



Twin Falls Planning & Zoning Commission Agenda

Tuesday, February 8, 2022, 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 meetings: January 25, 2022 and February 2, 2022
- 3) Items of Consideration
 - a) **PRESENTATION:** Preliminary Presentation for the request for a Zoning District Change and Zoning Map Amendment for 6.4 acres from R-4 to CSI PUD and to expand the CSI PUD boundaries to include property located in the 1100 block of Fillmore Street c/o Theo Schut on behalf of the College of Southern Idaho (app. PZ21-0195)
By: Lisa Strickland, City Planner
- 4) Public Hearings
 - a) **ACTION ITEM:** Request for a Special Use Permit to allow a detached accessory building of over 1000 square feet on property located at 288 Pheasant Road c/o Zernickow Family Investments on behalf of Theresa LaRue Living Trust. (PZ21-0179) -**Continuation of Public Hearing from January 11, 2022 Planning and Zoning Commission meeting**
By: Ian Zollinger, City Planner
 - b) **ACTION ITEM:** Request for a Special Use Permit to allow for alcoholic beverages to be consumed on premises where sold on property located at 657 Blue Lakes Boulevard North c/o Frank Herman. (PZ21-0199)
By: Ian Zollinger, City Planner
 - c) **ACTION ITEM:** Request for a Special Use Permit to allow for a religious facility on property located at 136 2nd Avenue North c/o Diamantina Esquivel on behalf of The Potters House CFM. (PZ21-0200)
By: Lisa Strickland, City Planner
- 5) Upcoming Meeting(s)
 - a) **INFORMATIONAL:** Tuesday, March 1, 2022

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, por favor llame a Josh Palmer al teléfono (208) 735-7312.

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, January 25, 2022, 6:00 PM

203 Main Avenue South
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

Chairperson Titus called the meeting to order at 06:02 PM

A quorum was present.

Members Present: *Titus, Kelley, Musser, Detweiler, Perez, Hansen, Bolton*

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

2) Consent Calendar

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

Motion approved by a vote of 4-0-3.

- a) Request to approve the minutes from the following meeting: January 11, 2022

3) Items of Consideration

- a) Request for approval of a Preliminary Plat for the Cedarpark Subdivision, No. 13, a ZDA, consisting of 8.7 acres (+/-) to develop 24 lots on property located at the northwest corner of Addison Avenue East and Carriage Lane North c/o EHM Engineers, Inc. on behalf of Gary N. Nelson. (PZ21-0196)

Staff Presentation:

City Planner Strickland presented the request for approval of a Preliminary Plat for the Cedarpark Subdivision, No. 13, a ZDA, consisting of 8.7 acres (+/-) to develop 24 lots on property located at the northwest corner of Addison Avenue East and Carriage Lane North c/o EHM Engineers, Inc. on behalf of Gary N. Nelson. (PZ21-0196)

Per City Code 10-12-2.3 the Commission may approve, conditionally approve, deny, or table the request for additional information. Approval of the preliminary plat sets the

parameters to which the final plat must conform. Including the total number of lots, street layout, sidewalk connections, and other similar items.

The plat includes Cedarpark No. 10 approximately 4 acres with 7 lots. The replatting of this area and the inclusion of an additional 4 acres will result in a 24 lot subdivision. The property was rezoned to C-1 ZDA in June 2020 to outright permit large equipment rental/sales, storage units, extended hours for retail sales and fourplexes. The ZDA was recorded in September 2020 with the intent of developing a lot for storage unit rental and a lot for large equipment rental/sales. Plans have changed since the rezone and therefore the applicant has chosen to replat the property to allow for alternative development plans.

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

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.

Applicant Presentation:

David Thibault, EHM Engineers, Inc., representing applicant, presented the request for approval of a Preliminary Plat for the Cedarpark Subdivision, No. 13, a ZDA, consisting of 8.7 acres (+/-) to develop 24 lots on property located at the northwest corner of Addison Avenue East and Carriage Lane North. He gave an overview of the property and how it will be developed. He stated the zoning of the property is C-1, Commercial.

PZ/Questions & Comments:

- Commissioner Detweiler asked about the turning lanes into the development.
- Mr. Thibault stated Carriage Lane North will be built to collector width with a turning lane, with Addison Avenue East having a striped turning lane.
- Chairperson Titus asked if this plat will be developed in phases.
- Mr. Thibault stated the residential portion is a separate phase from the commercial portion. He explained the phasing and the road construction.

Discussions Followed: without concerns

MOTION: Commissioner Hansen moved to approve the request for approval of a Preliminary Plat for the Cedarpark Subdivision, No. 13, a ZDA, consisting of 8.7 acres (+/-) to develop 24 lots on property located at the northwest corner of Addison Avenue East and Carriage Lane North c/o EHM Engineers, Inc. on behalf of Gary N. Nelson. (PZ21-0196), as presented, with staff recommendations.
Commissioner Musser seconded the motion.

Unanimously Approved by a vote of 7-0.

- b) Request for approval of a Preliminary Plat for the Twin Falls Station No. 3 subdivision, consisting of 2 acres to develop one lot on property located at 1025 Washington Street South c/o the City of Twin Falls. (PZ21-0197)

Staff Presentation:

City Planner Zollinger presented the request for approval of a Preliminary Plat for the Twin Falls Station No. 3 subdivision, consisting of 2 acres to develop one lot on property located at 1025 Washington Street South c/o the City of Twin Falls. (PZ21-0197)

As per Twin Falls City Code 10-12-2.3: The Commission may approve, conditionally approve, deny or table for additional information when acting on the 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. After a final plat has been approved by the City Council and construction plans approved, the plat may be recorded, and lots sold for development.

Upon conclusion of this request, the commission may approve this request as presented, staff recommends approval be 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.

Applicant Presentation: City of Twin Falls is the applicant.

Discussions Followed: without concerns

MOTION: Commissioner Hansen moved to approve the request for approval of a Preliminary Plat for the Twin Falls Station No. 3 subdivision, consisting of 2 acres to develop one lot on property located at 1025 Washington Street South c/o the City of Twin Falls. (PZ21-0197), as presented, with staff recommendations. Commissioner Detweiler seconded the motion.

Unanimously Approved by a vote of 7-0.

4) Public Hearings

- a) Request for a Special Use Permit to operate an Automobile and truck service and/or repair and a Drive-Thru on property located at 191 Pole Line Road East c/o Twin Falls

Retail Management, LLC. (PZ21-0188)

Commissioner Hansen recused himself from this item.

Staff Presentation:

City Planner Strickland presented the request for a Special Use Permit to operate an Automobile and truck service and/or repair and a Drive-Thru on property located at 191 Pole Line Road East c/o Twin Falls Retail Management, LLC. (PZ21-0188)

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. The Administrator If conditions are placed on the permit, 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 will be voided.

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.

Records indicate the land is vacant/undeveloped.

The applicant is proposing to develop the property located at 191 Pole Line Road by constructing two buildings.

The building to the west currently designated as a shell building will be utilizing a drive-thru as part of the use of the building and will conform to the requirements for drive-thrus for restaurants found in §10-10-10(B). This includes escape lanes and stacking requirements.

The building on the east side of the property is proposed to be used as an Automobile and Truck Service and/or Repair and will conform to the stacking requirements for Automobile Oil change and similar establishments found in §10-10-10(B).

The two uses are similar to the uses of the neighboring properties and would be compatible with the pattern of development along Pole Line Road.

City Staff does not anticipate any significant increase of detrimental impacts from this request on the surrounding property.

If the Commission approves this request as presented, then staff recommends the following conditions.

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

Applicant Presentation:

Heather Henika, representing applicant, presented the request for a Special Use Permit to operate an Automobile and truck service and/or repair and a Drive-Thru on property located at 191 Pole Line Road East.

She reviewed the site plan and stated the second building's tenant are to be determined but would like the Special Use Permit for this building now.

Wade Edwards, representing applicant, reviewed the site plan and development for the property. He stated this use fits in with neighboring uses. He reviewed the drive thru stacking requirements and emergency exit lane.

PZ/Questions & Comments: none

Public Hearing: Opened

- Curtis Hansen, citizen, representing Penbridge Lodging, have no issues with the site plan layout. The only potential issue is with vehicular approach on Avenida Del Rio. He asked that the applicant maintains their private access thru ZDA agreement. He stated they are in favor of this request.
- Heather Henika agreed to keep access open and happy for the opportunity to be in Twin Falls.

Public Hearing: Closed

Discussions Followed:

- Commissioner Bolton is in support of this request and feels it is a good fit for vicinity.
- Commissioner Detweiler stated he is in favor of the request. He stated there is plenty of parking and well planned out.
- Commissioner Musser agreed that it is a good fit. His concern is for possible congestion on Washington Street North at Avenida Del Rio. He asked if the city has plans for an intersection at Washington Street North and Avenida Del Rio.
- Assistant City Engineer Vitek addressed there are plans to widen Washington Street to the north of this project. He stated there are no current plans for this location and Pole Line Rd. is under state jurisdiction.
- Chairperson Titus asked how private drives are managed and does the commission has jurisdiction.
- City Planner Zollinger stated it is the property owner's responsibility to maintain private drives through agreements at their property.
- Planning and Zoning Director Spendlove stated the condition of the driveway

will be handled with the building permit. He stated it is the commission's find impact to sup for driveway to be different than what it is stated to be. The commission's responsibility is to see if they need to mitigate any impacts on this Special Use Permit.

MOTION: Commissioner Kelley moved to approve the request for the Special Use Permit to operate an Automobile and truck service and/or repair and a Drive-Thru on property located at 191 Pole Line Road East c/o Twin Falls Retail Management, LLC. (PZ21-0188), as presented, with staff recommendations.
Commissioner Bolton seconded the motion.

Motion approved by a vote of 6-0.

Commissioner Hansen rejoined the meeting.

5) Upcoming Meeting(s)

- a) Wednesday, February 2, 2022 (Worksession)
Tuesday, February 8, 2022

6) Adjournment

The meeting adjourned at 06:37 PM

Kelli Ebersole, Administrative Assistant



Twin Falls Planning & Zoning Commission Minutes

Wednesday, February 2, 2022, 12:00 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 12:02 PM

A quorum was present.

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

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

2) Title 10 Code Rewrite Update

a) Title 10 Code Rewrite Update.

Planning and Zoning Director Jonathan Spendlove and City Planner Lisa Strickland reviewed City Code Title 10-4-19.

They explained the variances in the rules for the Canyon Rim Overlay district and discussed making it more consistent.

Discussion ensued between commissioners and staff regarding the code and possible changes and updates to the code.

Discussion ensued between commissioners and staff regarding taking this section to City Council for approval outside of the total Title 10 Code rewrite.

3) Upcoming Meeting(s)

a) Tuesday, February 8, 2022

4) Adjournment

The meeting adjourned at 01:03 PM

Kelli Ebersole, Administrative Assistant



Date: Tuesday, February 8, 2022
To: Planning and Zoning Commission
From: Lisa Strickland

PRESENTATION

Request:

Preliminary Presentation for the request for a Zoning District Change and Zoning Map Amendment for 6.4 acres from R-4 to CSI PUD and to expand the CSI PUD boundaries to include property located in the 1100 block of Fillmore Street c/o Theo Schut on behalf of the College of Southern Idaho (app. PZ21-0195)

Time Estimate:

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

Background:

City Code requires that the applicants make a preliminary presentation to the Commission and to the public. This presentation allows the Commission and the public to become familiar with the proposed planned development project prior to the actual public hearing. The Commission can also give suggestions to the applicants on the project outside of the hearing process. No action is taken at the presentation meeting. A public hearing regarding this request will be heard at the regularly scheduled Planning and Zoning Commission public meeting March 1, 2022. Further staff analysis will be provided at that time.

Approval Process:

Per Twin Falls City Code 10-6-1.4(E) Approval of a PUD Sub-District requires a preliminary presentation to the Planning and Zoning Commission for a review of the proposed changes. The Commission is allowed, and may grant the public the ability, to ask questions and give suggestions to applicant about the proposed project during the preliminary presentation. A public hearing shall be held before the Commission for a recommendation to the Council to approve, approve with conditions, or deny the request.

Budget Impact:

n/a

Regulatory Impact:

Per City Code 10-6-1 A preliminary presentation of the request is required before a public hearing in front of the Planning & Zoning Commission.

History:

In March of 2018 the College of Southern Idaho rezoned the property with a PUD Agreement to allow for additional height and to allow residential halls and rooming houses as permitted uses. The property in question is adjacent to the boundaries of this CSI PUD originally it was excluded because CSI had plans to construct housing units on the property under the R-4 Zoning. CSI no longer has plans for building housing units on this property and is requesting to incorporate the property into the boundaries of the CSI PUD so that they may move forward with their plans to construct additional educational facilities.

Analysis:

n/a

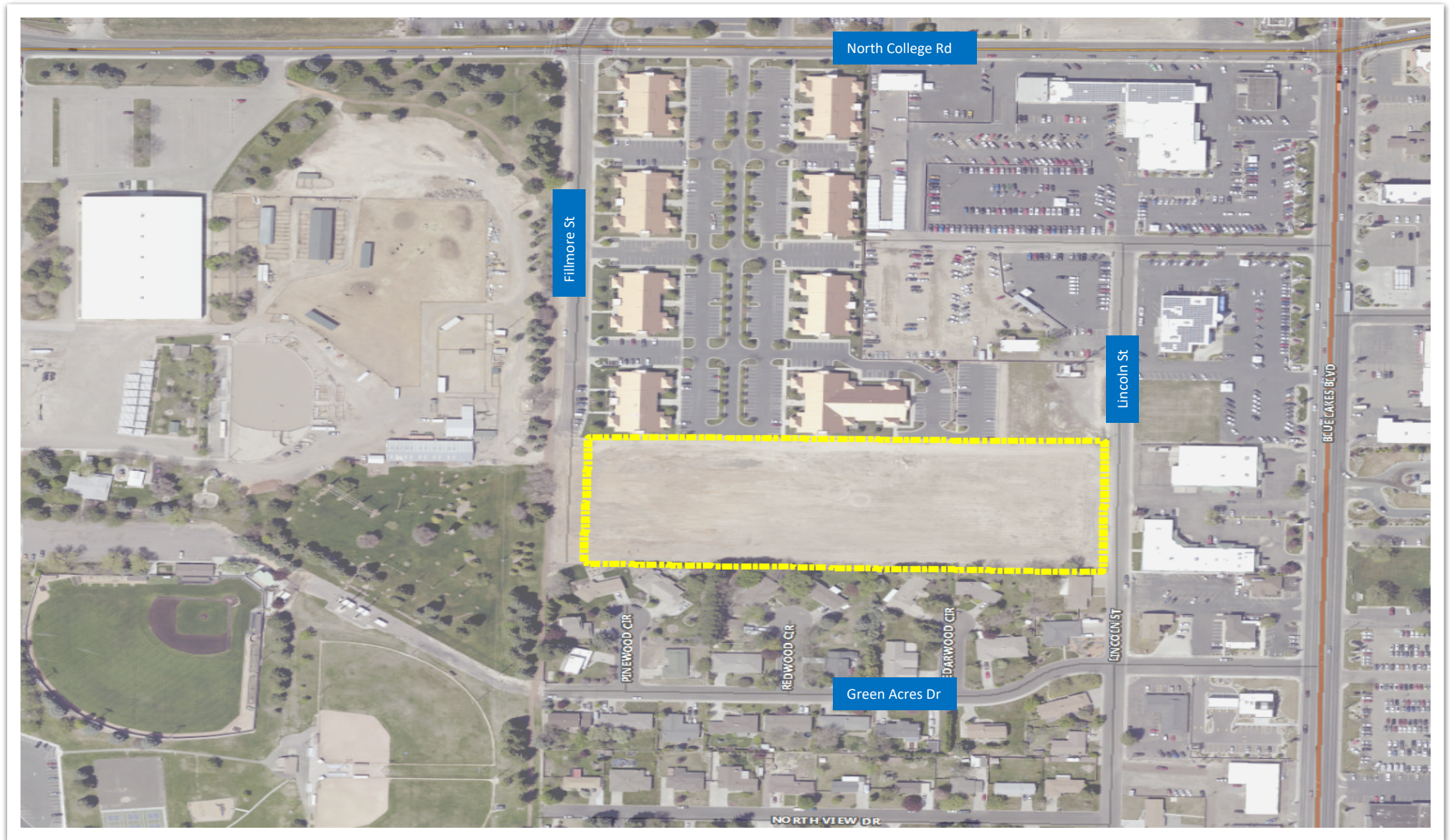
Conclusion:

Upon conclusion staff makes no recommendation at this time. Analysis of the request will be presented at the public hearing.

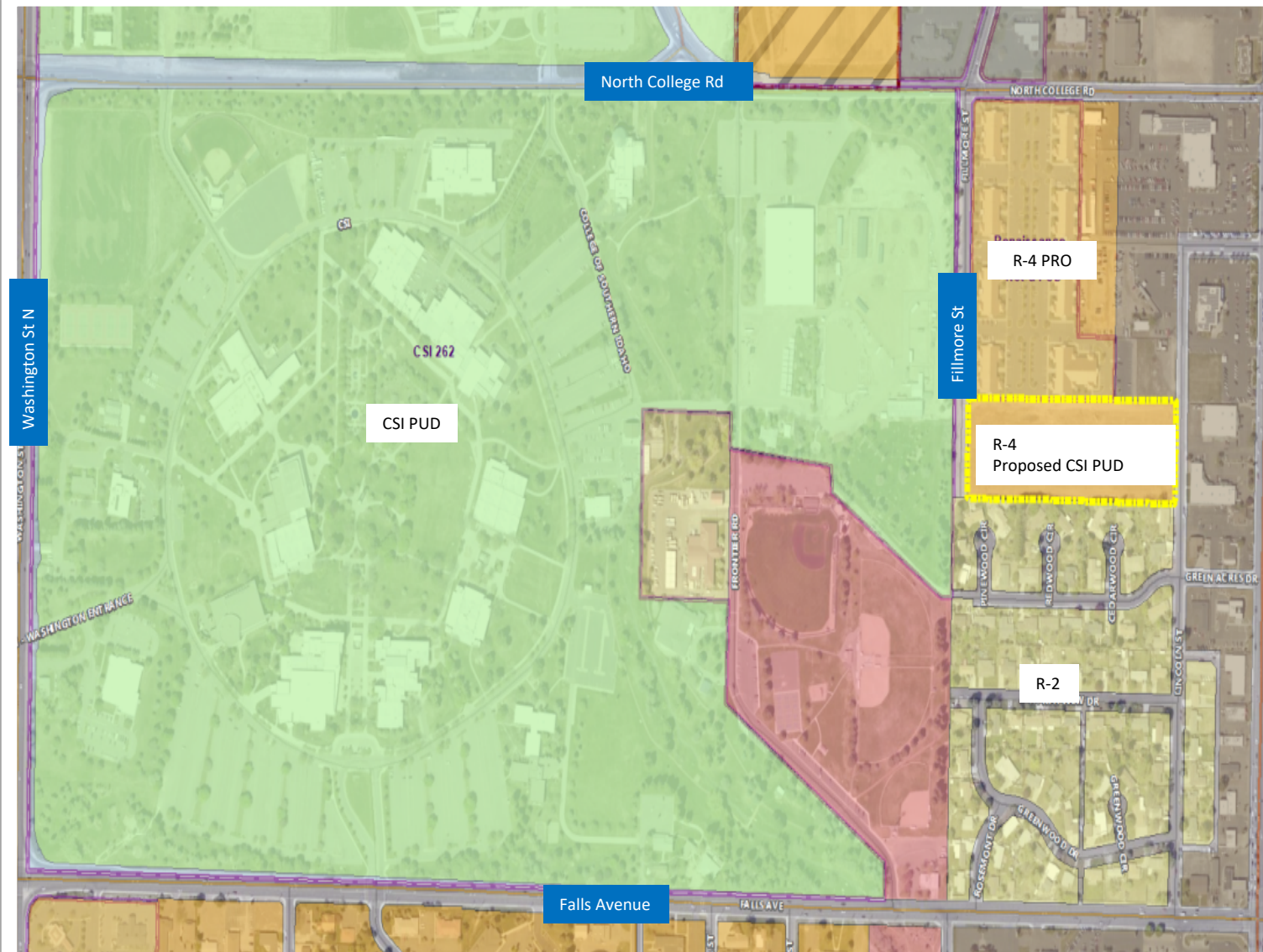
Attachments:

1. PZ21-0195 Presentation Exhibits
2. Narrative
3. CSI Exhibits
4. CSI PUD recorded 03-06-18 (#262 Amendment)

Vicinity Map

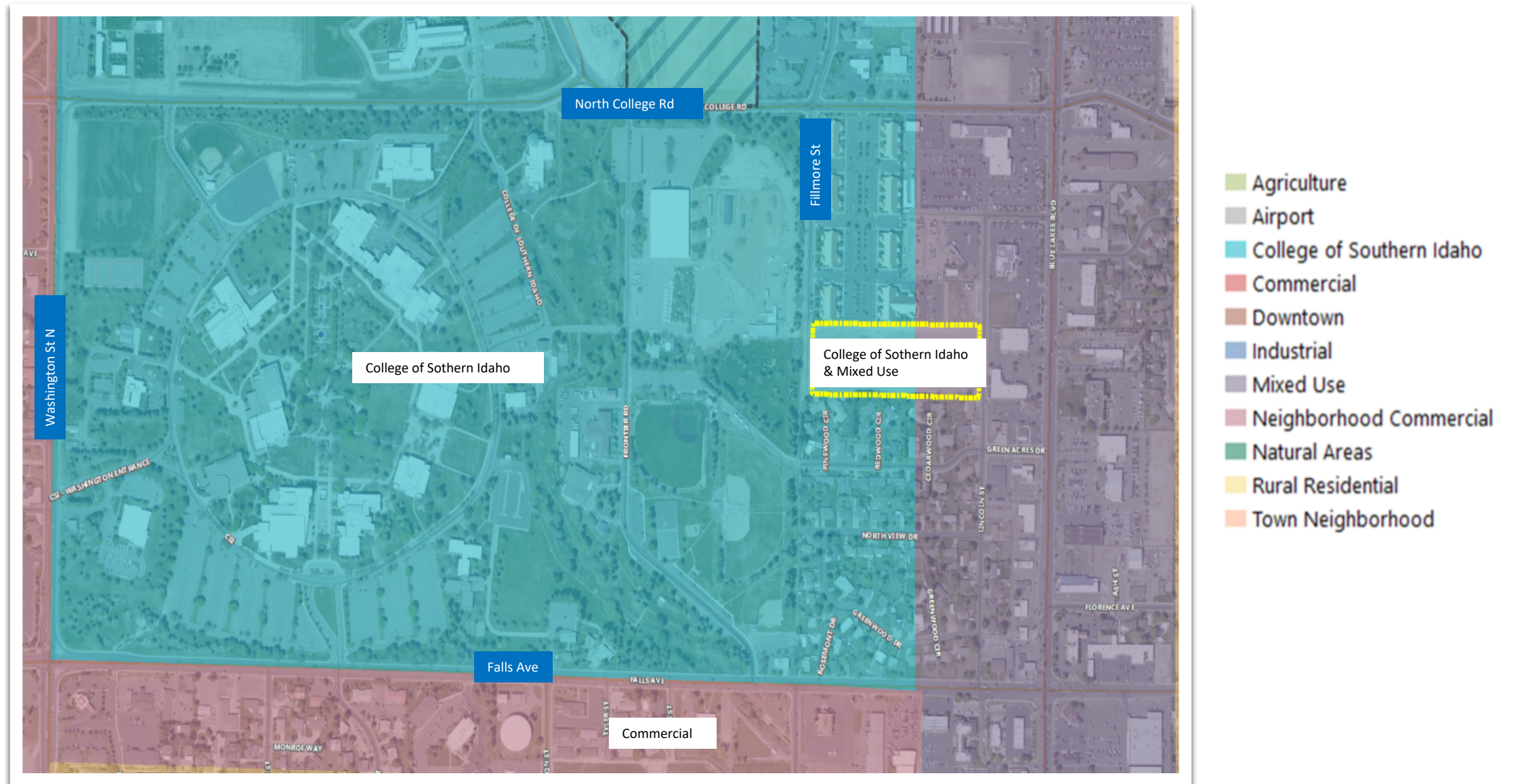


Zoning



Subject Property	
Current Zoning	R-4
Existing Land Use	Vacant
Proposed Land Use	Educational Facility
Comprehensive Plan Designation	CSI PUD/Mixed Use
Surrounding Properties	
North	Renaissance Office Complex
South	Residential
East	Lincoln St
West	Fillmore St
Applicable Regulations	
Applicable Regulations	10-1, 10-6-1, 10-14-3

Future Land Use Designation



City of Twin Falls
Community Development Services
P.O. Box 1907
203 Main Avenue East
Twin Falls, ID 83303

December 6, 2021

Re: Application for Amendment #2 to PUD-262

Dear Members of Zoning Board and City Council,

The College of Southern Idaho requests to amend PUD-262. CSI desires to include a parcel of property containing 6.41 Acres which is adjacent to CSI main campus and was previously excluded from the PUD.

At the time that the PUD was created the parcel was excluded because CSI requested to construction housing units on the property. CSI has no plans to build housing units in that area and would like to use this area for Educational Buildings. CSI also requests that the current zoning of this parcel be changed from its current state of R-4 to match the current zoning of main campus and allow for construction of educational buildings. These buildings will all be a part of the cohesive and beautiful look of the campus environment. As stated in CSI's strategic plan is to ensure the campus is " ...safe, sustainable, and inviting to all the members of our Communities." Future projects will continue to be constructed with the purpose of enhancing the beauty and aesthesis of the campus and be pleasing to the surrounding neighborhoods.

Specific changes to the PUD are listed below:

1. Amend the original PUD #262

Under Covenants:

2. Master Development Plan,

- 5) subject to the exclusion of the 6.4 acres showing as the future apartment development from the rezone;

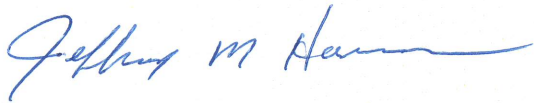
Amend to include the 6.4 acres in the boundary of the PUD# 262, therefore allowing the development to use the area for educational buildings and supporting facilities.

The proposed changes to include the area in PUD #262 Would allow CSI to develop and use this property in providing spaces for learning. It would not deviate from that of the current look and quality that CSI maintains on Campus.

The proposed development of the property would blend with the surrounding area. CSI feels that there would be no ill effect on the neighborhood and matches that of the current land use plan as represented on the Land Use area map.

Thank you for considering our application for this zoning change and look forward to working with the City of Twin Falls to make this happen.

Sincerely

A handwritten signature in blue ink, reading "Jeffrey M. Harmon".

Jeffrey M. Harmon
Vice President of Finance and Administration
College of Southern Idaho



City of Twin Falls
Community Development Services
P.O. Box 1907
203 Main Avenue East
Twin Falls, ID 83303

December 6, 2021

Re: Application for Zoning Change

Dear Members of Zoning Board and City Council,

The College of Southern Idaho is requesting a zoning change to a parcel of property that CSI owns and is currently vacant and undeveloped. The property is located adjacent to our Main Campus. The property that we are requesting a change to is currently zoned R-4 and we are requesting that the property be changed to CSI Zone. This would then unify the zoning for the campus in this area.

The Comprehensive Plan shows that the neighboring properties are Mixed Use and the CSI Zone. Uniting this parcel with the CSI Zone is in harmony with the intent of the Comprehensive Plan and will blend with the surround developments.

Current zoning of the property is R-4. CSI currently has no plans to use this property for Housing but would rather utilize the property for educational facilities comparable to those found on the Main Campus area of CSI.

Thank you for considering our application for this zoning change and look forward to working with the City of Twin falls to make this happen.

Sincerely

A handwritten signature in blue ink that reads 'Jeffrey M. Harmon'.

Jeffrey M. Harmon
Vice President of Finance and Administration
College of Southern Idaho





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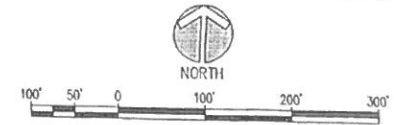
COLLEGE OF SOUTHERN IDAHO
HEALTH SCIENCES
AND
HUMAN SERVICES



CANYON
BUILDING

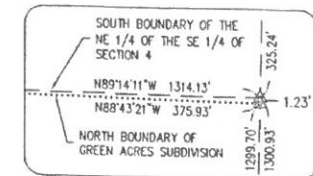
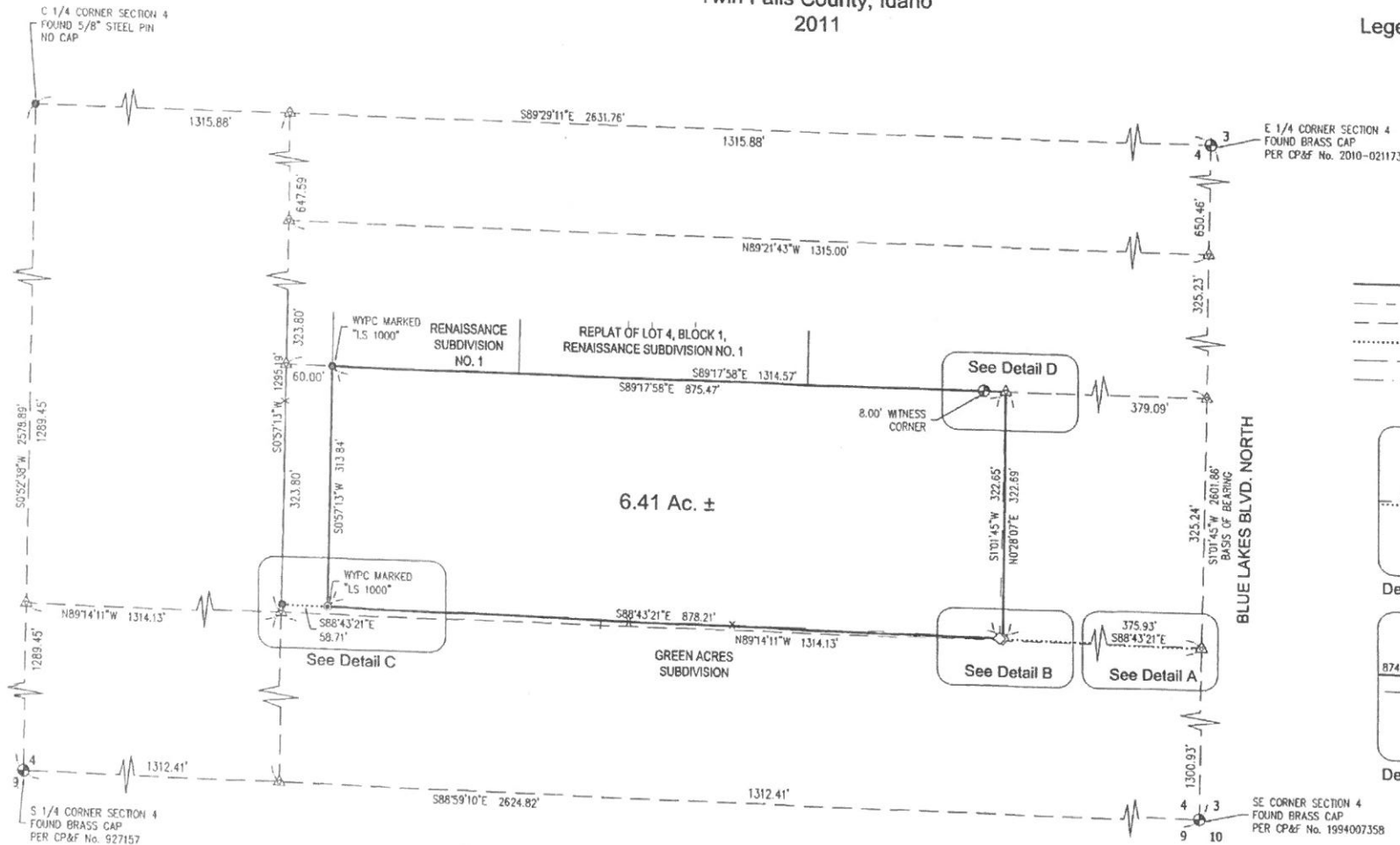


Record of Survey
for
College of Southern Idaho
Situated in the S1/2 of the S 1/2 of the NE 1/4 of the SE 1/4 of Section 4,
Township 10 South, Range 17 East, B.M.
Twin Falls County, Idaho
2011

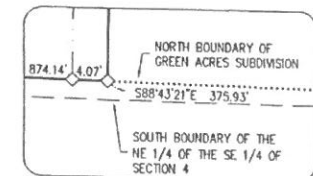


Legend

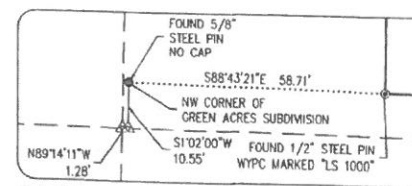
WYPC	WITH YELLOW PLASTIC CAP
○	SET 5/8" STEEL PIN
◐	WMPC MARKED "ALB 12459"
◑	SET 1/2" STEEL PIN
◒	WMPC MARKED "ALB 12459"
◓	SET ALUMINUM CAP WITNESS CORNER
◔	SET BRASS PLUG MARKED "ALB 12459"
●	FOUND 5/8" STEEL PIN AS NOTED
◐	FOUND 1/2" STEEL PIN AS NOTED
⊙	FOUND BRASS CAP
△	CALCULATED POINT
---	PROPERTY BOUNDARY
- - -	ADJOINER PARCEL LINE
----	SECTION LINE
.....	TIE LINE
----	ROAD CENTERLINE
----	FUTURE ROAD RIGHT-OF-WAY



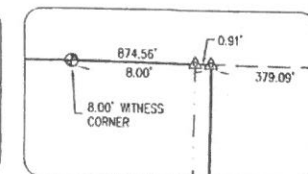
Detail A



Detail B



Detail C



Detail D

Certificate of Surveyor

I, AARON L. BALLARD, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.

Aaron L. Ballard
AARON L. BALLARD



3-15-2011

DATE

References

- R1. PLAT OF GREEN ACRES SUBDIVISION, RECORDS OF TWIN FALLS COUNTY, IDAHO.
- R2. RECORD OF SURVEY INSTRUMENT NO. 921824, RECORDS OF TWIN FALLS COUNTY, IDAHO.
- R3. RECORD OF SURVEY INSTRUMENT NO. 1994-021161, RECORDS OF TWIN FALLS COUNTY, IDAHO.
- R4. QUITCLAIM DEED INSTRUMENT NO. 1994-021681, RECORDS OF TWIN FALLS COUNTY, IDAHO.
- R5. PLAT OF RENAISSANCE SUBDIVISION NO. 1, RECORDS OF TWIN FALLS COUNTY, IDAHO.
- R6. RECORD OF SURVEY INSTRUMENT NO. 2003-011499, RECORDS OF TWIN FALLS COUNTY, IDAHO.
- R7. REPLAT OF LOT 4, BLOCK 1, RENAISSANCE SUBDIVISION NO. 1, RECORDS OF TWIN FALLS COUNTY, IDAHO.

TWIN FALLS COUNTY
RECORDED FOR:
THE LAND GROUP
10:34:28 am 03-21-2011
2011-005708
NO. PAGES: 1 FILE: 05.01
TWIN FALLS COUNTY CLERK
JUDITH L. BARNETT



• Landscape Architecture
• Civil Engineering
• Site Planning
• Civil/Storm Drainage
• Engineering
• Graphic Communications
• Land Surveying

261 Canyon Crest Drive, Suite 103
Twin Falls, Idaho 83301
Phone 208.733.0041
Fax 208.733.4045
www.thelandgroupinc.com

2018-003415**FIRST AMENDMENT TO CSI PUD #262-SECTION 2
PLANNED UNIT DEVELOPMENT AGREEMENT**No. Pages: 40 Fee: \$
KRISTINA GLASCOCK
County Clerk
Deputy: BHUNTER

THIS FIRST AMENDMENT TO CSI PUD #262-SECTION 2 is made this ^{5th} day of March, 2018, by and between the City of Twin Falls, a municipal corporation, State of Idaho (hereinafter referred to as "City") and the College of Southern Idaho (hereinafter referred to as "College").

WHEREAS, on January 23, 2012, the parties entered into the CSI-PUD #262 Planned Unit Development Agreement, which was recorded with the Twin Falls County Recorder's Office on January 26, 2012, as Instrument No. 2012-001607 (hereinafter referred to as "PUD Agreement"). Said PUD Agreement is attached hereto, marked Exhibit "1," and by this referenced made a part hereof;

WHEREAS, on December 12, 2017 the College presented an Application for PUD Amendment to the City of Twin Falls Planning and Zoning Commission, to allow residence halls and rooming houses as a permitted use and to raise the maximum building height from 35' to 50' in Section-2, which is that portion of campus south of North College Rd;

WHEREAS, the College has now completed the notice and public hearing requirements of the City of Twin Falls, final approval to amend the PUD Agreement, as presented was granted by the Twin Falls City Council during its public meeting held on January 8, 2018;

NOW, THEREFORE, for and in consideration of the foregoing recitals and mutual promises and covenants contained herein, the College and the City agree to amend the PUD Agreement as follows:

1. Nature of Agreement. This First Amendment shall become part of the PUD Agreement upon its full execution and recording. College and its assigns or successors in interest, as well as City and its assigns or successors, shall be bound by the terms and conditions contained herein.
2. Increase Allowable Building Height. For the area identified in PUD-262, Master Development Plan, Exhibit "B" -Section 2, the maximum building height shall increase from thirty-five (35) feet to fifty (50) feet and shall mirror the maximum allowable height of City of Twin Falls C1 Zoning Regulations if said height is increased at a future date.

In the COVENANTS for **2. MASTER Development Plan, Exhibit "B" -Section 2**, item **2. NATURE OF PROPERTY DEVELOPMENT, B. Building Height.**, the phrase "thirty-five feet (35') in height" shall be replaced with "fifty feet (50') in height or higher if City of Twin Falls C1 zones are amended higher".

In the COVENANTS for **2. MASTER Development Plan, Exhibit "B" -Section 2**, item **4. BUILDING/STRUCTURAL STANDARDS, A. Height Limitations.**, the phrase "thirty-five feet (35') in height" shall be replaced with "fifty feet (50') in height or higher if City of Twin Falls C1 zones are amended higher".

In the COVENANTS for **2. MASTER Development Plan, Exhibit "B" -Section 2**, item **4. BUILDING/STRUCTURAL STANDARDS, C. Architectural Standards.**, the phrase "two (2) stories" shall be replaced with "three (3) stories".

3. Change Residence Halls and Rooming Houses to Permitted Uses. Residence halls and rooming houses shall be allowed as a permitted use for the area identified in PUD-262, Master Development Plan, Exhibit "B" -Section 2,

Under EXHIBIT "C", USE REGULATIONS:, (A) Permitted Uses:, add the following –

12. Residential:

- a. Dwellings – multiple household (5 units or more)
- b. Residence Halls, residence hotels, rooming houses.

Under EXHIBIT "C", USE REGULATIONS:, (B) Special Uses:, delete the following –

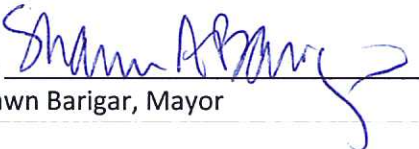
12. Residential:

- a. Dwellings – multiple household (5 units or more)
- b. Residence Halls, residence hotels, rooming houses.

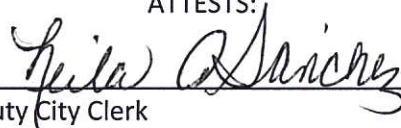
4. Entire Agreement. This First Amendment, together with the PUD Agreement #262, constitutes the entire agreement between the City and the Developer and supersedes any and all prior and/or contemporaneous oral or written negotiations, agreements or understandings.

IN WITNESS WHEREOF, the City has affixed its seal and caused these presents to be executed by its Mayor on the date written above.

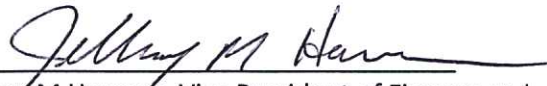
CITY OF TWIN FALLS

By: 
Shawn Barigar, Mayor

ATTESTS:

By: 
Deputy City Clerk

College of Southern Idaho

By: 
Jeffrey M Harmon, Vice President of Finance and Administration

STATE OF IDAHO)
) ss.
County of Twin Falls)

On this 5th day of MARCH, 2018, before me, a notary public in and for said County and State, personally appeared Shawn Barigar and Leila A. Sanchez, known to me to be the Mayor and Deputy City Clerk of the City of Twin Falls, respectively, that executed the instrument or the persons who executed the instrument on behalf of the City of Twin Falls, and acknowledged to me that the City of Twin Falls executed the same.

IN WITNESS WHEREOF, I have hereunder set my hand and affixed my official seal the day and year in this certificate first above written.



Kathleen A. Touchette

NOTARY PUBLIC FOR IDAHO

Residing at: TWIN FALLS, ID

Commission expires: 10/28/21

STATE OF IDAHO)
) ss.
County of Twin Falls)

On this 1 day of MARCH, 2018, before me, a notary public in and for said county and state, personally appeared Jeffrey M Harmon, known or identified to me to be the Vice President of Finance and Administration of the College of Southern Idaho, that executed the instrument on behalf of the College of Southern Idaho, and acknowledged to me that the College of Southern Idaho executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Teresa O'Dell

NOTARY PUBLIC FOR IDAHO

Residing at: Twin Falls

My commission expires: 9 August 2019

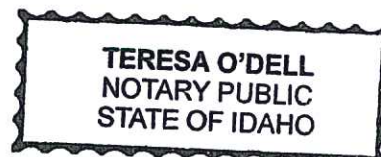
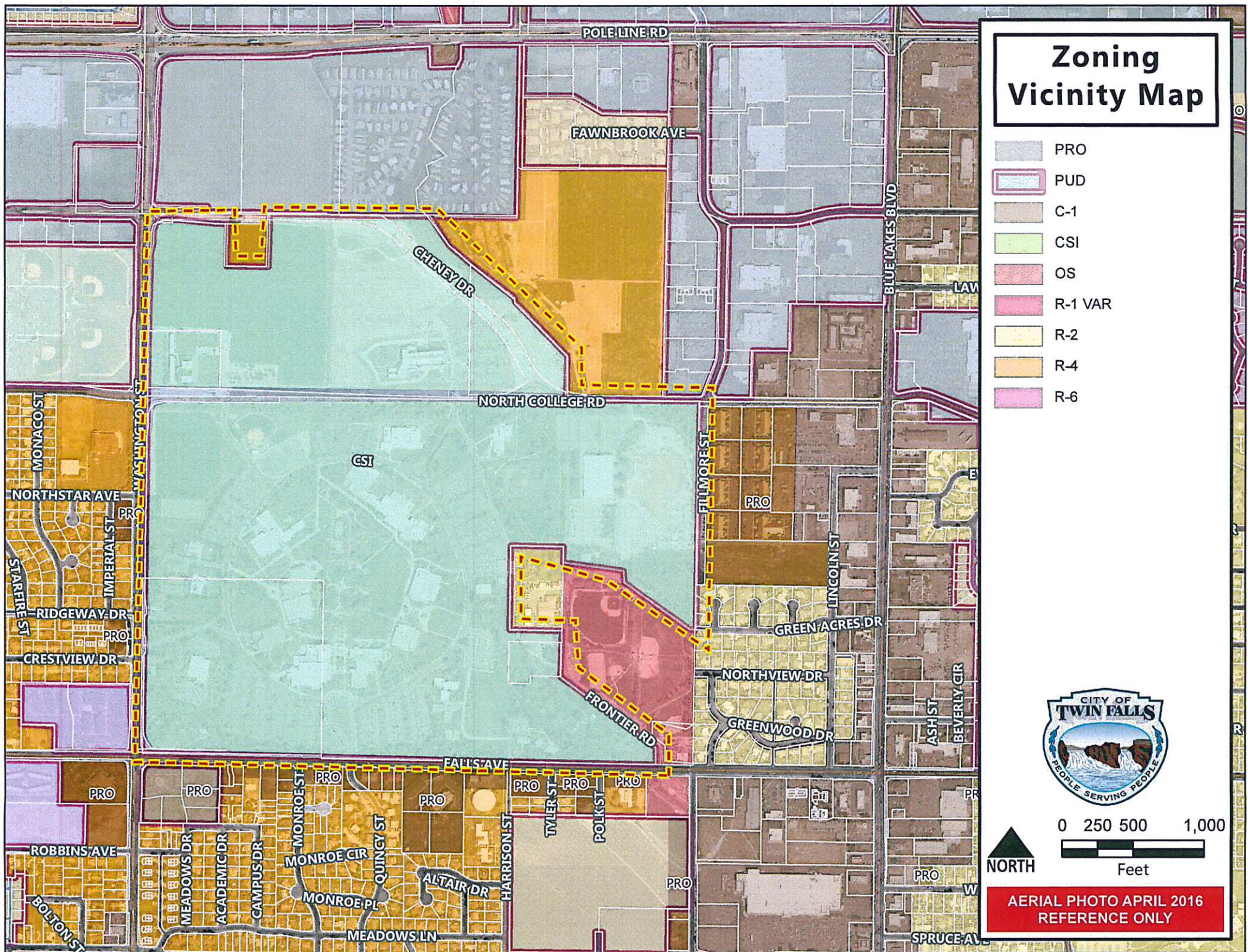
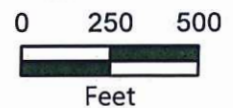


Figure 1 is a color calibration chart. It consists of nine horizontal color patches, each with a label to its right. The patches are: PRO (grey), PUD (white with a red border), C-1 (light blue), CSI (light green), OS (light yellow), R-1 VAR (light pink), R-2 (light orange), R-4 (light purple), and R-6 (light blue). The labels are in a sans-serif font.





Aerial Map



AERIAL PHOTO APRIL 2016
REFERENCE ONLY

Future Land Use Map

- College of Southern Idaho
- Commercial
- Mixed Use
- Neighborhood Commercial
- Town Neighborhood

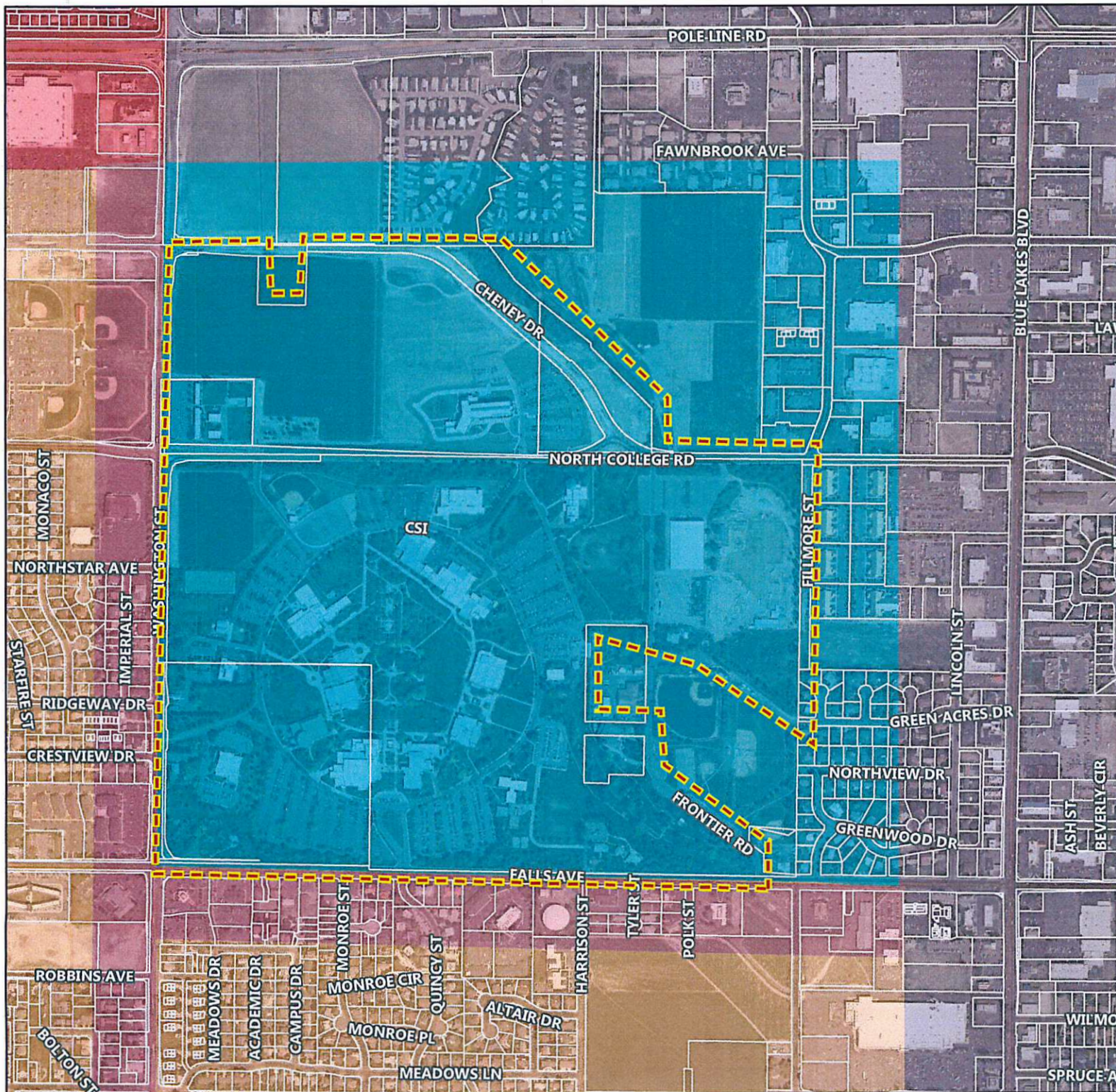


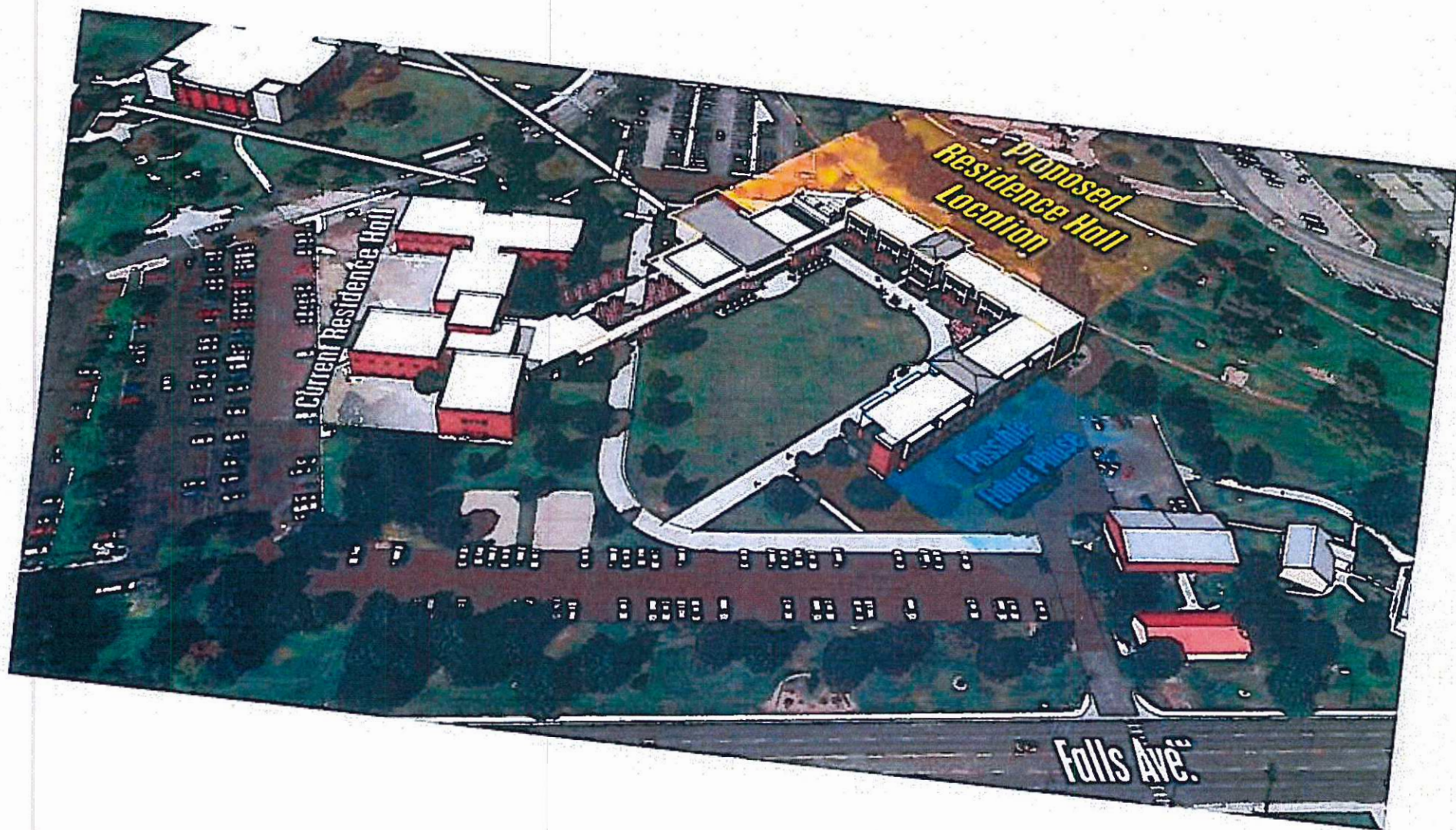
0 250 500 1,000

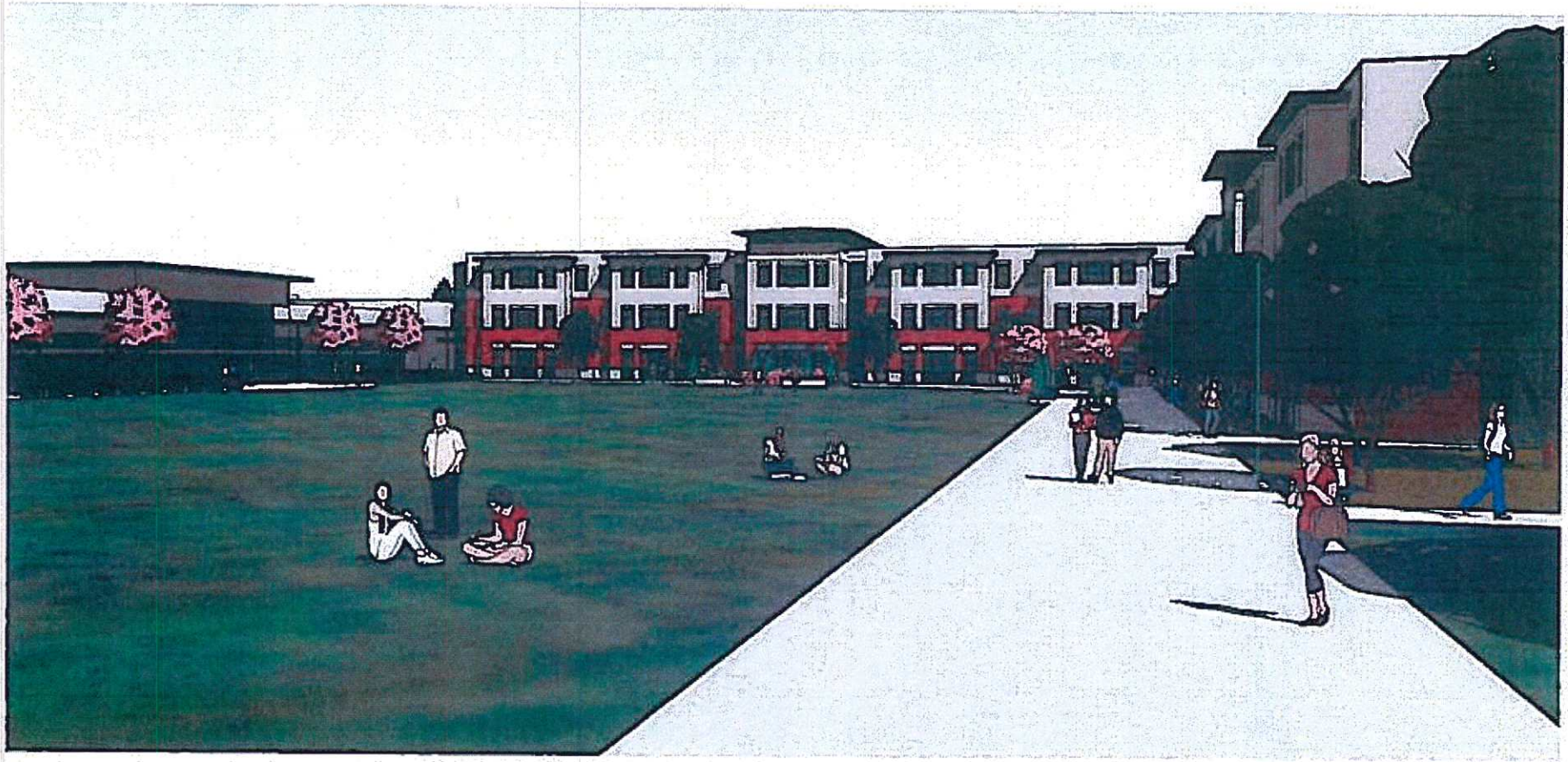
Feet



AERIAL PHOTO APRIL 2016
REFERENCE ONLY







COLLEGE OF SOUTHERN IDAHO
PLANNED UNIT DEVELOPMENT AGREEMENT

PUD. 262

This agreement, made and entered into this 23rd day of January, 2012, by and between the City of Twin

Falls, a municipal corporation, State of Idaho, hereinafter called "City" and the College of Southern Idaho, hereinafter called "College" whose address is 315 Falls Avenue, Twin Falls, Idaho 83303-1238.

RECITALS

WHEREAS, the College of Southern Idaho holds title to properties particularly described in Exhibit "A", Section 1 and Section 2, attached hereto, which land is located adjacent to the College of Southern Idaho (CSI), east of Washington Street North between the 900 N and 1500 N blocks, south of Cheney Drive West extended between the 100 to 600 blocks, west of Fillmore Street between the 900 N and 1500 N blocks and north of Falls Avenue between the 100 to 600 blocks and consisting of approximately 359. +/- acres, and

WHEREAS, the College intends to use the property for College related activities, including a health sciences and humans services building, future educational facilities, agricultural uses and alternative energy education facilities and has submitted to the City a Master Development Plan thereof, Exhibit "B" Section 1 and Section 2, and

WHEREAS, the property, also known as "COLLEGE OF SOUTHERN IDAHO – NORTH CAMPUS PUD AGREEMENT #254, is currently zoned CSI PUD and the remaining property is currently zoned R-4, and

WHEREAS, College has made a request to the City to rezone properties, as described in Exhibit "A", Section 1 and Section 2, to "CSI PUD" zone and has submitted to the City a Master Development Plan, Exhibit "B" Section 1 and Section 2.

WHEREAS, Master Development Plan, Exhibit "B"-Section 1, also known as "COLLEGE OF SOUTHERN IDAHO – NORTH CAMPUS PUD AGREEMENT #254, shall not require any changes, and

WHEREAS, Master Development Plan, Exhibit "B"-Section 2, which includes all remaining properties within Exhibit "A" outside of Master Development Plan, Exhibit "B"-Section 1, also known as "COLLEGE

OF SOUTHERN IDAHO – NORTH CAMPUS PUD AGREEMENT #254, thereof was presented to the City Council on April 25, 2011 (zoning application #2433) and was approved. Ordinance #3008 was approved by the City Council on Aug 08, 2011, and

WHEREAS, the City, by and through its City Council, has agreed to the Development of said property within the City of Twin Falls, Idaho, subject to certain terms, conditions and understanding, which terms, conditions and understandings are the subject of this "PUD" Agreement.

COVENANTS

1. Master Development Plan, Exhibit "B"-Section 1

On May 19, 2008 the City Council annexed and approved development of properties described in Exhibit "A" – Section 1 and the Master Development Plan, Exhibit "B"-Section 1, also known as "COLLEGE OF SOUTHERN IDAHO – NORTH CAMPUS PUD AGREEMENT #254. No change is being considered to this document at this time. Any changes to NORTH CAMPUS PUD AGREEMENT #254 shall require an amendment, in compliance with current state and local zoning codes, to the PUD.

2. Master Development Plan, Exhibit "B"-Section 2

On April 25, 2011 the City Council approved development of properties described in Exhibit "A" Section 1 & Section 2 and the Master Development Plan, Exhibit "B"-Section 1 & Section 2, subject to the following conditions:

- 1) Subject to amendments as required by Building, Engineering, Fire and Zoning Officials to ensure compliance with all applicable City Code requirements and Standards;***
- 2) Subject to Fillmore Street being constructed during Phase One construction of the apartments; (construction of the proposed apartments presented at the City Council public hearing were deleted from this PUD therefore this condition is null & void)***
- 3) Subject to a recorded PUD Agreement prior to any further development on campus;***
- 4) Subject to setback on windmills to be 3 to 1 and may be allowed by Special Use Permit only;***
- 5) Subject to the exclusion of the 6.4 acres showing as the future apartment development from the rezone; and***
- 6) Subject to the PUD language for building height to mirror commercial buildings height regulations found in Title 10; Section 7, or as amended.***

Now, Therefore, in consideration of the mutual promises and covenants contained herein, College of Southern Idaho and the City agree as follows:

1. NATURE OF THE "PUD" AGREEMENT. This "PUD" Agreement shall become part of the "CSI PUD" zone with respect to the Property identified in Exhibit "A" and upon its full execution and recording. This "PUD" Agreement is specific to the College owning the property. In the event of a change of ownership, a new PUD application will have to be filed. This portion of the "PUD" Agreement is specific to development within the property located within the Master Development Plan, Exhibit "B" - Section 2.

2. NATURE OF PROPERTY DEVELOPMENT. It is agreed by the parties hereto that certain language and requirements pertaining to the "CSI PUD" zone, Master Development Plan, Exhibit "B" - Section 2, shall be interpreted as follows:

A. Uses. The College will use the property in a manner consistent with the CSI Mission Statement with the development being similar to the existing campus and/or as listed hereto as Exhibit "C".

B. Building Height. No building/structure shall exceed thirty-five feet (35') in height except as provided by City Code section 10-7-3, or as amended. All existing building/structure heights as of the execution to date of this PUD Agreement are approved as constructed.

C. Phasing of Development. Fillmore Street extended shall be constructed to the south property boundary of the 6.41 acres south of Renaissance Subdivision and north of Green Acres Subdivision as which time CSI develops the property. Traffic shall be controlled by a signal light at the intersection of Fillmore Street and North College Road.

D. Illumination. Exterior lighting shall be a maximum height of 30 feet, no brighter than 400 watt bulbs and shall be shielded to preclude the light source being visible from the adjacent properties.

E. Non-Compliance. In the event that uses of the Property are not within the restriction of this "CSI PUD" Agreement, the City shall give written notice to the College. College shall cure said non-compliance within thirty days of its receipt of notice (or in the case of non-compliance that will take in excess of thirty days to cure, College shall commence to cure within thirty days of receipt of notice and diligently pursue the same to completion). In the event the College fails to cure said non-compliance in the manner set forth hereinabove,

PUD-262

the City shall have the right to withhold the issuance of any future building permits and certificates of occupancy within that phase of such "PUD" until such time as all requirements specified have been complied with; provided, however, the College shall have the right to appear before the City Council at any regular meeting after any building permits and certificates of occupancy have been withheld for reasons set forth in this paragraph and shall have the right to be heard as to why such building permits and certificates of occupancy should be issued. The City Council shall then in good faith and in an objective manner decide whether said building permits and certificates of occupancy should be issued, and its decision shall be final, except that the rights of parties are preserved at law and equity.

3. PARCEL DEVELOPMENT CRITERIA

A. Landscaping and Planting. In addition to the other landscaping requirements of City Code Title 10, the following landscaping shall be provided on all properties fronting CSI property on Washington Street North, North College Road and Falls Avenue except properties containing single and duplex household dwellings: A berm of at least three feet (3') in height and twelve feet (12') in width shall be provided immediately behind the sidewalk or future sidewalk. The berm shall be planted in grass with a minimum of one conifer tree per three hundred (300) square feet of berm area and a minimum of one deciduous shrub per three hundred (300) square feet. Trees and shrubs may be grouped, but there shall be no open space greater than fifty feet (50') between tree and shrub grouping.

B. Screening. Buffering area shall be constructed as shown on the Master Development Plan. A vinyl screening fence will be installed and maintained on the North, West and South side of the property which is not bordered by Falls Avenue West, Washington Street North or North College Road. The height of said fence is to be eight (8) feet or lesser height agreed upon by the adjacent property owners.

4. BUILDING/STRUCTURAL STANDARDS.

A. Height Limitations. No building/structure shall exceed thirty-five feet (35') in height except as provided by City Code section 10-7-3, or as amended. All existing building/structure heights as of the execution to date of this PUD Agreement are approved as constructed.

B. Sign Plan. Proposed signage will be in compliance with Title 10; Chapter 9, or as amended, and upon approval of a sign coordination plan.

C. Architectural Standards. All buildings shall be constructed as existing buildings and consistent in color and materials. Multi-household units shall be one (1) and two (2) bedroom units only. Maximum height shall be two (2) stories.

D. Enterprises Developed Along The Perimeter Of The CSI Properties: The City reserves the right to review these developments for compliance with all City Codes.

5. GENERAL PROVISIONS

A. Cooperation. The parties hereto agree to cooperate each with the other.

B. Entire "PUD" Agreement. This "PUD" Agreement constitutes the entire "PUD" Agreement between the parties concerning the property described herein, and no amendment or modification to this "PUD" Agreement shall be valid or effective unless reduced to writing and signed by the parties.

C. Applicable Law. This "PUD" Agreement shall be constructed in accordance with the laws of the State of Idaho.

D. Notices. If notices from one party to the other are desired or required hereunder, such notices shall be delivered or mailed to the party to receive such at its addressed last known to the sender of such notice. Notices shall be deemed received on the date of hand delivery or upon seventy-two (72) hours following deposit in the United States mail, if properly addressed, stamped and sent with "return receipt requested". On the date of this "PUD" Agreement, the addressed of the parties are as follows:

College: College of Southern Idaho
c/o John M. Mason, Vice President of Administration
315 Falls Avenue
P.O. Box 1238
Twin Falls, Idaho 83303-1238

City: City of Twin Falls
P.O. Box 1907
321 Second Avenue East
Twin Falls, Idaho 83303-1907

PUD 26C

In the event the College seeks to amend the Master Development Plan and/or this "PUD" Agreement, it will provide notice to the adjoining neighbors at the time application is made for such a change in accordance with City requirements/ordinances.

E. Successors and Assigns. This "PUD" Agreement shall be binding upon successors, assigns and legal representatives of the parties hereto.

F. Severability. In the event any portion of this "PUD" Agreement is declared by a Court of competent jurisdiction to be invalid, illegal or unenforceable, such portion shall be deemed severed from this "PUD" Agreement, and the remaining portions shall not be affected thereby.

G. Signatories. Each of the persons executing this "PUD" Agreement hereby represent and warrant that he or she is duly authorized and empowered to so act on behalf of the entity for which he or she is signing and that this "PUD" Agreement is binding on, and enforceable against, such entity.

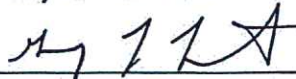
H. Effective Date. This "PUD" Agreement shall become valid and binding only upon its approval by the City, through its City Council, and upon its execution by the Mayor and College.

I. Attorneys Fees. In the event that either party should be required to retain an attorney because of the default or breach of the other or to pursue any other remedy provided by law, that party which prevails in any litigation shall be entitled to reasonable attorney's fee.

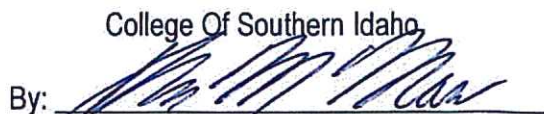
J. Attachments. All attachments and recitals are incorporated herein and made a part hereof as if set forth in full.

In Witness Whereof, the City has affixed its seal and caused these presents to be executed by its Mayor on the date above written.

City Of Twin Falls

By: 
Mayor

College Of Southern Idaho

By: 
John M. Mason,
Vice President of Administration

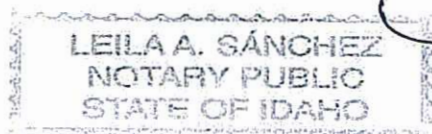
Acknowledgments

State of Idaho

County of

On this 23rd day of January, 2012, before me the undersigned, a Notary Public in and for said State and County, personally appeared Gregory Lanting.
Known to me to be the Mayor of Twin Falls, the municipal corporation that executed the within and foregoing instrument, and acknowledged to me that such municipal corporation executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.



Leila A. Sanchez

Notary Public for Idaho

Residence of Twin Falls

My Commission Expires: 5-18-2012

State of Idaho

County of

On this 13 day of January, 2012, before me the undersigned, a Notary Public in and for said State and County, personally appeared Mike Mason
to me personally known, who, being by me duly sworn, did for himself say that he is an authorized representative of the College of Southern Idaho and that the within instrument was executed by him of behalf of the College of Southern Idaho.

In Witness Whereof, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.



Lisa A. Strickland

Notary Public for Idaho

Residence of Jerome County

My Commission Expires: 8/25/12

EXHIBIT "A" – SECTION 1

A tract of land located in the South Half of the Northwest Quarter of Section 4, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho, more particularly described as follows:

BEGINNING at the southwest corner of said S1/2 NW1/4;

THENCE North 0°42'17" East a distance of 1,275.74 feet along the westerly boundary of said S1/2 NW1/4 to the northwest corner of said S1/2 NW1/4;
 THENCE South 89°45'01" East a distance of 1,997.79 feet along the northerly boundary of said S1/2 NW1/4;
 THENCE South 35°10'00" East a distance of 254.74 feet;
 THENCE South 51°20'00" East a distance of 219.01 feet;
 THENCE South 0°57'30" West a distance of 943.07 feet to a point on the southerly boundary of said S1/2 NW1/4;
 THENCE North 89°28'42" West a distance of 2,315.50 feet along the southerly boundary of said S1/2 NW1/4 to the southwest corner of said S1/2 NW1/4 and being the TRUE POINT OF BEGINNING.

The above described tract contains 66.74 acres more or less and is subject to the rights of public roads which affects the westerly 25.00 and a strip varying from 25 to 58 feet in width along the southerly boundary of said tract.

AND

A tract of land located in the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 4, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho, more particularly described as follows:

BEGINNING at the southwest corner of the NW1/4 of said Section 4;

THENCE, South 89°28'42" East a distance of 2315.50 feet along the southerly boundary of said NW1/4 to the center of a power line and the TRUE POINT OF BEGINNING;
 THENCE North 0°57'30" East a distance of 943.07 feet along the center of said power line to a point in the center of a coulee;
 THENCE South 51°20'00" East a distance of 399.99 feet along the center of said coulee to a point on the easterly boundary of said SE1/4 NW1/4;
 THENCE South 0°52'55" West a distance of 24.00 feet along the easterly boundary of said SE1/4 NW1/4, and the westerly boundary of said SW1/4 NE1/4;
 THENCE South 44°45'00" East a distance of 530.00 feet;
 THENCE South 0°00'00" West a distance of 299.01 feet to a point on the southerly boundary of said SW1/4 NE1/4;

1 w w d d

THENCE North 89°28'42" West a distance of 700.86 feet along the southerly boundary of said SW1/4 NE1/4 and the southerly boundary of said SE1/4 NW1/4 to the TRUE POINT OF BEGINNING.

The above described tract contains 10.20 acres more or less and is subject to a permanent easement for roadway purposes over a strip of land located in the SE1/4 NW1/4 and the SW1/4 NE1/4 of Section 4, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho, more particularly described as follows:

BEGINNING at the southwest corner of the NW1/4 of said Section 4;

THENCE, South 89°28'42" East a distance of 2315.50 feet along the southerly boundary of said NW1/4 to the TRUE POINT OF BEGINNING;

THENCE North 0°57'30" East a distance of 20.57 feet to the northerly line of said permanent easement;

THENCE South 89°04'24" East a distance of 69.34 feet;

THENCE North 86°17'08" East a distance of 270.74 feet;

THENCE South 89°28'42" East a distance of 361.01 feet to a point on the easterly boundary of the above described tract;

THENCE South 0°00'00" East a distance of 40.08 feet to the southerly boundary of the SW1/4 NE1/4 of said Section 4;

THENCE North 89°28'42" West a distance of 700.86 feet along the southerly boundary of said SW1/4 NE ¼ and the southerly boundary of said SE1/4 NW1/4 to the TRUE POINT OF BEGINNING, containing 0.55 acres more or less.

Containing approximately 77.49 acres.

EXHIBIT "A" – SECTION 2

A parcel of land located in a portion of Section 4, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho; being more particularly described as follows:

Commencing at the West quarter corner of Section 4 and being the REAL POINT OF BEGINNING.

Thence North 00°50'26" East 1275.76 feet along the West boundary of Section 4 to the Northwest corner of "CSI North Campus Subdivision".

Thence South 89°37'31" East 587.02 feet along the North boundary of said subdivision.

Thence South 00°50'26" West 370.00 feet along the extended Westerly boundary of Lot 2 of said subdivision to the Southwest corner thereof.

Thence South 89°37'10" East 296.00 feet along the Southerly boundary of said Lot 2 to the Southeast corner thereof.

Thence North 00°51'54" East 370.00 feet along the Easterly boundary of said Lot 2 extended to a point on the Northerly boundary of "CSI North Campus Subdivision".

Thence South 89°37'10" East 1129.58 feet along the Northerly boundary of said subdivision.

Thence South 34°09'13" East 243.67 feet along the boundary of said subdivision.

Thence South 50°19'13" East 219.01 feet along the boundary of said subdivision.

Thence South 01°17'47" West 6.88 feet along the boundary of said subdivision.

Thence South 51°14'56" East 395.58 feet along the Westerly boundary of the CSI Endowment Parcel.

Thence South 01°00'53" West 24.00 feet along the boundary of said Endowment parcel.

Thence South 44°32'32" East 530.00 feet along the boundary of said Endowment Parcel.

Thence South 00°03'24" West 299.01 feet along the boundary of said Endowment Parcel.

Thence South 89°20'47" East 932.19 feet along the Northerly boundary of the W²SE⁴ of Section 4, to the Northeast corner thereof.

Thence South 01°05'22" West 1602.83 feet along the Easterly boundary of said W²SE⁴.

Thence North 89°07'16" West 59.41 feet along the Northerly boundary of the Frontier Park joint use parcel.

Thence North 55°05'57" West 514.28 feet along said joint use parcel boundary as amended.

Thence North 00°52'24" East 122.24 feet along said joint use parcel boundary as amended.

PUD 262

Thence North 82°27'56" West 459.94 feet along said joint use parcel boundary as amended.

Thence North 01°00'53" East 110.63 feet along the Easterly boundary of the National Guard Armory parcel to the Northeast corner thereof.

Thence North 89°29'07" West 370.00 feet along the Northerly boundary of said Armory Parcel to the Northwest corner thereof.

Thence South 01°00'53" West 590.00 feet along the Westerly boundary of said Armory parcel to the Southwest corner thereof.

Thence South 89°29'07" East 370.00 feet along the Southerly boundary of said Armory parcel to the Southeast corner thereof.

Thence South 01°00'53" West 103.75 feet along the Westerly boundary of the Frontier Park joint use parcel.

Thence North 88°52'43" West 4.52 feet along said joint use parcel boundary.

Thence South 01°00'53" West 208.64 feet along said joint use parcel boundary.

Thence South 51°53'51" East 859.00 feet along said joint use parcel boundary as amended.

Thence South 01°08'53" West 138.37 feet along said joint use parcel boundary as amended.

Thence North 88°51'29" West 1050.40 feet along the Southerly boundary of the W²SE⁴ of Section 4 to the Southwest corner thereof.

Thence North 88°53'05" West 2625.05 feet along the Southerly boundary of Section 4 to the Southwest corner thereof.

Thence North 00°50'29" East 2558.09 feet along the Westerly boundary of Section 24 to the REAL POINT OF BEGINNING.

Containing approximately 281.33 acres.

Unsurveyed

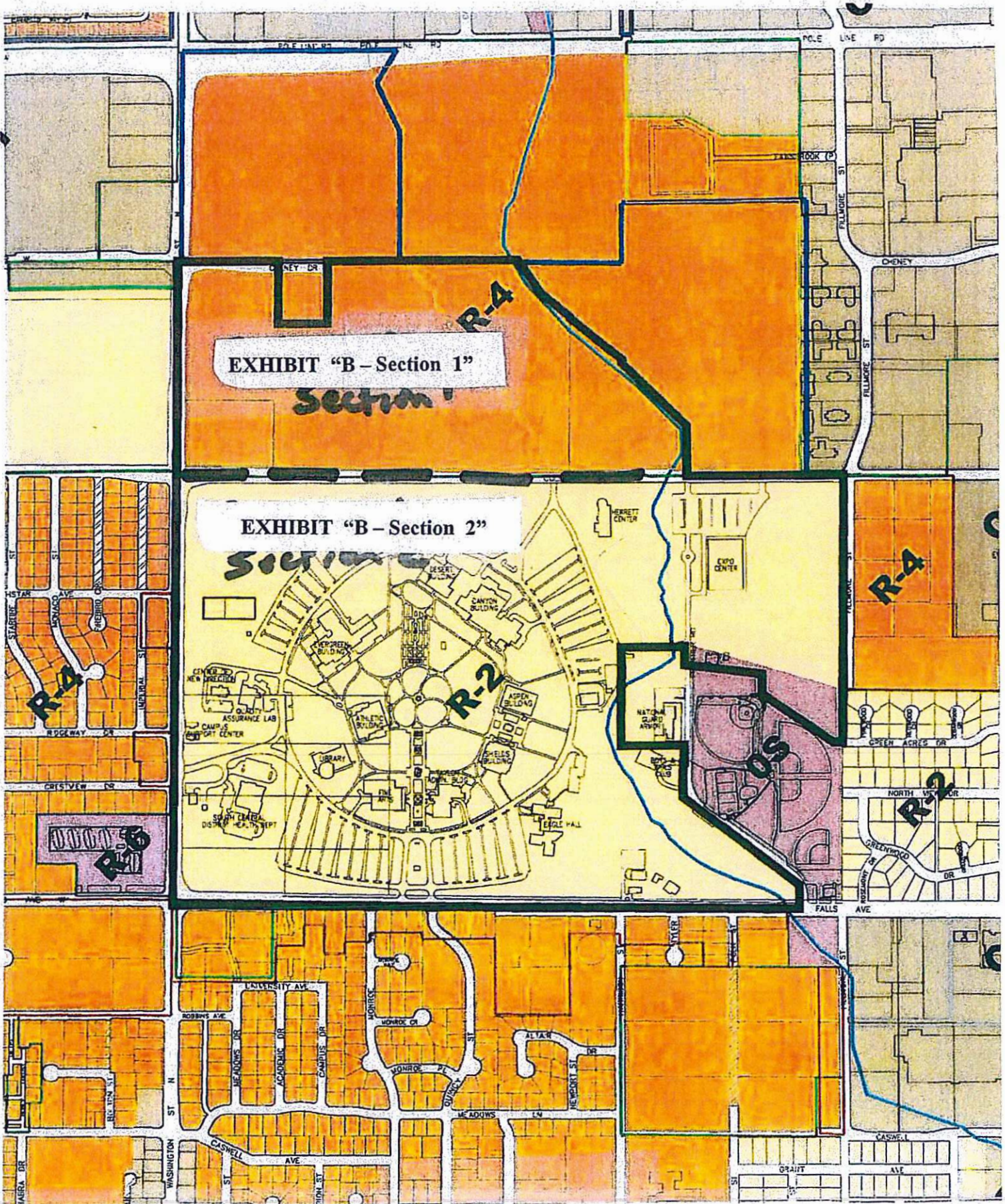
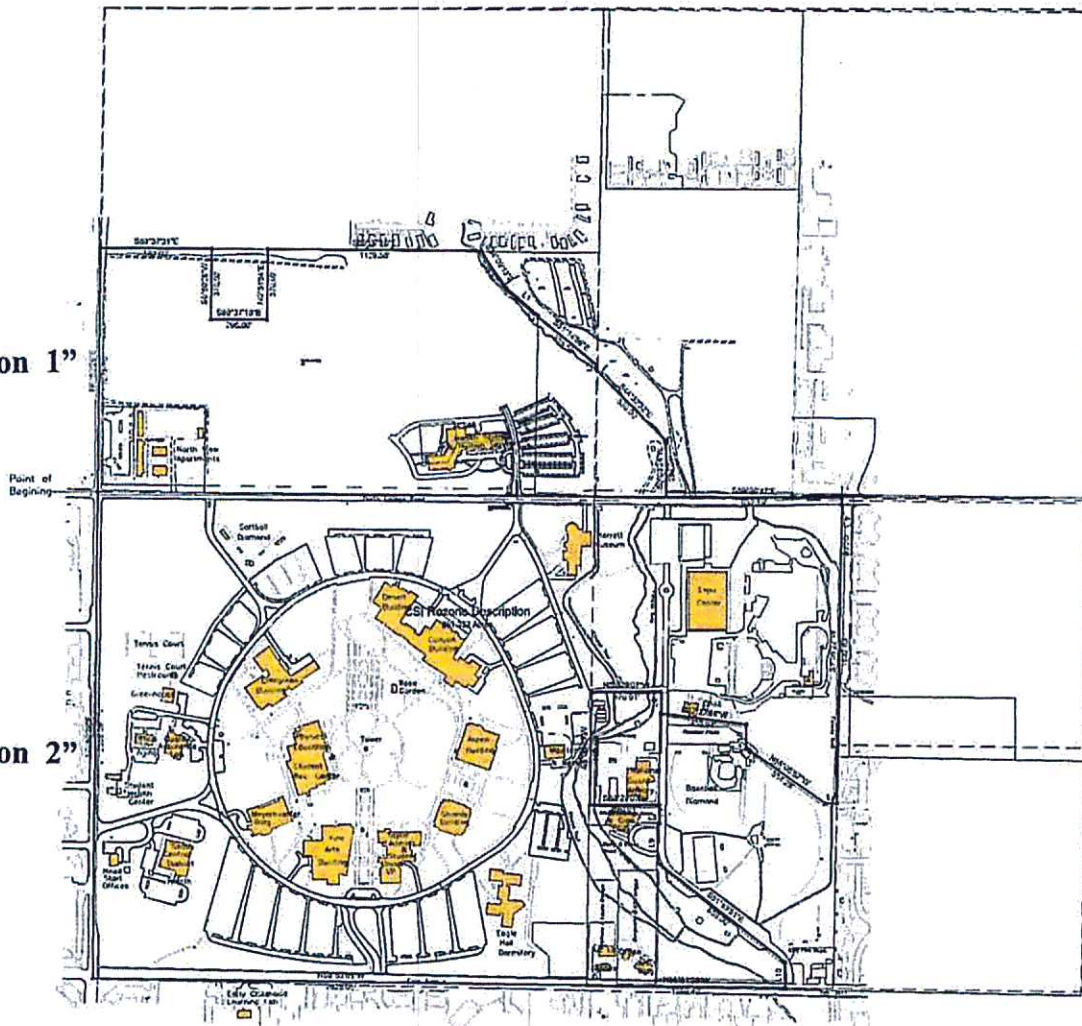


EXHIBIT "B - Section 1"

EXHIBIT "B - Section 2"



LINE	BEARING	DIST
11	S52°18'13"E	219.81'
12	S11°17'47"W	6.60'
13	S1°02'05"W	24.00'
14	N85°07'10"W	23.41'
15	N85°27'47"W	122.24'
16	N15°00'53"E	110.63'
17	S1°32'35"W	103.75'
18	N85°27'47"W	4.52'
19	S1°02'05"W	204.86'
110	S1°06'53"W	138.37'

WHE Engineers, Inc.
 621 N. COLLEGE RD., SUITE 100
 THUNDERBOLT, ALABAMA 36757
 TEL: 205/754-2237 FAX: 205/754-2237
 WWW.WHEENGINEERS.COM

CSI

DO NOT SCALE DRAWINGS
 DIMENSIONS SHALL BE AS
 SHOWN AND NOT TO BE
 USED AS A BASIS FOR
 ANY OTHER WORK, UNLESS
 OTHERWISE NOTED

REVISIONS

APPROVED

DESIGN

DATE: 6-17-11

SCALE: AS SHOWN

DWG. NO. 102-11bndry

Handwritten signature/initials

PUD 262

EXHIBIT "C"

USE REGULATIONS:

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

1. Agriculture:

- a. Agricultural use.
- b. Animals for agricultural education, veterinary technology and rodeo use.
 - 1. Rodeo program – 50 large animals continuously, 200 large animals during events.
 - 2. Veterinary technology – 25 small animals and 18 large animals
- c. Garden plots leased to others.

2. Communications And Utilities:

- a. Geothermal resources for educational support equipment but would also generate power.
- b. Photo voltaic (solar panels) systems on buildings or freestanding to be used as educational support equipment but would also generate power.
- c. Underground and aboveground transmission lines.
- d. Utility-owned buildings and structures less than twenty five (25) square feet in area and less than three feet (3') aboveground.

3. Cultural Facilities:

- a. Botanical gardens and arboretums.
- b. Historic sites and monuments.
- c. Libraries, museums and art galleries.
- d. Planetariums and aquariums.

4. Governmental Facilities:

- a. Fire stations and police stations.
- b. Water treatment plants.

5. Medical Facilities (as part of educational purposes):

WU-212

- a. Doctors' offices.
- b. Drug and alcohol treatment centers.
- c. Hospitals and clinics.
- d. Rehabilitation services.

6. Miscellaneous:

- a. Any facility with drive-through service.

7. Parks:

- a. Open space.
- b. Private parks and playgrounds without crowd attracting facilities.
- c. Public parks and playgrounds without crowd attracting facilities.
- d. Park concessions.

8. Public Assembly:

- a. Auditoriums.
- b. Exposition Center – Commercial events.
- c. Religious facilities.
- d. Schools - private, vocational and/or academic.
- e. Schools - public.

9. Residential:

- a. Accessory buildings, personal swimming pools and other accessory uses.
- b. Household units in upper floors of commercial or professional buildings.
- c. Nursing homes and rest homes. (as part of educational purposes)

10. Retail:

- a. Eating places – commercial and college operations.
- b. Farmers' Markets
- c. Private and commercial lease of facilities.

11. Services (as part of educational purposes):

- a. Daycare services.
- b. Finance and investment offices.
- c. In-home daycare services.
- d. Insurance and related business.
- e. Private and commercial lease of facilities.
- f. Professional services.
- g. Quality Assurance Lab
- h. Real estate and related business.

11. Sports Facilities:

- a. Athletic areas, indoor and outdoor.
- b. Golf driving ranges.
- c. Miniature golf courses.
- d. Outdoor, public and commercial ice and roller-skating facilities.
- e. Outdoor, public and commercial swimming pools.
- f. Outdoor, public and commercial tennis courts. (Ord. 2620, 8-2-1999)
- g. Student fundraising activities.

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

1. Communications And Utilities:

- a. Utility-owned buildings and structures more than twenty five (25) square feet in area or more than three feet (3') aboveground.
- b. Windmills not exceeding a maximum blade height of 120 feet (120') to be used as educational support equipment but would also generate power. Setback to be 3-1 ratio.

2. Cultural Facilities:

- a. Zoos.

3. Parks:

- a. Public parks and playgrounds with crowd attracting facilities.

4. Residential:

- a. Bed and breakfast facilities.
- b. Dwellings - multiple household (5 units or more).
- c. Dwellings – tri-plex and four-plex.
- d. Home occupations.
- e. Residence halls, residence hotels, rooming houses.

(C) Prohibited Uses: Uses not specified above are prohibited unless administrative determination in accordance with subsection 10-17-1(F) of this title is made that the use is similar enough to a use listed above that distinction between them is of little consequence. (Ord. 2526, 5-20-1996)

EXHIBIT "B – Section 1"

TWIN FALLS COUNTY

RECORDED FOR:
TWIN FALLS, CITY OF
3:02:32 pm 08-26-2009
2009-019522

NO. PAGES: 15 FEE: \$

KRISTINA GLASCOCK
COUNTY CLERK
DEPUTY: BRUNTER

COLLEGE OF SOUTHERN IDAHO - NORTH CAMPUS
PLANNED UNIT DEVELOPMENT AGREEMENT

PUD 262
PUD-254
COPY

This agreement, made and entered into this 4th day of AUGUST, 2009, by and between the City of Twin Falls, a municipal corporation, State of Idaho, hereinafter called "City" and the College of Southern Idaho, hereinafter called "College" whose address is 315 Falls Avenue, Twin Falls, Idaho 83303-1238.

RECITALS

Whereas, the College of Southern Idaho holds title to properties particularly described in Exhibit "A" attached hereto, which land is located adjacent to the College from the 100 to the 400 blocks on the north side of North College Road and consisted of approximately 71.09 acres, and

WHEREAS, the College intends to use the property for College related activities, specifically a health sciences and humans services building, future educational facilities and agriculture and has submitted to the City a Master Development Plan thereof, Exhibit "B", and

Whereas, the property at 100 - 400 blocks on the north side of North College Road is currently zoned R4 within the city's area of impact, and

Whereas, College has made a request to the City to annex and rezone properties, as described in Exhibit "A", to "CSI PUD" zone and has submitted to the City a Master Development Plan, Exhibit "B", thereof which has been reviewed by the Planning and Zoning Commission on April 22, 2008, and was approved, as presented, for development as a Planned Unit Development by the City Council on May 19, 2008 and which Ordinance #2941 was later approved by the City Council and published on July 03, 2008, and

Whereas, the City, by and through its City Council, has agreed to the Development of said property within the City of Twin Falls, Idaho, subject to certain terms, conditions and understanding, which terms, conditions and understandings are the subject of this agreement.

COVENANTS

On May 19, 2008 the City Council annexed and approved development of properties described in Exhibit "A" subject to the following conditions:

PUD 262
PUD-234

1. Subject to amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with all applicable City code requirements and standards.
2. Subject to arterial and collector streets adjacent and within the property being rebuilt or built to current City standards upon development of the property.
3. Subject to the approved PUD Agreement to include:
 - a. Development Criteria including a "Height" section that indicates that the height of development within the project may be a maximum thirty-seven feet (37') tall.
 - b. Development criteria regarding utility/infrastructure
4. Subject to the attached exhibit titled "CSI Phase I" being adopted as the approved Master Development Plan. Any future phase of development will require an amendment to the PUD and the Master Development Plan.

Now, Therefore, in consideration of the mutual promises and covenants contained herein, College and the City agree as follows:

1. NATURE OF THE AGREEMENT. This agreement shall become part of the "CSI PUD" zone with respect to the Property upon its full execution and recording. This agreement is specific to the College owning the property. In the event of a change of ownership, a new PUD application will have to be filed. This agreement is subject to the attached exhibit titled "CSI Phase I" being adopted as the approved Master Development Plan, Exhibit "B". Any future development will require an amendment to the PUD.

2. NATURE OF PROPERTY USE. It is agreed by the parties hereto that certain language and requirements pertaining to the "CSI PUD" zone shall be interpreted as follows:

A. Uses. The College will use the property in a manner consistent with our community college mission with the development of the north campus being similar to the existing campus.

Phase 1 The first building to start the second circle of buildings will be a health science and human services building. The two story building may be a maximum thirty-seven feet (37')

rw. 262
PUD-244

tall and shall be approximately 72,000 square feet and will house our health related programs along with numerous general use classrooms.

As a part of Phase 1, the first 1,000 feet of the irrigation lateral (running east to west) bordering the property on the south side will be piped in accordance with Twin Falls Canal Company criteria. The entry to the property will be from North College Road with a turnout lane for vehicles coming from the east and two exit lanes onto North College for departing traffic. The parking lot for the building will consist of spaces for approximately 300 vehicles. All drainage for the building and parking lots will be retained on-site. A 12 inch water line coming off of the North College water line will run by the building and dead end at the end of the portion of the loop road constructed in Phase 1. The water line coming off of this main line will feed the building and loop back to the North College Road water line. These changes as outlined above are shown as, Proposed Water Plan, included with Exhibit "B"-Master Development Plan. This agreement is subject to the attached exhibit titled "CSI Phase I" being adopted as the approved Master Development Plan, Exhibit "B".

Phase 2 Phase 2 and/or any future development will require an amendment to the PUD. Future buildings will be constructed as the need is established and the funding obtained. In the interim, the property not utilized for buildings will be farmed. Phase 2 will include a future by-pass road running north on the west side of the Perrine Coulee to the north side of the property and run west to connect at the Cheney and Washington intersection to be developed prior to Phase 2 development.

B. Non-Compliance. In the event that uses of the Property are not within the restriction of this "CSI PUD" Agreement, the City shall give written notice to the College. College shall cure said non-compliance within thirty days of its receipt of notice (or in the case of non-compliance that will take in excess of thirty days to cure, College shall commence to cure within thirty days of receipt of notice and diligently pursue the same to completion). In the event the College fails to cure said non-compliance in the manner set forth hereinabove, the City shall have the right to withhold the issuance of any future building permits and certificates of occupancy within that phase of such "PUD" until such time as all requirements specified have been complied with; provided, however, the College shall have the right to appear before the City Council at any regular meeting after any building permits and

PUD 254

certificates of occupancy have been withheld for reasons set forth in this paragraph and shall have the right to be heard as to why such building permits and certificates of occupancy should be issued. The City Council shall then in good faith and in an objective manner decide whether said building permits and certificates of occupancy should be issued, and its decision shall be final, except that the rights of parties are preserved at law and equity.

3. GENERAL PROVISIONS

A. Cooperation. The parties hereto agree to cooperate each with the other.

B. Entire Agreement. This agreement constitutes the entire agreement between the parties concerning the property described herein, and no amendment or modification to this agreement shall be valid or effective unless reduced to writing and signed by the parties.

C. Applicable Law. This agreement shall be constructed in accordance with the laws of the State of Idaho.

D. Notices. If notices from one party to the other are desired or required hereunder, such notices shall be delivered or mailed to the party to receive such at its addressed last known to the sender of such notice. Notices shall be deemed received on the date of hand delivery or upon seventy-two (72) hours following deposit in the United States mail, if properly addressed, stamped and sent with "return receipt requested". On the date of this agreement, the addressed of the parties are as follows:

College: College of Southern Idaho
315 Falls Avenue
P.O. Box 1238
Twin Falls, Idaho 83303-1238

City: City of Twin Falls
P.O. Box 1907
321 Second Avenue East
Wind Falls, Idaho 83301

In the event the College seeks to amend the master plan and/or this agreement, it will provide notice to the adjoining neighbors at the time application is made for such a change in accordance with City requirements/ordinances.

E. Successors and Assigns. This agreement shall be binding upon successors, assigns and legal representatives of the parties hereto.

PUD-262
PUD-154

F. Severability. In the event any portion of this agreement is declared by a Court of competent jurisdiction to be invalid, illegal or unenforceable, such portion shall be deemed severed from this agreement, and the remaining portions shall not be affected thereby.

G. Signatories. Each of the persons executing this agreement hereby represent and warrant that he or she is duly authorized and empowered to so act on behalf of the entity for which he or she is signing and that this agreement is binding on, and enforceable against, such entity.

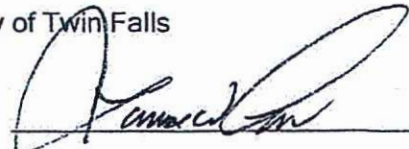
H. Effective Date. This "PUD" agreement shall become valid and binding only upon its approval by the City, through its City Council, and upon its execution by the Mayor and College.

I. Attorneys Fees. In the event that either party should be required to retain an attorney because of the default or breach of the other or to pursue any other remedy provided by law, that party which prevails in any litigation shall be entitled to reasonable attorney's fee.

J. Attachments. All attachments and recitals are incorporated herein and made a part hereof as if set forth in full.

In Witness Whereof, the City has affixed its seal and caused these presents to be executed by its Mayor on the date above written.

City of Twin Falls

By: 

College of Southern Idaho

By: 

John M. Mason,
Vice President of Administration

Public 244

Acknowledgments

State of Idaho

County of

On this 25th day of August, 2009, before me the undersigned, a

Notary Public in and for said State and County, personally appeared _____

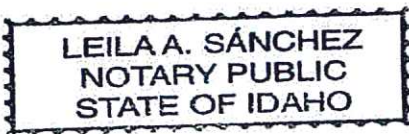
Lance W. Clow Known to me to be the Mayor of Twin Falls, the municipal corporation that executed the within and foregoing instrument, and acknowledged to me that such municipal corporation executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Leila A. Sanchez
Notary Public for Idaho

Residence of Twin Falls

My Commission Expires 5/18/2012



State of Idaho

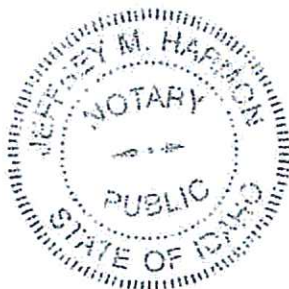
County of

On this 4th day of August, 2009, before me the undersigned, a

Notary Public in and for said State and County, personally appeared _____

John M. Mason to me personally known, who, being by me duly sworn, did for himself say that he is an authorized representative of the College of Southern Idaho and that the within instrument was executed by him of behalf of the College of Southern Idaho.

In Witness Whereof, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.



Jeffrey M. Harmon
Notary Public for Idaho

Residence of Twin Falls Idaho

My Commission Expires 11-08-2011

Exhibit "A" PUD 262
PUD-
254

ORDINANCE NO. 2941

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

WHEREAS, the College of Southern Idaho has made application for annexation of property located on the north side of the 100-400 blocks of North College Road; and,

WHEREAS, the City Planning and Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 22nd day of April, 2008, to consider the Zoning Designation and necessary Area of Impact and Zoning Districts Map amendment upon annexation of the real property below described; and,

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

WHEREAS, the City Council for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 16th day of June, 2008, to consider the Zoning Designation and necessary Area of Impact and Zoning Districts Map amendment upon annexation of the real property below described.

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

SECTION 1. The following described real property be and the same is hereby annexed into and declared to be a part of the City of Twin Falls, Idaho:

SEE ATTACHMENT "A"

AND all public streets, highways, alleys and public rights-of-way adjacent and within this description.

SECTION 2. The real property described in Section 1 hereof be and the same is hereby zoned CSI PUD.

SECTION 3. Public services may not be available at the time of development of this property, depending upon the speed of

PUB 262
PWP-234

development of this and other developments, and the ability of the City to obtain additional water and/or sewer capacity. The annexation of this property shall not constitute a commitment by the City to provide water and/or wastewater services.

SECTION 4. The Area of Impact and Zoning Districts Map for the City of Twin Falls, Idaho, be and the same is hereby amended to reflect the newly incorporated real property as hereby zoned.

SECTION 5. The City Clerk immediately upon the passage and publication of this Ordinance as required by law certify a copy of the same and deliver said certified copy to the County Recorder's office for indexing and recording.

PASSED BY THE CITY COUNCIL June 16, 2008

SIGNED BY THE MAYOR June 23 , 2008



Mayor

ATTEST:



Deputy City Clerk

PUBLISH: Thursday, July 3 , 2008

Handwritten: +WD-262
P40-244

ATTACHMENT "A"

A tract of land located in the South Half of the Northwest Quarter of Section 4, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho, more particularly described as follows:

BEGINNING at the southwest corner of said S1/2 NW1/4;

THENCE North 0°42'17" East a distance of 1,275.74 feet along the westerly boundary of said S1/2 NW1/4 to the northwest corner of said S1/2 NW1/4;
THENCE South 89°45'01" East a distance of 1,997.79 feet along the northerly boundary of said S1/2 NW1/4;
THENCE South 35°10'00" East a distance of 254.74 feet;
THENCE South 51°20'00" East a distance of 219.01 feet;
THENCE South 0°57'30" West a distance of 943.07 feet to a point on the southerly boundary of said S1/2 NW1/4;
THENCE North 89°28'42" West a distance of 2,315.50 feet along the southerly boundary of said S1/2 NW1/4 to the southwest corner of said S1/2 NW1/4 and being the TRUE POINT OF BEGINNING.

The above described tract contains 66.74 acres more or less and is subject to the rights of public roads which affects the westerly 25.00 and a strip varying from 25 to 58 feet in width along the southerly boundary of said tract.

AND

A tract of land located in the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 4, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho, more particularly described as follows:

BEGINNING at the southwest corner of the NW1/4 of said Section 4;

THENCE, South 89°28'42" East a distance of 2315.50 feet along the southerly boundary of said NW1/4 to the center of a power line and the TRUE POINT OF BEGINNING;
THENCE North 0°57'30" East a distance of 943.07 feet along the center of said power line to a point in the center of a coulee;
THENCE South 51°20'00" East a distance of 399.99 feet along the center of said coulee to a point on the easterly boundary of said SE1/4 NW1/4;
THENCE South 0°52'55" West a distance of 24.00 feet along the easterly boundary of said SE1/4 NW1/4, and the westerly boundary of said SW1/4 NE1/4;
THENCE South 44°45'00" East a distance of 530.00 feet;
THENCE South 0°00'00" West a distance of 299.01 feet to a point on the southerly boundary of said SW1/4 NE1/4;

THENCE North 89°28'42" West a distance of 700.86 feet along the southerly boundary of said SW1/4 NE1/4 and the southerly boundary of said SE1/4 NW1/4 to the TRUE POINT OF BEGINNING.

The above described tract contains 10.20 acres more or less and is subject to a permanent easement for roadway purposes over a strip of land located in the SE1/4 NW1/4 and the SW1/4 NE1/4 of Section 4, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho, more particularly described as follows:

BEGINNING at the southwest corner of the NW1/4 of said Section 4;

THENCE, South 89°28'42" East a distance of 2315.50 feet along the southerly boundary of said NW1/4 to the TRUE POINT OF BEGINNING;

THENCE North 0°57'30" East a distance of 20.57 feet to the northerly line of said permanent easement;

THENCE South 89°04'24" East a distance of 69.34 feet;

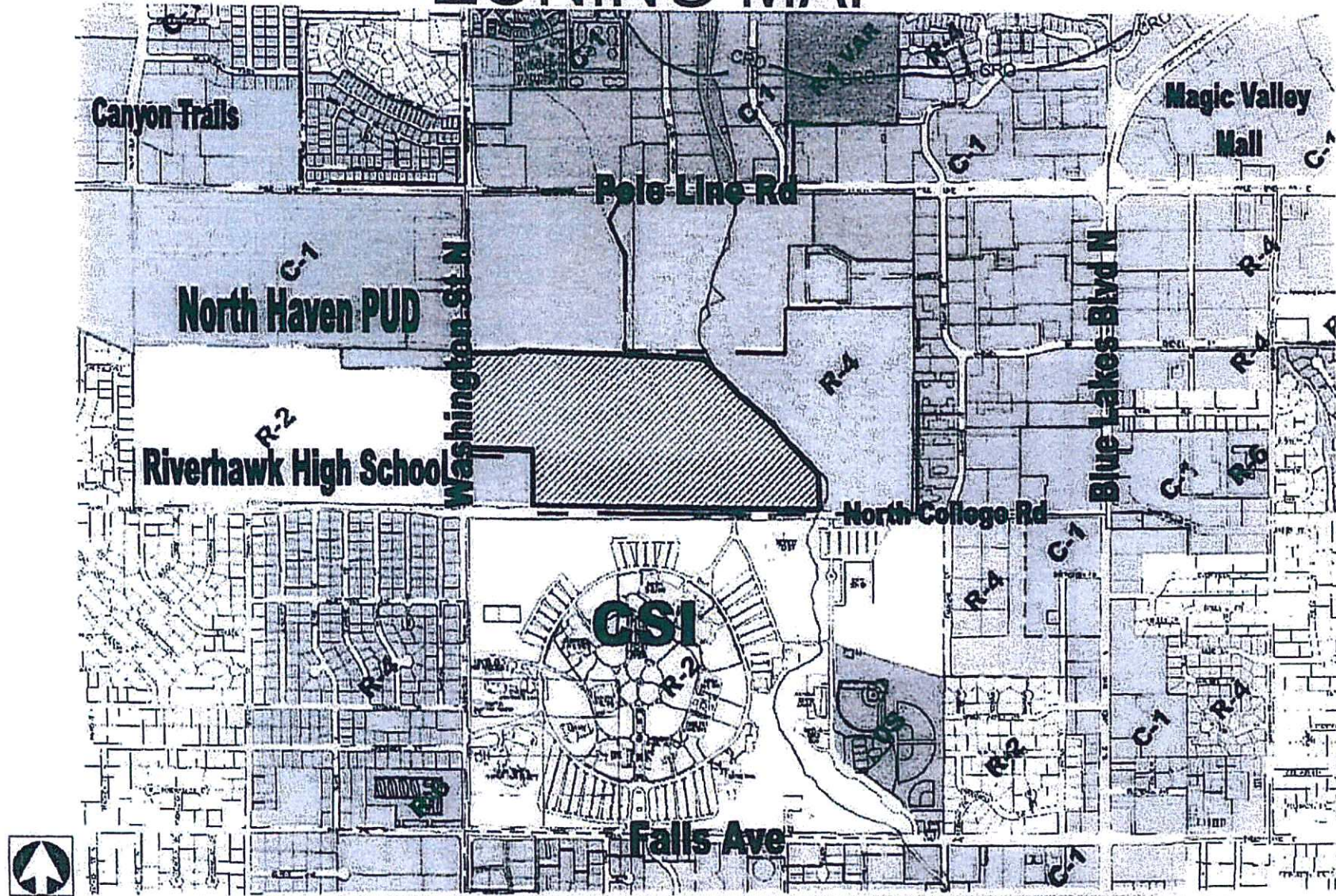
THENCE North 86°17'08" East a distance of 270.74 feet;

THENCE South 89°28'42" East a distance of 361.01 feet to a point on the easterly boundary of the above described tract;

THENCE South 0°00'00" East a distance of 40.08 feet to the southerly boundary of the SW1/4 NE1/4 of said Section 4;

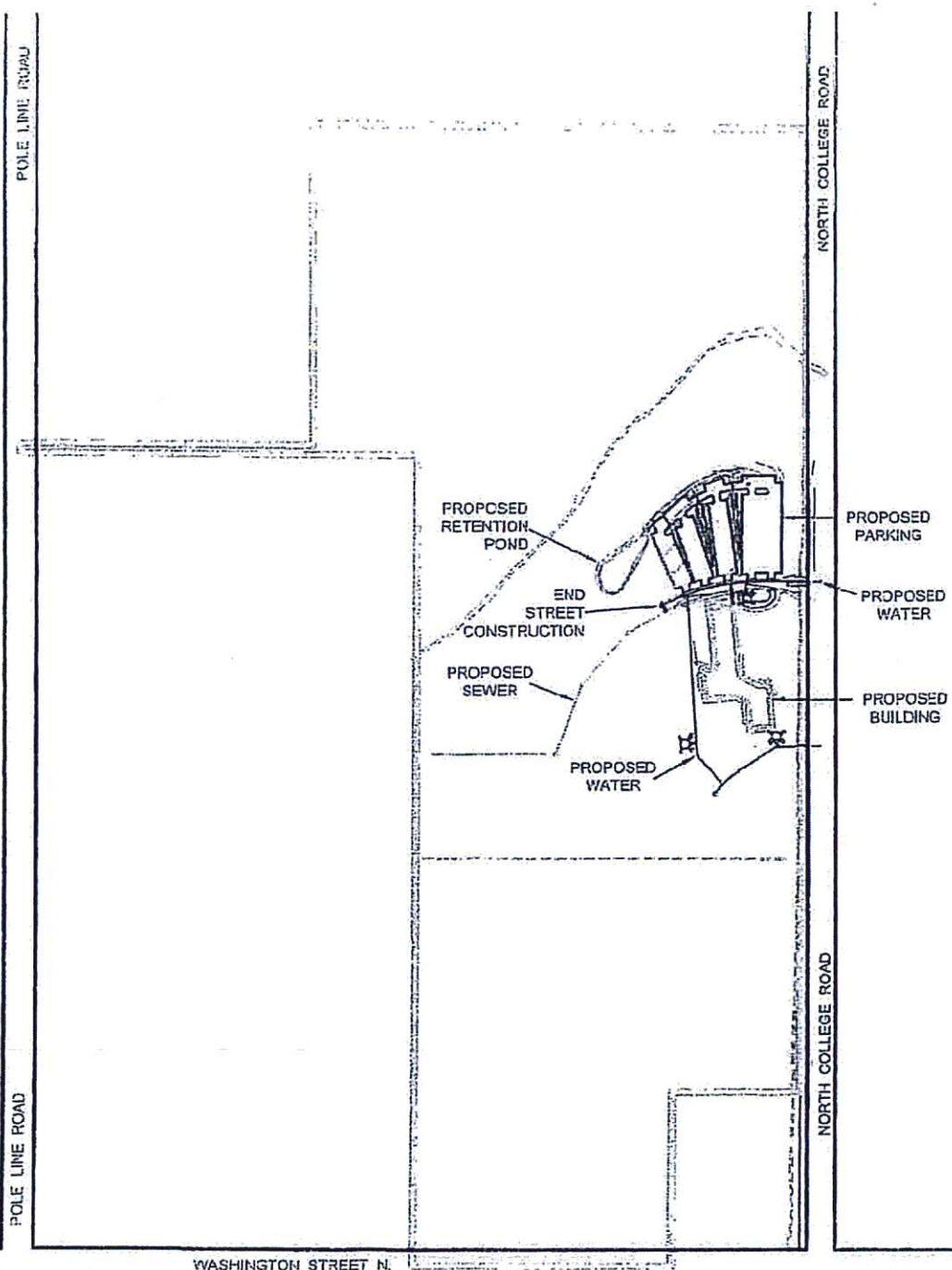
THENCE North 89°28'42" West a distance of 700.86 feet along the southerly boundary of said SW1/4 NE ¼ and the southerly boundary of said SE1/4 NW1/4 to the TRUE POINT OF BEGINNING, containing 0.55 acres more or less.

ZONING MAP



PUD-262-1940294

10000
10000-24



CSI PHASE 1
SCALE: 1"=500'

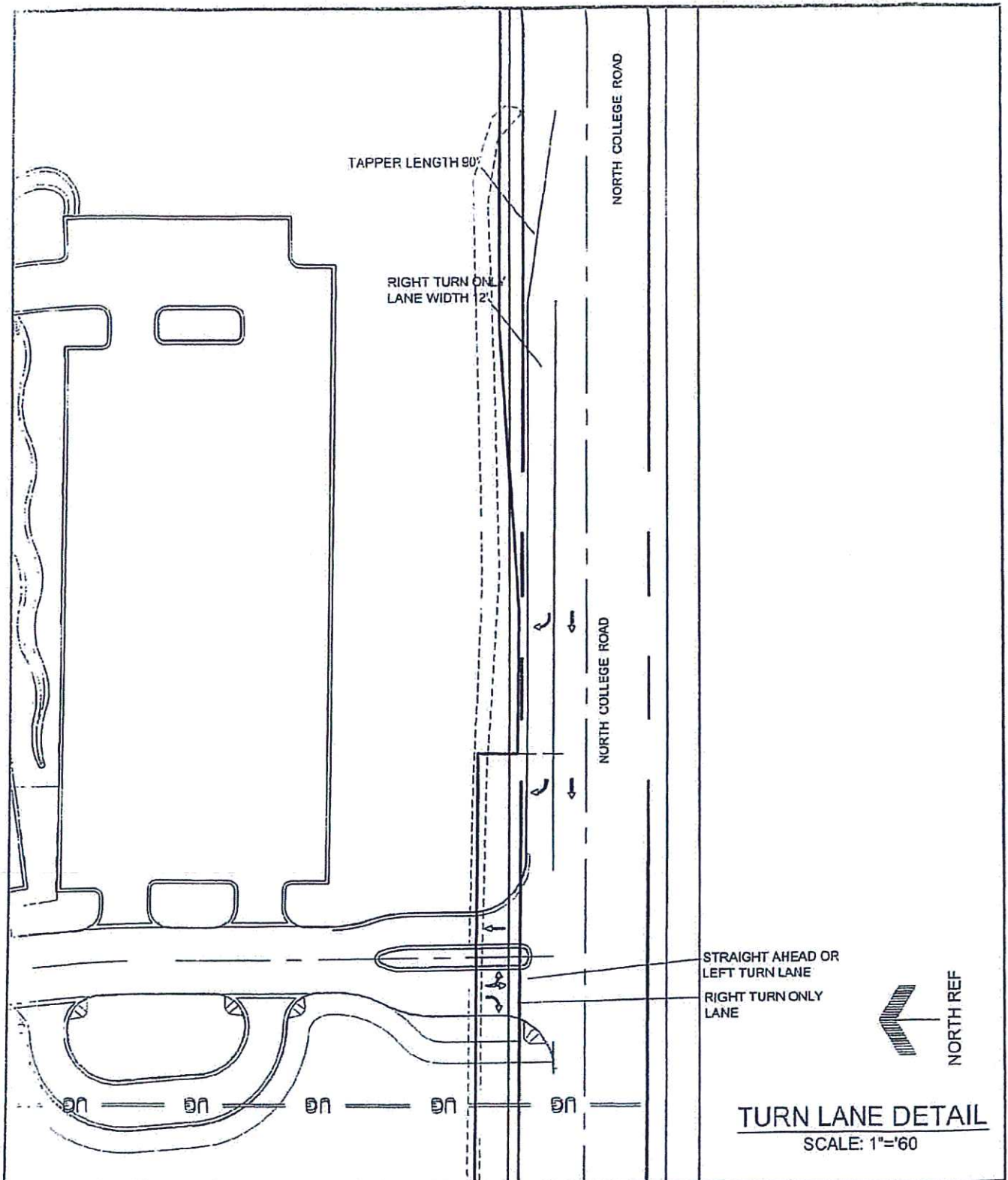
Drawn By ML
Checked By M. SMITH
Date 1-28-08
CTA # CSHSHS
Cad File: CSHS-EX1


BILLINGS, MT
(406)248-7455
Fax (406)248-3779

COLLEGE OF SOUTHERN IDAHO
HEALTH SCIENCES AND HUMAN SERVICES
DPW PROJECT NO. 081002

ADDENDUM
SHEET# 1
REF SHEET#

PD-262 GUD-254



Drawn By MLJ
Checked By M. SMITH
Date 3-05-08
CTA # CSHS
Cad File: C5HS-EX2



BILLINGS, MT
(406)248-7455
Fax (406)248-3779

COLLEGE OF SOUTHERN IDAHO
HEALTH SCIENCES AND HUMAN SERVICES
DPW PROJECT NO. 08102

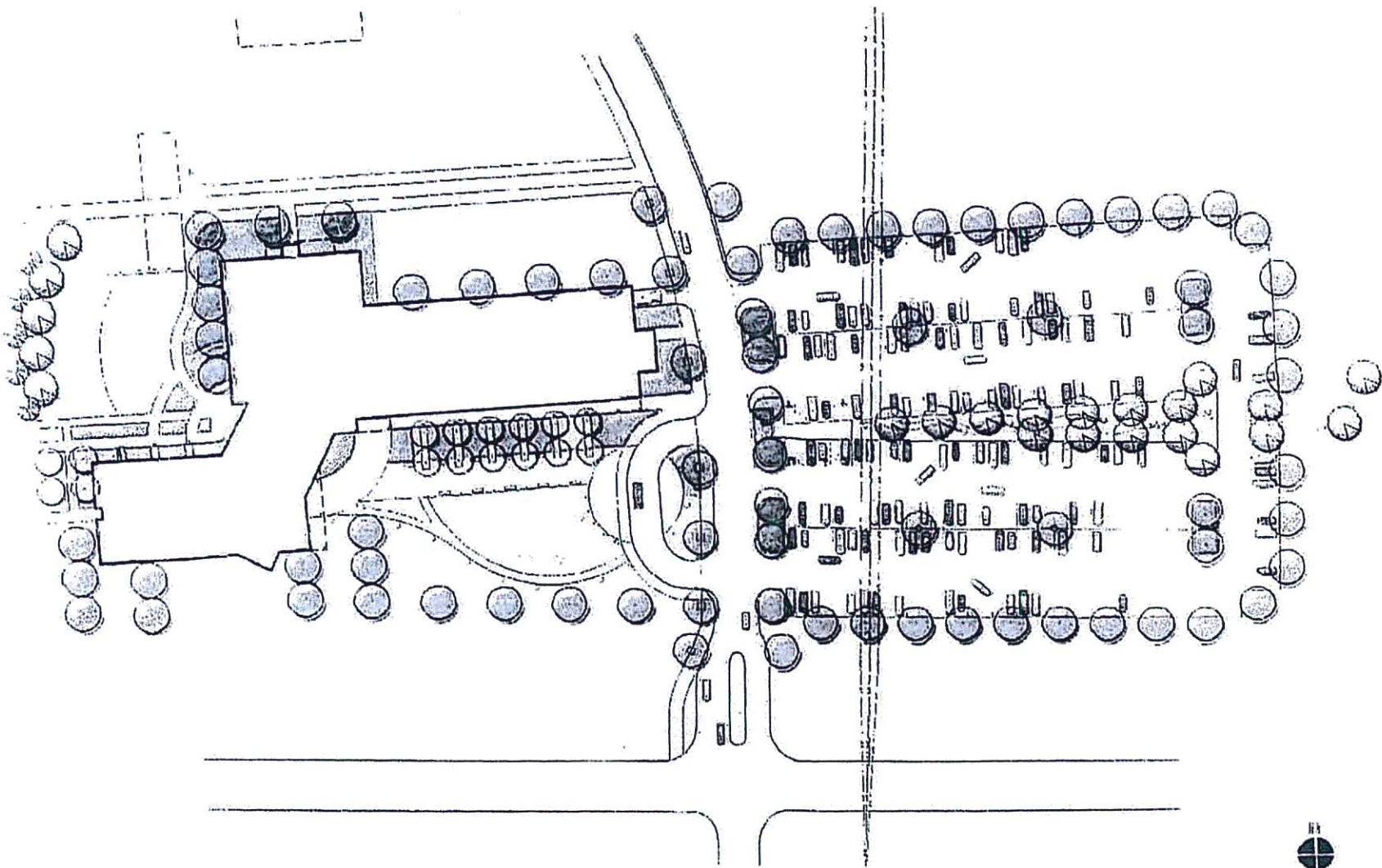
ADDENDUM

SHEET#

1

REF SHEET#

PUD 2007 (PUD-254)



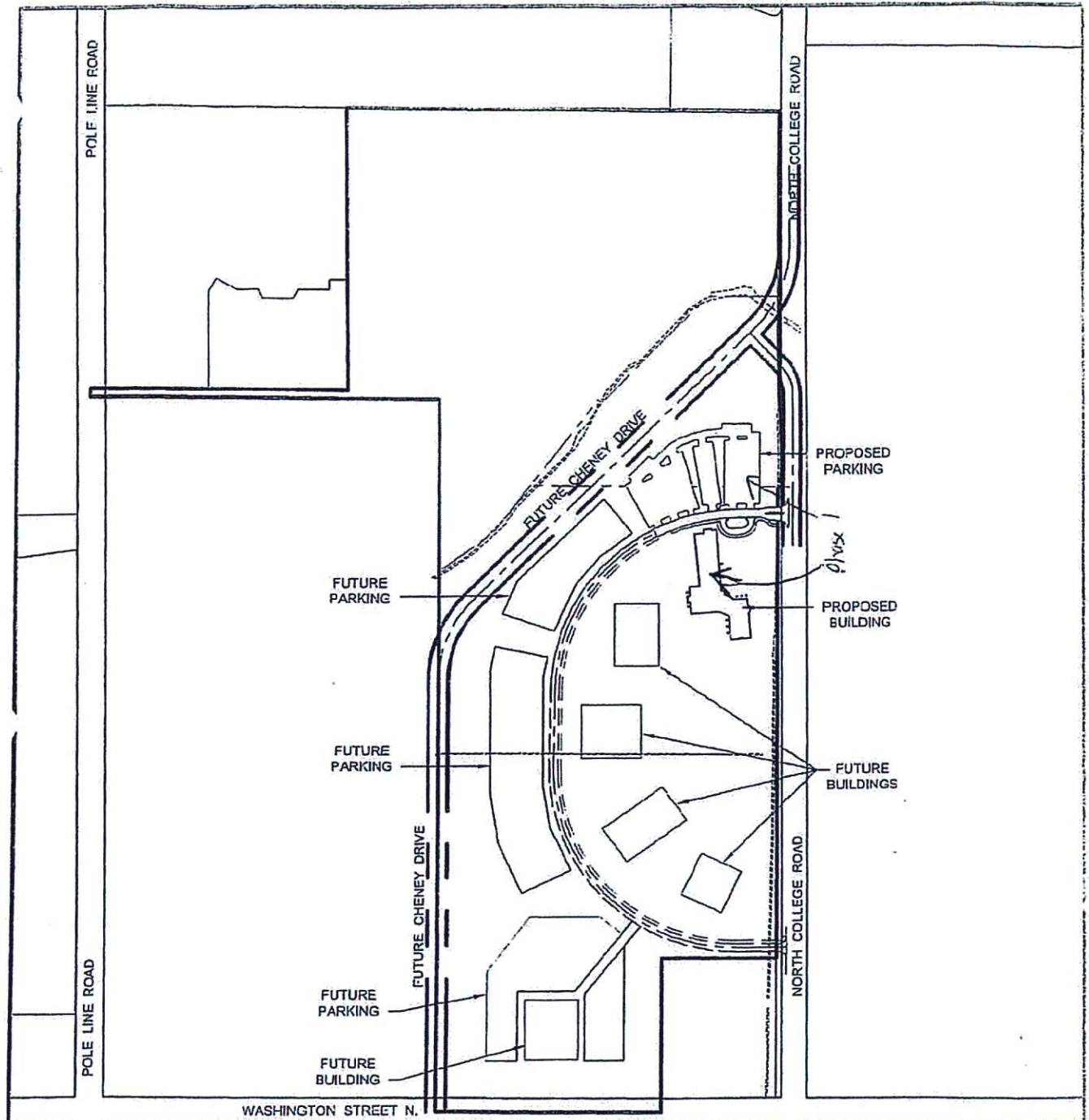
College of Southern Idaho
Health Sciences and Human Services Building

DPW # 08102
12-17-07

SCHEMATIC MODEL



1-105-0000
PUD-254



PHASE 2
DEVELOPMENT PLAN
SCALE: 1"=500'

Drawn By <u>MLJ</u>	 BOISE, ID (208)336-4900 Fax (208)343-3531	COLLEGE OF SOUTHERN IDAHO HEALTH SCIENCES AND HUMAN SERVICES DPW PROJECT NUMBER 08102	SHEET#
Checked By <u>M SMITH</u>			2
Date <u>2-7-08</u>			REF SHEET#
CTA # <u>CSII13HS</u>			
Cad File: <u>CSHS-EX1</u>			



Date: Tuesday, February 8, 2022
To: Planning and Zoning Commission
From: Ian Zollinger

ACTION ITEM

Request:

Request for a Special Use Permit to allow a detached accessory building of over 1000 square feet on property located at 288 Pheasant Road c/o Zernickow Family Investments on behalf of Theresa LaRue Living Trust. (PZ21-0179) -**Continuation of Public Hearing from January 11, 2022 Planning and Zoning Commission meeting**

Time Estimate:

15 Minutes for Presentation from Staff and Applicant.

Background:

The applicant is requesting a special use permit so they may construct a 2400 sq. ft. accessory building on his property for personal storage.

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 10-4-5: states a special use permit is required for an accessory building that is greater than 1000 sq. ft. in size.

History:

The property is zoned R-4 and is located within the Twin Falls Twin Falls Z Country Estates Subdivision. The home is currently being constructed.

Analysis:

The proposed structure would have a setback greater than what the property development standards for the R4 zoning district permits for primary and accessory structures. The setbacks for primary structures are twenty (20) feet from the front and five (5) feet to the side. The setbacks for accessory structures are three (3)

feet to the side and rear. Staff have reviewed the request and do not anticipate substantial negative impacts should the request be approved.

Conclusion:

Upon conclusion should the Commission approve this request as presented, then staff recommends the following conditions.

1. Subject to compliance with all local, state and federal code requirements and other standards as applicable.

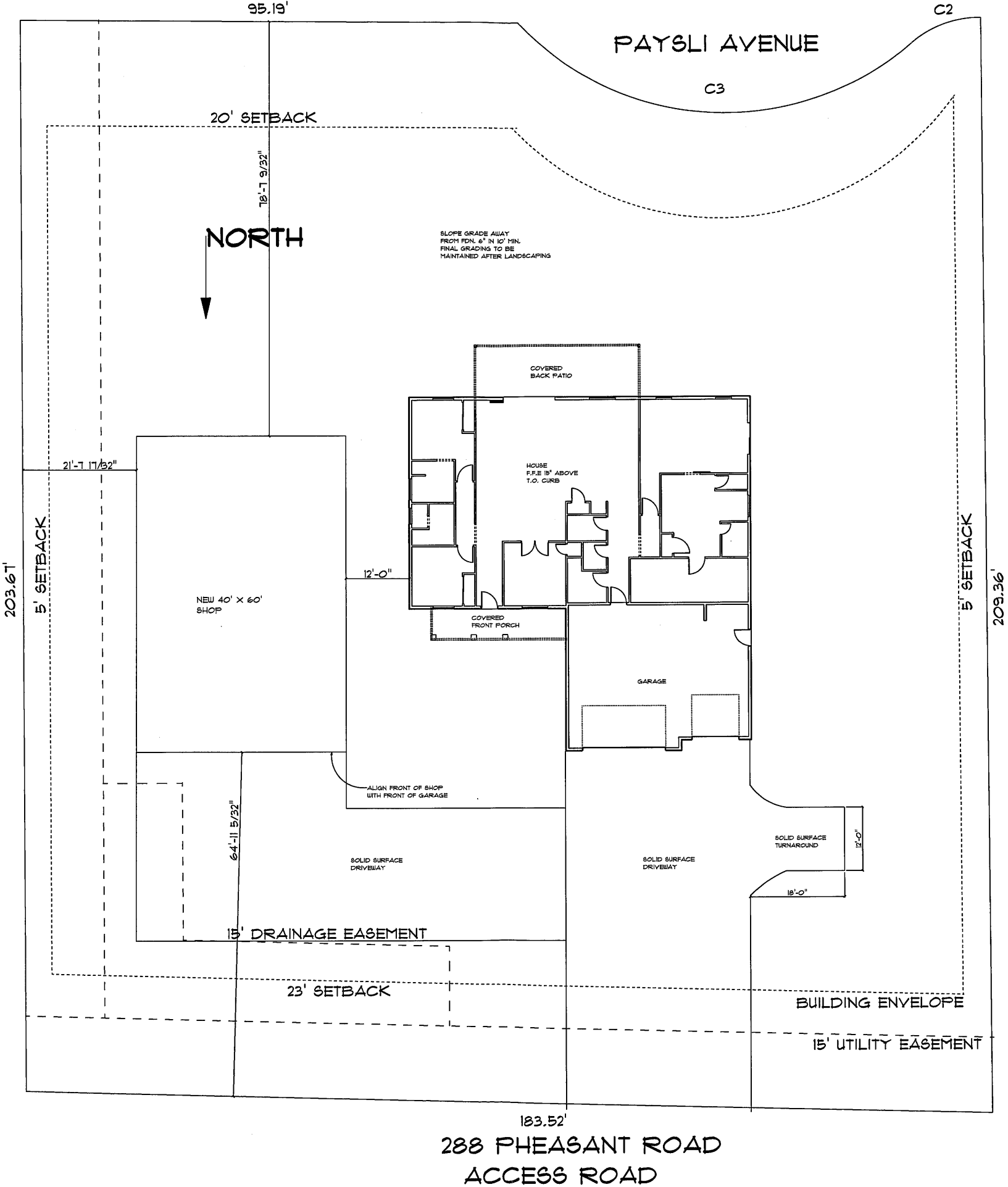
Attachments:

1. Applicant - Site Plan
2. Applicant - Elevations from Building plans
3. City - Exhibit
4. City - Future Land Use Map
5. City - Zoning Vicinity Map
6. Revised Elevations 1-31-22
7. Amendments to CC&Rs

GENERAL SITE PLAN NOTES:

ALL SETBACKS TO COMPLY WITH ALL CODES AND ZONING REQUIREMENTS AND TO BE VERIFIED BY BUILDING INSPECTOR PRIOR TO CONSTRUCTION WATER AND SEWER BY LOCAL WATER COMPANY ALL UTILITIES ARE TO BE UNDERGROUND ALL WORK TO MEET OR EXCEED 2012 IRC AND ALL STATE AND LOCAL CODES AND ORDINANCES CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION

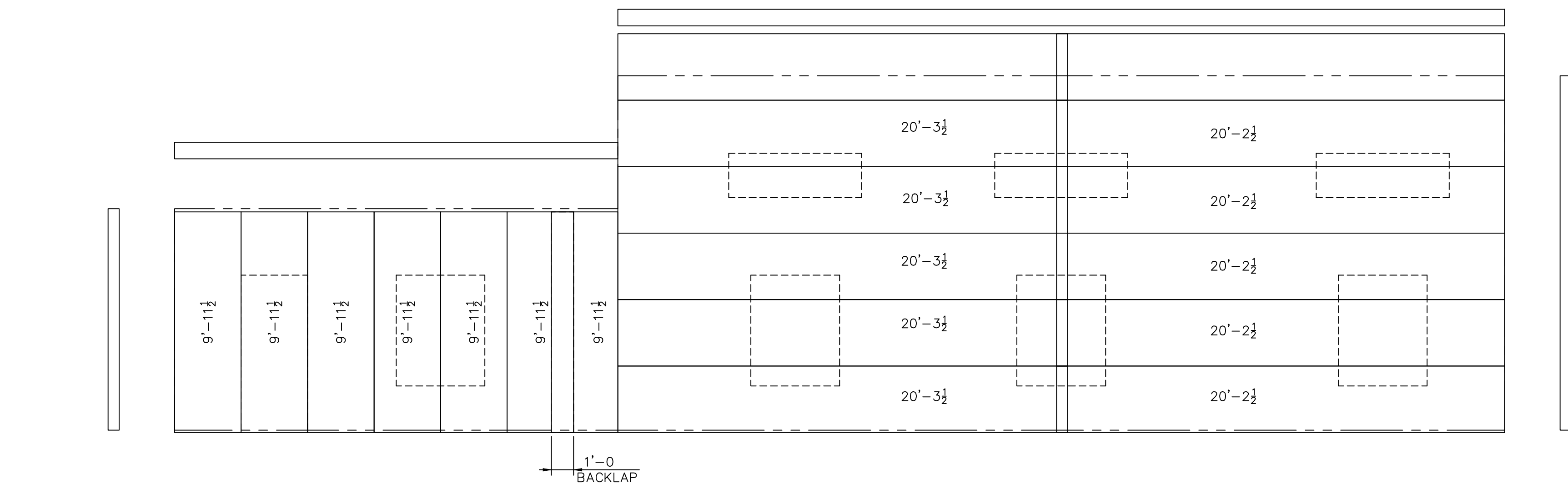
HOUSE TO FOLLOW THE PRESCRIPTIVE METHOD:
•R-48 CEILINGS
•R-21 WALLS
•R-15 FOUNDATION WALLS
•R-30 FLOORS
•LOW E WINDOWS (.35 U FACTOR)



DISCLAIMER NOTE:
WHILE EVERY ATTEMPT HAS BEEN MADE IN PREPARATION OF THE PLANS TO AVOID MISTAKES, CHAD WITKOWSKI DESIGN CANNOT GUARANTEE AGAINST HUMAN ERROR OR OTHER VARIANCES FROM STANDARD CONSTRUCTION PRACTICES AND TECHNIQUES, CONSEQUENTLY THE HOMEOWNERS AND THE CONTRACTOR ON THE JOB SITE MUST CHECK ALL DIMENSIONS, DETAILS AND APPLICABLE BUILDING CODES FOR COMPLIANCE AND ACCEPTABILITY THEREFORE ALL WRITTEN DIMENSIONS RULE OVER SCALE OF THE PLAN, CONTRACTOR IS RESPONSIBLE FOR FINAL VERIFICATION OF STRUCTURAL INTEGRITY AND MATERIAL LIST QUANTITIES, ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, REGULATIONS, ECT., SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE SAME ARE AT VARIANCE

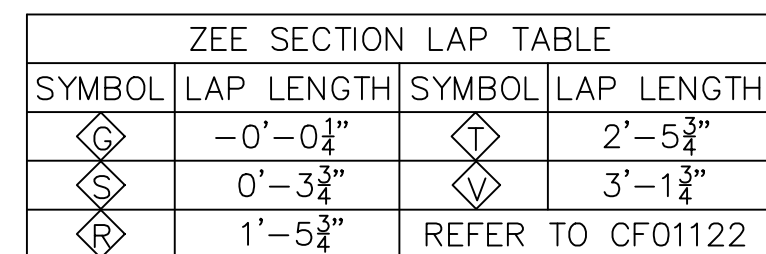
SITE PLAN
SCALE: 1" = 10'-0"

PAGE: 1/6		SITE	
APPROVED:		REVISIONS:	
SCALE: As Noted		DRAWN BY:	
DATE: Wednesday, November 10, 2021		ID	
CHAD WITKOWSKI DESIGN		PHONE: 208-358-1089	
418 PIONEER PATH		TWIN FALLS	
TWIN FALLS		ID	
83301		chadw@cablone.net	
ZFI CONSTRUCTION		288 PHEASANT ROAD	
LOT 8 BLK 2		PHEASANT ROAD	
TWIN FALLS, IDAHO		PHONE:	



Non-Standard PBR Wall Panel Fasteners

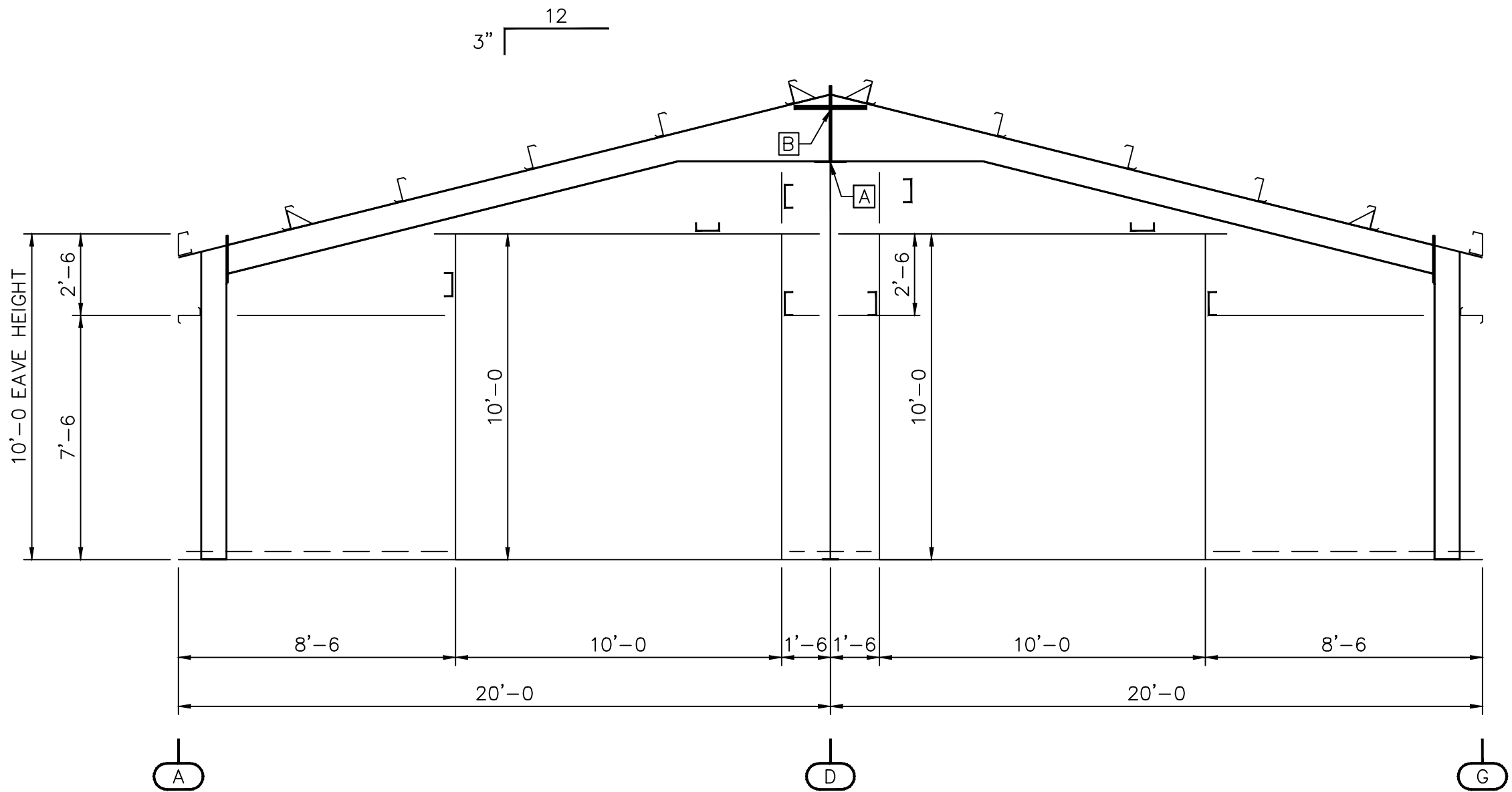
#4 lap fasteners are to be used for panel to panel and panel to trim attachment in lieu of #4A shown on the R Drawings
--

[illegible]

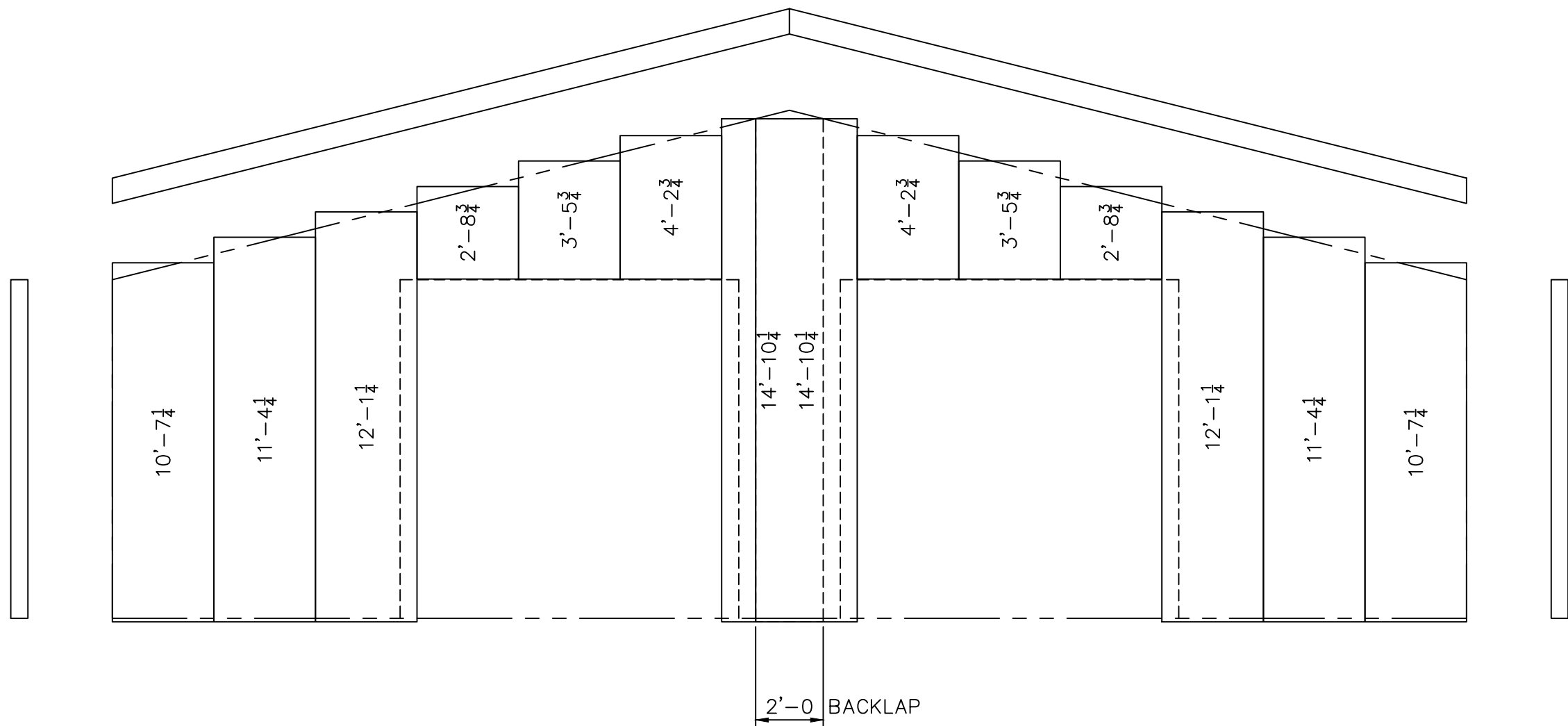
Drawing has been digitally signed.



SPLICE BOLT TABLE				
CONN.	QTY.	SIZE	TYPE	HARDENED WASHERS BEVELED WASHERS
A	(2)	$\frac{1}{2}$ X $1\frac{3}{4}$	A325 B&N	2 0
B	(4)	$\frac{3}{4}$ X $1\frac{3}{4}$	A325 B&N	0 0

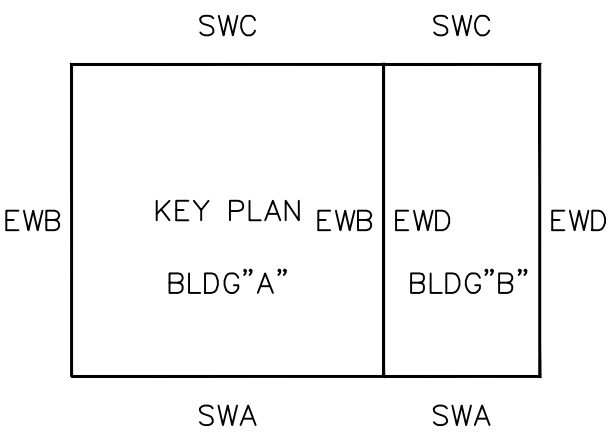


ELEVATION "EWD"
BUILDING "B"



WALL SHEETING ELEVATION "EWD"
BLDG "B"

PBR WALL PANELS
PANEL COVERAGE = 3'-0"
COLOR = POLAR WHITE
PANEL PKG. REQ'D. = PBS-3
Field Cut Panel and Trim as
required per Construction Details



Non-Standard PBR Wall Panel Fasteners

#58 member fasteners are to be used for panel to secondary attachment in lieu of #17A shown on the R Drawings

#4 lap fasteners are to be used for panel to panel and panel to trim attachment in lieu of #4A shown on the R Drawings

Revision	Date	Description	By	Ck'd

GENERAL STEEL CORPORATION C/O Building Services Group 10639 N. BRADFORD RD LITTLETON, CO 80127 PHONE: 303-949-5126 FAX: 303-979-0004	Project Name & Location: DON BOEHM TWIN FALLS, ID	
	Customer: GENERAL STEEL CORPORATION** LITTLETON, CO	☒ For Construction Permit ☐ For Erector Installation
Drawing Status: ☐ Preliminary (Not For Construction) ☐ For Approval (Not For Construction)		

Scale:	NOT TO SCALE
Drawn by:	
Checked by:	
Project Engineer:	AK
Job Number:	18-B-17460
Sheet Number:	E9 of 15
The engineer whose seal appears hereon is an employee for the manufacturer, Cornerstone Building Brands or one of its affiliates, for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.	
RUSSELL MA, P.E. IDAHO P.E. 13451	

Jun 07, 2021

Drawing has been digitally signed.

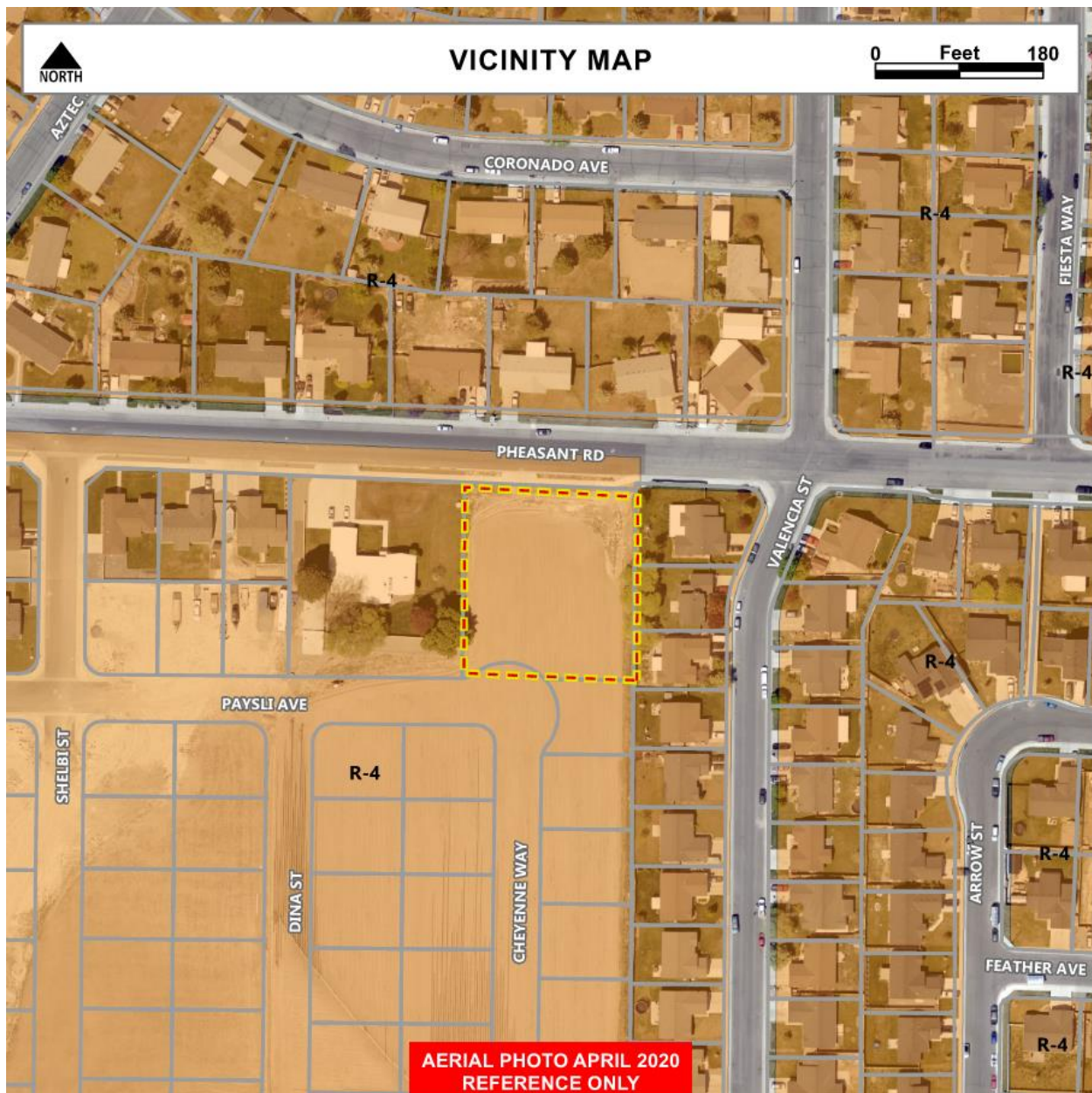




FUTURE LAND USE MAP

0 Feet 190





Current Zoning: R4 Residential

Existing Land Use: Vacant/Undeveloped

Comprehensive Plan: Town Neighborhood

Proposed Zoning: R4 Residential

Surrounding Zoning Designations & Land Use(s)

North: R4, Residential

East: R4, Residential

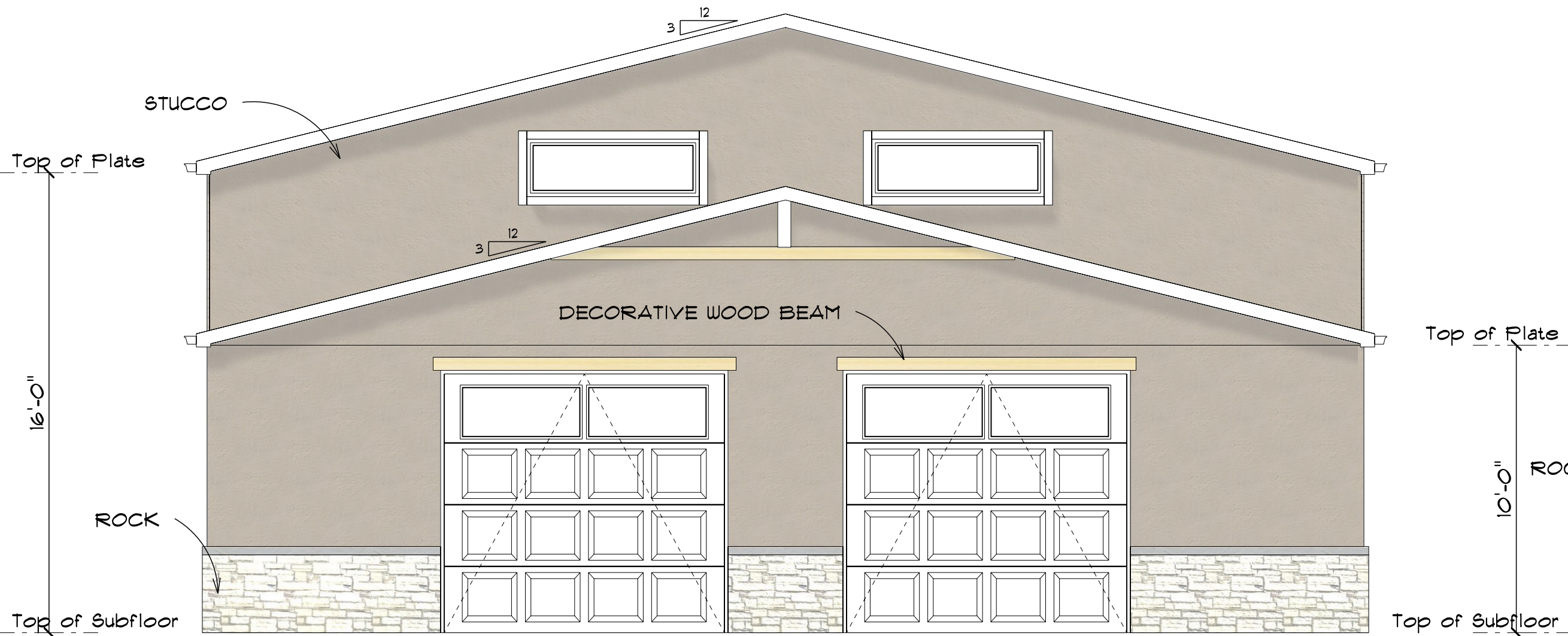
South: R4, Residential

West: R4, Residential

Applicable Regulations

10-1-4, 10-4-5

BUILDING IS A METAL FRAME
WITH FINISHED EXTERIOR MATERIALS



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING HOUSE FRONT
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



Z COUNTRY ESTATES

248 Pheasant Road
Twin Falls, ID 83301
208-219-5303

February 3, 2022

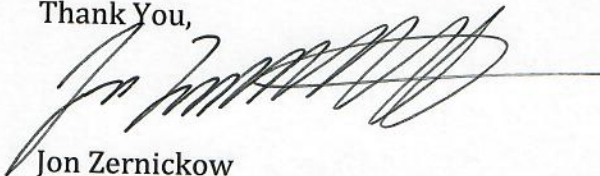
To: The City of Twin Falls City Council
Re: 288 Pheasant Road Twin Falls, ID. 83301

To Whom It May Concern:

I, Jon Zernickow, am the head of the architectural review board for Z Country Estates Subdivision CC&R, & I approve the structure of the shop that will be built at 288 Pheasant Road, Twin Falls, ID.

If you have any further questions please feel free to contact me at (208)219-5303.

Thank You,



Jon Zernickow



Z COUNTRY ESTATES

248 Pheasant Road
Twin Falls, ID 83301
208-219-5303

January 28, 2022

Dear Resident,

Enclosed please find the Second Amendment to the "Z Country Estates Subdivision." The amendment states that Block 2 Lot 7 & Lot 8 have now been removed from the Z Country Estates Subdivision.

If you have any questions please feel free to give me a call at (208)219-5303.

Thank You,

Jon Zernickow

A handwritten signature in black ink, appearing to read 'Jon Zernickow', with a stylized, cursive flourish at the end.

SECOND AMENDMENT
TO Z COUNTRY ESTATES SUBDIVISION
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF Z COUNTRY ESTATES SUBDIVISION is made on this 25 day of January, 2022, by **ZERNICKOW FAMILY INVESTMENTS, INC.** an Idaho corporation (hereinafter referred to as "Declarant").

RECITALS:

This Second Amendment is made in contemplation and furtherance of the following facts and purposes:

- A. Declarant previously recorded a Declaration ("Declaration") of Covenants, Conditions and Restrictions of Z COUNTRY ESTATES SUBDIVISION (the "Subdivision") as Instrument No. 2018-019229 recorded in the records of Twin Falls County, Idaho, on November 30, 2018.
- B. Declarant previously recorded an Amendment to Declaration ("Amendment") of Covenants, Conditions and Restrictions of Z COUNTRY ESTATES SUBDIVISION (the "Subdivision") as Instrument No. 2021-023651 recorded in the records of Twin Falls County, Idaho, on October 6, 2021.
- C. Pursuant to Article IX, Section 9.3 of the Declaration, Declarant reserved unto itself the right to amend the Declaration, in its sole discretion, without approval of the Association or any Lot Owner, with regard to Lots in the Subdivision provided Declarant then owns not less than fifteen percent (15%) of the Lots in the Subdivision. As of the date hereof, Declarant owns the following Lots in the Subdivision which comprise more than fifteen percent (15%) of the total one hundred and twelve (112) Lots in the Subdivision:

RLots 14 thru 28 Block 3
Lots 1 thru 16 Block 4
Lots 1 thru 22 Block 5
Lots 5 thru 28 Block 2

TWIN FALLS COUNTY
2022-001621 **Pages: 2**
Jan 25, 2022 4:12:30 pm **Fee: \$ 13.00**
For: ZERNICKOW FAMILY INVESTMENTS
KRISTINA GLASCOCK, County Clerk
Deputy: SBANJAC

- D. The Declarant, owning more than fifteen percent (15%) of the Lots in the Subdivision, desires to adopt this Second Amendment pursuant to Article IX, Section 9.3.

DECLARATION & AMENDMENT

1. Declarant hereby declares and amends Article 1.6 ("Definitions") of the above-referenced Declaration to read as follows:

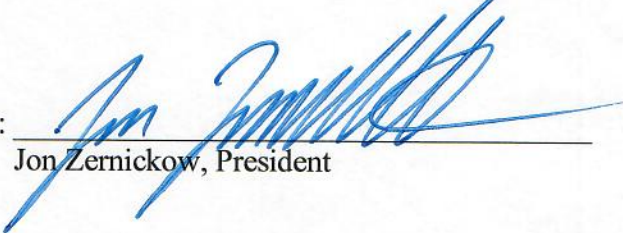
- 1.6 Lot. "Lot" shall mean and refer to any Lot shown on the official plat of the Z Country Estates Subdivision, with the exception of Block 2, Lots 7 and 8, thereof, which are hereby expressly excluded from the terms, conditions and obligations of the Declaration.

2. Except as previously amended and except expressly amended herein, said Declaration shall remain in full force and effect as currently written.

3. This Second Amendment shall take effect upon its being recorded in the official records of Twin Falls County, Idaho.

IN WITNESS WHEREOF, the Declarant has placed its hand and seal on the day and year first written above.

"DECLARANT"
ZERNICKOW FAMILY INVESTMENTS, INC.

By: 
Jon Zernickow, President

STATE OF IDAHO)
 ss.
County of Twin Falls)

On this 25 day of January, 2022, before me, a Notary Public for said County and State, personally appeared **JON ZERNICKOW**, known or identified to me, to be the **President** of **Zernickow Family Investments, Inc.**, the corporation that executed the forgoing instrument, and acknowledged to me that such entity executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.




NOTARY PUBLIC FOR IDAHO
Residing at Twin Falls, Idaho



Date: Tuesday, February 8, 2022
To: Planning and Zoning Commission
From: Ian Zollinger

ACTION ITEM

Request:

Request for a Special Use Permit to allow for alcoholic beverages to be consumed on premises where sold on property located at 657 Blue Lakes Boulevard North c/o Frank Herman. (PZ21-0199)

Time Estimate:

15 Minutes for presentation from staff and applicant

Background:

The applicant, Frank Herman, is requesting approval for a special use permit (SUP) to operate a restaurant that includes the sale and on-site consumption of alcoholic beverages located within three hundred feet (300') of a residential property.

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:

Regulatory Impact:

Per City Code 10-4-8.2(B)10a, a special use permit is required for a "Alcoholic beverages when consumed on the premises where sold if located less than three hundred feet (300') from residential property.

History:

The building is a multi-tenant building and has seen multiple tenants in its various spaces over the years. A special Use Permit for consumption of alcohol was approved for a different tenant space in the same building back in 2012 but is no longer in use.

Analysis:

The applicant is requesting to serve beer and wine products for them to be consumed on the premises. The applicant has described the subject property as an adult arcade with Darts, Shuffleboard leagues, Foosball, Air Hockey, Ringo and a Juke Box. It will also include 4 TV screens for watching sports inside the establishment. Food products that are already cooked will be served as well.

The distance from the exterior building walls to neighboring residences located to the West is approximately one hundred twenty feet (120'). The front door of the business will open facing Blue Lakes.

Parking requirements have been met through a cross-use agreement for the entire complex.

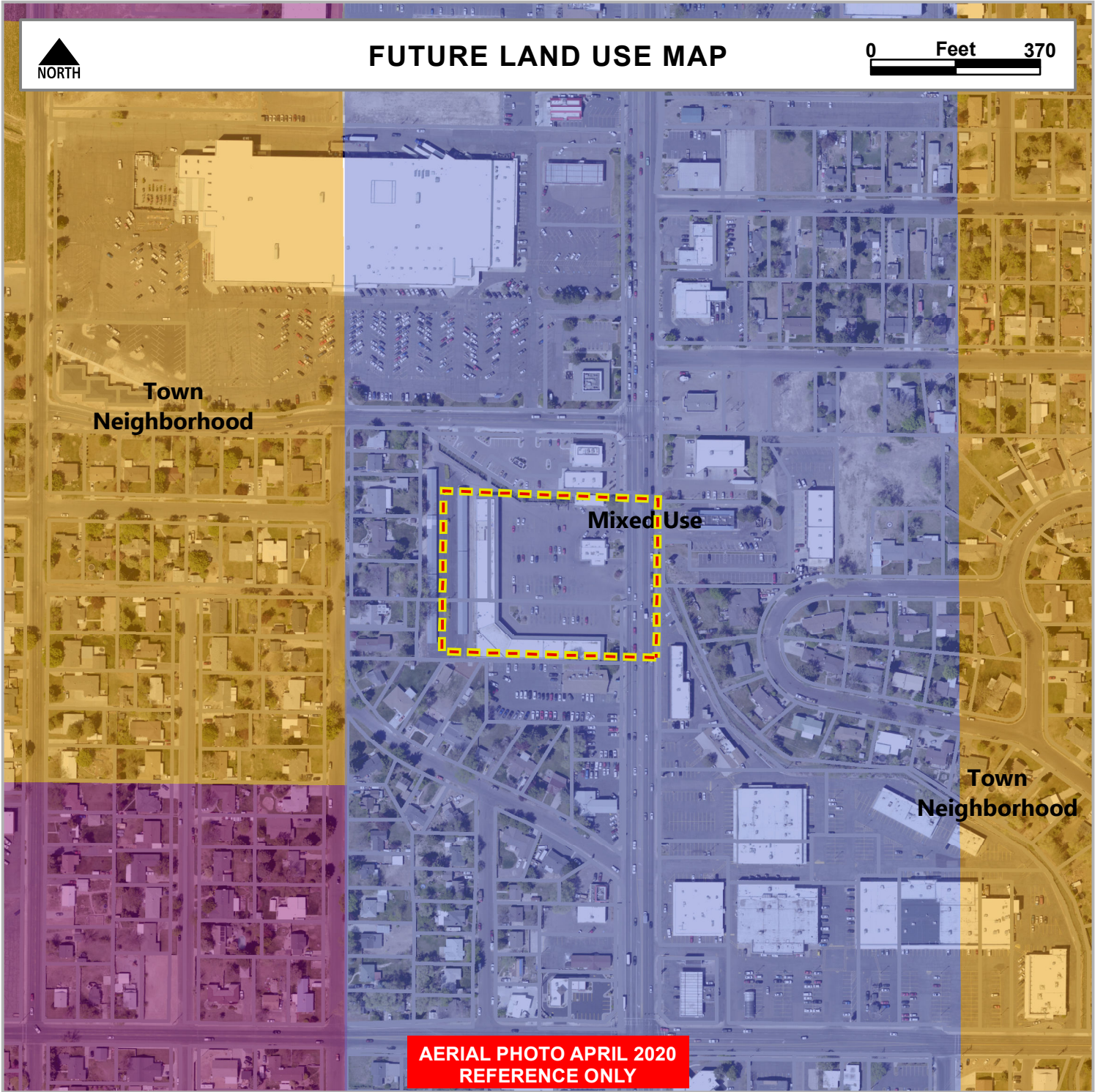
Conclusion:

If the Commission approves this request as presented, then staff recommends the following conditions:

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

Attachments:

1. Future Land Use Map
2. Vicinity Map
3. Narrative
4. Current Building Plans



Mixed Use

Neighborhood Commercial

Town Neighborhood

Image

Mixed Use

Neighborhood Commercial

Town Neighborhood

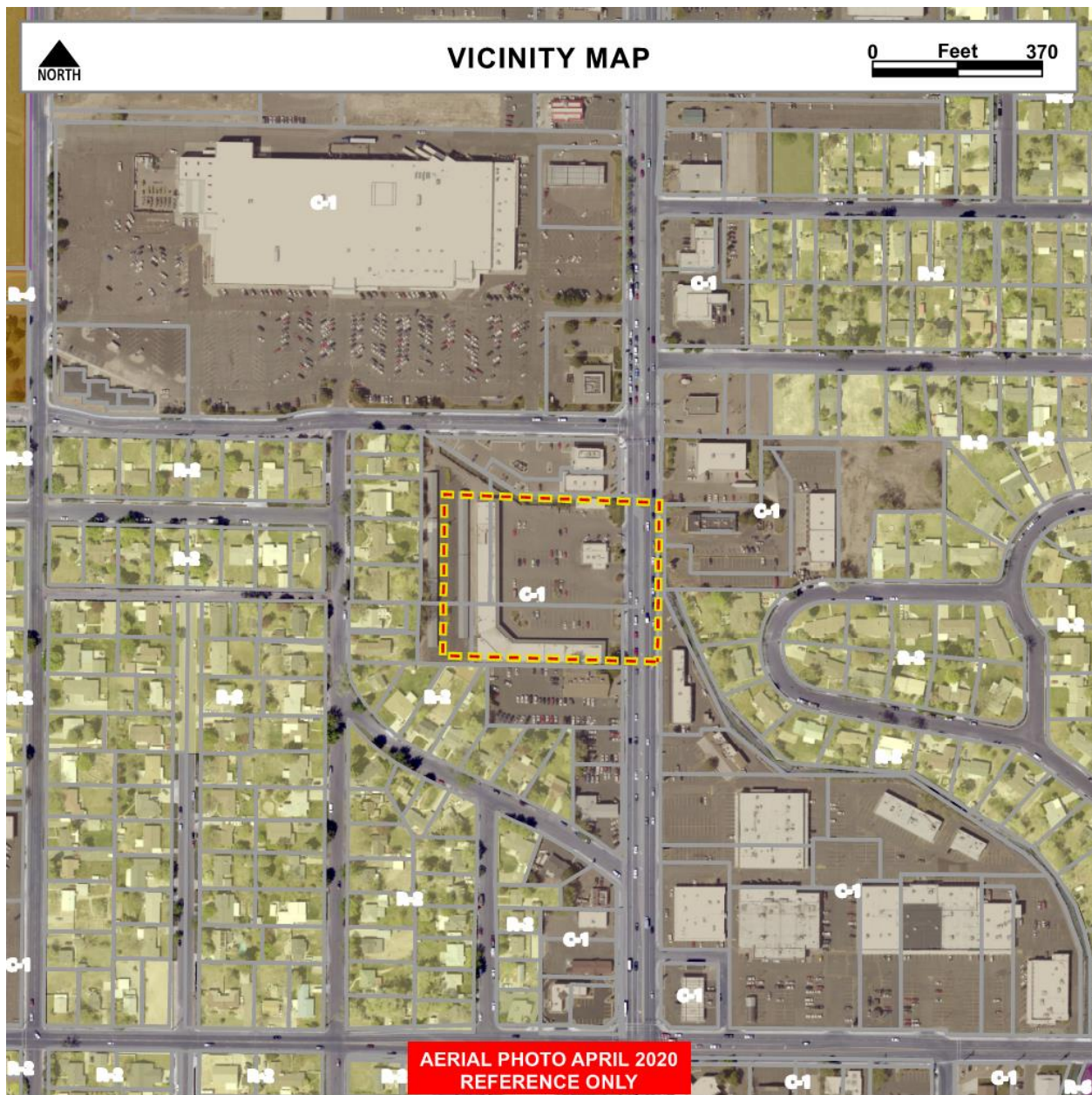
Image

RGB

Red: Red

Green: Green

Blue: Blue



Current Zoning: C-1

Comprehensive Plan: Mixed Use

Existing Land Use: Retail

Proposed Land Use: Retail

Surrounding Zoning Designations & Land Use(s)

North: C-1; Commercial

East: C-1; Commercial

South: C-1; Commercial

West: R-2; Residential

Applicable Regulations

10-1-4, 10-12, 10-4-8, 10-4-8(B)2. a

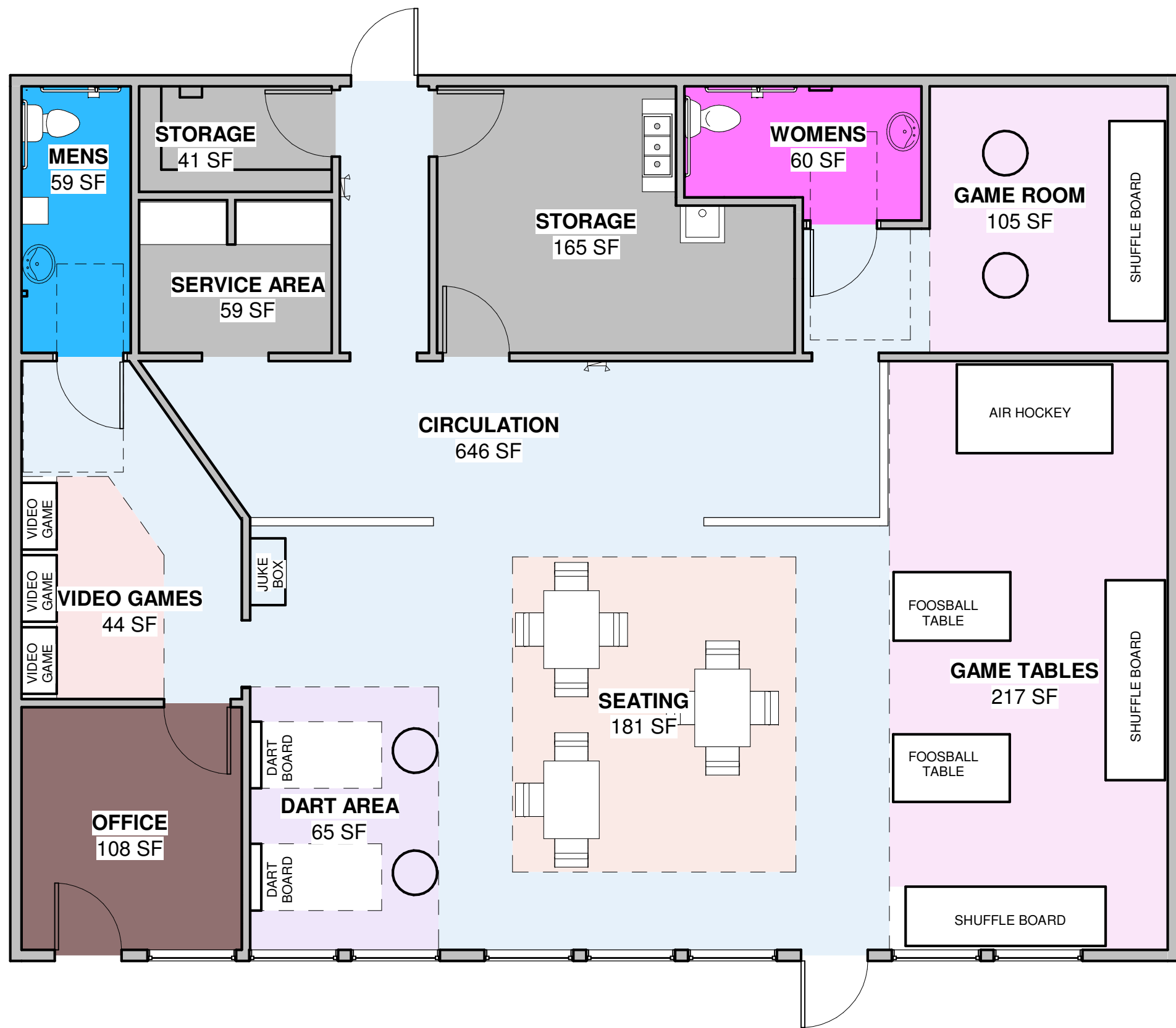
Narrative

- a. The reason for request: to serve beer and wine products
- b. An explanation of the project,
 - 1. Hours of operation; 10 AM - 10 PM exception for Friday and Saturday 10 AM - 11 PM
 - 2. Traffic anticipated; occupancy level is 22 on busy nights for dart and shuffleboard leagues a door person/security will monitor the occupancy.
 - 3. Number of employees; 2 owners 3 employees
 - 4. The dugOut will be more of an adult arcade. We will have Dart and Shuffle Board Leagues and other games including Foosball, Air Hockey, and Ringo. and a Juke Box.
- C. An evaluation of the effects of adjoining property, including the effect of such elements as:
 - 1. Noise: We will measure the noise levels by checking with other businesses on each side of us. During our busy times, the other business will be closed.
 - 2. Glare: we do have a neon sign that says OPEN and we have 4 TV screens for watching sports inside the establishment.
 - 3. Odor; None. We will not be servings food products that are cooked. Only items such as bagged chips, jerky peanuts, etc.
 - 4. Fumes and vibrations on adjoining property: None.

PROJECT DATA	
PREVIOUS OCCUPANCY GROUP:	
PROPOSED OCCUPANCY GROUP:	B - BUSINESS 1
AREA CALCULATIONS:	GROSS AREA (LEASED): 2,005 SQ. FT.
BUILDING INFO:	NOT FIRE SPRINKLERED
MAX. PATH OF TRAVEL:	NOT TO EXCEED 75' FOR AN OCCUPANT LEVEL OF MORE THAN 30. (IFC TABLE 1006.2.1) PATH A = 59' PATH B = 39' PATH C = 64'
CONSTRUCTION TYPE:	TYPE V-B 2
FIRE RATINGS:	DEMISING WALLS: 1 HR INTERIOR WALLS: 0 HR (TYPE 'X', CLASS 'A' MATERIALS) CEILING: 0 HR COLUMNS: 0 HR
EGRESS:	EXITS REQUIRED: 2 EXITS PROVIDED: 2

NOTE: G.C. TO VERIFY THAT DEMISING WALLS ARE 1 HOUR FIRE RATED.

OCCUPANT LOAD			
ROOM	LOAD FACTOR PER IFC TABLE 1004.1.2	SQUARE FOOTAGE	OCCUPANT LOAD
VIDEO GAMES	11	44	4
DART AREA	11	65	5
SEATING	15	181	12
GAME TABLES	11	217	19
GAME ROOM	11	105	9
Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or the owner's authorized agent.			MAX. OCCUPANT LOAD TO BE POSTED 49



2 AREA CALCULATIONS
SCALE: 3/16" = 1'-0"

ARCHITECT LIMITS ITS RESPONSIBILITY TO INFORMATION REPRESENTED THEREIN AND THE INTENDED USE THEREOF AND ASSUMES NO RESPONSIBILITY FOR ACTUAL AS-BUILT CONDITIONS.

[P] TABLE 2902.1 (IBC 2018 OF IDAHO)								
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES ^a (See Sections 2902.1.1 and 2902.2)								
No.	CLASSIFICATION	DESCRIPTION	WATER CLOSETS (URINALS SEE SECTION 424.2 OF THE INTERNATIONAL PLUMBING CODE)		LAVATORIES		BATHTUBS/ SHOWERS	DRINKING FOUNTAINS ^f (SEE SECTION 410 OF THE INTERNATIONAL PLUMBING CODE)
			Male	Female	Male	Female		
		Restaurants, banquet halls and food courts ^d	1 per 75	1 per 75	1 per 200		—	1 per 500
								1 service sink

APPLICABLE BUILDING CODES:

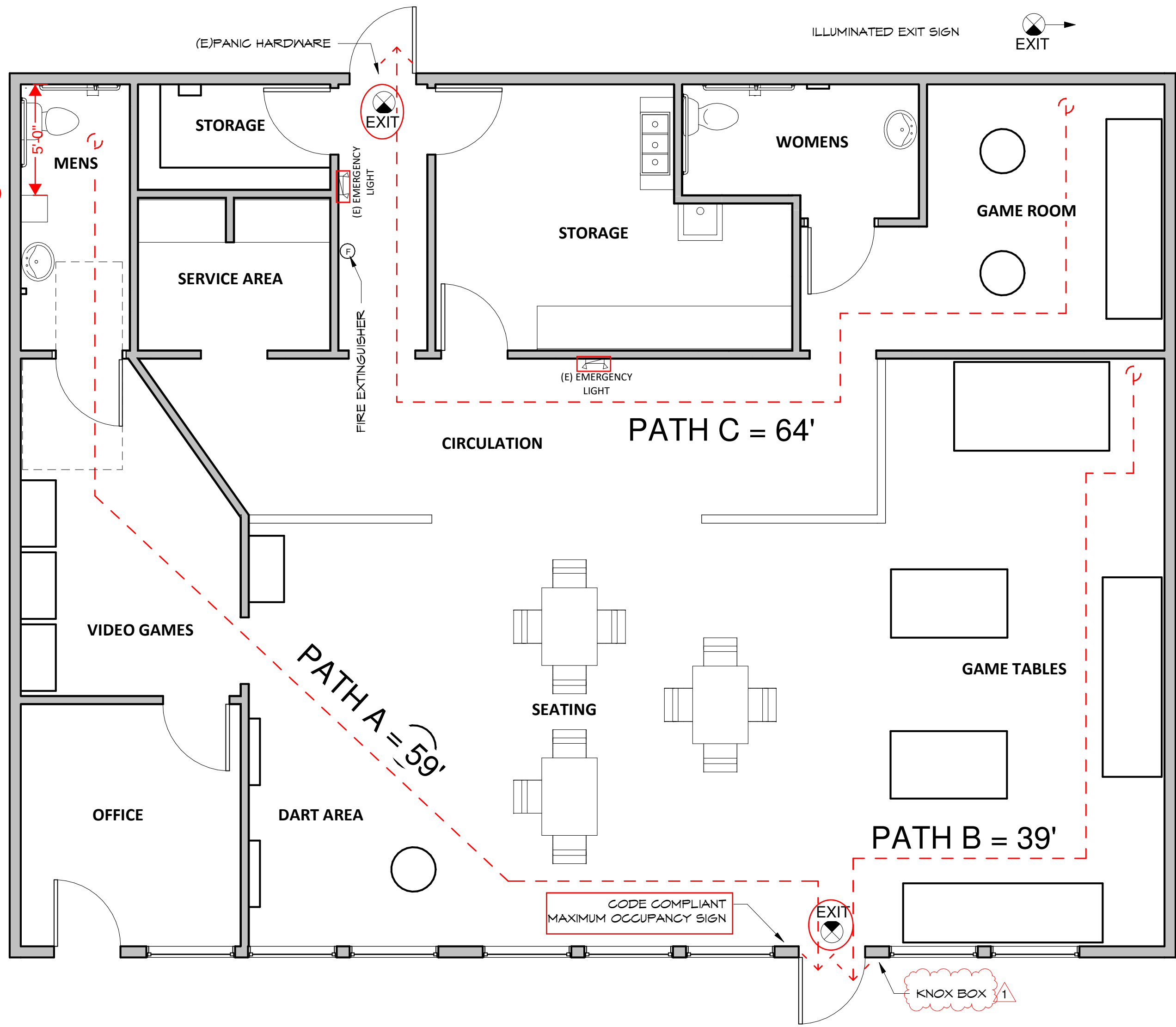
2017 National Electrical Code (with Idaho State amendments)
2017 Idaho State Plumbing Code (<https://dbs.idaho.gov/programs/plumbing/>)
2018 International Building Code (with Idaho State amendments)
2018 International Fire Code (<https://doi.idaho.gov/sfm/Prevention/Statutes>)
2018 International Existing Building Code
2018 International Energy Conservation Code (with Idaho State amendments)
2018 International Mechanical Code (with Idaho State amendments)
2018 International Fuel Gas Code (with Idaho State amendments)
2009 ICC A117.1-2009 Accessible and Usable Buildings and Facilities
1997 Uniform Code for the Abatement of Dangerous Buildings (per local ordinance)

SPECIAL NOTES:

ALL DEMISING WALLS TO BE SEALED. SEAL ALL GAPS, OUTLETS AND PENETRATIONS WITH FIRE BARRIER SEALANT. (1 HOUR MIN. FIRE WALL)

KEY

FIRE EXTINGUISHER
PATH OF TRAVEL
ILLUMINATED EXIT SIGN
EXIT



1 LIFE SAFETY PLAN
SCALE: 1/4" = 1'-0"

SCALE: 0 2' 4' 8'

21-4905 Rev #3

PROJECT:

Owners:
FRANK
TEL: 208-749-3717
EMAIL: frankfrankdo@gmail.com

Fire

TENANT IMPROVEMENT:

THE DUGOUT
657 NORTH BLUE LAKES BLVD
TWIN FALLS ID 83301

TITLES:

PROJECT INFO & LIFE SAFETY

REVISIONS		
#	DESCRIPTION	DATE
1	PLAN REVIEW COMMENTS	12.28.2021
2	PLAN REVIEW COMMENTS 2	1.20.2022
SHEET ISSUE DATE		1.21.2022

SHEET:

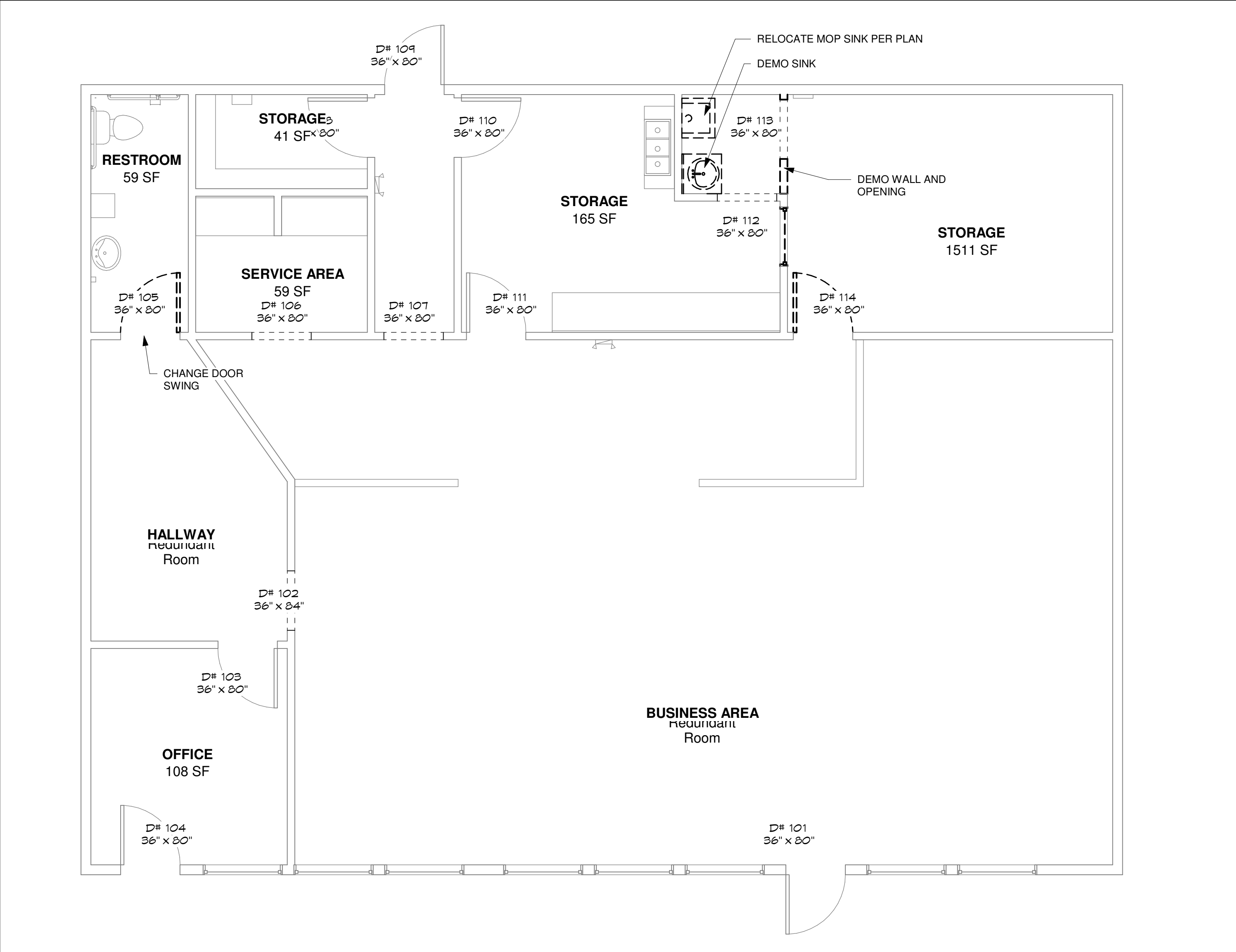
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matzech@gmail.com
208-595-1526

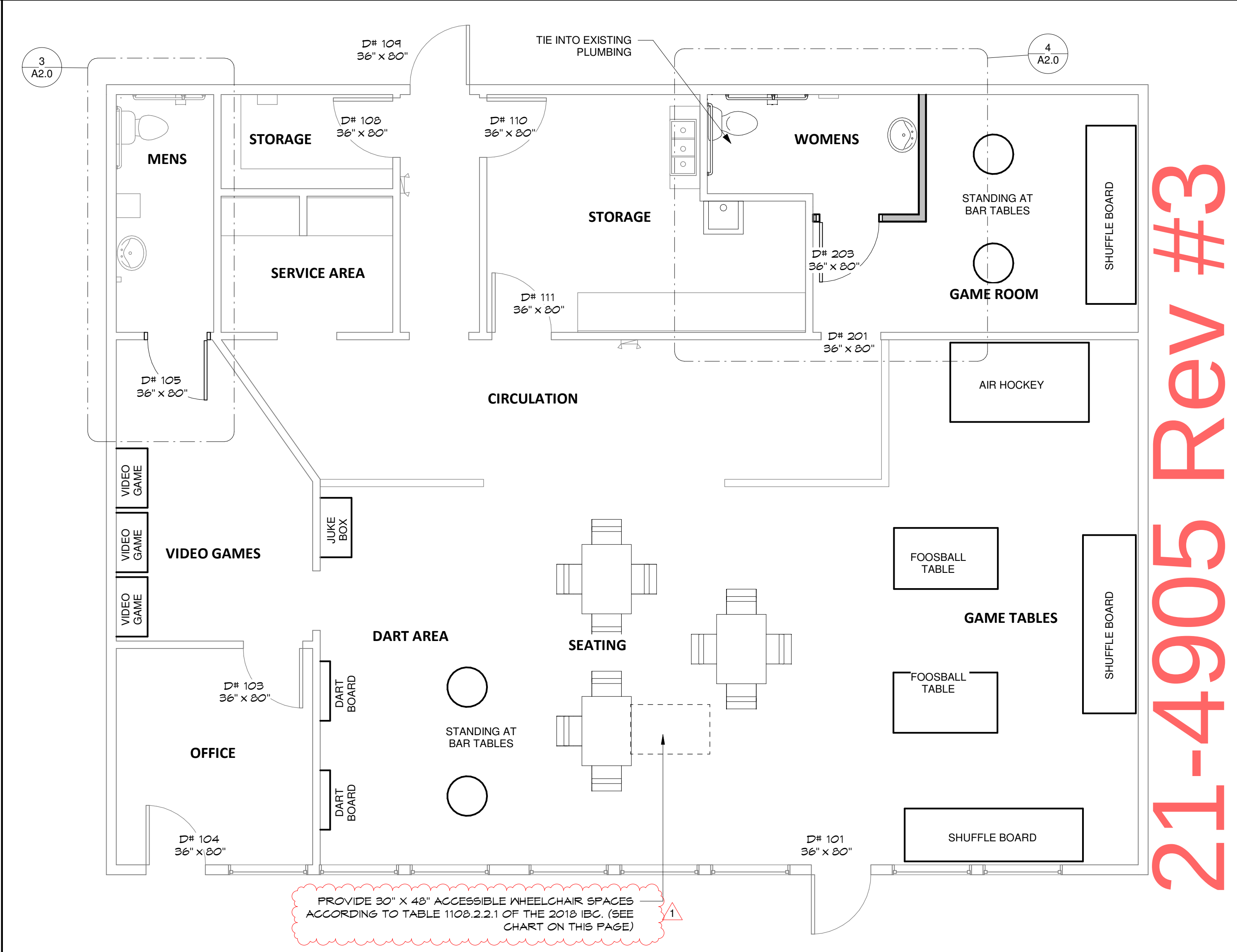
MATTHEW ZECH, LICENSED ARCHITECT
STATE OF IDAHO, LIC. # AR-986202



LICENSED ARCHITECT
AR-986202
MATTHEW T. ZECH
STATE OF IDAHO



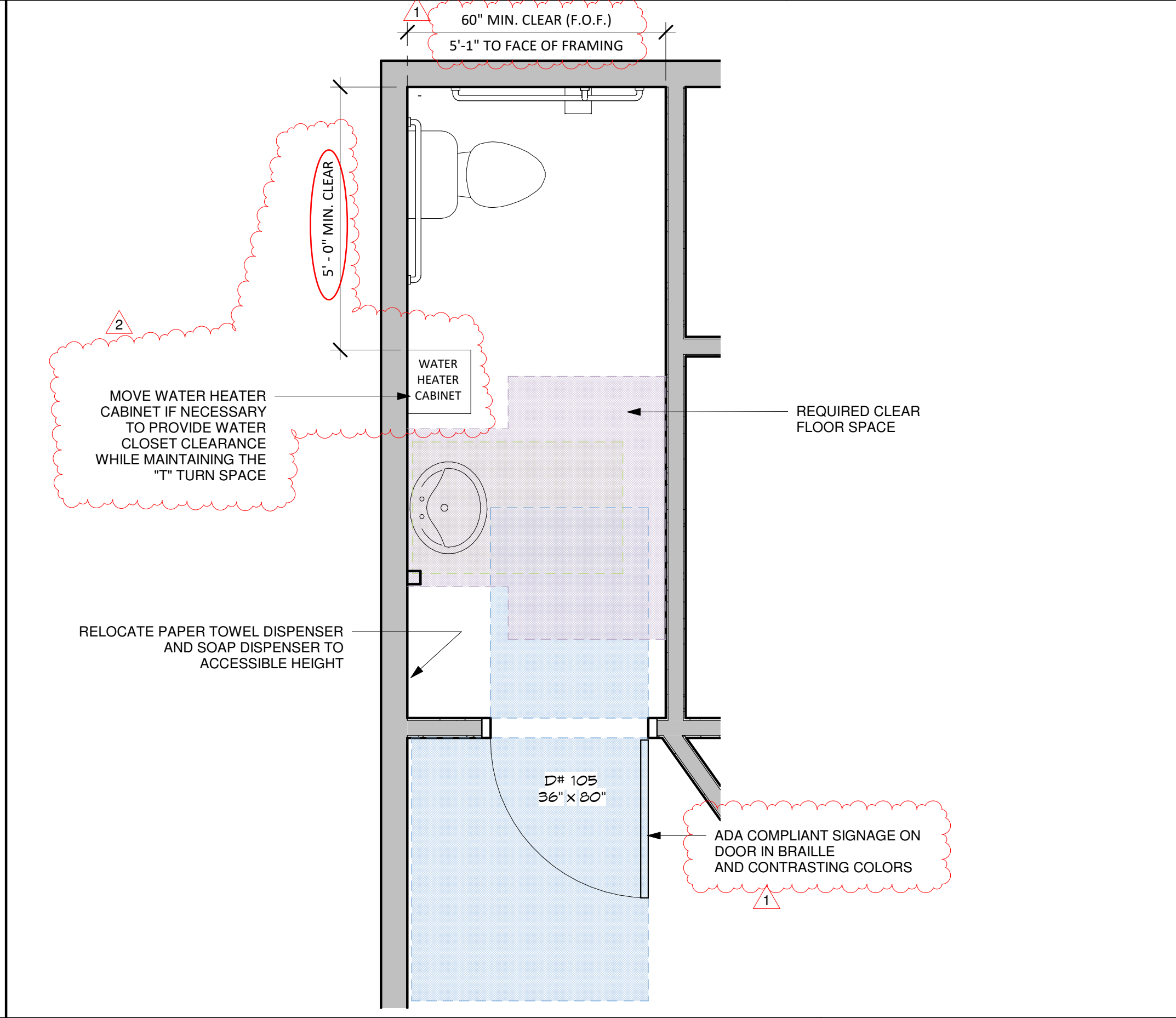
1 LEVEL 1 FF - EXISTING/DEMO PLAN
SCALE: 1/4" = 1'-0"



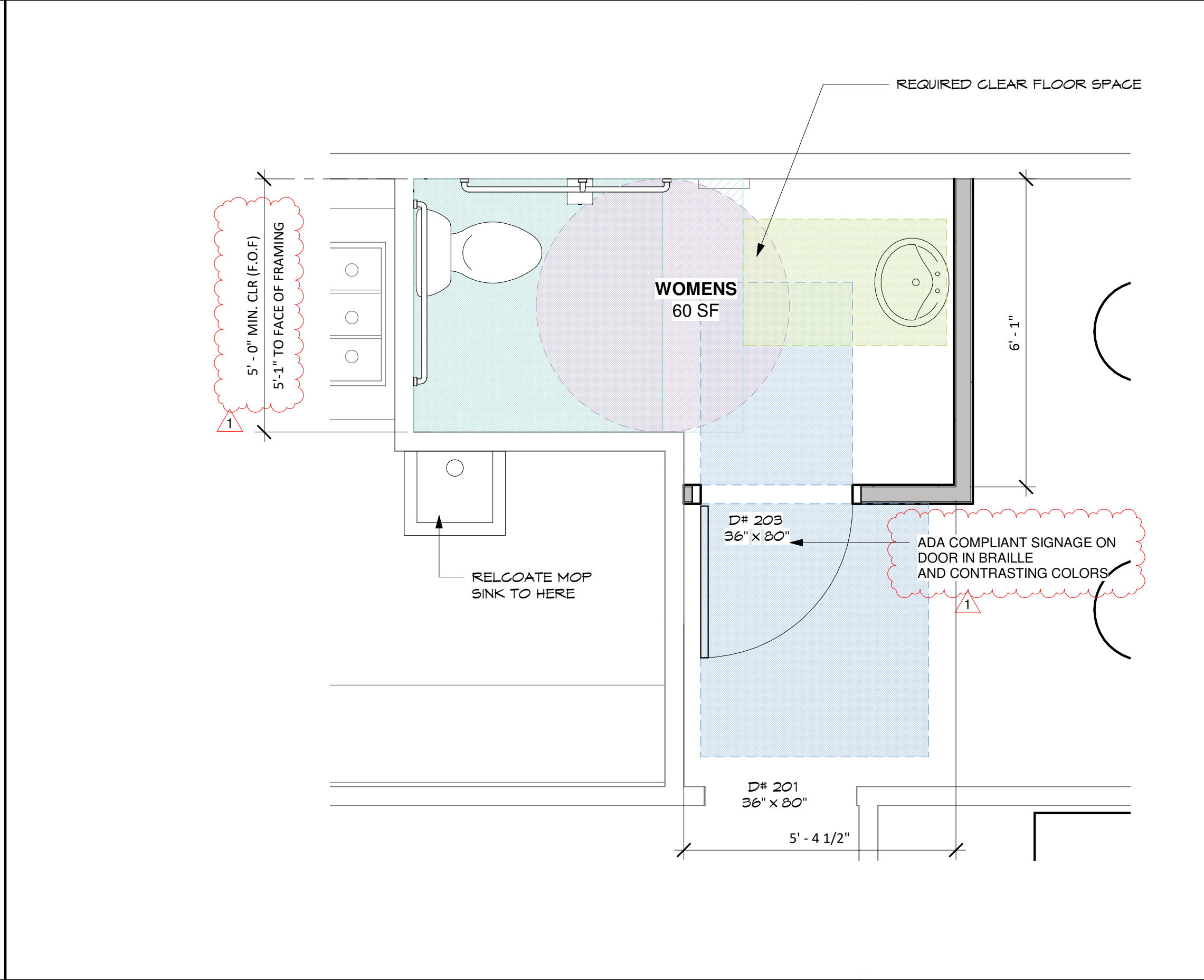
2 LEVEL 1 FF - PROPOSED
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE						
Phase Created	DOOR NO.	WIDTH	DOOR HEIGHT	THICK	FRAME TYPE	HARDWARE
Existing	101	3'-0"	6'-8"	2"	SINGLE SLAB	DEADBOLT ONLY
Existing	102	3'-0"	7'-0"	2"	Door-Opening	N/A
Existing	103	3'-0"	6'-8"	2"	SINGLE SLAB	PRIVACY LOCK
Existing	104	3'-0"	6'-8"	2"	SINGLE SLAB	NOT USED AS EXIT
Existing	106	3'-0"	6'-8"	2"	Door-Opening	N/A
Existing	107	3'-0"	6'-8"	2"	Door-Opening	N/A
Existing	108	3'-0"	6'-8"	2"	SINGLE SLAB	PASSAGE
Existing	109	3'-0"	6'-8"	2"	SINGLE SLAB	PANIC HARDWARE
Existing	110	3'-0"	6'-8"	2"	SINGLE SLAB	PASSAGE
Existing	111	3'-0"	6'-8"	2"	SINGLE SLAB	PASSAGE
New Construction	105	3'-0"	6'-8"	1 3/4"	DOOR INT	PRIVACY LOCK, LEVER HANDLE
New Construction	201	3'-0"	6'-8"	1 3/4"	Door-Opening	N/A
New Construction	203	3'-0"	6'-8"	1 3/4"	DOOR INT	PRIVACY LOCK, LEVER HANDLE
CHANGING DOOR SWING						
RELOCATE MOP SINK PER PLAN						
DEMO SINK						
DEMO WALL AND OPENING						

REQUIRED ACCESSIBLE SEATING	
1108.2.2.1 General Seating	
Wheelchair spaces shall be provided in accordance with Table 1108.2.2.1.	
TABLE 1108.2.2.1	
ACCESSIBLE WHEELCHAIR SPACES	
CAPACITY OF SEATING IN ASSEMBLY AREAS	MINIMUM REQUIRED NUMBER OF WHEELCHAIR SPACES
4 to 25	1
26 to 50	2
51 to 100	4
101 to 300	5
301 to 500	6
501 to 5,000	6, plus 1 for each 150, or fraction thereof, between 501 through 5,000
5,001 and over	36 plus 1 for each 200, or fraction thereof, over 5,000



3 EXISTING RESTROOM ENLARGED PLAN
SCALE: 1/2" = 1'-0"



4 NEW RESTROOM ENLARGED PLAN
SCALE: 1/2" = 1'-0"

matzech@gmail.com
208-595-1526

LICENSED ARCHITECT
AR-986202

MATTHEW T. ZECH
STATE OF IDAHO

MATTHEW ZECH, LICENSED ARCHITECT
STATE OF IDAHO, LIC. # AR-986202

Matthew Zech
Architect

PROJECT:

Owners:
FRANK

TEL: 208-749-3717
EMAIL: hennfrank@gmail.com

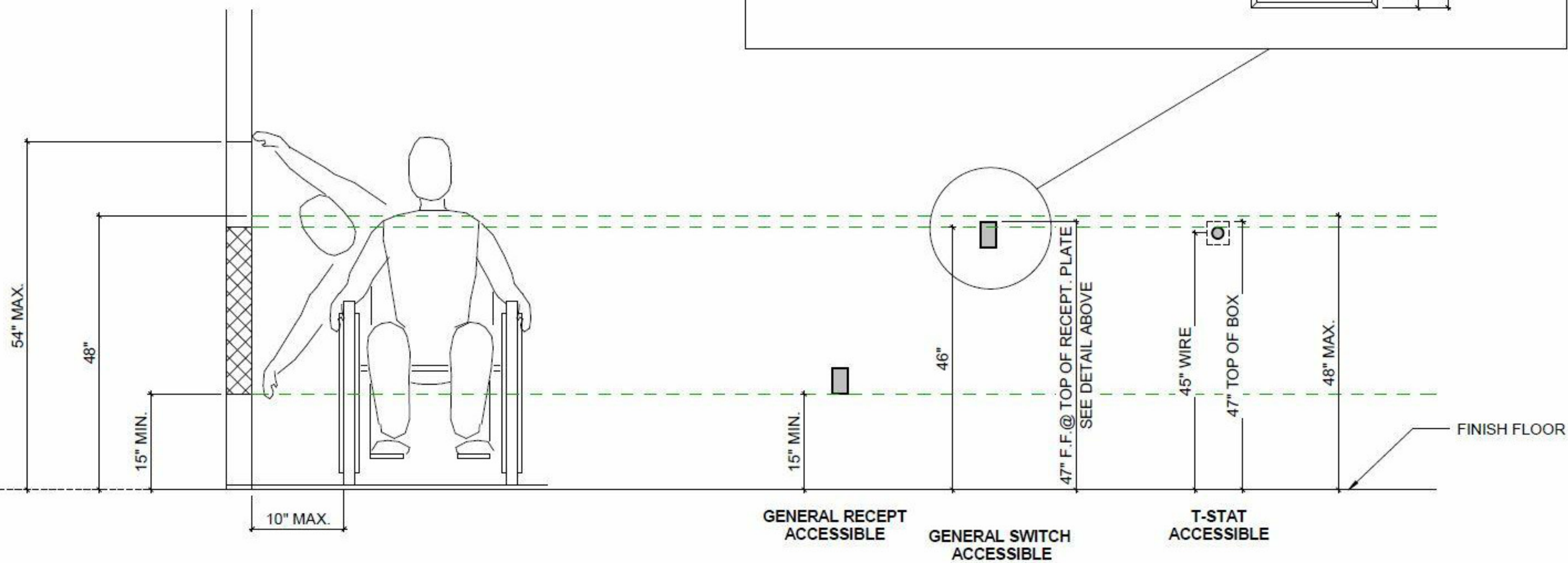
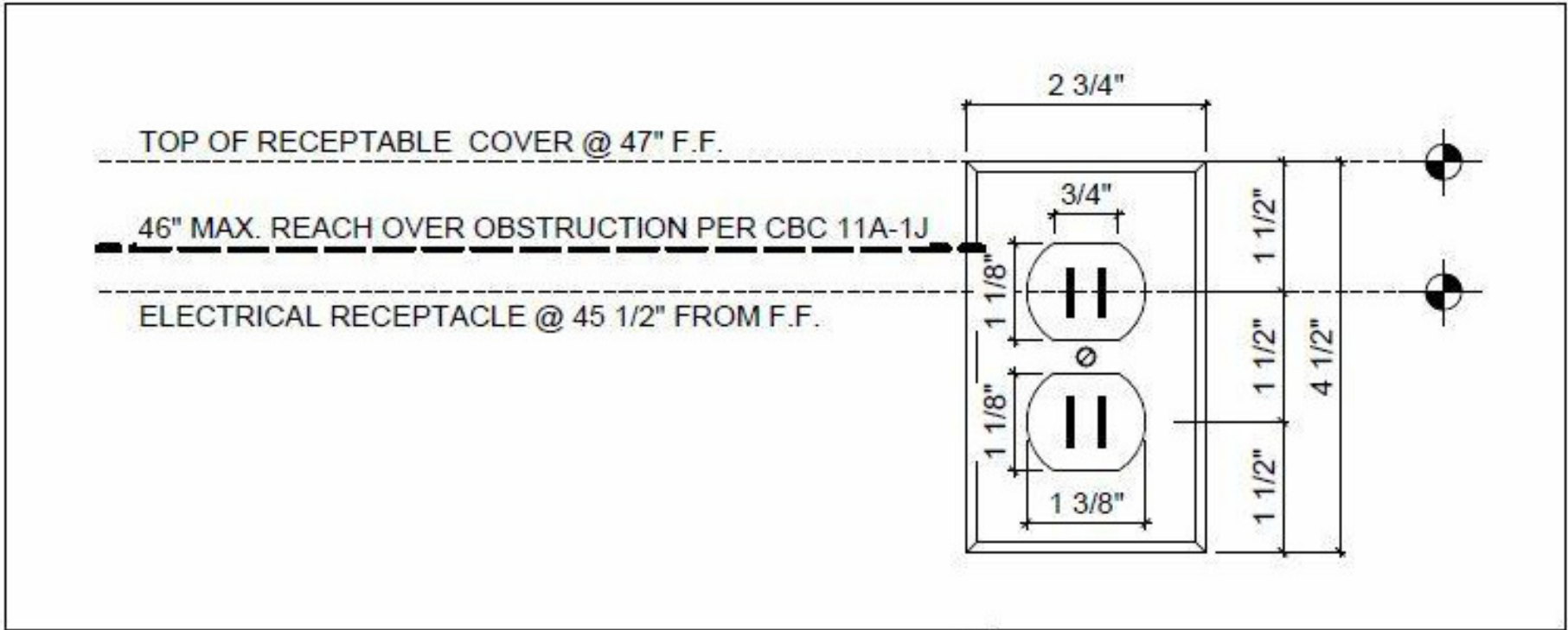
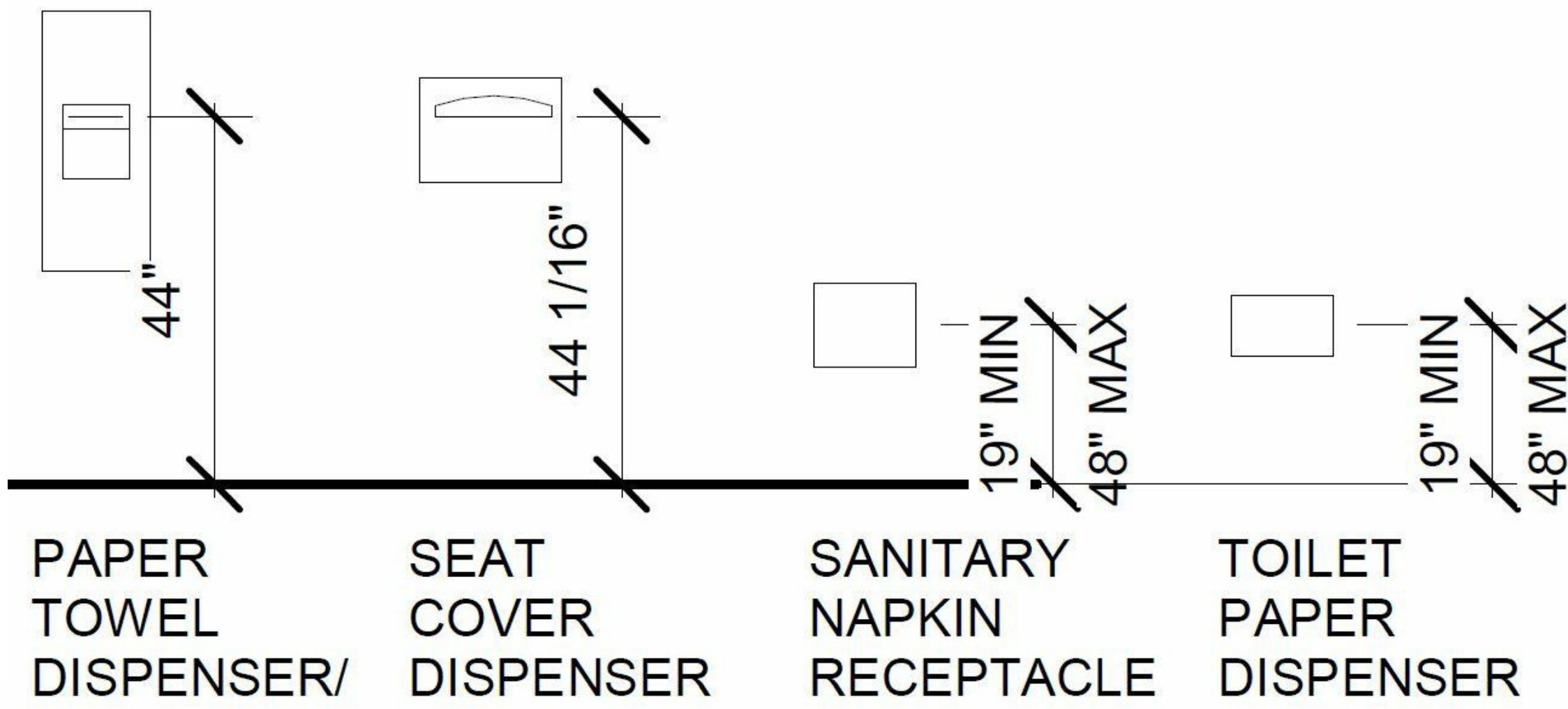
TENANT IMPROVEMENT:
THE DUGOUT
657 NORTH BLUE LAKES BLVD
TWIN FALLS ID 83301

TITLES:
FLOOR PLANS

REVISIONS		
#	DESCRIPTION	DATE
1	PLAN REVIEW COMMENTS	12.28.2021
2	PLAN REVIEW COMMENTS 2	1.20.2022

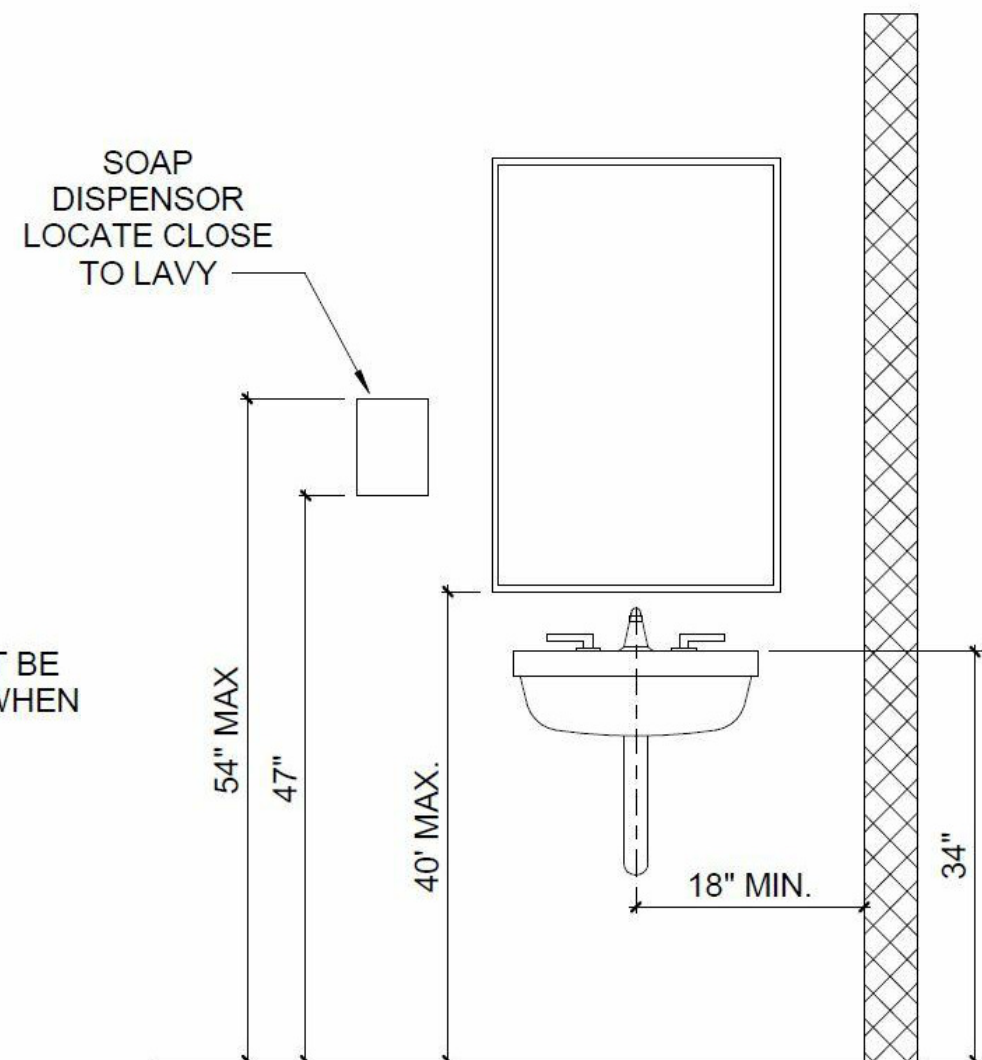
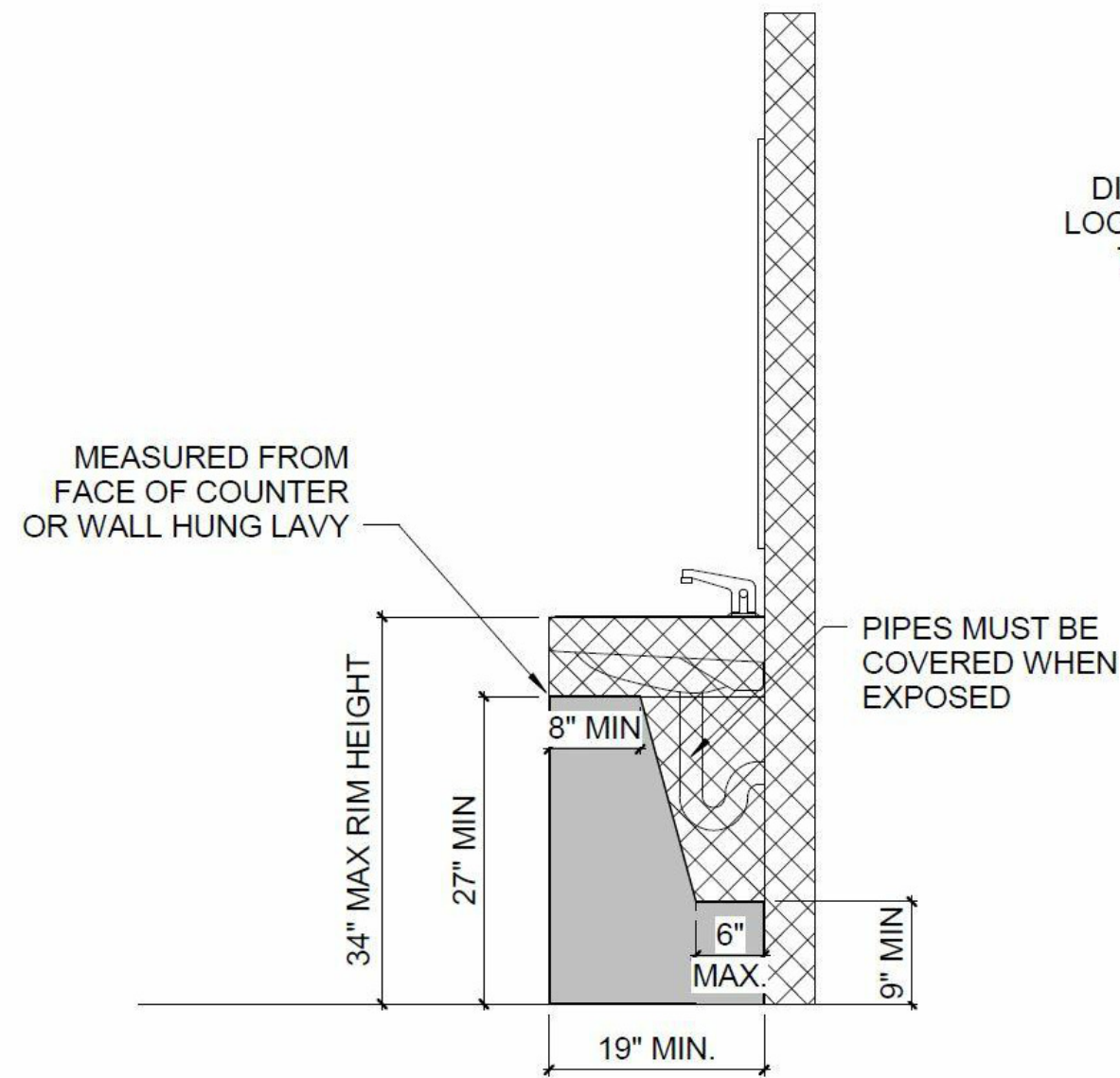
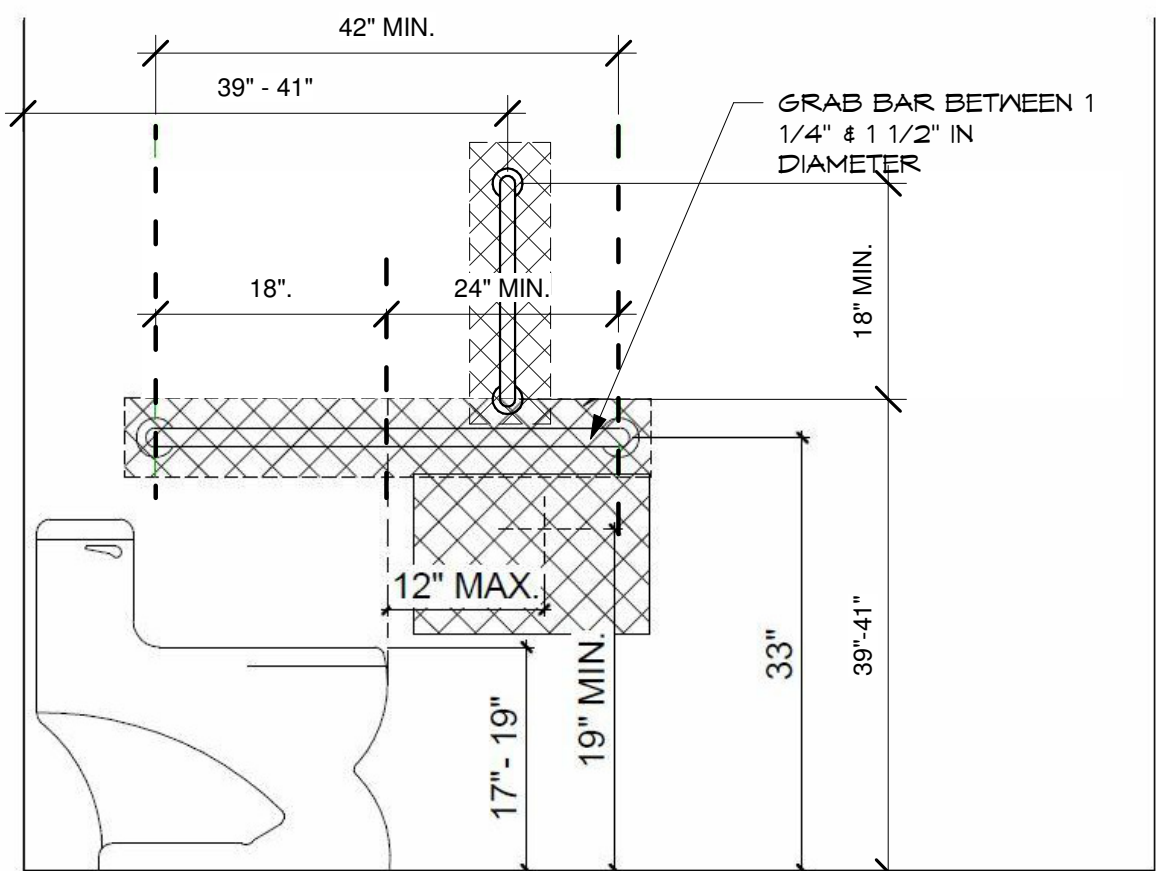
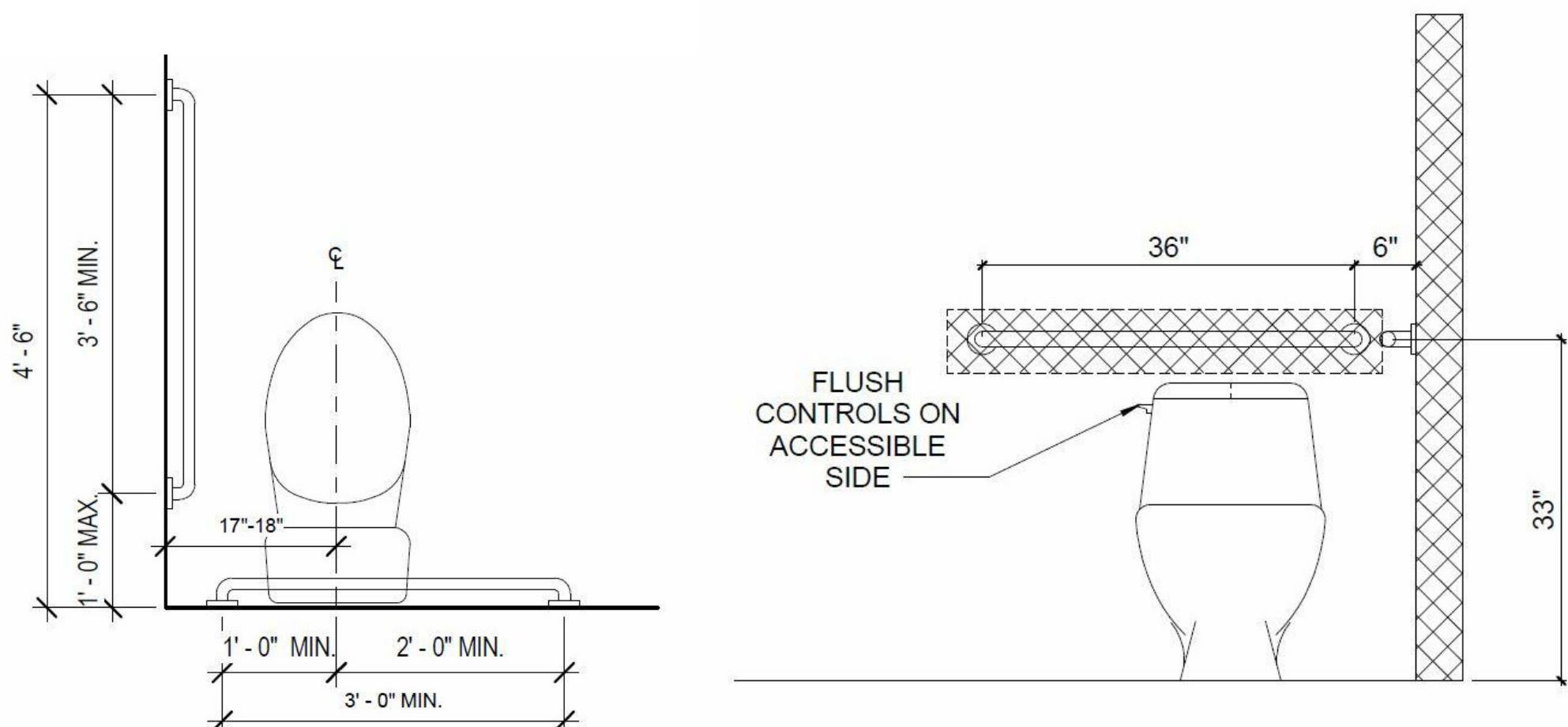
SHEET ISSUE DATE 1.06.2022

SHEET:
A2.0



SIDE REACH

FIXTURE HEIGHTS



21-4905 Rev #3

PROJECT:

Owners:
FRANK

TEL: 208-749-3717
EMAIL: hennfrankdo@gmail.com

TENANT IMPROVEMENT:

THE DUGOUT

657 NORTH BLUE LAKES BLVD
TWIN FALLS ID 83301

TITLES:

ACCESSIBILITY
DETAILS

REVISIONS

DESCRIPTION DATE

SHEET ISSUE DATE

1.06.2022

SHEET:

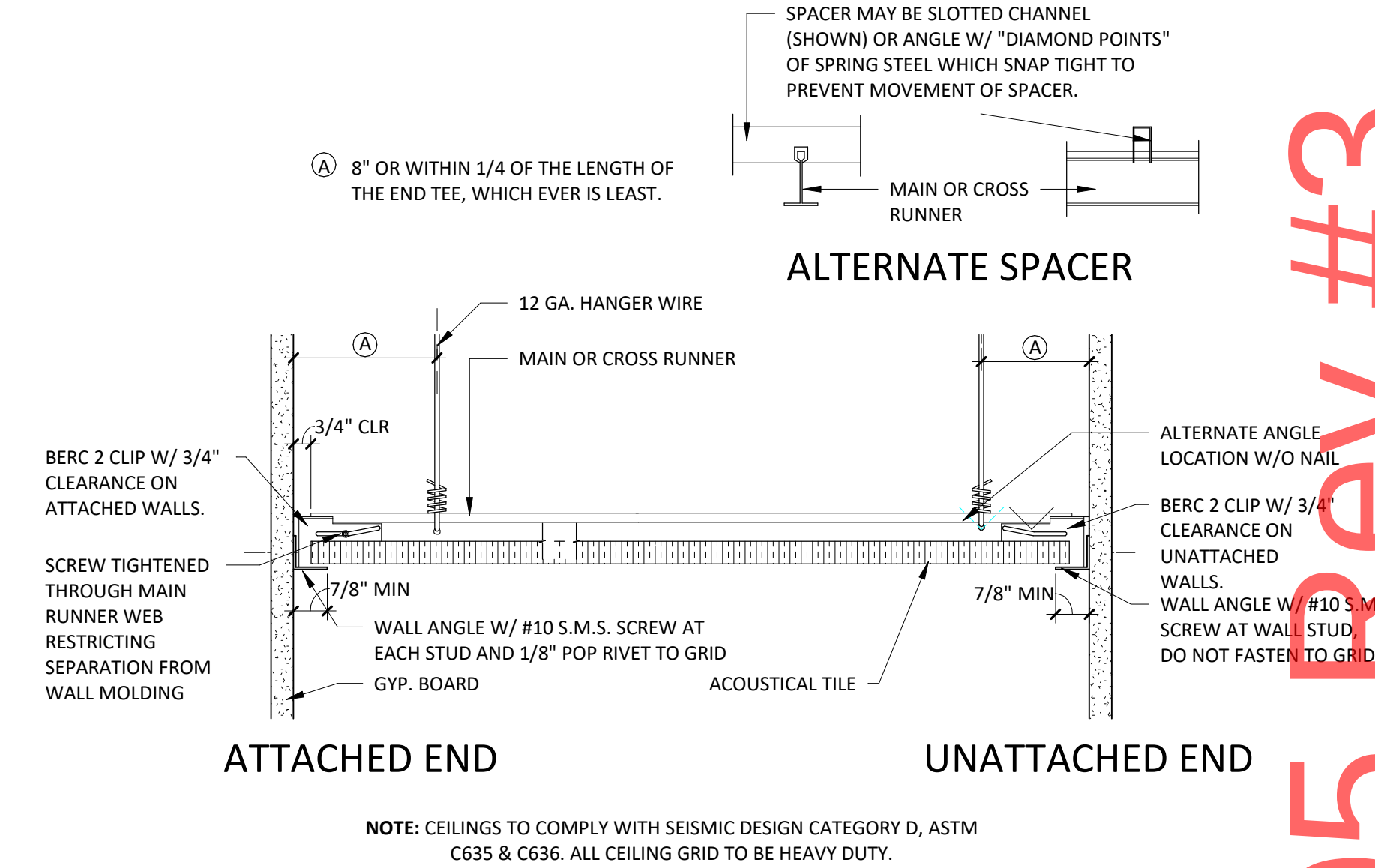
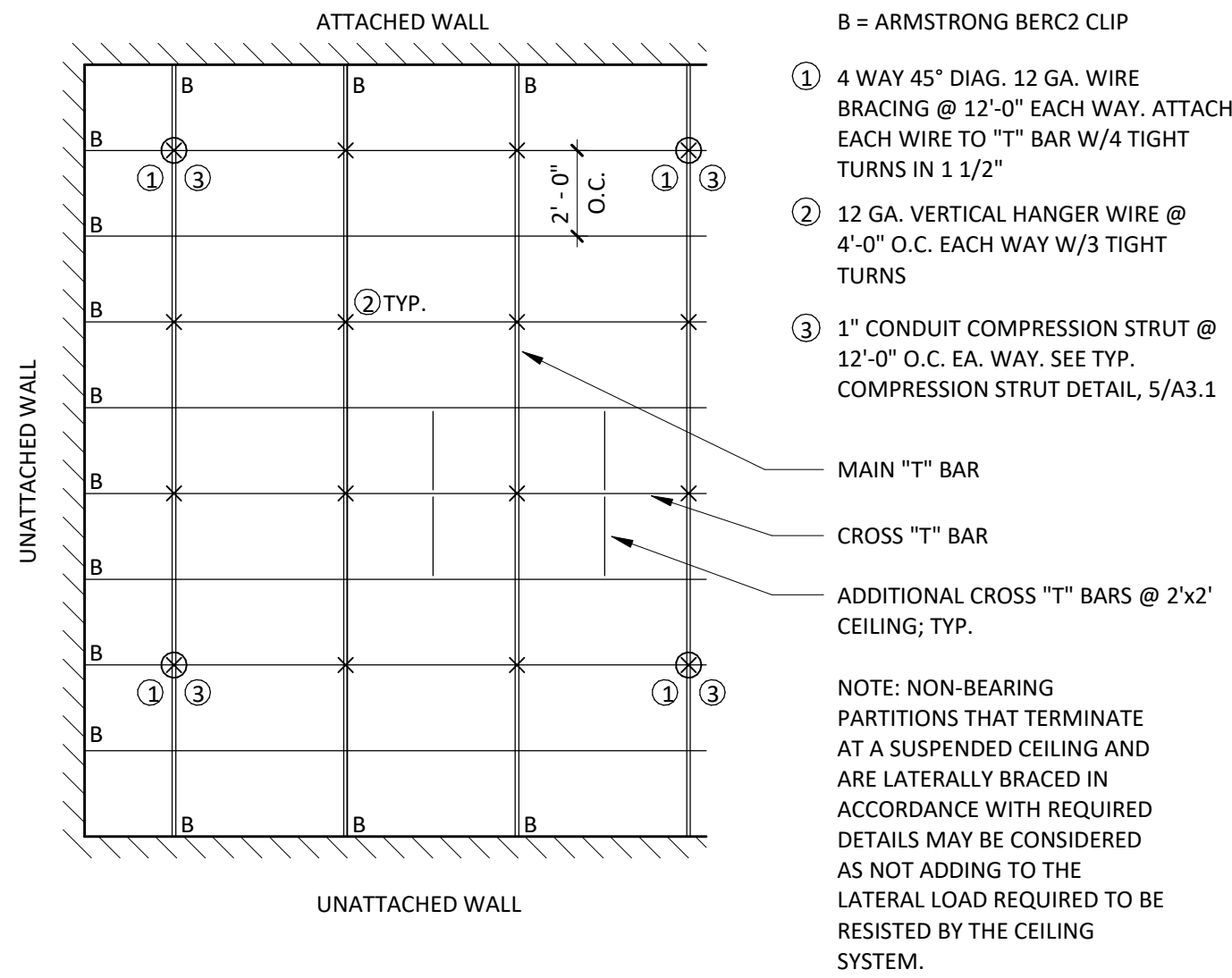
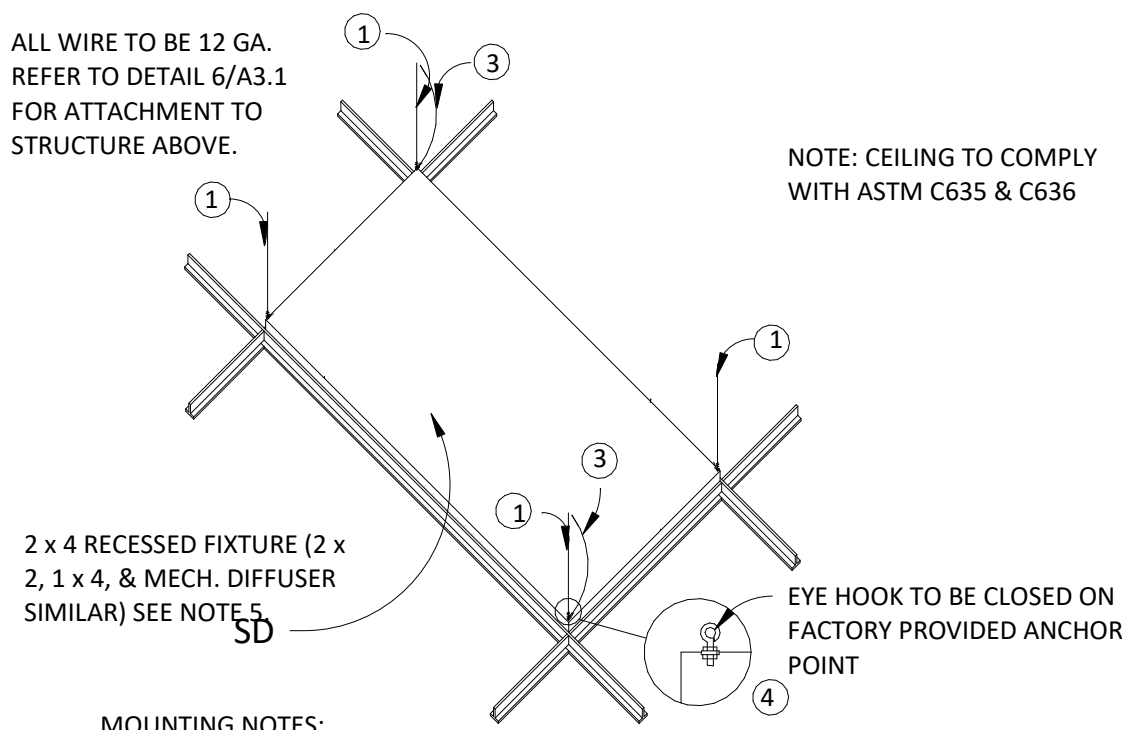
A3.3

matzech@gmail.com
208-595-1526

MATTHEW ZECH, LICENSED ARCHITECT
STATE OF IDAHO, LIC. # AR-986202

Matthew Zech
Architect

LICENSED
ARCHITECT
AR-986202
MATTHEW T. ZECH
STATE OF IDAHO



1 CEILING T BAR DETAIL

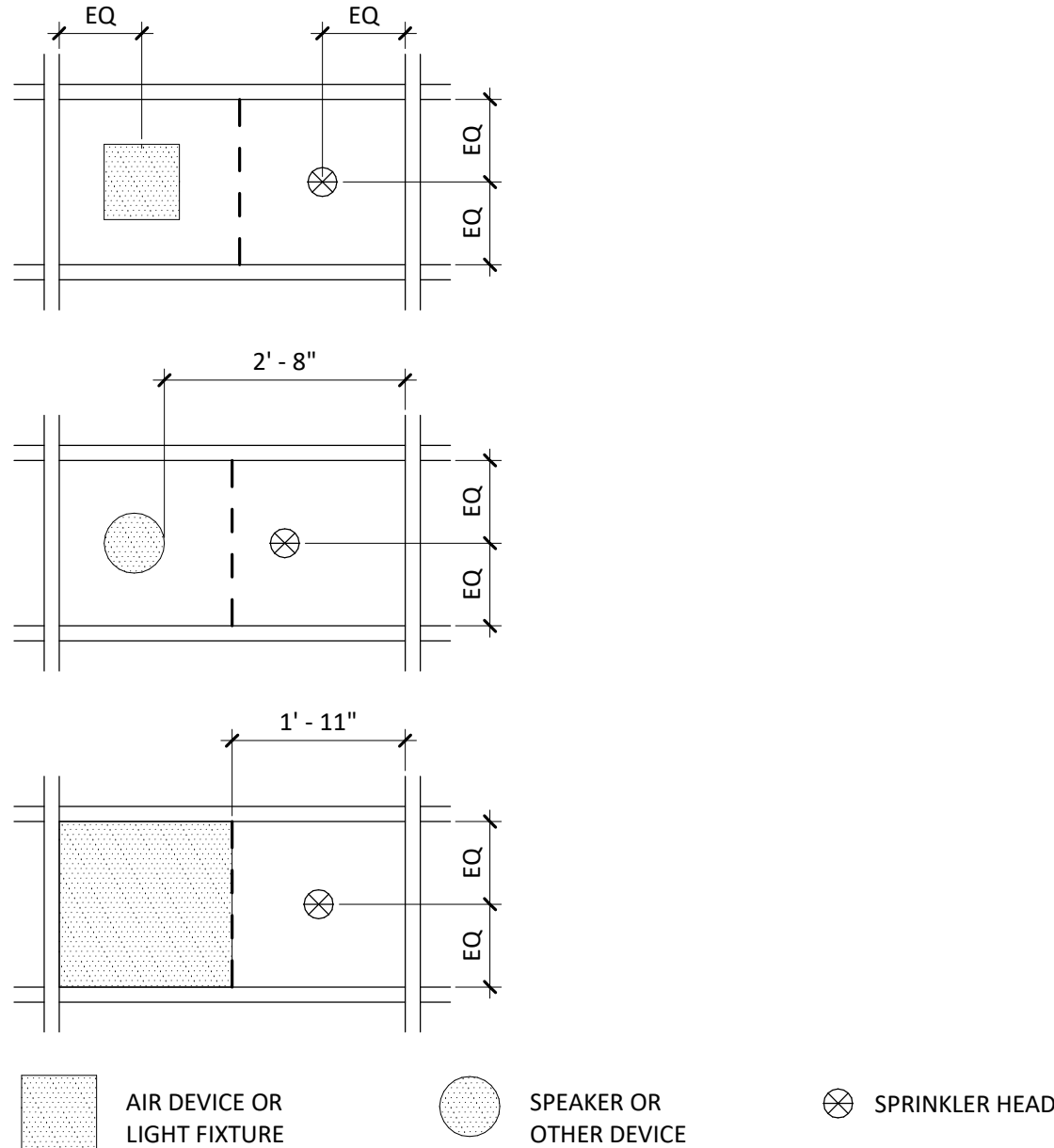
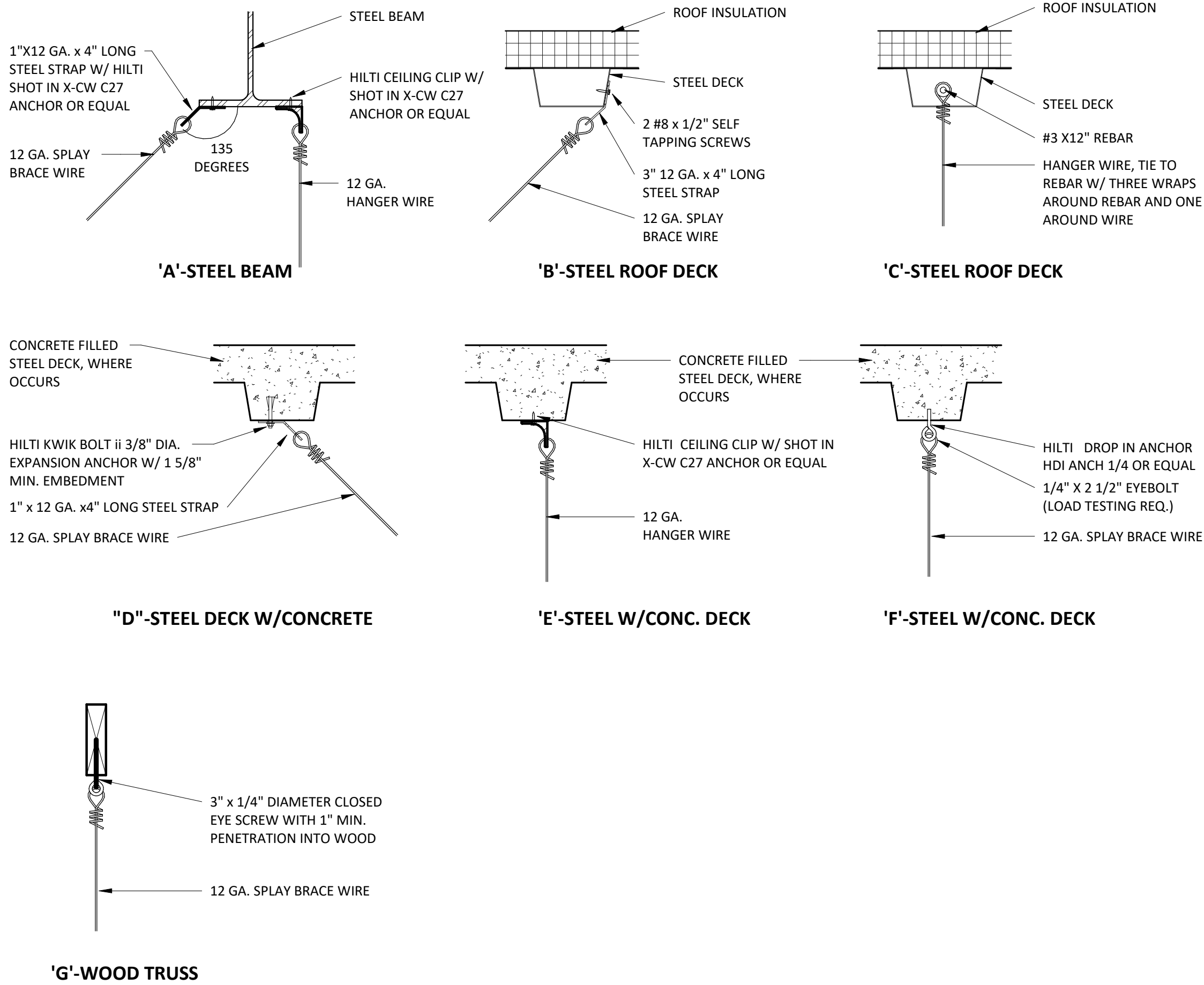
SCALE: 1 1/2" = 1'-0"

2 CEILING TILE ARMSTRONG SEISMIC RX SUSPENSION SYSTEM (ESR-1308)

SCALE: 1/4" = 1'-0"

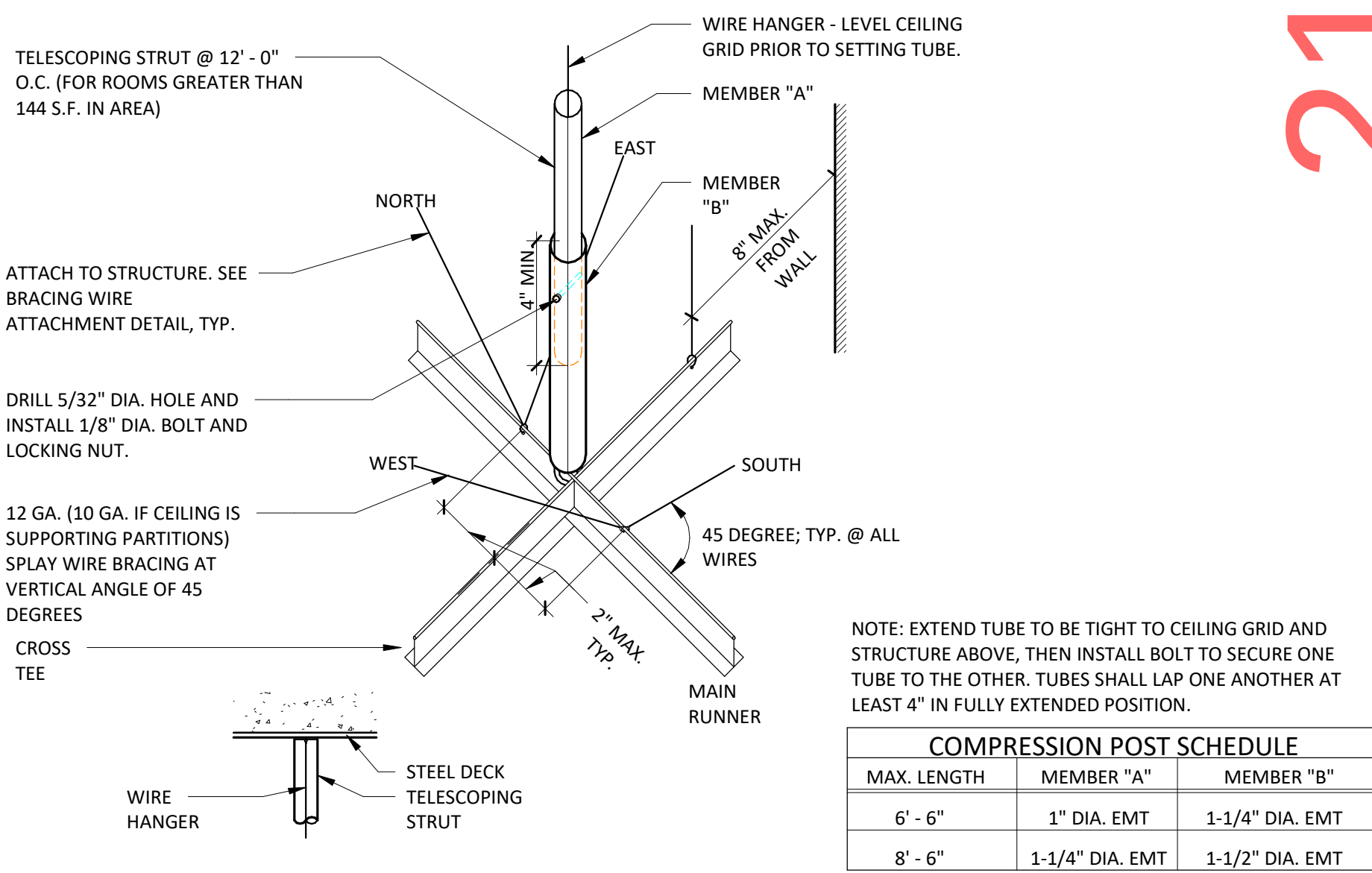
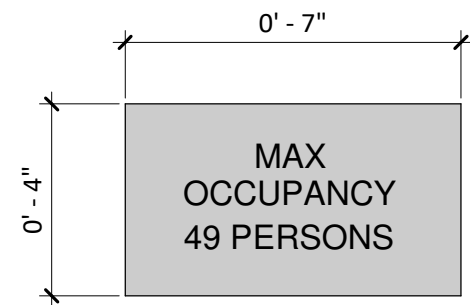
3 CEILING TILE DETAILS (ARMSTRONG SEISMIC RX SUSPENSION SYSTEM)

SCALE: 1/4" = 1'-0"



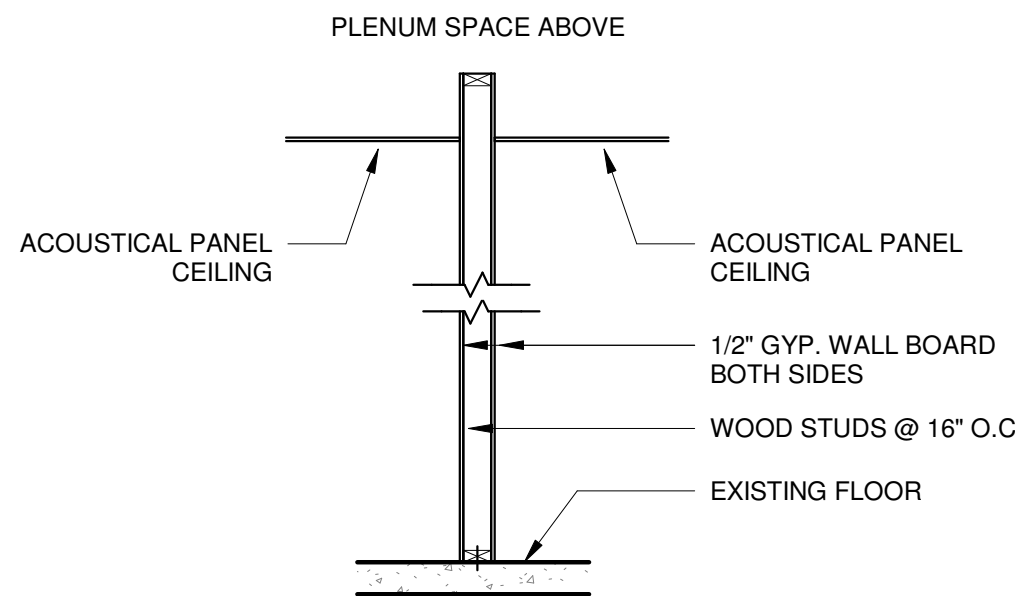
4 CEILING TILE MOUNTS

SCALE: 1/2" = 1'-0"



5 COMPRESSION STRUT DETAIL

SCALE: 1 1/2" = 1'-0"



6 CEILING - WIRE ATTACHMENT

SCALE: 1 1/2" = 1'-0"

7 OCCUPANCY SIGN

SCALE: 3" = 1'-0"

8 NEW NON BEARING WALL SECTION DETAIL

SCALE: 1/2" = 1'-0"

PROJECT:

Owners:
FRANK

TEL: 208-749-3717
EMAIL: hennrichfrank@gmail.com

TENANT IMPROVEMENT:

THE DUGOUT

657 NORTH BLUE LAKES BLVD
TWIN FALLS ID 83301

TITLES:

ARCHITECTURAL
DETAILS

REVISIONS		
#	DESCRIPTION	DATE
1	PLAN REVIEW COMMENTS	12.28.2022

SHEET ISSUE DATE 1.06.2023

SHEET:

A4.0



Date: Tuesday, February 8, 2022
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow for a religious facility on property located at 136 2nd Avenue North c/o Diamantina Esquivel on behalf of The Potters House CFM. (PZ21-0200)

Time Estimate:

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

Background:

This is a request to establish a religious facility on property located at 136 2nd Avenue North. The property is zoned CB; Central Business and is currently vacant. The facility will offer regular services with special gathers for the congregation to participate. The operating hours will be Sundays with some special gathers happening in the evening on other days of the week. The anticipated traffic will be between 20-30 people and will occur outside the normal business hours during the weekend and evening, thus creating a minimal impact on the surrounding area.

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 10-4-7 states "a special use permit is required for a religious facility." The 2016 Comprehensive Plan "Grow with Us" designates this area as, Downtown. Downtown is a diverse mix of land uses including retail, community and civic facilities and residential. Staff has determined that this land use would be in conformance with the Comprehensive Plan.

History:

A survey to identify a Downtown Historic District on the National Registry of Historic Places was completed in 1999 and this property was included in that district. The space has been vacant for a period of time with no significant land use history.

Analysis:

The hours of operation for this type of land use are conducive to this area because they occur outside of normal business hours, presenting very limited impacts on the surrounding area. On-street parking is available and a public parking area is located within walking distance of the building. The property is located along 2nd Avenue which is constructed to handle large amounts of traffic. Therefore, the additional 20-30 cars would have minimal impact on the roadway. Staff does not foresee any negative impacts on the surrounding area, should the commission approve the request.

Conclusion:**Attachments:**

1. Narrative
2. PZ21-0200 Exhibits

December 15, 2021

The Potters House CFM

Pastor Angel and Diamantina Esquivel

136 2nd Ave N

Twin Falls, ID 83301

Attention Twin Falls City Board Planning Commission,

The following letter is to list detailed information specified for The Potters House CFM Special Use Permit at address 136 2nd Ave N.

- a. The reason we are requesting this permit is because the current zoning for the above address is CB-Commercial Business which requires that we have this permit. Our intentions are to open a Christian church.
- b. The business will offer regular services, 180 Concerts & Drama, movie nights, youth nights, bible studies, and prayer gatherings.
 - I. Our Hours of operation are as follows
Sunday services 11:00 am and 6:30 pm
Saturday 180*Concerts & Drama/movie night once or twice a month @7:00 pm
Youth nights Friday once or twice a month @7:00 pm
Bible studies every other Friday @7:00 pm
Wednesday services @7:30 pm
Prayer Monday evening @7:00 pm
 - II. The amount of traffic anticipated is based on the average attendance of all services ranged from 20-30 people. This location has four (4) assigned parking areas. There is also off-street parking directly in front of the building. There is also a south west parking lot located on the corner of 2nd Ave N and Gooding St. N that offers open city parking.
 - III. There is NO payed employees, the Pastor and wife are board members.
- c. After researching the adjoining properties hours of operation, the Oasis Stop N' Go business hours are 8am-5pm and closed on Saturday and Sunday. The Standard Printing Solutions has moved locations and the premises is currently vacant and undergoing construction. Us Bank is located behind, but not connected to, the property and that facilities hours of operation are Monday-Thursday

9:30 am-5:00 pm, Friday 9:30 am-5:30 pm and is also closed on Saturday and Sunday.

- I. Noise: The sound during services or any other curriculum we offer will not be excessive and in a confined area with surrounding facilities in mind and in consideration. Where the closest facilities are closed during our hours of operations sound will not be a problem.
- II. Glare: All lighting for services and other curricular activities will be located inside and at the back of the building, therefor will have no effect on any outside factors.
- III. Odor: Only smells that may come from location will be those of cleaning such as Lysol, Clorox, True green and Windex. No cooking will be done on premises.
- IV. Fumes and Vibrations: We will not be using any type of industrial or mechanical equipment.
- V. Compatibility: Our business is about being a part of the community and helping others to find a positive purpose in life. Aside from Sunday services, we have our extracurricular activities on weekends and evenings that offer the opportunity to get the community involved in not just a majority of shopping and dining scene downtown Historic Twin Falls. We offer, all completely FREE for our community, Concerts with LIVE Christian music for all ages and with all types of genres, faith-based movies and snacks, and youth nights that get our next generation of leaders involved in our community and in a positive environment. Our fellowship embodies hope and faith to those who are in need and wouldn't likely see it in themselves, and in this easy convenient location we have the opportunity to reach them.

We appreciate the opportunity and consideration! If there are any other questions feel free to contact me, Diamantina directly via text or email @ 385-209-6679 or diamantinar87@gmail.com

Best regards,

The Potters House CFM

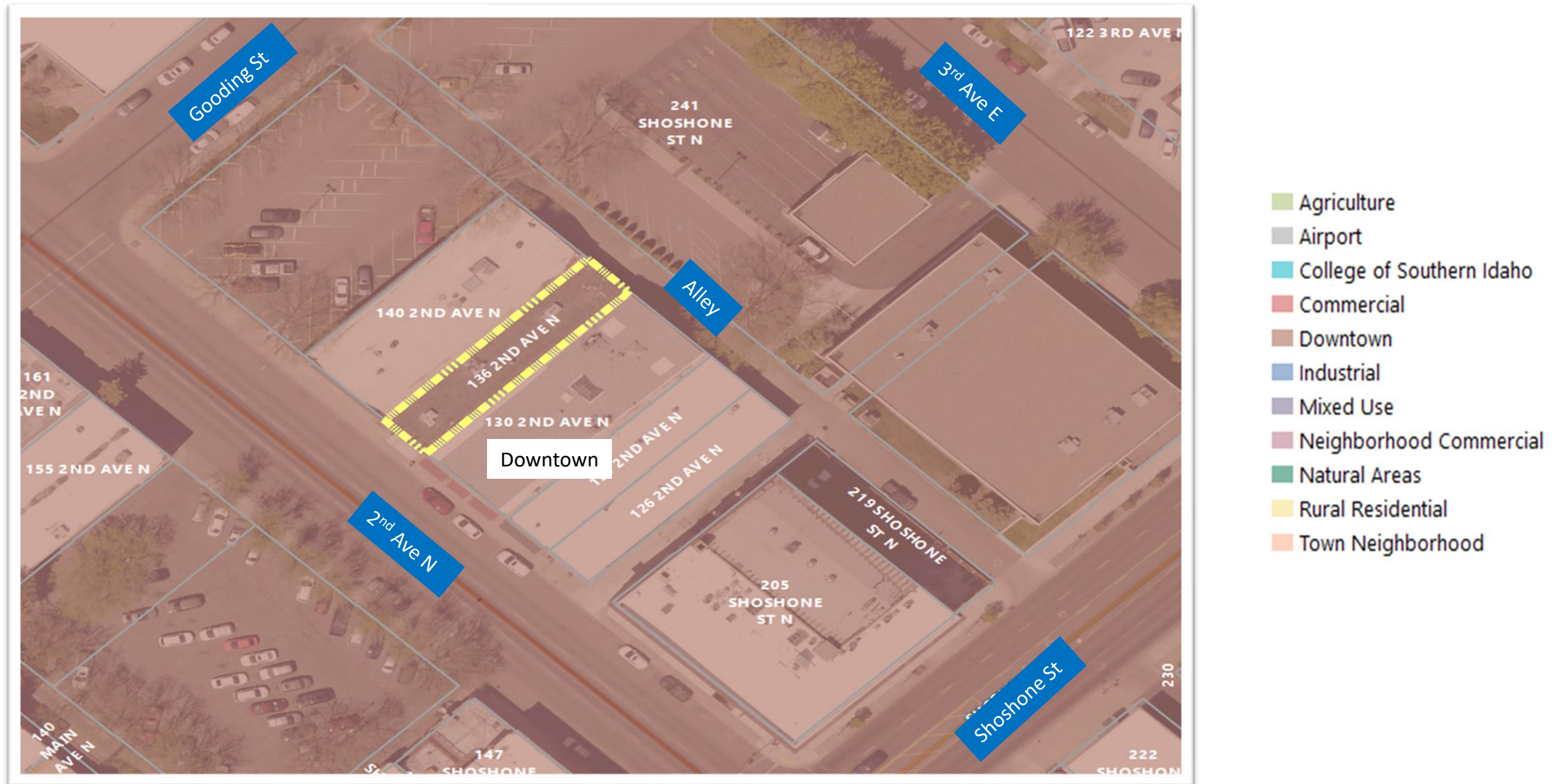
Pastor Angel and Diamantina Esquivel

Zoning/Vicinity Map

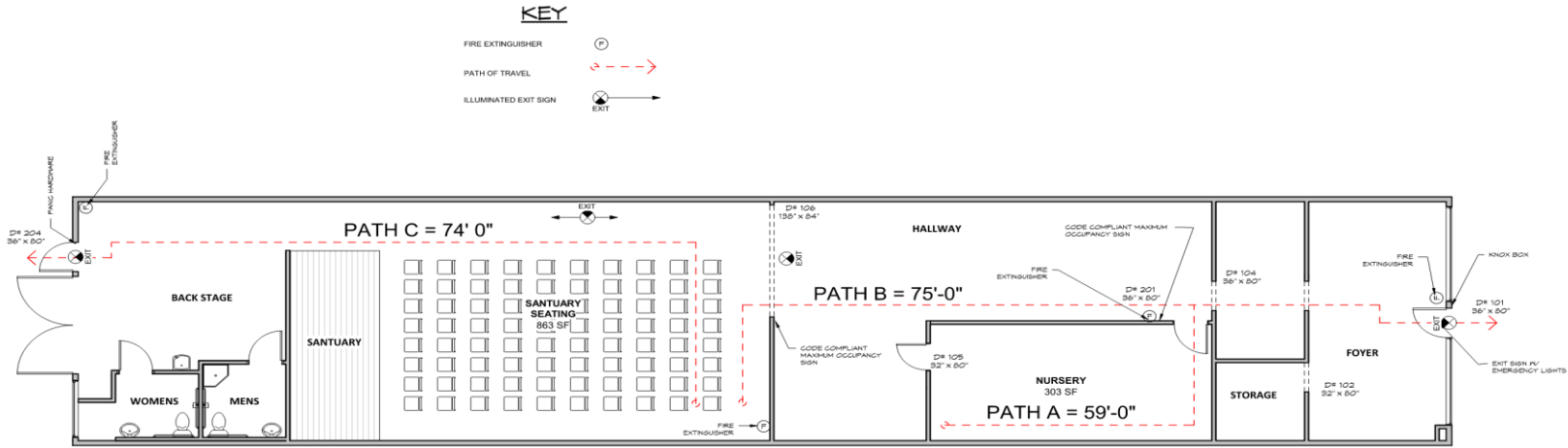


Subject Property	
Current Zoning	CB; Central Business, Downtown Historic Distric
Existing Land Use	Vacant
Proposed Land Use	Religious Facility
Comprehensive Plan Designation	Downtown
Surrounding Properties	
North	Standard Printing
South	Oasis Stop N Go
East	Alley/Parking Area
West	2 nd Ave E
Applicable Regulations	
Applicable Regulations	10-1, 10-4-7, 10-13-2-2

Future Land Use Designation







1

LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

Graphic Scale: 3/16" = 1'-0"

PROJECT DATA	
PREVIOUS OCCUPANCY GROUP:	BOILING FACILITY
PROPOSED OCCUPANCY GROUP:	A-3 (PLACES OF RELIGIOUS WORSHIP)
AREA CALCULATIONS:	GROSS AREA (SEATED): 3,175 SQ. FT. GROSS AREA (CAIC): 3,175 SQ. FT.
BUILDING INFO:	NOT FIRE SPRINKLERED
MAX. PATH OF TRAVEL:	NOT TO EXCEED TO FOR AN OCCUPANT LEVEL OF MORE THAN 30. (IFC TABLE 1006.2.1) PATH A = 59' 0" PATH B = 75' 0" PATH C = 74' 0"
CONSTRUCTION TYPE:	TYPE II-B
FIRE RATINGS:	DEMISING WALLS: 1 HR INTERIOR WALLS: 0 HR (TYPE 'V', CLASS 'A' MATERIALS) CEILING: 0 HR COLUMN: 0 HR
EGRESS:	EXITS REQUIRED: 2 EXITS PROVIDED: 2

NOTE: G.C. TO VERIFY THAT DEMISING WALLS ARE 1 HOUR FIRE RATED.

APPLICABLE BUILDING CODES:

2017 National Electrical Code (with Idaho State amendments)
2017 Idaho State Plumbing Code (<https://dps.idaho.gov/programs/plumbing/>)
2018 International Building Code (with Idaho State amendments)
2018 International Fire Code (<https://doi.idaho.gov/shm/Prevention/Statutes>)
2018 International Existing Building Code
2018 International Energy Conservation Code (with Idaho State amendments)
2018 International Mechanical Code (with Idaho State amendments)
2018 International Fuel Gas Code (with Idaho State amendments)
2004 ICC A117.1-2009 Accessible and Usable Buildings and Facilities
1997 Uniform Code for the Abatement of Dangerous Buildings (per local ordinance)

SPECIAL NOTES:

ALL DEMISING WALLS TO BE SEALED TO CREATE A 1 HOUR BARRIER. SEAL ALL GAPS, OUTLETS AND PENETRATIONS WITH FIRE BARRIER SEALANT. (1 HOUR MIN. FIRE WALL)

OCCUPANT LOAD			
ROOM	LOAD FACTOR PER IFC TABLE 1004.1.2	SQUARE FOOTAGE	OCCUPANT LOAD TO BE POSTED
SANCTUARY	7 (CHAIRS ONLY)	863	123
NURSERY	15 (TABLES AND CHAIRS)	303	20
TOTAL OCCUPANT			143
Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or the owner's authorized agent.			

REQUIRED PLUMBING FIXTURES PER IBC 2018 TAB E 2902.1
1 NEW WATER MEN'S WATER CLOSET (W/ LAVATORY)
1 NEW WOMEN'S WATER CLOSET (W/ LAVATORY)
1 NEW DRINKING FOUNTAIN
1 SERVICE SINK
TOTAL OCCUPANTS = 143
143 / 2 = 71.5 MEN AND 71.5 WOMEN

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES* (See Sections 2902.1.1 and 2902.2)							
No.	CLASSIFICATION	DESCRIPTION	WATER CLOSETS (URINALS SEE SECTION 424.2 OF THE INTERNATIONAL PLUMBING CODE)		LAVATORIES		OTHER
			Male	Female	Male	Female	
		Places of worship and other religious services ⁶	1 per 150	1 per 75	1 per 200	—	1 service sink

MATTHEW ZECH ARCHITECT
STATE OF IDAHO, LIC # AR-886302
LISENSED ARCHITECT
MATTHEW T. ZECH
STATE OF IDAHO

MATTHEW ZECH LICENSED ARCHITECT
STATE OF IDAHO, LIC # AR-886302
Matthew Zech
Architect

PROJECT:
OWNERS:
TEL:
EMAIL:

CHANGE OF USE:
THE POTTER'S HOUSE CFM
136 2ND AVE
TWIN FALLS, ID 83301

TITLES:
PROJECT INFO & LIFE SAFETY

REVISIONS
DESCRIPTION DATE
SHEET ISSUE DATE DEC 21, 2021

SHEET:
A1.0