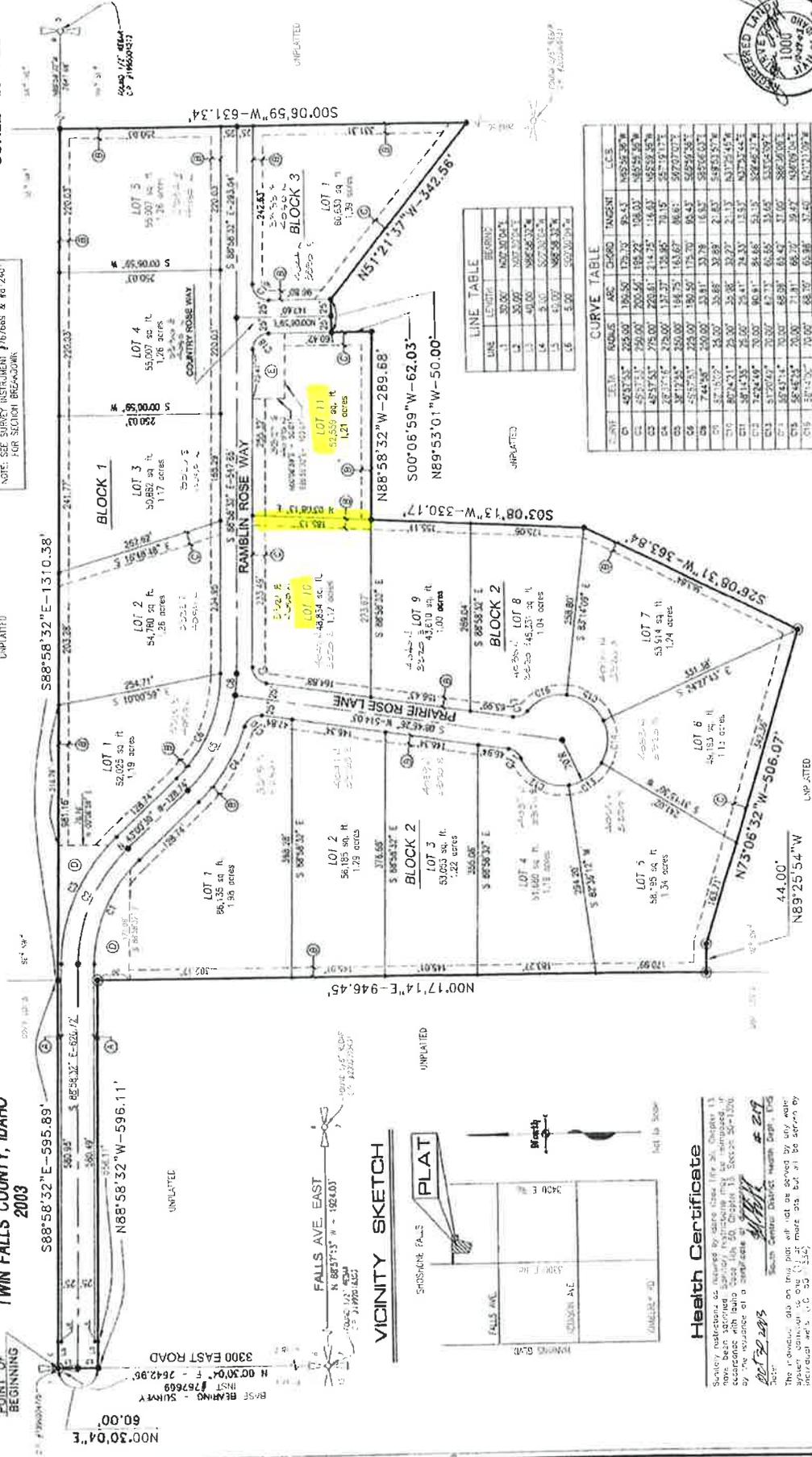
UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED



#### LINE TABLE

LINE	LENGTH	BEARING
1	30.00	N82°20'00"E
2	30.00	S82°20'00"W
3	40.00	S89°53'01"W
4	3.00	S00°00'00"E
5	40.00	N89°53'01"W
6	3.00	S00°00'00"E

#### CURVE TABLE

STATION	PC	PT	PI	ARC LENGTH	CHORD	TANGENT	ANGLES	LCES
0	457.50	225.00	196.50	175.32	87.43	162.24	90.00	162.24
1	457.50	225.00	200.56	184.22	98.03	162.24	90.00	162.24
2	457.50	225.00	204.61	193.12	108.63	162.24	90.00	162.24
3	457.50	225.00	208.67	202.02	119.23	162.24	90.00	162.24
4	457.50	225.00	212.72	210.92	129.83	162.24	90.00	162.24
5	457.50	225.00	216.78	219.82	140.43	162.24	90.00	162.24
6	457.50	225.00	220.83	228.72	151.03	162.24	90.00	162.24
7	457.50	225.00	224.89	237.62	161.63	162.24	90.00	162.24
8	457.50	225.00	228.94	246.52	172.23	162.24	90.00	162.24
9	457.50	225.00	233.00	255.42	182.83	162.24	90.00	162.24
10	457.50	225.00	237.05	264.32	193.43	162.24	90.00	162.24
11	457.50	225.00	241.11	273.22	204.03	162.24	90.00	162.24
12	457.50	225.00	245.16	282.12	214.63	162.24	90.00	162.24
13	457.50	225.00	249.22	291.02	225.23	162.24	90.00	162.24
14	457.50	225.00	253.27	300.00	235.83	162.24	90.00	162.24
15	457.50	225.00	257.33	308.88	246.43	162.24	90.00	162.24
16	457.50	225.00	261.38	317.78	257.03	162.24	90.00	162.24
17	457.50	225.00	265.44	326.68	267.63	162.24	90.00	162.24
18	457.50	225.00	269.49	335.58	278.23	162.24	90.00	162.24
19	457.50	225.00	273.55	344.48	288.83	162.24	90.00	162.24
20	457.50	225.00	277.60	353.38	299.43	162.24	90.00	162.24
21	457.50	225.00	281.66	362.28	310.03	162.24	90.00	162.24
22	457.50	225.00	285.71	371.18	320.63	162.24	90.00	162.24
23	457.50	225.00	289.77	380.08	331.23	162.24	90.00	162.24
24	457.50	225.00	293.82	388.98	341.83	162.24	90.00	162.24
25	457.50	225.00	297.88	397.88	352.43	162.24	90.00	162.24
26	457.50	225.00	301.93	406.78	363.03	162.24	90.00	162.24
27	457.50	225.00	306.00	415.68	373.63	162.24	90.00	162.24
28	457.50	225.00	310.05	424.58	384.23	162.24	90.00	162.24
29	457.50	225.00	314.11	433.48	394.83	162.24	90.00	162.24
30	457.50	225.00	318.16	442.38	405.43	162.24	90.00	162.24
31	457.50	225.00	322.22	451.28	416.03	162.24	90.00	162.24
32	457.50	225.00	326.27	460.18	426.63	162.24	90.00	162.24
33	457.50	225.00	330.33	469.08	437.23	162.24	90.00	162.24
34	457.50	225.00	334.38	477.98	447.83	162.24	90.00	162.24
35	457.50	225.00	338.44	486.88	458.43	162.24	90.00	162.24
36	457.50	225.00	342.49	495.78	469.03	162.24	90.00	162.24
37	457.50	225.00	346.55	504.68	479.63	162.24	90.00	162.24
38	457.50	225.00	350.60	513.58	490.23	162.24	90.00	162.24
39	457.50	225.00	354.66	522.48	500.83	162.24	90.00	162.24
40	457.50	225.00	358.71	531.38	511.43	162.24	90.00	162.24
41	457.50	225.00	362.77	540.28	522.03	162.24	90.00	162.24
42	457.50	225.00	366.82	549.18	532.63	162.24	90.00	162.24
43	457.50	225.00	370.88	558.08	543.23	162.24	90.00	162.24
44	457.50	225.00	374.93	566.98	553.83	162.24	90.00	162.24
45	457.50	225.00	379.00	575.88	564.43	162.24	90.00	162.24
46	457.50	225.00	383.05	584.78	575.03	162.24	90.00	162.24
47	457.50	225.00	387.11	593.68	585.63	162.24	90.00	162.24
48	457.50	225.00	391.16	602.58	596.23	162.24	90.00	162.24
49	457.50	225.00	395.22	611.48	606.83	162.24	90.00	162.24
50	457.50	225.00	399.27	620.38	617.43	162.24	90.00	162.24

### VICINITY SKETCH



### Health Certificate

Survey monuments or markers by state laws for this survey have been located and marked by the surveyor. The surveyor is not responsible for the location of any monuments or markers that have been located by others. The surveyor is not responsible for the location of any monuments or markers that have been located by others. The surveyor is not responsible for the location of any monuments or markers that have been located by others.

EHW ENGINEERS, INC.  
ENGINEERS/SURVEYORS/PLANNERS

WILD ROSE ESTATES  
SUBD. NO. 1



451 Alan Dr, Jerome, Id 83338-5505

Office: (208) 737-6300 • Fax: (208) 737-6342 • In-State: 1-800-548-8771 • www.intgas.com

DATE: August 17, 2016

To Whom It May Concern:

We, the undersigned public utility company, INTERMOUNTAIN GAS COMPANY, release rights for the utility easement located between Lots 10 & 11, Block 2, in the WILD ROSE EASTATES No. 1 Subdivision, Twin Falls, Idaho.

Name: Brack McMurtrey

Date: 8/17/2016

Title: Sawtooth District Operations Manager

Utility Company: Intermountain Gas Company

Address: 451 Alan Dr.  
Jerome, ID 83338-5505



Frontage along Ramblin Rose



Easement to be vacated runs approximately here ^

