



Twin Falls Planning & Zoning Commission Agenda

Tuesday, September 14, 2021, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

Members -

City Limits: Danielle Titus, Chairperson; Craig Kelley, Vice-Chair; Ed Musser; Carolyn Bolton; Curtis Hansen; Marilu Perez

Area of Impact: David Detweiler

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) **ACTION ITEM:** Approval of minutes from the following meeting: August 24, 2021
- 3) Items of Consideration
- 4) Public Hearings
 - a) **ACTION ITEM:** Requests for a Special Use Permit to allow for an in-home daycare service on property located at 396 April Avenue c/o Sabrina Al Zohiry. (PZ21-0096)
By: Lisa Strickland, City Planner
 - b) **ACTION ITEM:** Request for a Special Use Permit to allow for an indoor recreation facility on property located at the NE corner of Kimberly Road and Meadowview Lane c/o EHM Engineers, Inc. on behalf of Ka-Tet Investments, LLC. (PZ21-0120)
By: Elizabeth Hart, Senior Planner
 - c) **ACTION ITEM:** Request for a Special Use Permit to allow for a zoological center on property located at 1485 Pole Line Road East c/o Joshua Dowding on behalf of Twin Falls Zoological Center. (PZ21-0124)
By: Lisa Strickland, City Planner
 - d) **ACTION ITEM:** Request for a Special Use Permit to allow for a Fire Station on property located on the 200 block of Cheney Drive c/o the City of Twin Falls. (PZ21-0125)
By: Jonathan Spendlove, Planning & Zoning Director
- 5) Upcoming Meeting(s)
 - a) **INFORMATIONAL:** Tuesday, September 28, 2021
- 6) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Kelli Ebersole (208) 735-7267 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208) 735-7287.

CITY OF TWIN FALLS

PLANNING & ZONING COMMISSION

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chair shall review the public hearing procedures.
 2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chair, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
 3. A City Staff Report shall summarize the application and history of the request.
 4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The 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.**
 5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
 6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
 7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chair may limit public testimony to no less than two (2) minutes per person.
 - **Individuals are not permitted to give their time to other speakers.**
 - **However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chair. The spokesperson shall be limited to 15 minutes.**
 - **Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.**
 8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond.
 9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chair, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chair may limit the time permitted for the answer.
 10. The Mayor or Chair shall close the Public Hearing. The City Council or Planning & Zoning 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 Mayor or Chairman.



Twin Falls Planning & Zoning Commission Minutes

Tuesday, August 24, 2021, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

Members -

City Limits: Danielle Titus, Chairperson; Craig Kelley, Vice-Chair; Ed Musser; Carolyn Bolton; Curtis Hansen; Marilu Perez

Area of Impact: David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Vice Chair Kelley called the meeting to order at 6:00 pm
A quorum was present.

Members Present: Kelley, Musser, Bolton, Hansen, Perez

Staff Present: Spendlove, Ebersole, Zollinger, Strickland, Vitek

2) Consent Calendar

MOTION: Commissioner Bolton moved to approve the Consent Calendar, as presented.
Commissioner Hansen seconded the motion.

Approved by a vote of 4-0-1.

a) Approval of Minutes from the following meeting: August 10, 2021

3) Items of Consideration - None

4) Public Hearings

a) Request for a Special Use Permit to allow the expansion of an existing school/daycare on property located at 308 Falls Avenue West c/o LKV Architects on behalf of CSI Head Start/Early Head Start. (PZ21-0107)

Staff Presentation:

City Planner Strickland presented the request for a Special Use Permit to allow the expansion of an existing school/daycare on property located at 308 Falls Avenue West c/o LKV Architects on behalf of CSI Head Start/Early Head Start. (PZ21-0107)

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

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, 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.

The initial special use permit for the Head Start Program was approved March of 1981. Since that time the subject property has been operated as a school/daycare facility. In January 2019 the Planning & Zoning Commission approved a special use permit expansion to the facility for a 6,257 sq. ft. building. The facility has operated without incident since 1981 and will continue to operate as a school/daycare facility without an increase in the number of children or staff so the impacts of this expansion should be minimal.

Upon conclusion should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Applicant Presentation:

Ruby Allen, representative for CSI Head Start, presented the request for a Special Use Permit to allow the expansion of an existing school/daycare on property located at 308 Falls Avenue West. She stated this is the 3rd phase of the expansion. Wayne Thowless, representing applicant, stated this building is a separate building attached by a walkway from the last building.

PZ/Questions & Comments:

- Commissioner Perez asked for clarification on the hours of operation stated in the narrative.
- Ms. Allen clarified the hours of operation, with students onsite on Tuesdays - Fridays.
- Commissioner Bolton asked about storm water retention fencing.
- Ms. Allen clarified that the storm water retention area will be fenced.

Public Hearing: Opened and Closed without input

Discussions Followed: without concerns

MOTION: Commissioner Hansen moved to approve the request for a Special Use Permit to allow the expansion of an existing school/daycare on property located at 308 Falls Avenue West c/o LKV Architects on behalf of CSI Head Start/Early Head Start. (PZ21-0107), as presented, with staff recommendations. Commissioner Bolton seconded the motion.

Unanimously Approved by a vote of 5-0.

- b) Request for a Special Use Permit to allow automobile and truck service and/or repair with an indoor commercial paint facility on property located at 1188 Latitude Circle c/o Cross Development Acquisition, LLC. (PZ21-0108)

Staff Presentation:

City Planner Zollinger presented the Request for a Special Use Permit to allow automobile and truck service and/or repair with an indoor commercial paint facility on property located at 1188 Latitude Circle c/o Cross Development Acquisition, LLC. (PZ21-0108)

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

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, 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.

The property was annexed into City limits October 2005 with an R2 zoning designation. Subsequent public hearings were held in May of 2009 to rezone the property to C1. In January of 2011 the city council approved a request to rezone the property from C1 to C1 PUD. In February 2016 a preliminary plat was approved and in July of 2017 a final plat was approved that includes the subject property.

The subject property is part of the Latitude 42 PUD. The PUD allows for a mix of commercial uses and residential, which includes automobile service and repair shops through a special use permit. Title 10 of City Code requires a special use permit for indoor commercial painting.

The subject property is part of a newer subdivision that is still being built out. There are two existing businesses, directly east is a Pro-Sales shop, and to the south along Cheney Road is a nursing home. Storage units are currently being built to the west, along Creekside Way. An apartment complex is proposed to the south. Other surrounding properties are still vacant.

The proposed special uses will take place inside the building. Any noise or fumes that will be produced will happen indoors. The location of these activities are proposed to be located in the back of the building further away from Latitude Circle. A fence and gate with privacy slats is proposed for a parking lot where vehicles waiting for repairs or pick up which is located out of sight from Latitude Circle. Existing infrastructure to the subject property is adequate to accommodate the additional traffic to the site.

he brought up the site plan is missing the arterial landscaping requirement.

Upon conclusion should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Applicant Presentation:

Nick Fore, applicant, presented the request for a Special Use Permit to allow automobile and truck service and/or repair with an indoor commercial paint facility on property located at 1188 Latitude Circle. He shared Caliber Collision's business history. He stated the facility will be used for minor automobile/truck repair, with little traffic as there are only a few deliveries a day. All repairs are done behind closed doors for sound mitigation. He stated the paint booth is in an isolated building with exhaust system (workers can be unmasked). Hours of Operation: m-f 8-6 standard hours, with 15 employees.

PZ/Questions & Comments:

- Commissioner Musser asked about the outside smell from the painting facility.
- City Planner Zollinger stated the painting takes place inside and must follow current codes.
- Commissioner Perez asked about the arterial landscape buffer.
- City Planner Zollinger explained the PUD and city code requirements for arterial landscaping.

Public Hearing: Opened and closed without input

Discussions Followed: without concerns

MOTION: Commissioner Musser moved to approve the request for a Special Use Permit to allow automobile and truck service and/or repair with an indoor commercial paint facility on property located at 1188 Latitude Circle c/o Cross Development Acquisition, LLC. (PZ21-0108)
Commissioner Hansen seconded the motion.

Unanimously Approved by a vote of 5-0.

5) Upcoming Meeting(s)

a) Tuesday, September 14, 2021

6) Adjournment

The meeting adjourned at 06:23 PM

Kelli Ebersole, Administrative Assistant



Date: Tuesday, September 14, 2021
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Requests for a Special Use Permit to allow for an in-home daycare service on property located at 396 April Avenue c/o Sabrina Al Zohiry. (PZ21-0096)

Time Estimate:

Approximately 5-10 minutes for the presentation with questions/comments to follow.

Background:

The applicant intends to run a in-home daycare which will provide care for children between the ages of 1 and 13. She is proposing to operate 7 days a week from 6am to Midnight. The applicant is states there will be minimal impacts.

Approval Process:

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

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, 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:

n/a

Regulatory Impact:

Per City Code 10-4-4 states "a special use permit is required for in home daycare services"

Per City Code 10-2 defines a Daycare Service as services offered by persons who are paid to supervise or care for six (6) or more persons including the resident children but excluding those businesses or religious institutions which provide incidental daycare service for patrons or attendees while parents are on the premises.

History:

In 2008 the City Council approved the Sundance PUD. The property is residential and is zoned R-2 Sundance PUD. The PUD states the development shall follow all the permitted uses and special uses detailed in Title 10-4-4.2.

Analysis:

Upon review of this request staff does have concerns with the extended hours in a residential neighborhood therefore, the Commission may want to adjust the hours of operation. The State of Idaho defines a *commercial daycare* as a facility that cares for 13 or more children regardless of the relationship to the person(s) providing care. For this reason, City Staff feel it is necessary to limit the number of children to 12 in order to mitigate the encroachment of *commercial businesses* into residential neighborhoods.

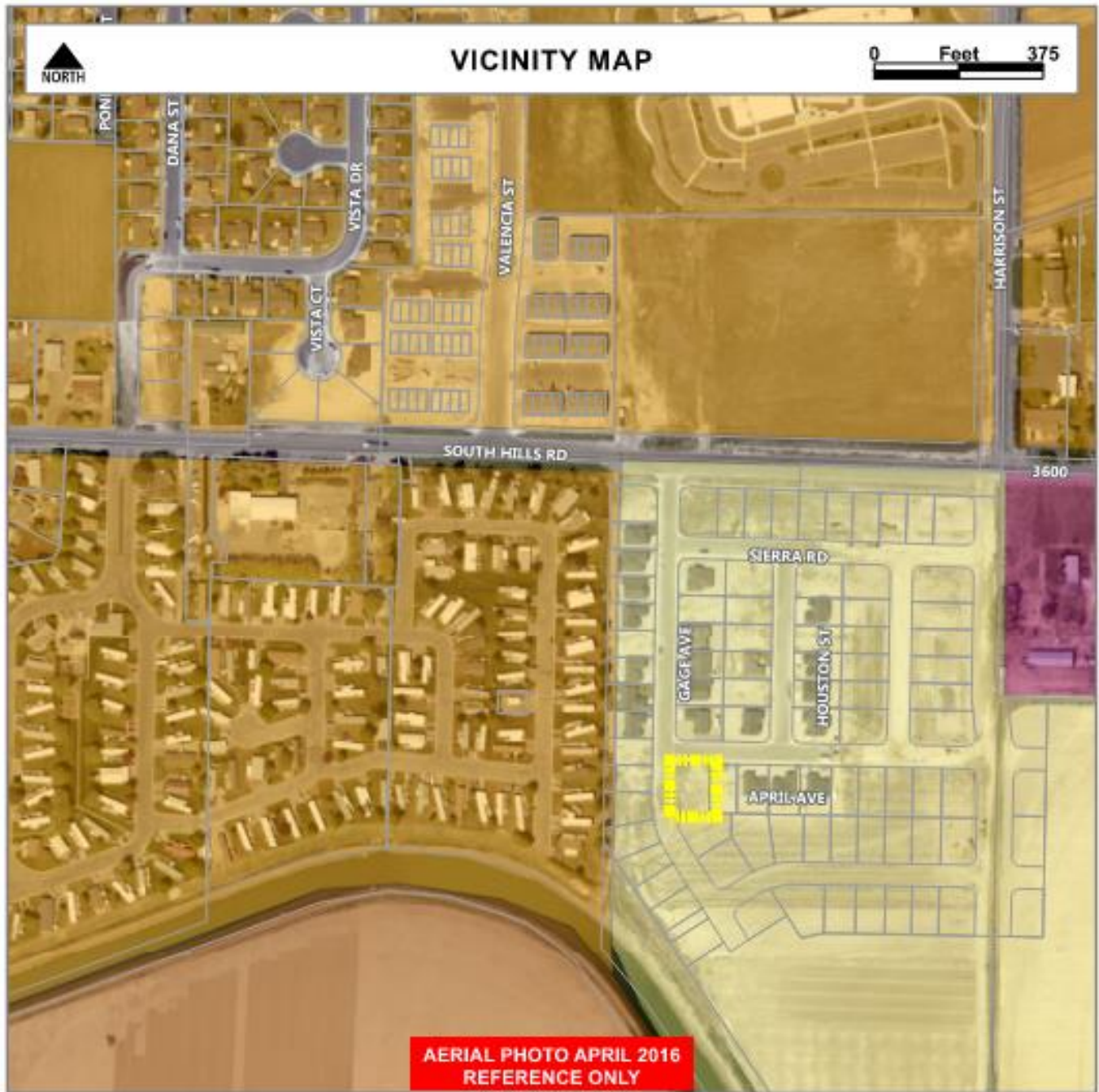
Conclusion:

Upon conclusion should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject the number of children to be cared for be limited to 12 of the relationship to the person(s) providing care.
2. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and Standards.

Attachments:

1. Vicinity Map
2. Narrative.
3. Exhibit



Current Zoning: R-2 PUD (Sundance PUD) Existing Land Use: Residential

Comprehensive Plan: Town Neighborhood Proposed Land Use: In-home Daycare

Surrounding Zoning Designations & Land Use(s)

North: Residential/April Avenue

East: Residential

South: Residential

West: Residential/Gage Avenue

Applicable Regulations

10-1-4, 10-1-5, 10-2, 10-4-4, 10--11, Sundance PUD

is Sabrina I like to open daycare in my House

hours will be from (mo-tu-w-th-fr-sa-sun)

hour is will be from 6 morning till 12 midnight

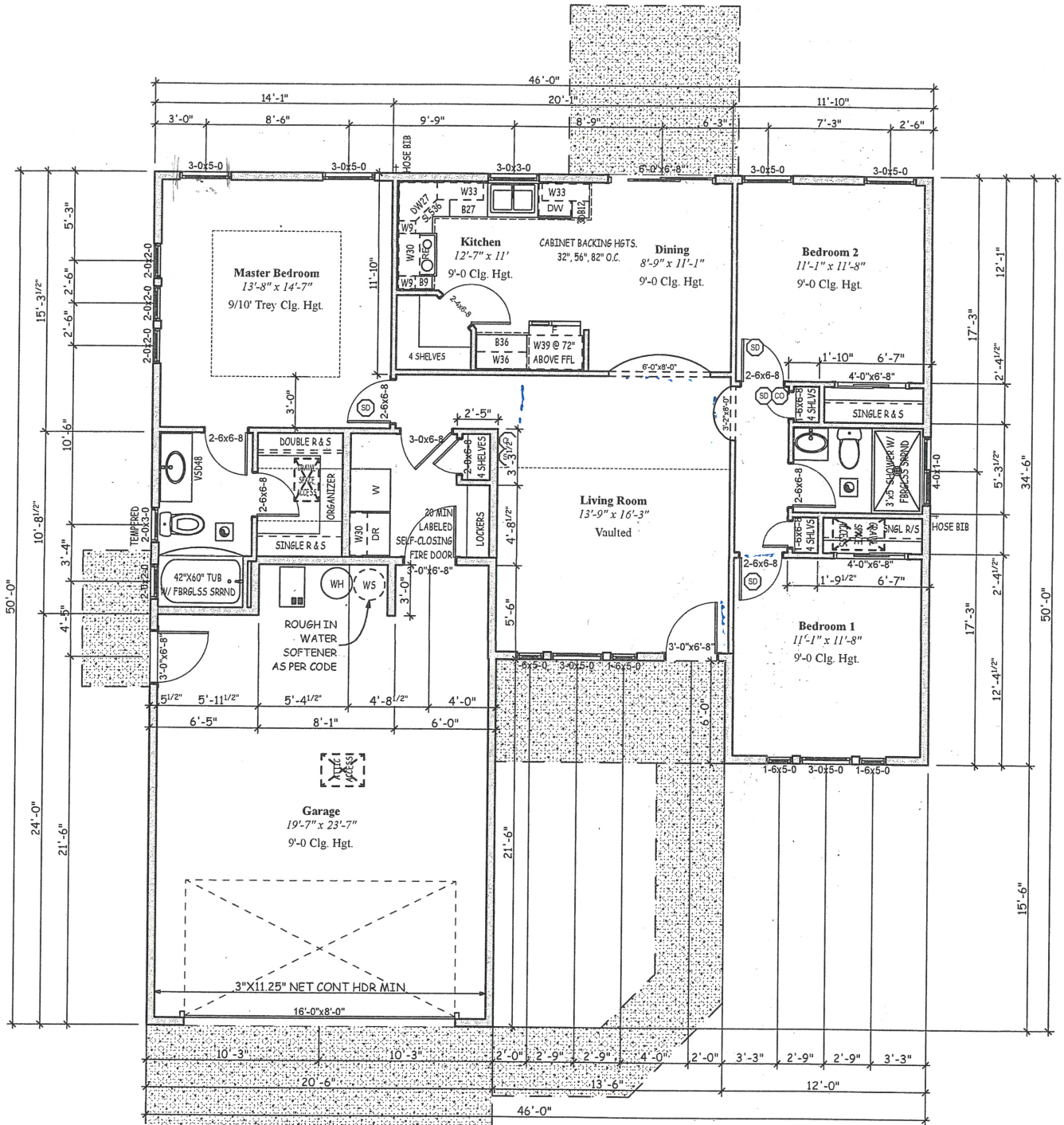
will half The age of The Kids from 1 years

13 years. The noise be minimal and

the Traffic is going ~~to~~ to be minimal

the use of The daycare will go well The

neighborhood and minimal in impact.



Main Floor Plan

GARAGE	MAIN FLOOR
531.50 sq ft	1,292.25 sq ft

396 APRIL AVE



Date: Tuesday, September 14, 2021
To: Planning and Zoning Commission
From: Elizabeth Hart, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow for an indoor recreation facility on property located at the NE corner of Kimberly Road and Meadowview Lane c/o EHM Engineers, Inc. on behalf of Ka-Tet Investments, LLC. (PZ21-0120)

Time Estimate:

15 minutes for staff and applicant presentation with discussion to follow.

Background:

This is a request for a special use permit for an indoor recreation facility located at the corner of Kimberly Road and Meadowview Lane, parcel number RPT00107149420.

Approval Process:

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

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, 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:

NA

Regulatory Impact:

Per City Code 10-4-8 states "a special use permit is required for an indoor recreation facility".

History:

The subject property was annexed into city limits in November of 2008.

Analysis:

The proposed use for the subject property is an indoor recreation facility. A new building to house the use is anticipated to be approximately 20,000 sf in size.

Surrounding properties include multi-family units to the north, the city's water storage tank and vacant ground to the east, and the Oregon Trail trailer park and other vacant ground to the west, and to the south is agricultural.

Access to the site is off of Meadowview Lane. It is anticipated that the traffic generation will come from

Kimberly Road.

The proposed use is not anticipated to unfairly interfere, compete, or disrupt any of these existing uses.

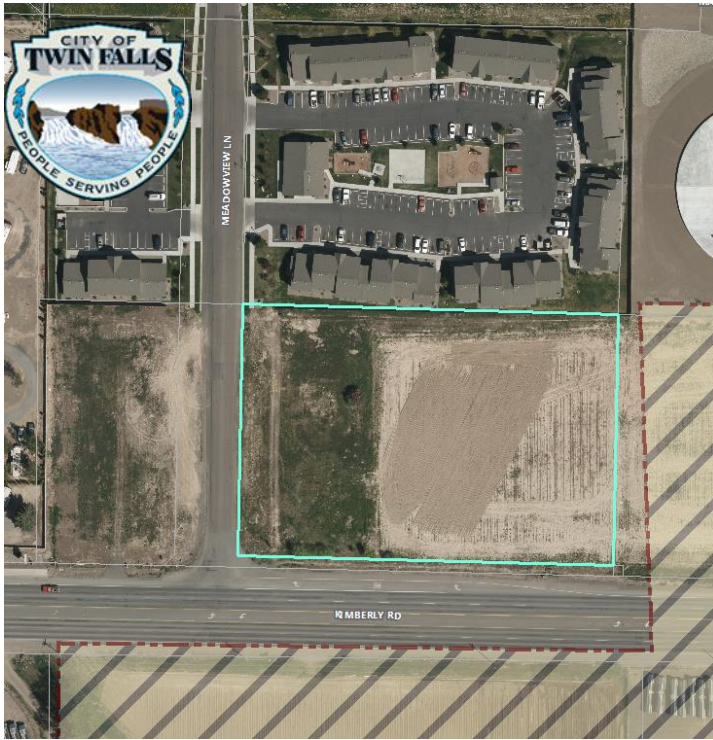
Conclusion:

Upon conclusion, should the Commission approve the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Attachments:

1. PZ21-0120 SR SUP
2. PZ21-0120 Vicinity Map
3. Narrative
4. PZ21-0120 SUP Site Plan
5. Elevations
6. Site Photos



Special Use Permit Staff Report

To: Planning & Zoning Commission

Presenter: Liz Hart, Senior City Planner

Request: for a **Special Use Permit** for an indoor recreation facility located at the Corner of Kimberly Road and Meadowview Lane.

Application: PZ21-0120

Applicant & Representative:

Ka-Tet Investments, LLC
c/o Dave Thibault, EHM Engineers Inc
621 N. College Rd. Ste. 100
Twin Falls, ID 83301

Public Hearing: August 24, 2021

Background:

This is a request for a special use permit for an indoor recreation facility located at the corner of Kimberly Road and Meadowview Lane, parcel number RPT00107149420.

History:

The subject property was annexed into city limits in November of 2008.

Approval Process:

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

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, 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.

Applicable Zoning Regulations:

Per City Code 10-4-8 states "a special use permit is required for indoor recreation facility"

Comprehensive Plan Compliance:

The 2016 Comprehensive Plan; "Grow With Us" designates this Area as appropriate for "Commercial." With the property located off of Kimberly Road, a commercial corridor, and the commercial use being a large indoor recreation facility, staff has determined that the proposed use is in compliance with the 2016 comprehensive plan.

Analysis and Potential Impacts:

The proposed use for the subject property is an indoor recreation facility. A new building to house the use is anticipated to be approximately 20,000 sf in size.

Surrounding properties include multi-family units to the north, the city's water storage tank and vacant ground to the east, and the Oregon Trail

trailer park and other vacant ground to the west, and to the south is agricultural.

Access to the site is off of Meadowview Lane, it is anticipated that the traffic generation will come from Kimberly Road.

The proposed use is not anticipated to unfairly interfere, compete, or disrupt any of these existing uses.

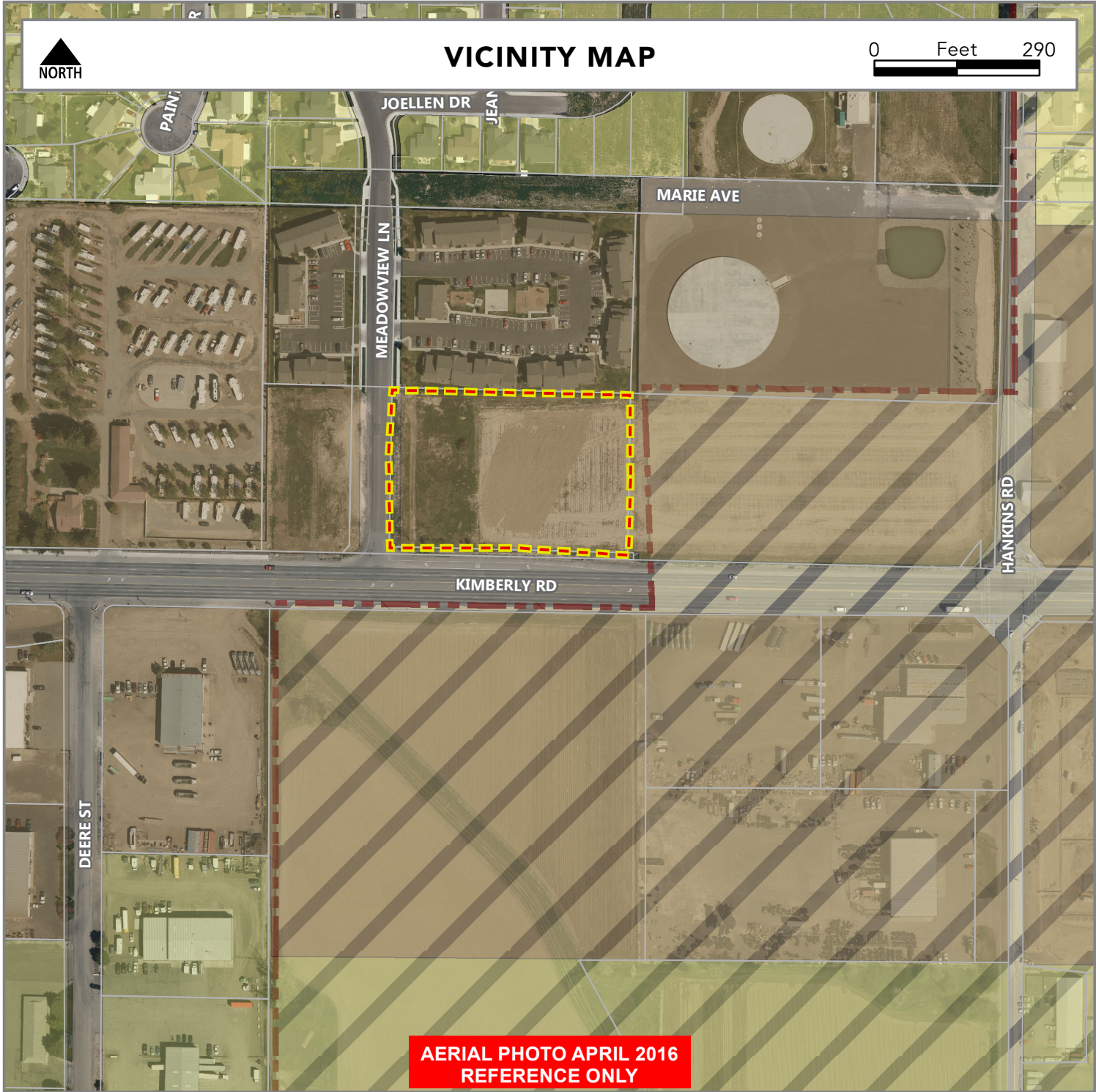
Conclusions:

Upon conclusion should the Commission approve the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Attachments:

1. Vicinity Map
2. Narrative
3. Exhibits
4. Photos



- | | |
|-----|-----|
| C-1 | R-2 |
| M-2 | AOI |



Supplemental Information in Support of a
Special Use Permit Application
For Ka-Tet Investments, LLC.

The reason for this request is to permit an indoor recreation use within the C-1 (Commercial Highway) zoning district at property located at the northeast corner of the intersection of Meadowview Lane and Kimberly Road. It is anticipated that a new building structure will be erected and comprise approximately 20,000 sq. ft. footprint to facilitate the indoor recreation services and activities at this site.

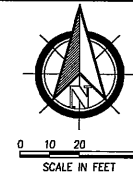
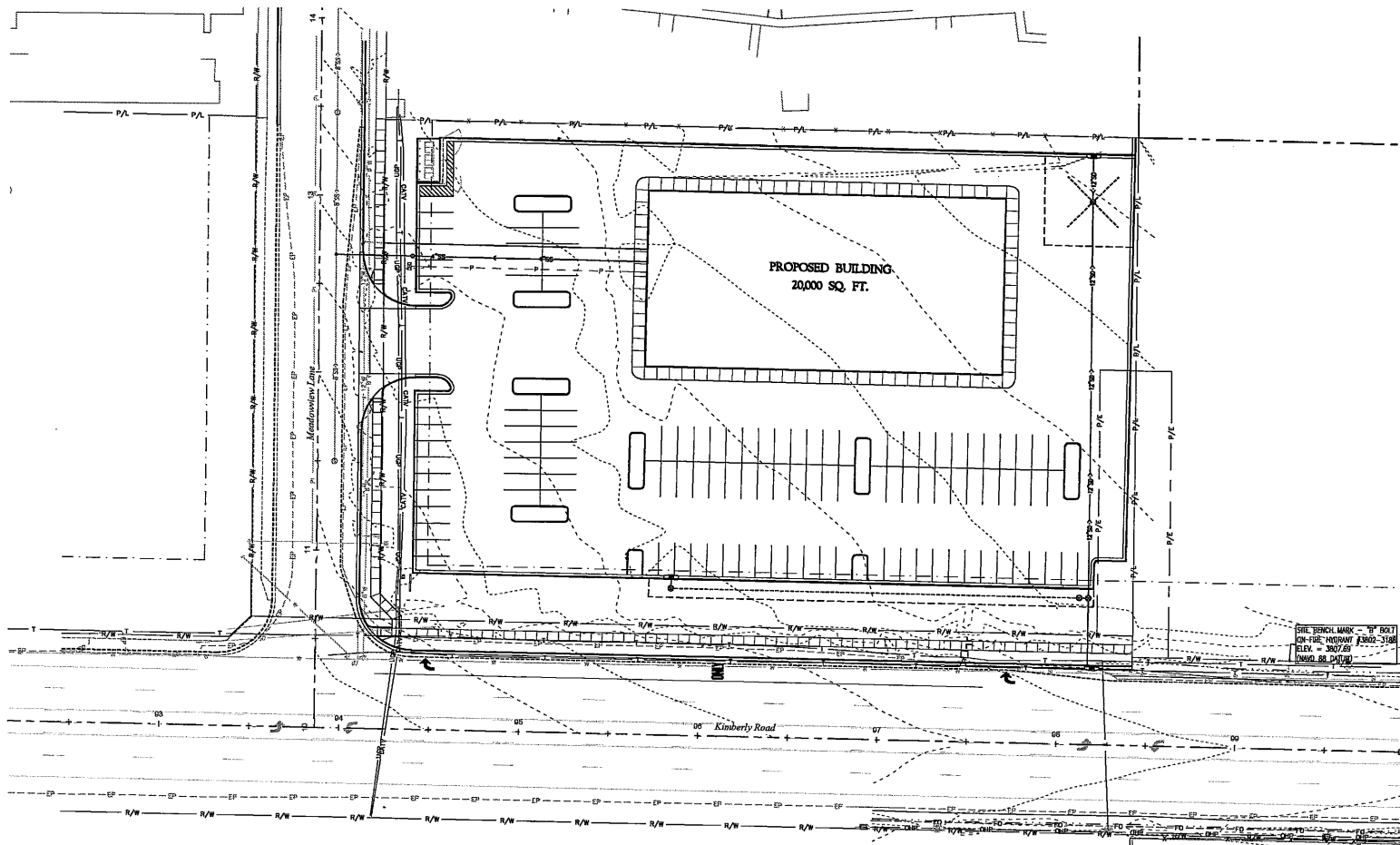
The proposed use of an indoor recreation facility is identified as a use permitted by issuance of a special use permit within the City of Twin Falls' City Code. This facility is planned to be open and operating from 10:00 AM to 9:00 PM Sunday through Thursday and 10:00 AM to 10:00 PM Friday and Saturday. The facility is intended to be open to the members of the facility's organizations and to the general public. Special events may be held on occasion at the facility from time to time as requested by clientele.

The facility does anticipate some traffic generation as a result of their operation. Primarily, this traffic will be off the morning and evening peak hours. However, the *Institute of Transportation Engineers Trip Generation Manual* would indicate a range between 20 and 40 trips within the highest peak hour. The large majority of the traffic will be passenger vehicles and automobiles. Access is proposed to be gained from Meadowview Lane and the property includes frontage along Kimberly Road, managed as a State Highway with sufficient capacity to accommodate the projected traffic of this proposed use.

This facility anticipates between 15 and 20 employees with both full-time and part-time positions available. Seasonal demands may necessitate additional staffing.

Consideration has been given to potential impacts as a result of this proposed special use within the C-1 Commercial Highway District as follows:

- Noise: The facility is proposed to be an indoor recreation facility, the activities and use at this location are proposed to be indoors within a building structure and insulated envelope. Therefore, the noise projection to the exterior will be limited and greatly reduced as compared to outdoor recreation uses. No negative impacts related to noise are anticipated as a result of the proposed special use.
- Glare: The facility will be constructed as a pre-engineered metal building with metal siding, overhead doors, and windows/glazing. Glare may be generated from store-front type window/door assemblies which will comprise a small percentage of the exterior wall area. Overhead doors may include glass inserts or partitions. Impacts related to glare are expected to be minimal as a result of this special use.
- Odor: No processing or water or waste water management is proposed as part of the special use. Therefore, emissions of odor is not a concern. No negative impacts related to odors are anticipated as a result of this special use.
- Fumes and Vibration: During construction, diesel-powered construction equipment, including mechanically operated vibratory compaction equipment will be utilized for the construction. There will be periodic and intermittent use of such equipment during construction which will produce noticeable vibration. However, following a brief construction period, the use as an indoor recreation facility will not produce any undue fumes or vibrations. Therefore, the overall and sustained long-term impacts of fumes or vibrations are anticipated to be greatly minimized by the proposed use.
- Compatibility with the surrounding area: The neighboring properties to the north are established as multi-family housing units. To the east is the City's water storage tank and vacant ground. To the west is vacant ground and the Oregon Trail trailer park. To the south there is agricultural land, Northwest Equipment (semi-tractor/trailer service), and Transystems (semi-tractor/trailer operators). The neighboring uses include a myriad of uses with heavy equipment service, sales, and operation and residential uses including multi-family, and short term trailer rentals. The proposed use is not anticipated to unfairly interfere or compete or disrupt any of these existing uses which are established upon neighboring properties.



Located In A Portion of
SE ⁴ SE ⁴, Section 14
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2021

CONCEPTUAL LAYOUT for KA-TET INDOOR GYMNASIUM

REVISIONS
Δ

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL
DIMENSIONS AND DIMENSIONS AT
THE JOB SITE AND NOTIFY THE
ENGINEER OF ANY DISCREPANCY
BEFORE BEGINNING OR
EXCEEDING ANY WORK

Stamp

APPROVED	-
DESIGN	-
DRAWN	D. THIBAUT
DATE	6/28/2021
SCALE	AS SHOWN
DWG. NO.	317-21 TOPO
SHEET	

LAYOUT1

2 of 2

STORMWATER CALCULATIONS:

DRAINAGE BASIN 'A'	
IMPERVIOUS AREA:	$37,555 \text{ sf} \times 1.6/12 \times 0.95 = 4,780 \text{ cf}$
L'SCAPE AREA:	$12,637 \text{ sf} \times 1.6/12 \times 0.25 = 421 \text{ cf}$
	5,191 cf
DRYWELL 'A'	$10' \times 250' \times 5.25' \times 0.40 = 5,250 \text{ cf}$
DRAINAGE BASIN 'B'	
IMPERVIOUS AREA:	$62,253 \text{ sf} \times 1.6/12 \times 0.95 = 7,885 \text{ cf}$
L'SCAPE AREA:	$5,628 \text{ sf} \times 1.6/12 \times 0.25 = 189 \text{ cf}$
	8,074 cf
DRYWELL 'B'	$50' \times 50' \times 8.1' \times 0.40 = 8,100 \text{ cf}$

PARKING ANALYSIS:

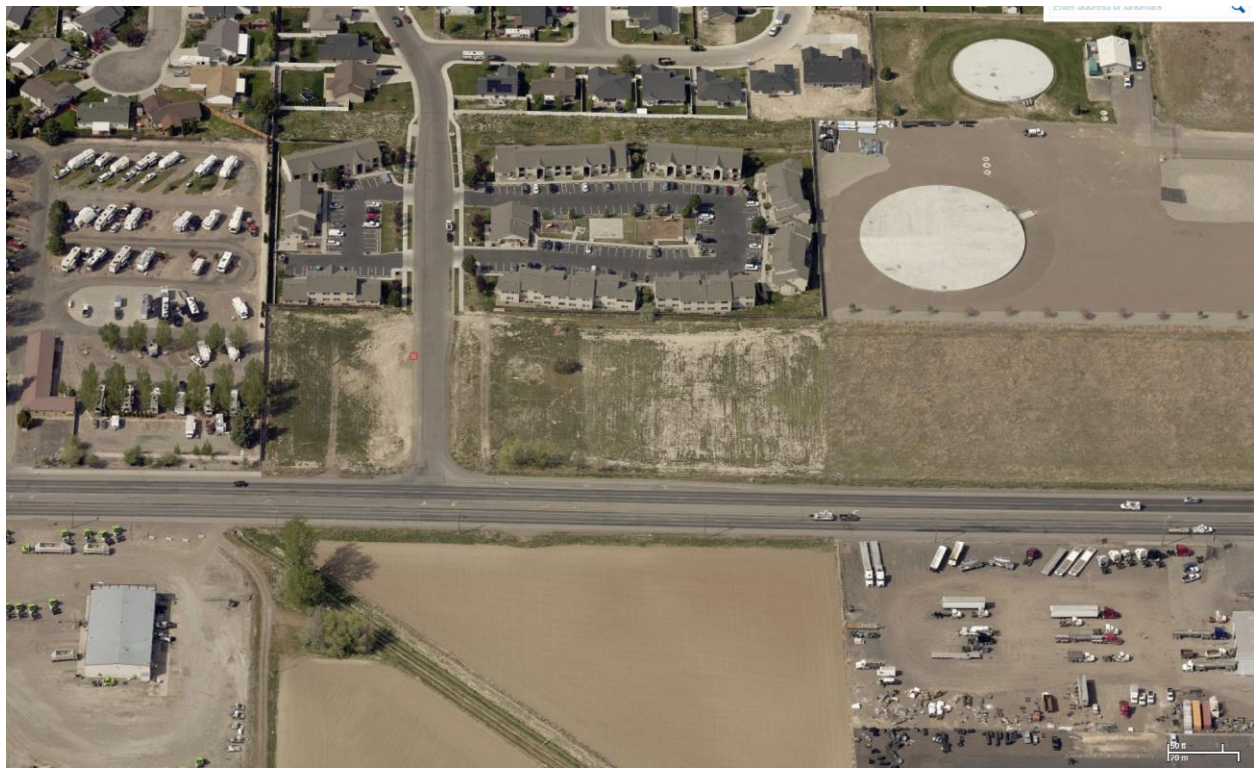
1 SPACE PER 250 SQUARE FEET OF GROSS FLOOR AREA.
GROSS FLOOR AREA = 20,000 Sq. Ft.
REQ'D PARKING SPACES = 20,000 / 250 = 80 SPACES (TOTAL)
PROVIDED PARKING SPACES = 116
PROVIDED ACCESSIBLE SPACES = 4

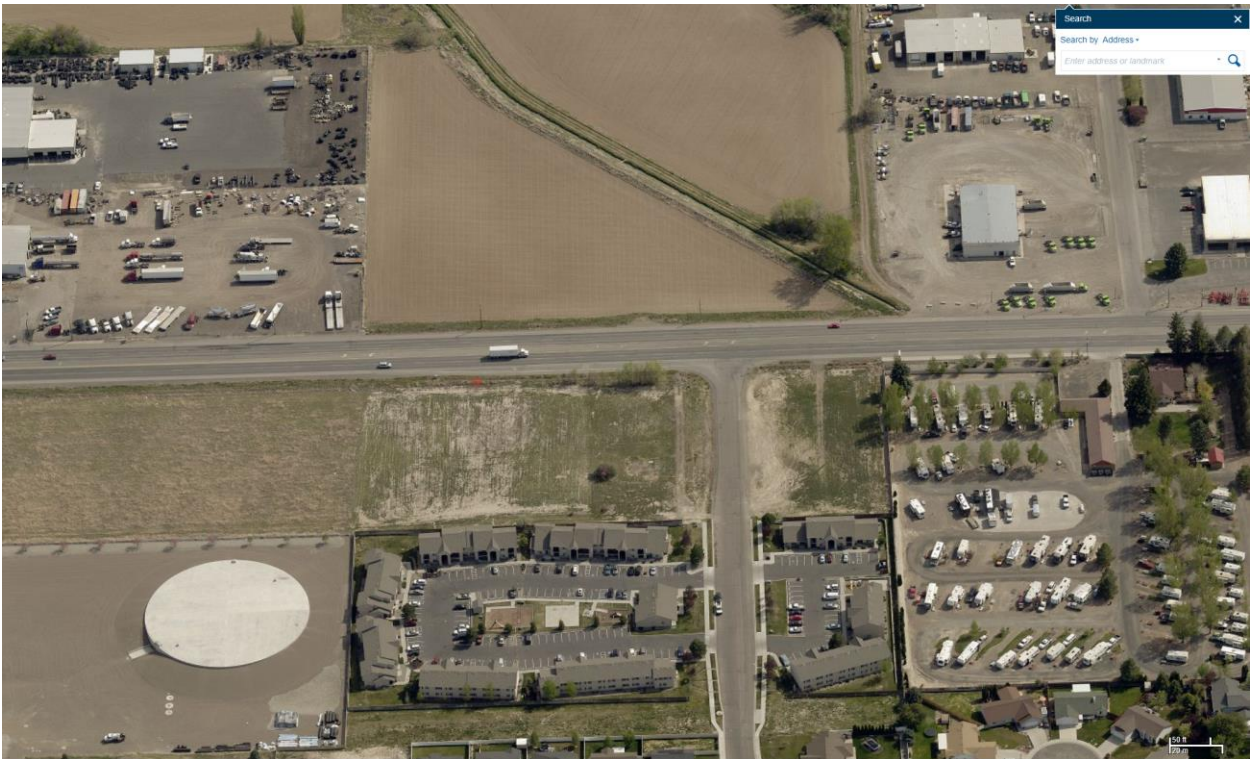
LANDSCAPING ANALYSIS:

TOTAL PARCEL AREA = 118,115 Sq. Ft.
PROVIDED L'SCAPE AREA = 18,263 Sq. Ft.
COMMERCIAL USES SHALL PROVIDE LANDSCAPING EQUAL TO TEN PERCENT (10%)
OF THE TOTAL REQUIRED PARKING AREA OR THREE PERCENT (3%) OF THE TOTAL
LAND AREA, WHICHEVER IS GREATER.
MINIMUM LANDSCAPE BASED ON TOTAL REQ'D PARKING AREA
27 Spaces $\times 8' \times 20' \times 10\% = 408 \text{ Sq. Ft.}$
MINIMUM LANDSCAPE BASED ON TOTAL LAND AREA
118,115 Sq. Ft. $\times 3\% = 3,543 \text{ Sq. Ft.}$











Date: Tuesday, September 14, 2021
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow for a zoological center on property located at 1485 Pole Line Road East c/o Joshua Dowding on behalf of Twin Falls Zoological Center. (PZ21-0124)

Time Estimate:

Approximately 5-10 minute for the presentation with questions/comments to follow.

Background:

This is a request to establish a zoological center in Magic Valley Mall. The property is zoned C-1 ZDA. The Magic Valley Mall ZDA has a limited list of permitted uses without any modifications to the Title 10-4-8 C-1 Zoning District for special uses. Following the City Code, a Zoo requires an approved special use permit to be established. The zoological center will be a small scale zoo that will allow people to learn, interact and understand specific animals and their habitats. The narrative provided states the center will operate during regular Mall Hours and does not anticipate any additional traffic impacts. The animals chosen for the exhibits should have minimal noise impacts due to their non-verbal nature. The applicant has provided an explanation of their center and their plans to manage the animals.

Approval Process:

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

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, 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:

N/A

Regulatory Impact:

Per Title 10-4-8 states "a special use permit is required for a Zoo" within the C-1 Zoning District. The 2016 Comprehensive Plan; "Grow With Us" designates this Area as appropriate for "Mixed Use.". Staff has determined this would comply with a mixed use and is compliant with the 2016 comprehensive plan.

History:

in 2018 the Magic Valley Mall rezoned the property to C-1 ZDA. This document, as well as Title 10-4-8 requires a special use permit for a Zoo.

Analysis:

Staff has reviewed this request for the zoological center and the property owners has also provided documentation that they are in support of this request. The staff does not anticipate there will be noticeable impacts on the surrounding properties with proper management of the animals.

Conclusion:

Upon conclusion, should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Attachments:

1. PZ21-0124 SUP SR
2. Vicinity Map
3. Zoological Center Narrative
4. Property Owner Letter
5. Zoological Center Impact Assessment
6. Zoological Center Waste Disposal Plan
7. Exhibit Floor Plan
8. Magic Valley Mall ZDA - Land Use Regulations



Special Use Permit Staff Report

To: Planning & Zoning Commission

Presenter: City Planner

Request: for a **Special Use Permit** to establish a zoological center on property located at 1485 Pole Line Road East.

Application: PZ21-0124

Applicant & Representative:

Twin Falls Zoological Center
c/o Joshua Dowding
1485 Pole Line Rd E
Twin Falls, ID 83301

Public Hearing: September 14, 2021

Background:

This is a request to establish a zoological center in Magic Valley Mall. The property is zoned C-1 ZDA. The Magic Valley Mall ZDA has a limited list of permitted uses without any modifications to the Title 10-4-8 C-1 Zoning District for special uses. Following the City Code, a Zoo requires an approved special use permit to be established. The zoological center will be a small-scale zoo that will allow people to learn, interact and understand specific animals and their habitats. The narrative provided states the center will operate during regular Mall Hours and does not anticipate any additional traffic impacts. The animals chosen for the exhibits should have minimal noise impacts due to their non-verbal nature. The applicant has provided an explanation of their center and their plans to manage the animals.

History:

in 2018 the Magic Valley Mall rezoned the property to C-1 ZDA. This document, as well as Title 10-4-8 requires a special use permit for a Zoo.

Approval Process:

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

The Commission shall decide on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, 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.

Applicable Zoning Regulations:

Per City Code 10-4-8 states "a special use permit is required for a Zoo".

Comprehensive Plan Compliance:

The 2016 Comprehensive Plan; "Grow With Us" designates this Area as appropriate for "Mixed Use" Staff has determined this land use is compliant with the 2016 comprehensive plan.

Analysis and Potential Impacts:

Staff has reviewed this request for the zoological center and the property owners has also provided documentation that they are in support of this request. The staff does not anticipate there will be noticeable impacts on the surrounding properties with proper management of the animals.

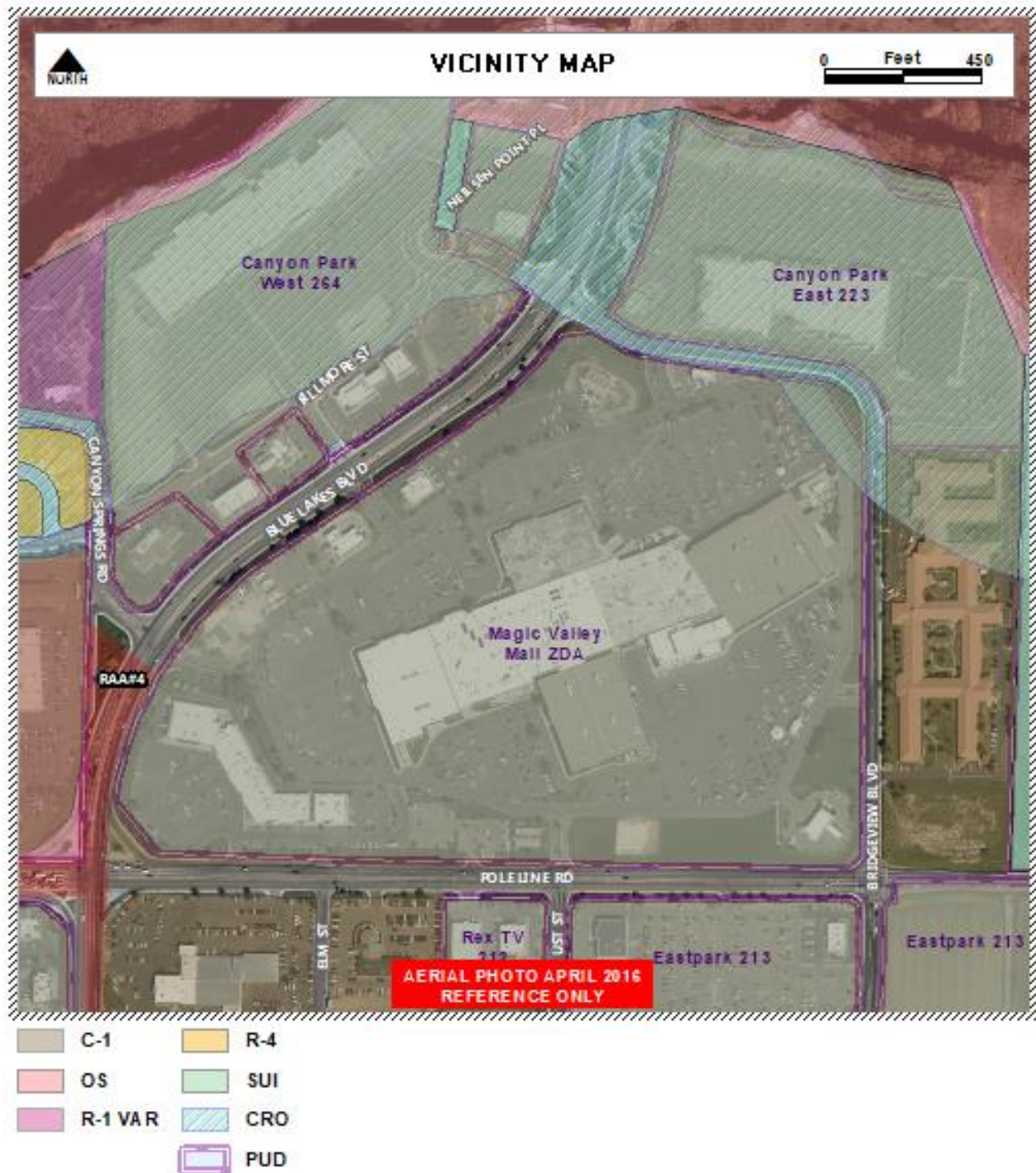
Conclusions:

Upon conclusion should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Attachments:

1. Vicinity Map
2. Narrative
3. Property Owner Letter
4. Impact Assessment
5. Waste Disposal Plan
6. Exhibit Floor Plan
7. Magic Valley Mall ZDA -Land Use Regulations



Current Zoning: C-1 ZDA

Existing Land Use: Retail

Comprehensive Plan: Mixed Use

Proposed Land Use: Zoological Center

Surrounding Zoning Designations & Land Use(s)

North: Canyon Park East/Commercial

East: Bridgeview Estates/Senior Residential

South: Pole Line Road East/Commercial

West: Canyon Park West/Blue Lakes Blvd

North/Commercial

Applicable Regulations

10-1-4, 10-1-5, 10-4-8, 10-12-2-3, Magic Valley Mall ZDA



MISSION STATEMENT/ FACILITY USE

"We will conserve only what we love, we will love only what we understand, and we will understand only what we are taught"- Baba Dioum, 1968.

Our Mission:

Twin Falls Zoological Center exists solely for the purpose of educating our community on the wonders and importance of protecting our natural resources by creating unforgettable interactions. As a resource for both the private and public sector in the state of Idaho and beyond, we are committed not only to the conservation of our native wildlife, but of ecosystems worldwide. Through local efforts in education and hands-on experiences, we hope to empower our guests with a new understanding regarding the value of protecting our natural resources and living ecosystems. After all, *"we will conserve only what we love, we will love only what we understand, and we will understand only what we are taught"* - Baba Dioum, 1968.

Our Purpose:

In an effort to maintain and preserve animal populations in the wild, Twin Falls Zoological Center will provide a learning experience for our guests through the use of captivating hands-on and interactive displays where animals will be exhibited within a space that directly resembles their native habitat, encouraging and inspiring future generations to recognize the value of our natural world. As a resource for Local, State, and Federal agencies, we believe that through our continued efforts in providing proper education, we can play a direct part in protecting our planet and its wildlife.

Our Values:

At Twin Falls Zoological Center, we are driven by **respect** for native and exotic wildlife, a **passion** for education and understanding, a standard of **safety** for all of our guests, animals, volunteers, and staff members, and the **hope** of a better future for our planet.

Facility Use:

The proposed location for Twin Falls Zoological Center at Magic Valley Mall in Twin Falls, Idaho will be used as an educational facility where the public can interact with and learn about various species of fauna and flora in our natural world across a wide range of ecosystems and the importance of conserving them. All programs, events, and endeavors will revolve around this goal.



Magic Valley Mall, 1485 Pole Line Road East, Suite OFC, Twin Falls, Idaho 83301

Idaho Regional Offices

(208) 733-3000

info@magicvalleymall.com

July 19, 2021

Twin Falls Planning and Zoning Commission
203 Main Ave East
Twin Falls, ID 83301

Honorable Members of the Commission:

Josh Dowding who has made application for a Special Use Permit in the City of Twin Falls has selected for his location space number 144-151 at Magic Valley Mall in Twin Falls comprising 5,729 square feet. He will use the space for the operation of a facility which will house and display to the public land and aquatic animals. We have reviewed his application and have agreed to lease space to Mr. Dowding for this purpose subject to his receipt of the applied for Special Use permit. Our agreement also includes, among other elements, the duty of Mr. Dowding to complete construction of improvements to the space in accordance with plans and permits as required by the City of Twin Falls.

We support Mr. Dowding's application for the permit and will appreciate your approval of the application.

Respectfully,

A handwritten signature in blue ink, appearing to read "Brent White", with a long horizontal flourish extending to the right.

Brent White, CSM
Magic Valley Mall/Woodbury Corporation



TWIN FALLS ZOOLOGICAL CENTER OPERATING PROJECTIONS

Hours of Operation

Twin Falls Zoological Center (TFZC) will follow standard operating hours for Magic Valley Mall, namely:

Monday-Saturday, 10am-8pm

Sunday 10am-6pm

Employee Roster/Schedule

TFZC will pursue employee position, numbers, and salary in accordance with industry standard best practice for a facility of this kind.

Projected employees: 10-12

Positions: director (1), manager (1), cashier (2), representatives (8)

Anticipated Traffic/ Occupancy

TFZC anticipates traffic concomitant with annual numbers currently held by Magic Valley Mall, with yearly averages of 200,000- 250,000. Space occupancy within TFZC will be closely monitored and regulated in accordance with state and city space occupancy limits.

Facility Impact on Adjacent Properties

Through strict adherence to our odor, sound, water, and containment policies developed by professionals currently employed in the field the impact from operations at TFZC will be negligible.



Twin Falls Zoological Center

Noise, Odor, Water Mitigation/ Animal Health Policy

Twin Falls Zoological Center functions as a facility that exhibits both native and exotic wildlife to the public. An inevitable component of regular wildlife exhibition is dealing with the noise, odors, and sounds produced by animals in captivity. TFZC strives to model the highest levels of industry standard best practices to promote an enjoyable experience for our guests and neighbors, as well as humane living conditions for the animals in our care.

Odor mitigation

Waste products are an inescapable component of keeping any species of animal. Waste, if not disposed of regularly, produces unsanitary conditions for both animals and guests, and therefore it is the practice of all staff to visually examine enclosures and exhibits a minimum of twice daily (once before opening and once after close of business each day) to ensure cleanliness. By removing waste regularly and immediately, sanitizing equipment and enclosures regularly, and observing and cleaning substrates in enclosures, TFZC staff will maintain the highest levels of cleanliness both in our exhibits and facility, and therefore will maintain obnoxious or unattractive odors at untraceable levels.

Sound mitigation

Nearly every species of animal known to mankind is capable of creating and producing sound across a wide range of vocalizations, some offensively so. The species of animals intended for display in our facility have been specifically selected for their high visual appeal, and low impact in terms of difficulty in containment and presentation. In short, the animals kept at TFZC have been specifically selected due to their primarily non-vocal nature and thus, noise pollution to our guests and neighbors within Magic Valley Mall will be negligible.

Water mitigation

In an effort to increase enrichment for our animals and to accurately display them in their natural habitats, a number of our exhibits will contain a filtered water feature. To mitigate concerns with system or exhibit failure, primary, secondary, and emergency drains will be incorporated into each exhibit design. For exhibits that contain more water than is acceptable for standard drain size, appropriate-sized floor drains capable of handling the gallon load of the enclosure will be installed around the exhibit. All construction or changes to the plumbing system of the building to be approved by management, completed by licensed contractor, and inspected by the city of Twin Falls.

Animal health

In accordance with state and federal laws and permitting requirements for the exhibition of animals, TFZC has an established veterinarian of record who tends to the entirety of the animals in collection. Animal health will be maintained at the guidance and discretion of our Director of Animal Health and our veterinarian on record. Our veterinarian can be reached at:

Dr. Bryan Johnson, DVM,
Fairview Veterinary Clinic
1114 Main St.
Buhl, ID 83316

Structural Renovations

There will be no structural changes to the existing space. All enclosures to be temporary and will not affect existing structures.



TWIN FALLS ZOOLOGICAL CENTER ANIMAL WASTE DISPOSAL PROCEDURE

Twin Falls Zoological Center strives to practice industry standard best practice in every aspect of our organization: our daily operations, our interactions with the public, and in our efforts in conservation and education.

In regard to mitigation of wastes produced by animals on exhibit, TFZC will surpass industry standard waste mitigation practices. Enclosures will be checked for waste twice daily (at opening and closing of the facility) and will be removed immediately. Once removed, waste will be stored in designated containers for disposal off site by a private contractor. Waste pickups to be completed once every 48 hours. Waste not to be admitted to drainage or plumbing systems, and not to remain on site for more than 48 hours, as per contractual agreement.

Waste Mitigation Contractor

David McVay

Bug B8 Pest Control and Waste Management

(208) 320-8590



Proposed

MAGIC VALLEY MALL ZDA

MIXED USE RESIDENTIAL & COMMERCIAL ZONING DEVELOPMENT AGREEMENT (Written Commitment Document)

This MIXED USE RESIDENTIAL & COMMERCIAL ZONING DEVELOPMENT AGREEMENT (this "**Agreement**") is entered into as of the 2nd day of April, 2018, by and between the CITY OF TWIN FALLS, a Municipal Corporation of the State of Idaho ("**City**"); MAGIC VALLEY MALL LLC, a Utah limited liability company ("**MVM**"), whose address is 2733 Parleys Way, Suite 300, Salt Lake City, Utah 84109; and MAGIC VALLEY MALL II LLC, a Utah limited liability company ("**MVMII**"), whose address is 2733 Parleys Way, Suite 300, Salt Lake City, Utah 84109. City, MVM, and MVMII may hereafter be referred to individually as "**Party**" and collectively as "**Parties**".

RECITALS

WHEREAS, MVM and MVMII are developers of a regional shopping center in the City of Twin Falls, State of Idaho, on that certain real property depicted on **Exhibit "A"** attached hereto and legally described in **Exhibit "B"** attached hereto (the "**Property**");

WHEREAS, the Property has been developed in accordance with provisions of that certain C-1 Planned United Development Agreement dated February 6, 1984, and subsequent amendments or addendums thereto, between the Parties or their predecessors in interest;

WHEREAS, on February 5, 2018, the City Council held a public hearing regarding the MVMALL and MVMALL II's request to modify certain zoning and development requirements pertinent to the Property, and approved such request subject to the following conditions:

- (1) subject to all future buildings on the Property being designed with "First Class" architecture, materials, and workmanship; which to be harmonious and appropriate in appearance with the existing characteristics of the surrounding area; and
- (2) subject to Retail Trade operations on a 24 hour basis being a Permitted Use; and

WHEREAS, the Parties desire to establish and specifically describe such zoning and development requirements pertinent to all future development of the Property as were approved by the City Council.

AGREEMENT

NOW, THEREFORE the Parties agree as follows:

1. All future development and improvements of the Property shall conform to the standards and regulations of the Twin Falls City Code Title 10—Chapter 4—Section 8 (the "**Code**"), or as amended, and all references to other sections therein, except for the regulations, standards, and development criteria described in Sections 2, 3, and 4 of this Agreement, which shall be as set forth below. Notwithstanding anything to the contrary in the Code or other sections referenced therein, the regulations, standards and development criteria listed in Sections 2, 3, and 4 of this Agreement shall remain unchanged unless amended or modified in writing executed by both Parties, their successors or assigns.

[Handwritten initials: SB and M]

2. USE REGULATIONS: Regulations set forth in Section 8.2 of the Code shall be modified to include the following:

(A). Permitted Uses:

1. Retail Trade: Alcoholic Beverages when consumed on the premises;
2. Retail Trade: 24 Hour Operation (Per City Council condition of approval);
3. Transportation: Parking Structures;
4. Miscellaneous: Drive-Thru Facilities;
5. Indoor recreation/entertainment facilities.

(B). Special Uses: No Change Requested.

(C). Prohibited Uses: No Change Requested.

3. PROPERTY DEVELOPMENT STANDARDS: Standards set forth in Section 8.3 of the Code shall be modified as follows:

(A). Lot Area: Modified as follows:

1. Residential Uses: No Minimum.

(B). Lot Occupancy: Modified as follows:

1. Residential Uses: No Maximum.

(C). Building Height: No change requested.

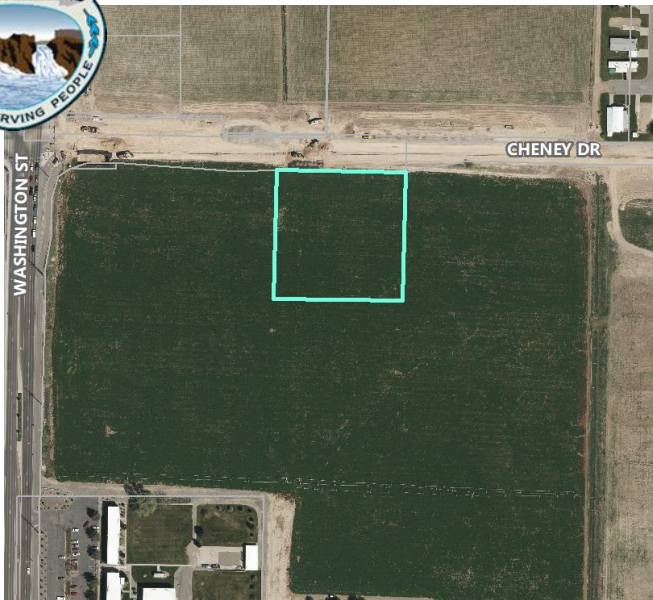
(D). Yards: Replaced as follows:

1. Commercial Uses and Residential Uses:

- a. Front Yards: A building setback of thirty-five feet (35') *from property line* shall be maintained on major arterials and fifteen feet (15') on all other streets. The Pole Line Road property frontage between Locust Street and Bridgeview Boulevard shall require a building setback of twenty feet (20') *from property line* in order to mitigate the effects of the natural steep slope on ADA accessibility. In developed areas which have building lines already established, this requirement may be reviewed and adjusted by the commission, subject to the following exceptions:

- (1). A gasoline service station pump island, including cashier's booth, and canopy setback may be less than the required thirty-five feet (35') property line setback on arterial streets, providing the property line setback is not less than thirty feet (30') for a pump island nor less than twenty feet (20') for the outer edge of a canopy.





Special Use Permit Staff Report

To: Planning & Zoning Commission

Presenter: Jonathan Spendlove, Planning Director

Request: for Special Use to allow a fire station located at the 200 Block of Cheney Drive.

Application: PZ21-0125

Applicant & Representative:

Chief Kenworth, City of Twin Falls
c/o Richard Carlos
Pivot North Architecture
1101 W Grove St. Suite 101

Public Hearing: September 14, 2021

Background:

This property has been foreshadowed as a location for a future Fire Station for a number of years. As the City has grown outward, the increasing number of calls for service towards the North West have grown. This has caused an increase in the response time for those properties towards the North West quadrant of the city.

The overall goal will be to relocate the resources at Fire Station 2 (currently at Falls and Fillmore) to this location.

History:

This property changed hands from the College of Southern Idaho (CSI) to the Twin Falls Rural Fire District sometime in 2009. Despite the ownership change, the property has been used as part of CSI Agricultural related programming. Recently, the City of Twin Falls and the Rural Fire District have partnered to move forward with the construction of a new fire station.

Approval Process:

The Special Use Permit process requires a public hearing in which interested persons have the

opportunity to be heard, with regards to the application.

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, 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.

Applicable Zoning Regulations:

Per City Code 10-4-5.2(B)3a.- requires a special use permit for fire stations and police stations

Comprehensive Plan Compliance:

The 2016 Comprehensive Plan; "Grow With Us" designates this Area as "College of Southern Idaho." Which states that government buildings are an appropriate land use. Staff has determined this request is

compliant with the 2016 comprehensive plan.

Analysis and Potential Impacts:

The subject property has a zoning designation of R4, which allows fire stations as a special use.

The property is located along the north side of the CSI campus and accesses Cheney Drive, an Arterial roadway. The surrounding area has a mix uses of agriculture (CSI managed), commercial, institutional, and residential. The most noticeable impacts to surrounding properties will come from siren noise. It is also anticipated some noise will occur with the regular maintenance, operations, and training to be conducted on the Fire Station grounds.

The siren noise will be mitigated to the extent possible. This is done by the Fire Department operating under national EMS/Fire Response standards for "Priority/Emergency Calls for Service". Lights are primarily used, with Sirens being implemented when the situation warrants. They are currently averaging twelve (12) "Priority Calls" per day for this station.

Although some impacts will be created, Fire Stations are a necessary service for the care and safety of the community. This location allows for a rapid response to high priority locations (Hospital, Elementary School, High School), and a growing population area to the North West.

Conclusions:

Staff recommends approval of this Special Use Permit with the following standard condition:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Attachments:

1. Vicinity Map
2. Narrative
3. Exhibits

Provide a Detailed Written Statement on A Separate Sheet of Paper Containing:

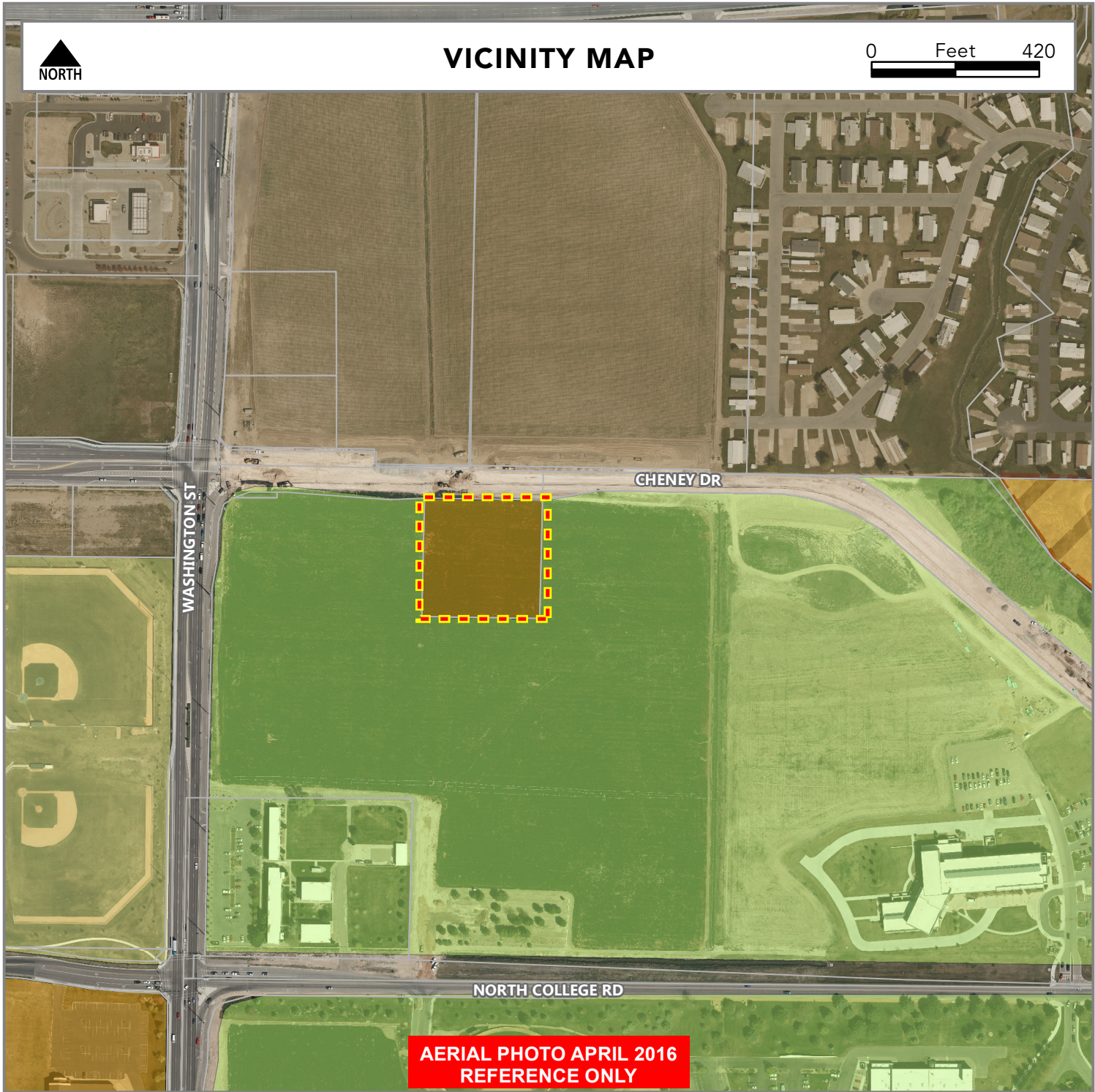
- a. The reason for the request.*
- b. An explanation of the project, including:*
 - i. Hours of operation.*
 - ii. Traffic anticipated.*
 - iii. Number of employees, etc.*
- c. An evaluation of the effects on adjoining property including the effect of such elements as:*
 - i. Noise.*
 - ii. Glare.*
 - iii. Odor.*
 - iv. Fumes and vibration on adjoining property; with*
 - v. A discussion of the general compatibility with adjacent and other properties in the district.*

The Twin Falls Fire Station #2 is needed at this location to enhance firefighting protection and emergency services to the growing northwest region of Twin Falls. The addition of the is facility will greatly reduce response times to both residence and businesses in this district.

The proposed fire station will operate 24 hours a day and will house both fire and EMT crews. Traffic associated with the project will mainly be emergency calls as needed, department is anticipating 12-20 calls per day at this time. There will also be three employee shift changes per day, consisting of 6 personnel per shift. The public will access the building from time to time and is anticipated to be four to five persons per day with an average visit lasting 10-15 minutes. The greatest anticipated vehicle movement is anticipated around shift changes.

Environmental effects on the surrounding neighborhood will be limited to noise created by sirens at the time of emergency vehicles entering the roadway. Other noises will be similar to that typical of residential areas. Parking lot lighting will utilize full cut off light fixtures and be located to prevent glare to neighboring properties. The property will create odors beyond those normal to residential neighborhoods such as cooking and laundry.

The general area includes education buildings, a commercial retail center, multi-family & mobile home residential areas, and open fields utilized for agriculture. The subject site is situated at the north side of the College of Southern Idaho (CSI) campus along North College Rd (formerly Cheney), approximately 500 feet east of Washington Street. Currently the nearest college buildings are located approximately a quarter mile southeast and south of the site. Canyon Ridge High School is located one half mile west of the site and a large shopping center due north of that. There are apartment buildings a quarter mile south and another one-half mile east of the site. There is also a mobile home park located approximately 500 feet east of the site. The remainder of the area is still undeveloped and currently used for agriculture.



- C-1
- R-2
- CSI
- R-4
- AOI

Current Zoning: R-4

Existing Land Use: Agriculture (CSI related)

Comprehensive Plan: CSI

Proposed Land Use: City Fire Station

Surrounding Zoning Designations & Land Use(s)

North: Cheney Drive; C1, Undeveloped

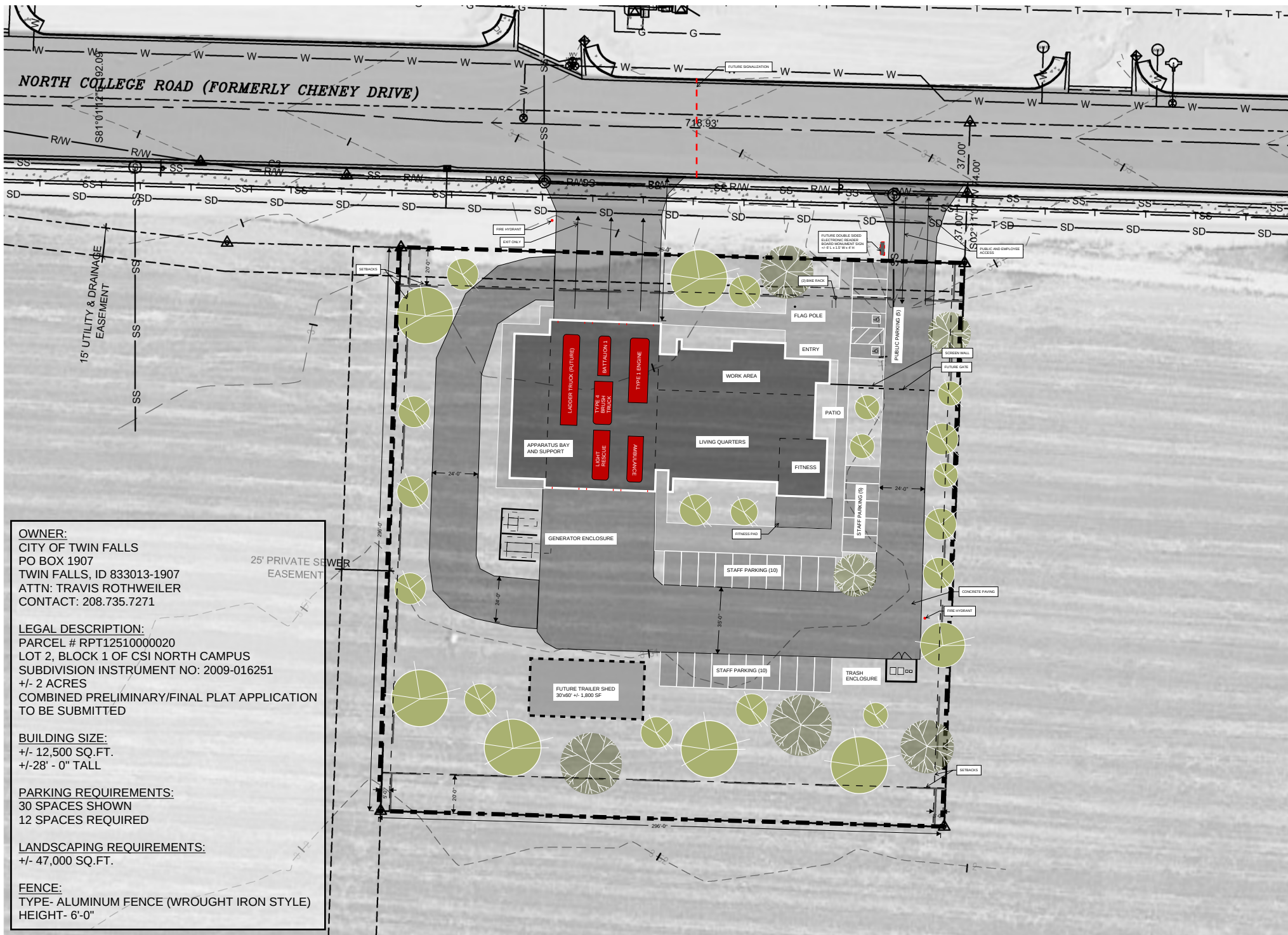
East: CSI, CSI PUD 262, Agriculture (CSI Related)

South: CSI, CSI PUD 262, Agriculture (CSI Related)

West: CSI, CSI PUD 262, Agriculture (CSI Related)

Applicable Regulations

10-1-4, 10-1-5, 10-2, 10-4-16, 10-11, CSI PUD #262



TWIN FALLS FIRE STATION 2 - SITE PLAN

SCALE: 1/8" = 1'-0"

RICEfergusMILLER

pivot north

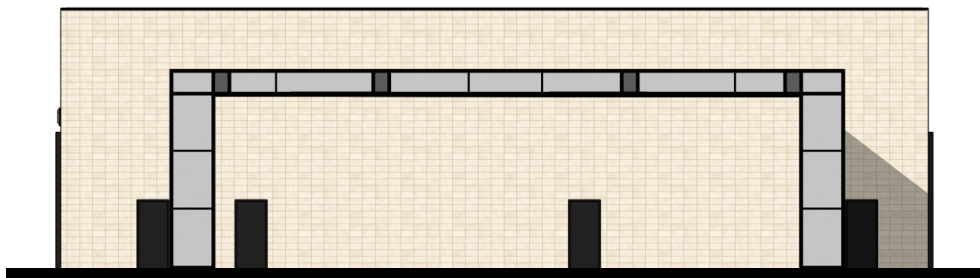




NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

TWIN FALLS FIRE STATION 2 - ELEVATIONS

SCALE: 1" = 20'-0"

RICEfergusMILLER

pivot north¹

