



Twin Falls City Council Agenda

Monday, April 4, 2022, 5:00 PM

Council Chambers
203 Main Avenue East- Twin Falls, Idaho

Members: Ruth Pierce, Christopher Reid, Craig Hawkins, Nikki Boyd, Shawn Barigar, Jason Brown, Spencer Cutler

- 1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM
- 2) PLEDGE OF ALLEGIANCE
- 3) PROCLAMATIONS
 - a) **PRESENTATION:** Proclamation designating April as Fair Housing Month in the City of Twin Falls.
- 4) CONSENT CALENDAR
 - a) **ACTION ITEM:** Request to approve Accounts Payable for March 24 to March 30, 2022.
By: Amy Luna, Finance Administrative Assistant
 - b) **ACTION ITEM:** Request to approve Alcohol License Application for Idaho Nara Ramen, Inc.
By: Amy Luna, Finance Administrative Assistant
 - c) **ACTION ITEM:** City Council 2022 March 28 Minutes
By: Erin Parrish, Executive Assistant
 - d) **ACTION ITEM:** Approval of the Findings of Fact and Conclusions of Law for the Sportsman Warehouse Subdivision Final Plat
By: Jonathan Spendlove, Planning & Zoning Director
 - e) **ACTION ITEM:** Request City Council approval to hold the Help Build Hope event.
By: Lou Coronado, Sergeant , Twin Falls Police Department
 - f) **ACTION ITEM:** Request City Council approval to hold the 2022 Magic Valley Law Enforcement Memorial Service.
By: Lou Coronado, Sergeant, Twin Falls Police Department
 - g) **ACTION ITEM:** Request City Council to approve the Hawkes Corn Hole Tournament event
By: Lou Coronado, Sergeant , Twin Falls Police Department
 - h) **ACTION ITEM:** Request City Council approval to hold the Twin Falls Library Street Dance/Block Party
By: Lou Coronado, Sergeant, Twin Falls Police Department
 - i) **ACTION ITEM:** Request City Council approval to hold the Idaho Hospice Annual Memorial

By: Lou Coronado, Sergeant, Twin Falls Police Department

- j) **ACTION ITEM:** Request City Council approval to hold the St. Edward's Variety Show

By: Lou Coronado, Sergeant, Twin Falls Police Department

- k) **ACTION ITEM:** Request City Council approval to hold the Engage in Education Event

By: Lou Coronado, Sergeant , Twin Falls Police Department

- l) **ACTION ITEM:** Request City Council approval to hold the First Federal Paper Rock Scissors Tournament

By: Lou Coronado, Sergeant , Twin Falls Police Department

- m) **ACTION ITEM:** Request City Council approval to hold the Parade of Homes BBQ Sneak Peak

By: Lou Coronado, Sergeant, Twin Falls Police Department

5) **ITEMS OF CONSIDERATION**

- a) **ACTION ITEM:** A request from *Friends of the Avenues* to authorize City staff to work with *Friends of the Avenues* to develop a local residential historic district (app. PZ22-0039).

By: Jonathan Spendlove, Director of Planning and Zoning

- b) **ACTION ITEM:** A request to approve Resolution 2022-009 authorizing the reimbursement of eligible expenses associated with the construction of fire stations #2 and #3 with proceeds from the sale of a Certificate of Participation.

By: Mandi Thompson, Assistant to the City Manager

- c) **ACTION ITEM:** A request from Starr Corporation to approve a proposed Guaranteed Maximum Price (GMP) for the construction of the Jim Bieri Regional Fire Training Facility.

By: Mandi Thompson, Assistant to the City Manager

6) **GENERAL PUBLIC INPUT**

7) **ADVISORY BOARD REPORT/ANNOUNCEMENTS**

8) **PUBLIC HEARINGS**

- a) **ACTION ITEM:** 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

9) **ADJOURNMENT**

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Josh Palmer (208) 735-7312 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.

Public Input Procedures

1. Individuals wishing to provide public input regarding matters relevant to the City of Twin Falls shall:
 - Wait to be recognized by the Mayor or Chairman
 - Approach the microphone/podium
 - State their name, and whether they are a resident or property owner in the City of Twin Falls, and proceed with their input.
2. The Mayor or Chairman may limit input to no less than two (2) minutes. Individuals are not permitted to give their time to other speakers.

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chairman 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 Chairman, 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 Chairman 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 Chairman. 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 to Public Testimony.
9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chairman, 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 Chairman may limit the time permitted for the answer.
10. The Mayor or Chairman 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.

*Office of the Mayor
City of Twin Falls, Idaho*

Proclamation

WHEREAS, April 2022 marks the 54th anniversary of the passage of Title VIII of the Civil Rights Act of 1968, commonly known as the Federal Fair Housing Act; and

WHEREAS, the Idaho Human Rights Commission Act has prohibited discrimination in housing since 1969; and

WHEREAS, equal opportunity for all-regardless of race, color, religion, sex, disability, familial status or national origin-is a fundamental goal of our nation, state and city; and

WHEREAS, equal access to housing is an important component of this goal-as fundamental as the right to equal education and employment; and

WHEREAS, housing is a critical component of family and community health and stability and

WHEREAS, housing choice impacts our children's access to education, our ability to seek and retain employment options, the cultural benefits we enjoy, the extent of our exposure to crime and drugs, and the quality of health care we receive in emergencies; and

WHEREAS, the laws of this nation and our state seek to ensure such equality of choice for all transactions involving housing; and

WHEREAS, ongoing education, outreach and monitoring are key to raising awareness of fair housing principles, practices, rights and responsibilities; and

WHEREAS, only through continued cooperation, commitment and support of all Idahoans can barriers to fair housing be removed;

NOW, THEREFORE, I, Ruth Pierce, Mayor of the City of Twin Falls, do hereby proclaim April 2022 to be

FAIR HOUSING MONTH

In the City of Twin Falls, State of Idaho.

IN WITNESS WHEREOF, I have hereunto set my hand at the City of Twin Falls in City Hall on this 4th day of April in the year of our Lord 2022.

*Ruth Pierce
Mayor*

*Erin Parrish
City of Twin Falls, City Clerk*



Twin Falls City Council Minutes

Monday, March 28, 2022, 5:00 PM

Council Chambers
203 Main Avenue East- Twin Falls, Idaho

1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM

Present: Mayor Ruth Pierce, Vice Mayor Christopher Reid, Council Members Jason Brown, Nikki Boyd, Shawn Barigar, Craig Hawkins, Spencer Cutler

Absent: None

Staff Present: Travis Rothweiler, City Manager; Mitch Humble, Deputy City Manager; Gretchen Scott, Deputy City Manager; Erin Parrish, Executive Assistant; Josh Baird, City Engineer; Jonathan Spendlove, Planning and Zoning Director; William Carberry, Airport Manager; Shayne Nope, City Attorney; Sonia Salas, IT Department; Josh Palmer, Public Information Coordinator; Erin Steel, Staff Engineer; Les Kenworthy, Chief of Fire Department; Members of the City of Twin Falls Police Department as follows: Chief Craig Kingsbury, Jennifer Church, Executive Assistant; Lieutenant Justin Diamond, Lieutenant Luke Allen, Captain Matt Hicks, Lieutenant Chuck Garner, Lieutenant Terry Thueson, Lieutenant Craig Stotts, Sergeant JP O'Donnell, Officer Michael "Sean" Perkins, Sergeant Lou Coronado, Captain Brent Wright, Sergeant Kevin Loosli, Sean Standley, Coordinator Police Code Enforcement; Officer Elisha Batteiger, Detective Eric Strassner.

Mayor Pierce called the meeting to order at 05:00 PM.
A quorum was present.

2) PLEDGE OF ALLEGIANCE

Mayor Pierce invited all present, who wished, to recite the Pledge of Allegiance to the Flag.

3) PROCLAMATIONS

None.

4) CONSENT CALENDAR

MOTION: Council Member Hawkins moved to approve the Consent Calendar as presented. **Vice Mayor Reid** seconded the motion. Roll call vote showed all members present voted in favor of motion, 7 to 0.

- a) Request to approve Accounts Payable for March 10-23, 2022.
- b) Request to approve the Wells Fargo Credit Commercial Card for February 2022.
- c) Request to approve City Council Meeting 2022 March 14 Minutes.
- d) Consider a recommendation from the Parks and Recreation Commission to accept a donation from Joan Spencer to place a bench on the Canyon Rim Trail.
- e) Approval of the Final Plat for the Sportsman Warehouse Subdivision, an area of 12 acres into 3 lots, located at 1940 Bridgeview Blvd. (PZ22-0053)

5) ITEMS OF CONSIDERATION

- a) Swearing in ceremony for one new Twin Falls Police Department police officer. It is requested that Mayor Ruth Pierce administer the Oath of Office to Michael "Sean" Perkins.
Mayor Pierce administered the Oath of Office.
- b) Formal ceremony promoting Officer J.P. O'Donnell to Sergeant before Honorable Mayor Ruth Pierce and the members of the City Council.
Officer J.P. O'Donnell was promoted to the position of Sergeant.
- c) Request to present Officer Kyler Jordan with his POST Intermediate Certificate, Officer Elisha Batteiger with his POST Advanced Certificate, and Detective Eric Strassner with his POST Advanced Certificate before Honorable Ruth Pierce and members of the City Council.
Officer Elisha Batteiger and **Detective Eric Strassner** were presented with POST Advanced Certificates. **Officer Kyler Jordan** was not in attendance and will be presented his on another day.
- d) A request for the City Council to provide direction to City staff regarding potential improvement options for Floral Avenue.

Discussion ensued on the following:

Mayor Pierce asked about LID and if a property is sold if it stays with the property.

Council Member Brown asked about costs, including construction and engineering costs.

Council Member Cutler commented on LID options, double chip sealed, and if sidewalks were also included in the cost.

Council Member Brown asked about LTP projects for street reconstruction.

Audience Speakers:

Stace Campbell - Comments on Floral Ave maintenance and Freightway being double chip seal. Concerns about mud and ruts.

Stuart Sandall - Comments on double chip seal on Freightway.

Council Member Barigar - follow up question on double chip sealed road.

Council Member Brown - clarification on where traffic counters were located and standard of projects based on traffic accounts.

Vice Mayor Reid - question on approximately how long each option would last.

Council Member Boyd - Updated price questions on chip sealed vs. oil pass chip sealed.

Council Member Barigar - clarification on action item and how it should be acted on.

Council Member Brown - question on if all businesses on Floral were informed of the meeting discussion. Also, question about drainage system condition.

Council Members have requested further information on LID and oil pass chip seal. No action was taken.

- e) Consideration to approve an agreement between the City of Twin Falls/Twin Falls County and SkyWest Airlines for a \$400,000 minimum revenue guarantee for one daily Delta flight between Magic Valley Regional Airport & Salt Lake City International Airport.

William Carberry, Airport Manager, requests consideration to approve an agreement between the City of Twin Falls/Twin Falls County and SkyWest Airlines for a \$400,000 minimum revenue guarantee for one daily Delta flight between Magic Valley Regional Airport & Salt Lake City International Airport.

Discussion ensued on the following:

Council Member Hawkins - clarification on quarterly bases and not averaged together.

Mayor Pierce - Do we know where we are year to date?

Council Member Barigar - comments on revenue guarantee, and maintenance of our services.

MOTION: Council Member Boyd moved to approve an agreement between the City of Twin Falls/Twin Falls County and SkyWest Airlines for a \$400,000 minimum revenue guarantee for one daily Delta flight between Magic Valley Regional Airport & Salt Lake City International Airport and authorize the Mayor to sign. **Council Member Brown** seconded the motion. Roll call vote showed all members present voted. Approved 7 to 0.

6) GENERAL PUBLIC INPUT

None.

7) ADVISORY BOARD REPORT/ANNOUNCEMENTS

Council Member Brown - Greater Twin Falls Transportation meeting talked about the third bridge option and issues surrounding that. **Travis Rothweiler, City Manager**, stated that City staff had not seen any official plans. A meeting with members of IDT will be held later this week and he hoped that they would share those plans publicly.

8) PUBLIC HEARINGS

None.

9) EXECUTIVE SESSION

MOTION: Vice Mayor Reid moved to adjourn into Executive Session 74-206(1) (c), 74-206(1) (e), 74-206(1) (f) **Council Member Barigar** seconded the motion. Roll call vote showed all members present voted in favor, 7 to 0.

- a) Executive Session 74-206 (1) (c) To acquire an interest in real property not owned by a public agency.
- b) Executive Session 74-206 (1) (e) To consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations.
- c) Executive Session 74-206 (1) (f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not

yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement.

10) ADJOURNMENT

The meeting adjourned at 07:51 PM.

Erin Parrish, Executive Assistant

For a full account of this meeting please visit tfid.org for the recording of this meeting



BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

In Re:	)	
	)	
<u>Final Plat</u> Application,	)	FINDINGS OF FACT,
	)	
<u>Sportsman Warehouse Subdivision</u>	)	CONCLUSIONS OF LAW,
Applicant(s).	)	
	)	AND DECISION

This matter having come before the City Council of the City of Twin Falls, Idaho on March 28, 2022, for consideration of the final plat of the Sportsman Warehouse Subdivision, approximately 12 (+/-) acres consisting of 3 lots, located at 1940 Bridgeview Boulevard, and the City Council having heard testimony from interested parties, having received written Findings from the Planning and Zoning Commission and being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has requested approval of the final plat of the Sportsman Warehouse Subdivision, approximately 12 (+/-) acres consisting of 3 lots, located at 1940 Bridgeview Boulevard.
2. The property in question is zoned C-1 PUD pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as XXXX in the duly adopted Comprehensive Plan of the City of Twin Falls.
3. The existing neighboring land uses in the immediate area of this property are: to the north, Canyon Rim Trail/Snake River Canyon; to the south, Bridgeview Estates; to the east, Commercial; to the west, Canyon Rim Trail/Snake River Canyon/Undeveloped.
4. The City Engineering Office has reviewed the final plat and has approved the proposed street accesses and public utility extensions, subject to availability of such services at the time of development. The developer will pay all costs of public improvements, including but not limited to streets, curb gutter and sidewalks, sewer, water and pressurized irrigation systems. The proposed development includes dedication of additional right-of-way in compliance with the Master Street Plan.

Based on the foregoing Findings of Fact and the regulations and standards set forth below, the City Council hereby makes the following

CONCLUSIONS OF LAW

1. The final plat of the Sportsman Warehouse Subdivision, approximately 12 (+/-) acres consisting of 3 lots, located at 1940 Bridgeview Boulevard is in conformance with the objectives of the zoning ordinance and the policy for developments in Twin Falls City Code §10-1-4. Specifically, the land can be used safely for building purposes without danger to health or peril from fire, flood or other menace, proper provision has been made for drainage, water sewerage and capital improvements including schools, parks, recreation facilities, transportation facilities and improvements, all existing and proposed public improvements conform to the Comprehensive Plan.

2. The final plat is in conformance with the Comprehensive Plan as required by Twin Falls City Code §10-12-2.3(H)(2)(a).

3. Public services are currently available to accommodate the proposed development, as required by Twin Falls City Code §10-12-2.3(H) (2) (b). Public services may not be available at the time of development, depending upon the speed of development of this and other subdivisions and the ability of the City to obtain additional water and/or sewer capacity.

4. The development of streets, sewer, water, irrigation, dedication of park land and other public improvements at the cost of the developer will not adversely affect any capital improvement plan and will integrate with existing public facilities, as required by Twin Falls City Code §10-12-2.3(H)(2)(c).

5. There is sufficient public financial capability of supporting services for the proposed development, as required by Twin Falls City Code §10-12-2.3(H)(2)(d).

6. There are no other health, safety or environmental problems associated with the proposed development that were brought to the City Council's attention, per Twin Falls City Code §10-12- 2.3(H)(2)(e).

7. The final plat is in conformance with the Preliminary Plat. Based on the foregoing Conclusions of Law, the Twin Falls City Council hereby enters the following

DECISION

The request for approval of the final plat of the Sportsman Warehouse Subdivision, approximately 12 (+/-) acres consisting of 3 lots, located at 1940 Bridgeview Boulevard is hereby granted, subject to final technical review by the City Engineer's Office and subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls.

MAYOR - TWIN FALLS CITY COUNCIL

DATE

"EXHIBIT NO. A"

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.



Date: Monday, March 21, 2022, Council Meeting

To: Honorable Mayor and City Council

From: Sergeant Lou Coronado, Twin Falls Police Department

Request:

Request to hold the Help Build Hope event.

Time Estimate:

Staff recommends this item be placed on the consent calendar.

Background:

Pastor Buddy Gharring and Linda Fleming have submitted a special event application requesting to hold Help Build Hope on June 18, 2022. This event is scheduled to take place in the Downtown Commons, the 100 block of Hansen St. South, and Main Ave between Shoshone and Hansen St. Event organizers have contracted with Road Work Ahead for road closures. They received a Traffic Control Plan which is MUTCD compliant for the road closures. The event will begin at 10:00 a.m. and conclude at 3:00 p.m.

Help Build Hope partners with local charities and churches to build a home and donate the interior and exterior walls to a local chapter of Habitat for Humanity. Volunteers will utilize the city streets and parking lots to construct the walls of a home. These walls will be temporarily placed in the Downtown Commons for everyone to see and admire. Following this event, the walls will be taken to an offsite location and used in the construction of a new home for a needy family. In this case, a family has been selected and the walls will be utilized to help lower the construction costs of their new home.

The event organizers will be responsible for the clean-up of any areas affected by the construction of the walls along with any waste generated.

Lunch will be provided to all the volunteers. There will also be alcohol sold and served to those of age. Since alcohol will be served the event organizers were advised that they will need two (2) Twin Falls Police Officers to provide security during the times which alcohol will be sold. Alcohol will be served between 12:00 p.m. to 2:00 p.m. The event organizers will pay the security fee.

Approval Process:

Consent of the Council

Budget Impact:

There will be two (2) Twin Falls Police Officers working the event from 12:00 p.m. to 2:00 p.m. The estimated cost for security will be \$260, which will be paid by the event organizers.

Regulatory Impact:

N/A

Conclusion:

Twin Falls Police Department Staff and several relevant City Staff members have approved this application request. Staff recommends that the City Council approve the Special Event Application based on the information provided.

SPEED LIMIT	TAPER LENGTH (L) FEET
40 MPH OR LESS	$L = WS^2/60$
45 MPH OR MORE	$L = WS$

L=taper length in feet
W=width of offset in feet
S=posted speed limit, or in off-peak 85th-percentile speed prior to work starting, or the anticipated operating speed in mph

ROAD TYPE	DISTANCE BETWEEN SIGNS		
	A	B	C
URBAN (LOW SPEED)	100 FT	100 FT	100 FT
URBAN (HIGH SPEED)	350 FT	350 FT	350 FT
RURAL	500 FT	500 FT	500 FT
EXPRESSWAY/FREEWAY	1000 FT	1500 FT	2640 FT

THIS LEG WILL BE PART OF CLOSURE
IF EXISTING WORK ON HANSEN ST.
IS COMPLETE BY JUNE/JULY 2022.

Legend

-  North Indicator
-  Safety Zone
-  Sign Stand
-  TY III BARRICADE (right)

	Author: Chad Robinson	CERT: 799441
	Comments: *All equipment shall be MUTCD compliant *All traffic control shall be managed by a ATSSA certified supervisor *All work will be performed during daylight hours *A minimum of 12' lane widths shall be maintained	

Chal RL



Date: Monday, April 4, 2022
To: Honorable Mayor and City Council
From: Lou Coronado, Sergeant, Twin Falls Police Department

ACTION ITEM

Request:

Request City Council approval to hold the 2022 Magic Valley Law Enforcement Memorial Service.

Time Estimate:

Staff requests this item be placed on the consent calendar.

Background:

Josh Hayes, on behalf of Magic Valley Law Enforcement, has submitted a special event application requesting to hold the Magic Valley Law Enforcement Memorial Service in the Twin Falls City Park on May 14, 2022. It is anticipated this event will take place from 10:00 a.m. to 1:00 p.m. This ceremony is intended as a memorial service in recognition of those law enforcement officers who have made the ultimate sacrifice as servants of the public. It is also intended to recognize those men and women currently serving in law enforcement.

This event will feature a flag presentation and a twenty-one-gun salute by area Honor Guard members. Community leaders will then address the attendees and the fallen officers of the Magic Valley will be recognized. These events are planned as an area participation of National Police Week and similar ceremonies will be taking place across the country.

This event is open to the public and a small lunch will be provided by Lighthouse Christian Academy following the service.

There will be amplified sound in the form of a public address system for the scheduled speakers.

Approval Process:

Consent of the Council

Budget Impact:

This event will not require security, therefore there is no budgetary impact.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Relevant City Staff members have approved the Special Events Application request. Based on this request, and the information provided, Staff recommends that this event be approved.

Attachments:

None



Date: Monday, April 4, 2022
To: Honorable Mayor and City Council
From: Lou Coronado, Sergeant , Twin Falls Police Department

ACTION ITEM

Request:

Request City Council to approve the Hawkes Corn Hole Tournament event

Time Estimate:

Staff requests that this item be placed on the consent calendar.

Background:

Craig Myhre, on behalf of the Hawkes Legion Baseball Team, has submitted a special events application requesting to hold a corn hole tournament on Saturday, May 14, 2022. This event is scheduled to be held at Frontier Park from 8:00 a.m. to 7:00 p.m. This is a fundraising event with the proceeds going to support the Legion baseball team from Canyon Ridge High School.

The area requested for the event will be the softball fields and the grass area around the fields. The event will have food trucks and a beer trailer provided by Copper Allibi. The consumption and selling of beer will be from 11:00 a.m. to 7:00 p.m. Identification will be checked, and wristbands will be provided to those purchasing and consuming beer in the designated area.

The event organizer was advised he will need two (2) Twin Falls Police Officers to provide security for this event. The officers will begin security at 11:00 a.m. until 7:00 p.m. The event organizer will pay the security fee.

Approval Process:

Consent of the City Council.

Budget Impact:

There will be two (2) Twin Falls Police Officers working the event from 11 a.m. to 7:00 p.m. The estimated total cost for security will be \$1,040.00, which will be paid by Craig Myhre. Mr. Myhre will have 60 days from the conclusion of the event to pay the security invoice.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

This Special Events Application has been approved by several relevant City Staff members and the Twin Falls Police Department Staff. It is recommended that this request be approved by the City Council.

Attachments:

None



Date: Monday, April 4, 2022
To: Honorable Mayor and City Council
From: Lou Coronado, Sergeant, Twin Falls Police Department

ACTION ITEM

Request:

Request City Council approval to hold the Twin Falls Library Street Dance/Block Party

Time Estimate:

Staff recommends this item be placed on the Consent Calendar.

Background:

Approval Process:

The Twin Falls Public Library has submitted a special event application for the Twin Falls Public Library Street Dance/Block Party to be held on July 29, 2022. The event will take place from 6:00 p.m. to 8:00 p.m. in the Twin Falls City Park.

The Twin Falls Public Library has planned this event as a finale to their summer reading program. This will be a family-friendly event which will include music, dancing, food from the library, area vendors, arts and crafts, and games.

The organizers have reserved the southeast portion of the Twin Falls City Park for this activity. In addition, they have requested that Hansen Street East, between 4th Avenue East and 5th Avenue East, be closed to allow for the street dance portion of the event.

There will be amplified, recorded music with a DJ during the street dance. The attendance to this event is estimated to be around two hundred (200) people and the organizers have arranged for additional trash receptacles.

Budget Impact:

This event will not require security, therefore there is no budgetary impact.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Relevant City Staff members have reviewed this Special Events Application request. Based on this request and the information provided, the staff recommends that this event be approved.

Attachments:

None



Date: Monday, April 4, 2022
To: Honorable Mayor and City Council
From: Lou Coronado, Sergeant, Twin Falls Police Department

ACTION ITEM

Request:

Request City Council approval to hold the Idaho Hospice Annual Memorial

Time Estimate:

Staff requests this item to be placed on the Consent Calendar.

Background:

Susan Nickell, on behalf of Idaho Hospice, has submitted a special event application requesting to hold the Idaho Hospice Annual Memorial on June 10, 2022. The show will take place in the Twin Falls City Park band shell from 4:00 p.m. to 6:00 p.m.

The annual memorial ceremony includes a song and prayer from Idaho's Hospice pastor. Nurses will read the names of each of the patients that passed away in the last year. Angle wing ornaments will be given to the family of each patient in remembrance.

This event will have amplified sound for the performance.

The organizer recognizes that this event is approved contingent upon current COVID 19 regulations and recommendations. The City of Twin Falls reserves the right to cancel or postpone this event for the safety of participants and the citizens of Twin Falls. If this event is approved, the organizer will take all required precautions to safeguard those attending the event and may be required to implement additional safety measures as deemed necessary by Twin Falls City Staff.

Approval Process:

Consent of the City Council

Budget Impact:

There is no budget impact to the City of Twin Falls.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Relevant City Staff members have approved this Special Event Application. The staff recommends that the City Council approve the Idaho Hospice Annual Memorial based on the information provided.

Attachments:

None



Date: Monday, April 4, 2022
To: Honorable Mayor and City Council
From: Lou Coronado, Sergeant, Twin Falls Police Department

ACTION ITEM

Request:

Request City Council approval to hold the St. Edward's Variety Show

Time Estimate:

Staff requests this item to be placed on the Consent Calendar.

Background:

Angela Hild, on behalf of St. Edward's Catholic School, has submitted a special event application requesting to hold the St. Edward's Variety Show on May 12, 2022. The show will take place in the Twin Falls City Park band shell from 6:00 p.m. to 7:00 p.m.

The St. Edward's Variety Show will feature students from the St. Edward's Catholic School performing acts to include comedy, magic, singing, gymnastics, and dancing.

This event will have amplified sound for the performance.

The organizer recognizes that this event is approved contingent upon current COVID 19 regulations and recommendations. The City of Twin Falls reserves the right to cancel or postpone this event for the safety of participants and the citizens of Twin Falls. If this event is approved, the organizer will take all required precautions to safeguard those attending the event and may be required to implement additional safety measures as deemed necessary by Twin Falls City Staff.

Approval Process:

Consent of the City Council

Budget Impact:

There is no budget impact to the City of Twin Falls

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Relevant City Staff members have approved this Special Event Application. Staff recommends the Council approve the St. Edward's Variety Show based on the information provided.

Attachments:

None



Date: Monday, April 4, 2022
To: Honorable Mayor and City Council
From: Lou Coronado, Sergeant, Twin Falls Police Department

ACTION ITEM

Request:

Request City Council approval to hold the Engage in Education Event

Time Estimate:

Staff requests this item be placed on the Consent Calendar.

Background:

Eva Craner, on behalf of Twin Falls School District, has submitted a special event application requesting to hold a Twin Falls School District celebration of education event on May 4, 2022. The event will take place in the Twin Falls City Park from 4:30 p.m. to 8:00 p.m.

The Engage in Education Event will host a community celebration of public education. The event will feature booths from each of the 16 schools, and a short performance by each school.

This event will have amplified sound for the performance. This event is free and open to the public.

The organizer recognizes that this event is approved contingent upon current COVID 19 regulations and recommendations. The City of Twin Falls reserves the right to cancel or postpone this event for the safety of participants and the citizens of Twin Falls. If this event is approved, the organizer will take all required precautions to safeguard those attending the event and may be required to implement additional safety measures as deemed necessary by Twin Falls City Staff.

Approval Process:

Consent of the City Council

Budget Impact:

There is no budget impact to the City of Twin Falls.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Relevant City Staff members have approved this Special Event Application. Staff recommends the Council approve the Engage in Education event based on the information provided.

Attachments:

None



Date: Monday, April 4, 2022
To: Honorable Mayor and City Council
From: Lou Coronado, Sergeant, Twin Falls Police Department

ACTION ITEM

Request:

Request City Council approval to hold the First Federal Paper Rock Scissors Tournament

Time Estimate:

Staff requests this item be placed on the Consent Calendar.

Background:

Jamie Boyer, on behalf of First Federal Bank, has submitted a special event application requesting to hold the First Federal Paper Rock Scissors Tournament on June 2, 2022. This event is scheduled in the Downtown Commons area from 5:30 p.m. to 8:00 p.m.

This will be the fourth annual event hosted in this area. It will involve the participation of 64 local businesses. Each business will send their "Paper Rock Scissors Champion" to compete for a cash prize to be donated to their pre-selected charity.

This event is open to the public and there will be several food vendors on location. Additionally, there will be alcohol served at this event. Identifications will be checked, and wrist bands will be issued to those of legal drinking age.

There will be amplified sound in the form of a public address system for speaking and music.

This event requires the temporary closure of the 100 block of Main Avenue East/South and the 200 block of Hansen Street East, beginning at 3:30 p.m., like other events hosted in the downtown commons.

With alcohol being served at this event, the Twin Falls Police Department recommends that two (2) on-duty police officers be assigned for security. The organizers have agreed to pay for this expense.

Approval Process:

Consent of the City Council

Budget Impact:

This event will require security and First Federal Bank has agreed to pay for two (2) on-duty officers. Therefore, there will be no cost to the City of Twin Falls.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

This Special Events Application has been approved by several relevant City Staff members and the Twin Falls Police Department Staff. It is recommended that this request be approved by the City Council as presented.

Attachments:

None



Date: Monday, April 4, 2022
To: Honorable Mayor and City Council
From: Lou Coronado, Sergeant, Twin Falls Police Department

ACTION ITEM

Request:

Request City Council approval to hold the Parade of Homes BBQ Sneak Peak

Time Estimate:

Staff requests this item be placed on the Consent Calendar.

Background:

Sari Jayo representing Magic Valley Builders Association has submitted a special events application requesting to hold the Parade of Home BBQ Sneak Peek picnic event at Harmon Park on June 16, 2022. This event will take place from 5:00 p.m. to 7:00 p.m.

The organization will provide a BBQ/ picnic for all realtors in attendance. Buses will provide transportation to the parade of homes and then will return to Harmon Park for the BBQ. The Anchor Bistro & Bar will be catering the event and providing alcohol for the event. There will be amplified sound in the form of a public address system. There will also be DJ music during the event.

Alcohol will be served at this event. Since alcohol will be served, the event organizers were advised that they will need to provide security approved by the Chief of Police during the times alcohol will be served. The event organizers will be responsible for the security fee.

The organizers will be responsible for clean-up within the park and other areas affected by the event.

The Twin Falls Police Department Staff and other relevant City Staff members have reviewed the application and recommend its approval.

Approval Process:

Consent of the City Council

Budget Impact:

There will be two (2) Twin Falls Police Officers working the event from 5:00 p.m. to 7:00 p.m. The estimated cost for security will be \$260, which will be paid by the event organizers.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends that the City Council approve the Special Event Application submitted for the Paint Magic Picnic event based on the information provided.

Attachments:

None



Date: Monday, April 4, 2022
To: Honorable Mayor and City Council
From: Kate Lopez

ACTION ITEM

Request:

A request from *Friends of the Avenues* to authorize City staff to work with *Friends of the Avenues* to develop a local residential historic district (app. PZ22-0039).

Time Estimate:

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

Background:

On March 7, 2022, the Historic Preservation Commission sent a positive recommendation to the City Council to ask for the Council's permission to have the commission and city staff work together with Friends of the Avenues to develop a local residential historic district. c/o Kathryn Lopez representing Friends of the Avenues

Approval Process:

The City Council will have the opportunity to hear the applicants request, ask questions, deliberate and make a decision.

Budget Impact:

n/a

Regulatory Impact:

State Statute 67-4607 outlines the process local governments are required to take when creating local Historic Districts.
Additionally, if an Historic District is created, the regulations found in State Statute 67-4608 are used to enforce the Historic District Certificate of Appropriateness review.

History:

n/a

Analysis:

n/a

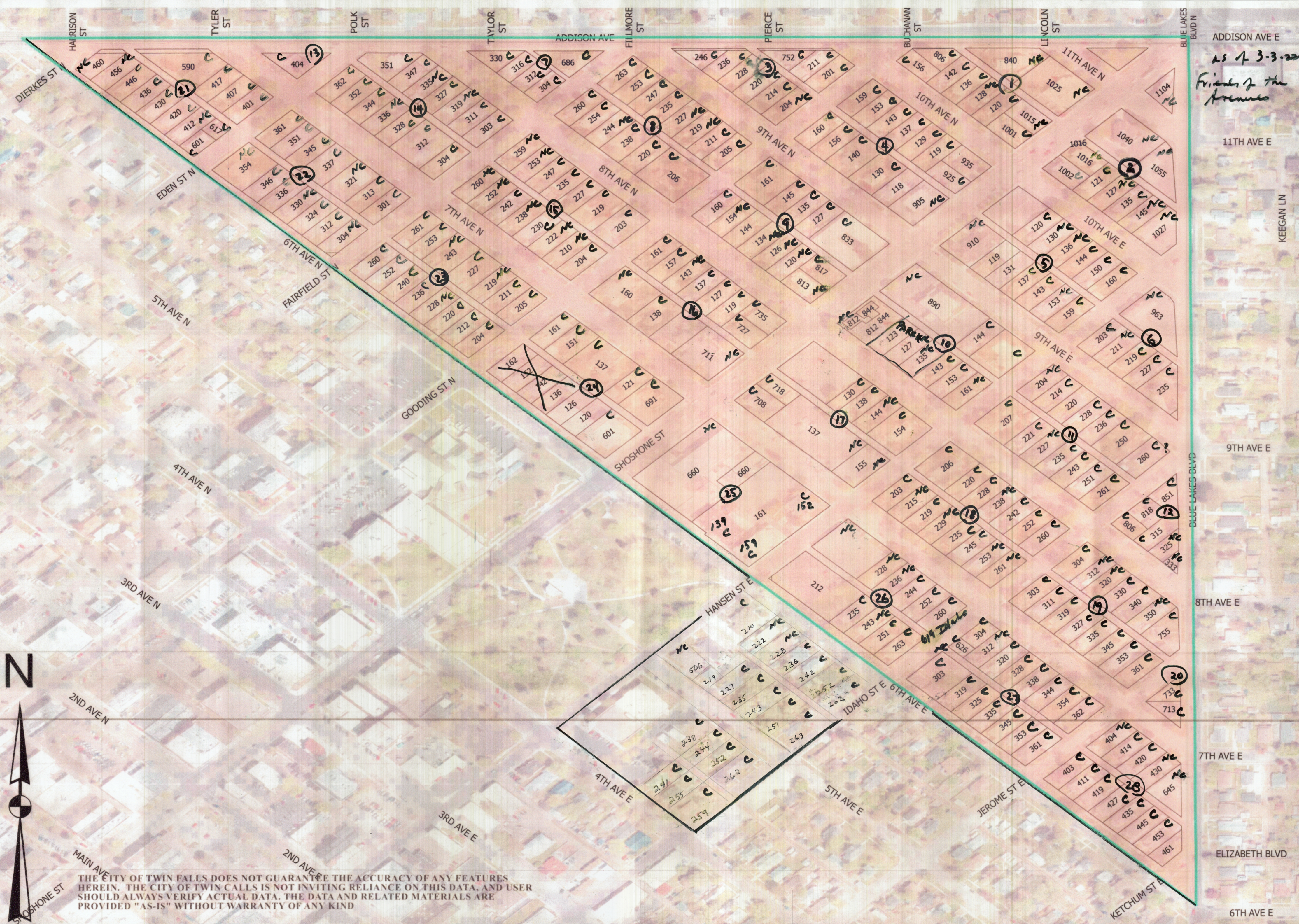
Conclusion:

Upon conclusion, this is a request to have the Council approve the Historic Preservation, Friends of the Avenues and City Staff to work on a project to create a local residential historic district.

Attachments:

1. Proposed Local District Map
2. Executive Summary Packet-01
3. Friends of the Avenue Petition-02

4. Property Owner List of Proposed District-03
5. Building Permit Tally-04
6. Residential District Guidelines-05
7. Historic Preservation Master Plan Reference-06
8. 20220307 HPC minutes draft



AS OF 3-3-22
Friends of the Arroyo

THE CITY OF TWIN FALLS DOES NOT GUARANTEE THE ACCURACY OF ANY FEATURES HEREIN. THE CITY OF TWIN FALLS IS NOT INVITING RELIANCE ON THIS DATA, AND USER SHOULD ALWAYS VERIFY ACTUAL DATA. THE DATA AND RELATED MATERIALS ARE PROVIDED "AS-IS" WITHOUT WARRANTY OF ANY KIND

Executive Summary
The Avenues Proposed Local Historic Residential District
March 3, 2022

Twin Falls Original Townsite Residential Historic District was entered in the National Register of Historic Places on November 30, 2001. Per Elizabeth Giraud's National Historic Register of Historic Places nomination form (2000), it contains 933 buildings. Roughly two-thirds, or 637 buildings, contribute to the historic character of the district. Residential properties are 93% of those buildings.

The Avenues Neighbors are seeking City Council approval, via the Historic Preservation Commission and City staff, to work on the various elements necessary to formalize our proposed local historic residential district. These elements might include, but are not limited to, ordinance language, district boundary determination, and design guideline review.

Project Summary

- There are approximately 305 structures in the proposed local district: 230 of which are contributing properties that have maintained physical integrity. (Data identified by Elizabeth Giraud of Giraud Associates, Salt Lake City, Utah, 2000.) This represents just over 75% of the buildings in the proposed district.
- To date, an ongoing petition drive soliciting signatures of those homeowners in the proposed district has resulted in 156 representative properties approving the creation of the district. This is just over 50% of properties in the proposed district.

The Avenues Neighbors:

- Met to determine our goal: to obtain local historic designation to maintain and protect the historic and cultural significance of our earliest residences, which stand as the "gateway" to downtown
- Outlined the proposed district by map and block, annotating contributing and non-contributing properties using Elizabeth Giraud's National Registration of Historic Places Registration Form, 2000
- Have conducted a door-to-door educational campaign in addition to local advertising
- Have created a community petition site
- Continue to conduct a petition drive to obtain homeowner signatures approving the proposed district

The first residences of Twin Falls, most of which are in *The Avenues* proposed district, contain and reflect significant elements of our city's architectural heritage and welcome residents and visitors alike to the Original Townsite. As a result, the Neighbors respectfully request the assistance of the Twin Falls City Historic Preservation Commission and city staff to work with *The Avenues Neighbors* to create the first local historic residential district in the City of Twin Falls.

Friends of the Avenues Petition

My home is located in the “Avenues” proposed local district on the attached map. This area has over 220 historically significant homes and is in the Twin Falls Original Townsite Residential Historic District. The townsite was entered into the National Register of Historic Places on November 30, 2001.

The century-old homes along these streets face several fates:

- Restoration/preservation
- Remodeling without regard for historic appearance
- Demolition/new construction using designs incompatible with existing historic styles

I am requesting that the City Council of the City of Twin Falls make my home a part of a City of Twin Falls “Avenues” Local Residential Historic District for the following reasons:

City Heritage – I want this neighborhood preserved and its attributes celebrated. Adding a residential district to the three existing districts would strengthen Historic Downtown.

City Goals – I request the city adhere to its own stated historic preservation goals as listed in the August 2018 Twin Falls Historic Preservation Master Plan, which prioritizes design guidelines for the Original Townsite, its preservation, restoration, and evaluation.

Heritage Preservation & Guidelines – Designation strives to maintain the special character of the area through defined measures that outline responsible approaches to alterations, additions, or potential demolitions, while protecting the historic nature of the neighborhoods.

I, the undersigned, urge the City Council and Mayor to adopt the “Avenues” as the 4th Local Historic District. This would show the community that Twin Falls city government values providing a legacy for future generations.

Property Owner List for Proposed Historic Residential District

23-Mar-22

FOLDER	Name/Owner	Cont vs NC	Address	Signatures		
Block 1	William C Miracle	Cont	806 Addison Ave	Yes		
	Essma, George	Cont	156 10th No.	Yes		
	Harshbarger, Kyle and Brenda	Cont	142 10th No.			
	Spisak, Connie	Cont	136 10th No.	Yes		
	Jennings, Stephen	Cont	128 10th No.	Yes		
	Jennings, Allison	Cont		Yes		
	Blumenthal, Shirley		120 10th No.	Yes		
	Petterson, Tucker		446 6th Ave No.	Yes		
	Poppleton Properties LLC		1001 Shoshone St. N	Yes		
	Brawley, James D et Ux/or Mike Allred?	NC	1015 Shoshone St. No.			
	Ruby, Tom	NC	840 10th No.	Yes		
	Ruby, Leslie			Yes		
	Rahe, Donald and Ruth	NC	1025 10th No.?	Yes		
Block 2	Conner, Margaret	Cont	1002 Shoshone St #			
	Hurtado, Hania Guadalupe	Cont	121 10th Ave E	Yes		
	Webb, Curtis and Kristy	Cont	752 Addison Ave			
	Hudons, Jill t.	Cont	135 10th Ave E			
	Vista View LLC	NC	1040 Shoshone St			
	Obsidian Home Inspection LLP	NC	145 10th Ave E			
	Commercial Buildings R Us LLC	NC	1027 Blue Lkes Blvd.			
	City of Twin Falls	NC	????			
	Thompson, Derek	NC	127 10th Ave E	Yes		
	Aguiree, Carol	NC	1016 Shoshone St. E	Yes		
	Shoshone Mt. Partners LLC		1104 Shoshone st. E			
	Bulcher, Mark and Marjean Trust		1055 Blue Lakes Blvd & 11th Ave E	Yes		
Block 3	Castaneda & Co. Holdings LLC		752 Addison Ave			
	Lukes, Matthew and Jennifer	Cont	211 10th Ave N			
	Clark, Tim	Cont	201 10th Ave N	Yes		

	Clark, Jessica			Yes		
	Guase, Brian		204 9th Av N.	Yes		
	Grandy, Neill and Diana Trust	Cont	214 9th Ave N	Yes		
	Grandy, Neill and Diana Trust	cont		Yes		
	Fitzgerald, Kenneth & Laura	Cont	220 9th Ave N			
	Michener, Jerry	Cont	228 9th Ave N	Yes		
	Michener, Mary	Cont		Yes		
	Levings, Cynthia-Chylewski, Gregory-James Nichols??	Cont	236 9th Ave N			
	Nelson & Co.	Cont	246 9th Ave N			
Block 4	Name/Owner	Cont vs NC	Address	Signatures		
	Connell, Chris and Kimberly	Cont	159 10th Ave N	yes		
	Jones, Mark and Dawn	Cont	153 10th Ave N	yes		
	D'Angelo John and Monica	Cont	143 10th Ave N	Yes		
	Lekkerkerk, Leendert Martinus and Lekkerkerk, Adriana Revocable Trust	Cont	137 10th Ave N			
	Jeno, Morgan/Pease, Melissa	Cont	129 10th Av N	Yes		
	Meade, Robert and LaWana	Cont	119 10th Av N	Yes		
	Meade, LaWana			Yes		
	WFS Properties LLC	Cont	935 Shoshone St			
	WFS Properties LLC	Cont	925 Shoshone St.			
		NC	905 Shoshone St.			
	Stivers, Tim	Cont	118 9th Ave N			
	Diehl, Brad and Heidi	Cont	130 9th Av N	Yes		
	Gilbert, Patrick and Fredonia	Cont	140 9th Av N	Yes		
	Brock, Donna Jean	Cont	156 9th Av N	Yes		
	McCoy, Glenna & Kyle	Cont	160 9th Av N	yes		
Block 5	Name/Owner	Cont vs NC	Address	Signatures		
	Wayment, Lori	Cont	120 10th Ave E			
	Goodson, Catherine	NC	130 10th Ave E			
	Clark, Gloria	NC	136 10th Ave E	Yes		
	Trowbridge, Lynn	Cont	144 10th Ave E	Yes		
	Rebold, Adeline	Cont	150 10th Ave E			
	Joseph, Jarod	Cont	160 10th Ave E	Yes		
	Jacob Hall	Cont	159 9th Ave E	Yes		
	Richards, Richard & Brenda	NC	153 9th Ave E			
	Davidson, Brenda	Cont	143 9th Ave E	Yes		
	Fuller, Andrew	Cont	137 9th Ave E	Yes		
		NC	131 9th Ave E			
	First Baptist Church	NC	119 9th Ave E			
	First Baptist Church	NC	910 Shoshone St.			
Block 6	Name/Owner	Cont vs NC	Address	Signatures		
		?	963 Blue Lakes Blvd 235 9th Ave E or Blue Lakes Blvd?			
	Holley, Steve and Michelle	Cont				
	Marlow, Abigail	Cont	227 9th Av E			
	Cummings, Brannon	Cont	219 9th Av East	Yes		
	Dave Alves LLC	NC	211 9th Av E			
	Martin, Thomas	Cont	203 9th Av E			

Block 7	Name/Owner	Cont vs NC	Address	Signatures		
	Romero, Estelle & Anaya Blanca - new owner Joey Ortiz	Cont	686 Addison Ave #B	Yes		
	Shoemaker, Dianna	Cont	304 8th Ave N			
	Waters, Harold		312 8th Av N			
	Denoyers, James c/o TWF Rentals Inc	Cont	316 8th Ave N.			
	Brander, Matthew and Summer	Cont	330 8th Ave N	Yes		
Block 8	Name/Owner	Cont vs NC	Address	Signatures		
	Paxton, Jim	Cont	263 9th Av N	Yes		
	Thompson, Bryce & Emma Kaylor	Cont	253 9th Av N	Yes		
	Thompson, Bryce & Emma Kaylor	Cont	253 9th Av N	Yes		
	Grandy, Neill and Diana	Cont	247 9th Av N	Yes		
	Grandy, Neill and Diana	Cont	247 9th Av N	Yes		
	Horsley, Gary and Terry	Cont	235 9th Av N	Yes		
	Alnoaemi, Ziad and Altaha, Maryam	NC	227 9th Av N	Yes		
	Alnoaemi, Ziad and Altaha, Maryam	NC	227 9th Av N	Yes		
	Wirtz, Brad and Laurie	Cont	219 9th Av N	Yes		
	Wirtz, Brad and Laurie	NC	219 9th Av N	yes		
	Aiello, Cheri/Thomas and Wiggins, Kim	Cont	211 9th Av N	Yes		
	Schmid Family Trust	Cont	205 9th Av N	Yes		
	Schmid Family Trust	Cont	205 9th Av N	Yes		
	Brady, Michael	Cont	206 8th Av N	Yes		
	Brady, Ember-Fernau			Yes		
	Russell, Judy and Kevin	Cont	220 8th Av N	Yes		
	Russell Kevin			Yes		
	Retmier Family Trust	Cont	238 8th Av N	Yes		
	Brander, Matthew and Summer	NC	244 8th Av N	Yes		
	Rayborn, Judith	Cont	254 8th Av N	Yes		
	Rogers, Janis	Cont	260 8th Av N	Yes		
Block 9	Name/Owner	Cont vs NC	Address	Signatures		
	Robson, Rebecca	Cont	161 9th Av N	Yes		
	Stuart, William and Deborah	Cont	145 9th Ave N	Yes		
	Stuart, William and Deborah			yes		
	Alves, Dave LLC	Cont	135 9th Ave N			
	Tschannon, Jay?	Cont	127 9th Av N			
	Norris Realty Co.	Cont	833 Shoshone St N			
	Cochran Properties LLC	Cont	817 Shoshone St N	Yes		
	Boyer, Ben and Erin?	NC	813 Shoshone St N	Yes		
	Boyer, Erin			Yes		
	Cliff, Rickie D and Penny	NC	120 8th Av N			
	Schroedter, Paul	NC	126 8th Av N	Yes		
	Matthews, Monica	NC	134 8th Av N	Yes		
	Marrone, Mollie	Cont	144 8th Av N	Yes		

	Standridge, Michael		144 8th Av N	Yes		
	ODonnell, Joseph	NC	154 8th Av N	Yes		
	Dobbs, Terry and Jeri OR McCoy, Kyle?	Cont	160 8th Av N	Yes		
Block 10	Name/Owner	Cont vs NC	Address	Signatures		
	JP Property LLC Farmers Bank	NC	890 Shoshone St			
	Tate, George	Cont	144 9th Av E			
	Magic Valley Unitarian Universalist Fellowship Inc.	Cont	160 9th Av E	Yes		
	Harmon, Tamara	NC	161 8th Av E	Yes		
	Kvanvig, Thomas & Stacie		153 8th Av E			
	Waller sheri & Krening, Eric	Cont	143 8th Ave E	Yes		
	Krening, Eric		143 8th Ave E	Yes		
			812 shoshone St.			
	Nate, Katherine	NC	844 Shoshone St	Yes		
Block 11	Name/Owner	Cont vs NC	Address	Signatures		
		NC	204 9th Ave E			
	Emory, Rosemary	Cont	214 9th Ave E			
		Cont	220 9th Ave E			
	Higgins, Anthony	Cont	228 9th Ave E			
	Phoenix Real Estate LLC	Cont	236 9th Ave E			
	Veeh, Greg	Cont	250 9th Ave E	Yes		
	Witherspoon, Brett	Cont	260 9th Ave E			
	Johnson, Cheryl	Cont	261 8th Ave E	Yes		
	Brown, Donnie & Gernhart, Elizabeth	Cont	251 8th Ave E			
	LaPray, Toby & Kimberlee	Cont	243 8th Ave E	Yes		
	Learn, Katherine	Cont	235 8th Ave E			
	Pertilak, Cyndi & Frost, Patricia	NC	227 8th Ave E			
	Russelle, John & Janet	Cont	221 8th Ave E			
	Neiwirth, Tom	Cont	207 8th Ave E	Yes		
	Neiwirth, Janine/Potter, David & Welch, Jennifer			Yes		
Block 12	Name/Owner	Cont vs NC	Address	Signatures		
	Aguiano, Rubern & Chavez, Cindi	Cont	851 Blue Lakes Blvd			
	Van Gorder, Lorraine & Freeman, R	Cont	806 Idaho St	Yes		
	Hase, Alyson	Cont	818 Idaho St.			
	Furness, Taryn	cont	315 8th Ave E			
	Ellison, Jeff & Joni, Margaret	NC	325 8th Ave E			
	HBHC LLC	NC	333 Blue Lakes Blvd			

Block 13	Name/Owner	Cont vs NC	Address	Signatures		
	Valenta, Jirina and Philip	cont	404 7th Ave N.			
Block 14	Name/Owner	Cont vs NC	Address	Signatures		
	Cassidy, Patricia	Cont	351 8th Ave N			
	Collins, Tommie & Vicki?	Cont	347 8th Ave N			
	Mikesell, Nicolette	NC	335 8th Ave N			
	Kelley, Janet and Cream, Shannon	Cont	327 8th Ave N	Yes		
	Cream, Shannon			Yes		
	Stewart, Thomas	NC	319 8th Ave N			
	Morris, Susan & Kenneth	Cont	311 8th Ave N			
	Neibaur, Lunette & Christopher	Cont	303 8th Ave N			
	Lupumba, Joseph & Ngulula, Francoise	Cont	304 7th Ave N	Yes		
	Spearing, Travis & Casie	Cont	312 7th Ave N			
	Walton, Tad and Janis	Cont	328 7th Ave N	Yes		
	Bascue, Matt	NC	336 7th Ave N			
	Sheen, Ernest	Cont	344 7th Ave N	Yes		
	Stock, Courtney	Cont	352 7th Ave N			
	Terry, Clayton & Child, Sayla	Cont	362 7th Ave N	Yes		
Block 15	Name/Owner	Cont vs NC	Address	Signatures		
	Weighall, Aaron & Mollie	NC	259 8th Ave N	Yes		
	Weighall, Mollie			Yes		
	Caballos, Maria	NC	253 8th Ave N			
	Peterson, Darla & Kevin	Cont	247 8th Ave N	Yes		
	Bradshaw, Brian	Cont	235 8th Ave N	Yes		
	Clark, Tim & Jessica	Cont	227 8th Ave N	Yes		
	Clark, Jessica			Yes		
	ODonnell, Donell & Joseph	Cont	219 8th Ave N	Yes		
	Neilson, Erik & Laura	Cont	203 8th Ave N			
	Adams, Drew	Cont	204 7th Ave N	Yes		
	Brookman, Christopher	NC	210 7th Ave N	Yes		
	Dickson, Nancy	NC	222 7th Ave N	Yes		
	Harpster Revocable Living Trust-Neil & Bonnie Harpster	Cont	230 7th Ave N			
	Mitchell, Megan/Coy, Gay	NC	238 7th Ave N	Yes		
	Hoskin, Rodney	Cont	242 7th Ave N			
	Veronica, Yajaira & Madrigal, Angel	NC	252 7th Ave N	Yes		
	Quinton, Britney	NC	260 7th Ave N	yes		
Block 16	Name/Owner	Cont vs NC	Address	Signatures		

	Schwarz, Russell	cont	161 8th Ave N	Yes		
	Clark, Jessica and Tim	Cont	157 8th Ave N	Yes		
	Clark, Jessica			Yes		
	Sprong, David	NC	143 8th Ave N	Yes		
	Gerber, Stacey	Cont	137 8th Ave N			
	Nolan, Patricia	cont	127 8th Ave N	Yes		
	Gulick, Judy	Cont	119 8th Ave N	Yes		
	Gulick Dennis		119 8th Ave N	Yes		
	Brawley, James & MJ	Cont	735 shoshone st	Yes		
	Brawley, MJ			Yes		
	Geren, Deryl	Cont	727 shoshone St	Yes		
	Geren, Laura			Yes		
	Starley Leavitt?	NC	711 Shoshone St			
			lot behind Starley			
			Leavitt: Parking?			
	Jacobsen, Andrew/Lindsey	Cont	138 7th Av N	Yes		
	Gardner, Kevin and Jennifer	NC	160 7th ave N	Yes		
	Gardner, Jennifer		160 7th ave N	Yes		
Block 17	Name/Owner	Cont vs NC	Address	Signatures		
	Morey, Michael	Cont	130 8th Ave E	Yes		
	Mars, Stephen	Cont	138 8th Av e E	Yes		
	Blodgett, Laura	NC	144 8th Av E			
	Kirby, Robin	Cont	154 8th Av E	Yes		
			155 Hansen St			
	Galena					
	Twin Falls County	Cont	708 Shoshone			
	Sage women's Center	Cont	718 Shoshone E	Yes		
Block 18	Name/Owner	Cont vs NC	Address	Signatures		
	Lopez, Alonso	Cont	206 8th Ave E	Yes		
	Lopez Kathryn			Yes		
	Stimpson, Christal	Cont	220 8th Ave e	Yes		
	Anderson, Terry/Roger Garcia	Cont	228 8th Ave e	Yes		
	Keyes, Linda	NC	238 8th Ave E			
	Newsome, Averie	Cont	242 8th Ave E			
	Everton, Susan	cont	252 8th Ave E	Yes		
	Rousseau, Linda	Cont	260 8th Ave E			
	Myrland, Linda	NC	261 7th Ave E	Yes		
	Myrland, Robert			Yes		
	Shields, Patrick c/o James					
	Kennedy	NC	253 7th Ave E			
	Semple, Brett	Cont	245 7th Ave E			
	Myrland, Linda		235 7th Ave E	Yes		
	Myrland, Linda	NC	229 7th Ave E	Yes		
	Myrland, Linda	Cont	219 7th Ave E	Yes		
	Akins, Mark	Cont	215 7th Ave E	Yes		

	Ives, Paul	Cont	203 7th Ave E	Yes		
Block 19	Name/Owner	Cont vs NC	Address	Signatures		
	Hughes, Sharrie	Cont	304 8th Ave E	Yes		
	Moore, Kathie	NC	312 8th Ave E			
	Cliett, Andy and Carroll	NC	320 8th Ave E	Yes		
	Cliett, Carrol			Yes		
	Tanicala, Johnny and Shanell	Cont	330 8th Ave E			
	Webb, Teresa	Cont	340 8th Ave E			
	Beglan, Carol	NC	350 8th Ave E			
	Hallows, Gudrun	Cont	755 Blue Lakes Blvd			
	Jacobson, Erin and Adamson, Cody	cont	361 7th Ave E	Yes		
	Jacobson, Erin			Yes		
	Page, Jordan	cont	353 7th Ave E			
	Mathis, Sarah	cont	345 7th Ave E	Yes		
	Huntington Living Trust/Gary and Mary	Cont	335 7th Ave E			
	Parsons, Kristine & Kathy Pimper	cont	327 7th Ave E			
	James, Frank		319 7th Ave E	Yes		
	Newberry, Shirley	Cont	311 7th Ave E			
	Thorne, Joshua and Brandy	Cont	303 7th Ave E	Yes		
	Thorn, Brandy			Yes		
Block 20	Name/Owner	Cont vs NC	Address	Signatures		
	Caldwell, Larson and Chelsea	Cont	733 Blue Lakes Blvd	Yes		
	Caldwell, Chelsea			yes		
	ESFMGO Mgmt LLC & Treefall Holdings LLC	Cont	713 Blue Lakes Blvd			
Block 21	Name/Owner	Cont vs NC	Address	Signatures		
	Jeno, Morgan	Cont	590 Addison Ave E	Yes		
	Ostyn, Paul Gabriel and Jennifer	Cont	417 7th Ave N	Yes		
	Ostyn, Gabe			Yes		
	Havener, Nathan and Barbara	Cont	407 7th Ave N	Yes		
	Havener, Michael		407 7th Ave No.	yes		
	Iron Oaks LLC	Cont	401 7th Ave N			
	JTMESC LLC	cont	617 Eden St.			
			601 Eden St?? 603-			
	Penny Tree LLC	cont	607 Eden??			
	Helgeson, Judith	NC	412 6th Ave N			
	Baker, Teresa & Jeffrey	cont	420 6th Ave N			
	Schuyler, Steve & Lynne	Cont				
	Bartholome, Jim	Cont	436 6th Ave N			
	Obsidian Home Inspection LLP	Cont	446 6th Ave N			
		NC	456 6th Ave N			
	Burton, L Devere and Arva	NC	460 6th Ave N			
Block 22	Name/Owner	Cont vs NC	Address	Signatures		

	Brown, William and Diane	Cont	361 7th Ave N	Yes		
	Ogden, Christopher	Cont	351 7th Ave N			
	Henson, Megan & Rippel, Connie	Cont	345 7th Ave N	Yes		
	Knight, Rachel	Cont	337 7th Ave N			
	Meyers, Emily	NC	321 7th Ave N			
	Hahn, Jessica	Cont	313 7th Ave N	Yes		
	Schroeder, Thomas and Barbara	Cont	301 7th Ave N			
			304 6th Ave N			
	Doig, Roderick and Sandra	Cont	312 6th Ave N			
	Hoepker, James	Cont	324 6th Ave N			
	Harrison, Steven	NC	330 6th Ave N			
	Eastman, Katie & Horner, Houston	cont	336 6th Ave N			
	Dundas, Lawrence	cont	346 6th Ave N			
	Braga, Ann	NC	354 6th Ave N	Yes		
	Braga, Larry			Yes		
Block 23	Name/Owner	Cont vs NC	Address	Signatures		
	Wiersma, Sandra	Cont	261 7th Ave N			
	Buhler, Susan	Cont	253 7th Ave N	Yes		
	Buhler, Susan	NC	243 7th Ave N	Yes		
	Vollmer, Denis	Cont	227 7th Ave N	Yes		
	Henry, Shane & Rock, Amber	NC	219 7th Ave N	Yes		
	Sheen, Cathryn	Cont	211 7th Ave N			
	Welsh, John	Cont	205 7th Ave N	Yes		
	Stagmeyer, Kenneth	Cont	204 6th Ave N	Yes		
	Boston, Robert & Margaret	Cont	212 6th Ave N	Yes		
	Boston, Margaret			Yes		
	Vollmer, Denis & Martha	Cont	220 6th Ave N	Yes		
	Morris, Mikahia & Seth	NC	228 6th Ave N			
	Israel, James	Cont	236 6th Ave N			
	Hills, Jennifer	Cont	240 6th Ave N	Yes		
	Saldivar, David dba C&D					
	Unlimited Cleaning Services	Cont	252 6th Ave N			
	Kehoe, Matthew & Cassidy	Cont	260 6th Ave N			
Block 24	Name/Owner	Cont vs NC	Address	Signatures		
	Montoya, Holly & Dean	Cont	161 7th Ave N	Yes		
	Thompson, Jerry	Cont	151 7th Ave N	Yes		
	Frantz, David & Raedine	Cont	137 7th Ave N	Yes		
	Frantz, Dave			yes		
	Windsor, Jacqueline	Cont	121 7th Ave N	Yes		
	McCollum Properties LLC	Cont	691 Shoshone St	Yes		
	First Christian Church	Cont	601 Shoshone			
			120 6th Ave N			
			126 6th Ave N			
	TWF County					

Block 25	Name/Owner	Cont vs NC	Address	Signatures		
	GO QOZ 660 LLC		660 Shoshone St			
	St Edwards Church		161 6th Ave E			
	St Edwards Church rectory		152 7th Ave E			
Block 26	Name/Owner	Cont vs NC	Address	Signatures		
	St Edwards Church	Cont	206 7th Ave E			
	JKI, LLC	NC	228 7th Ave E	Yes		
	Johnson, Shanti & Aaron	NC	236 7th Ave E			
	Bennett, Michelle & Lance	Cont	244 7th Ave E			
	Nelson, Pamela	Cont	252 7th Ave E			
	Roberts, Scot & Danielle	Cont	260 7th Ave E			
	Cullinan, Frank & Dianna	Cont	263 6th Ave E	Yes		
	Cullian, Dianna			Yes		
	Cullinan, Frank & Dianna		615 Idaho St E	Yes		
	Cullinan, Dianna		615 Idaho St e	Yes		
	Ausere, Ashton & Ashley	Cont	251 6th Ave E	Yes		
	Hall, Brian & Schenkel, Kelsie	NC	243 6th Ave E	Yes		
	Schenkel, Kelsie			Yes		
	Olsen, Enoch & Elizabeth	Cont	235 6th Ave E			
	St Edwards Church		212 6th Ave E			
Block 27	Name/Owner	Cont vs NC	Address	Signatures		
	Stafford, Jessica	Cont	304 7th Ave E			
	Searle, Justin & Natalie	Cont	626 Idaho St E			
	Tracy, Lucas	NC	312 7th Ave E			
	Ballard, Brent	Cont	320 7th Ave E			
	Larios, Jose	Cont	328 7th Ave E	Yes		
	Hanson, Nathan & Kesia	Cont	338 7th Ave E			
	Hettich, Holly	Cont	344 7th Ave E			
	Sharp, Justin	Cont	354 7th Ave E	Yes		
	Walker, Connie & Bryan	Cont	362 7th Ave E			
	Olsen, Angela	Cont	361 6th Ave E			
	A&W Properties LLC	Cont	353 6th Ave E			
	Bloxham, Michael	Cont	345 6th Ave E	Yes		
	Wenninger, Erik & Schwennen, Katelyn	Cont	335 6th Ave E			
	Call, Linda	Cont	325 6th Ave E	Yes		
	Schroeder, Thomas & Barbara	Cont	319 6th Ave E			
	Mohamand, Nahida & Faiz, Khalil	Cont	303 6th Ave E			

Block 28	Name/Owner	Cont vs NC	Address	Signatures		
	Gladstone, kathleen & Yu, Cheryl	NC	404 7th Ave E			
	Rodriguez, Gustavo	Cont	414 7th Ave E			
			420 7th Ave E			
	Atkins, Robert & Laurie	NC	430 7th Ave E			
	FBS Invstment Trust	NC	645 Blue Lakes Blvd			
	Richardson, Kenneth		461 6th Ave E			
	Ward, Curtis & Dawne	Cont	453 6th Ave E			
	Cyr, Diana	Cont	445 6th Ave E			
		Cont	435 6th Ave E			
	Steward, Judith	Cont	427 6th Ave E			
	Smith, Brian & Nancy	Cont	419 6th Ave E			
	Gallant, Laurette	Cont	411 6th Ave E			
	Bedwell, Greg	Cont	403 6th Ave E			
Block 35	Name/Owner	Cont vs NC	Address	Signatures		
	Vollmer, Douglas	Cont	210 6th Ave E			
	Acuff, Gary & Codie	NC	220-222 6th Ave E			
		NC	228 6th Ave E			
	Mesaros, Pharyl	Cont	236 6th Ave E			
	Galindo, Juanita	Cont	242 6th Ave E			
	Dolan, Terrence	Cont	252 6th Ave E	Yes		
	Farkas, Scott	Cont	262 6th Ave E			
	Murphy, Janice	Cont	263 5th Ave E			
	Woodhead, David & Judith	Cont	251 5th Ave E	Yes		
	Woodhead, Judith			Yes		
	Jonsson Trust, Erik	Cont	243 5th Ave E			
	Vriesman, Brian & Lori	Cont	235 5th Ave E	Yes		
	Vriesman, Lori			yes		
	Berthelson, Ben	Cont	227 5th Ave E			
	Berthelson, Ben		219 5th Ave E			
	Alexander, Dr. R E	NC	506 Hansen St			
	Ferrin, Trent & Bonnie/Miller, Jeffrey		516 Hansen St			
Block 46	Name/Owner	Cont vs NC	Address	Signatures		
	City of TWF	Cont	238 5th Ave E			
	Wall, Hailey	Cont	244 5th Ave E	yes		
	Anderson, Jason	Cont	252 5th Ave E	Yes		

	Cox, John & Donna	Cont	262 5th Ave E			
	Cox, Donna	Cont	259 4th Ave E	Yes		
				Yes		
	Cox, John & Donna	Cont	255 4th Ave E	Yes		
	Cox, Donna			Yes		
	Cox, John & Donna	Cont	241 4th Ave E	Yes		
	Cox, Donna			Yes		
	Cox, John & Donna	NC	423 Idaho Dt E	Yes		
	Cox, Donna			Yes		
Total						

Review of Building Permits 2019 through 2/28/2022

26 March 2022 by Tom Neiworth

2019		Total	Avenues Dist.
January			
	Residential New Single Family Dwelling Permits	16	0
	Residential Duplex Dwelling Permits	1	0
	Residential Miscellaneous Permits	3	0
	Residential Manufactured Home Placement Permits	3	0
	Residential Addition & Remodel Permits	3	2 (remodels)
	Commercial New Construction Permits	3	0
	Commercial Miscellaneous Permits	12	0
	Commercial Addition & Remodel Permits	5	0
February			
	Residential New Single Family Dwelling Permits	15	0
	Residential Miscellaneous Permits	4	4 (demo)
	Residential Addition & Remodel Permits	6	0
	Commercial New Construction Permits	1	0
	Commercial Miscellaneous Permits	14	0
	Commercial Addition & Remodel Permits	5	0
March			
	Residential New Single Family Dwelling Permits	27	0
	Residential Duplex Dwelling Permits	1	0
	Residential Miscellaneous Permits	2	0
	Residential Addition & Remodel Permits	7	0
	Commercial New Construction Permits	1	0
	Commercial Miscellaneous Permits	9	0
	Commercial Addition & Remodel Permits	9	0
April			
	Residential New Single Family Dwelling Permits	59	0
	Residential Miscellaneous Permits	4	0
	Residential Addition & Remodel Permits	8	0
	Commercial Miscellaneous Permits	10	0
	Commercial Addition & Remodel Permits	23	0
May			
	Residential Single Family Dwelling Permits	27	0
	Residential Miscellaneous Permits	5	0
	Residential Addition & Remodel Permits	9	0
	Commercial New Permits	12	0
	Commercial Miscellaneous Permits	13	0
	Commercial Addition & Remodel Permits	7	0
June			
	Residential Single Family Dwelling Permits	31	0
	Residential New Duplex Permits	1	0
	Residential Miscellaneous Permits	3	0
	Residential Addition & Remodel Permits	8	0
	Commercial New Permits	5	0
	Commercial Miscellaneous Permits	6	0
	Commercial Addition & Remodel Permits	10	0
July			
	Residential Single Family Dwelling Permits	33	0
	Residential New Duplex Permits	2	0
	Residential Miscellaneous Permits	5	1 (demo)

4

	Residential Addition & Remodel Permits	5	0
	Commercial New Permits	31	0
	New Multi-family Monthly Permits	28	0
	Commercial Miscellaneous Permits	6	0
	Commercial Addition & Remodel Permits	6	0
August			
	Residential Single Family Dwelling Permits	25	0
	Residential Miscellaneous Permits	5	0
	Residential Addition & Remodel Permits	9	0
	Commercial New Permits	8	0
	New Multi-family Monthly Permits	1	0
	Commercial Miscellaneous Permits	12	0
	Commercial Addition & Remodel Permits	7	0
September			
	Residential Single Family Dwelling Permits	26	0
	Residential New Duplex Permits	6	0
	Residential Miscellaneous Permits	2	0
	Residential Addition & Remodel Permits	10	0
	Commercial New Permits	12	0
	New Multi-family Monthly Permits	9	0
	Commercial Miscellaneous Permits	4	0
	Commercial Addition & Remodel Permits	4	1 (remodel)
October			
	Residential Single Family Dwelling Permits	17	0
	Residential New Duplex Permits	1	0
	Residential Miscellaneous Permits	4	0
	Residential Addition & Remodel Permits	7	1 (addition)
	Commercial New Permits	5	0
	Commercial Miscellaneous Permits	10	0
	Commercial Addition & Remodel Permits	9	0
November			
	Residential Single Family Dwelling Permits	55	0
	Residential New Duplex Permits	5	0
	Residential Miscellaneous Permits	0	0
	Residential Addition & Remodel Permits	3	0
	Commercial New Permits	2	0
	New Multi-family Monthly Permits	1	0
	Commercial Miscellaneous Permits	7	0
	Commercial Addition & Remodel Permits	5	0
December			
	Residential Single Family Dwelling Permits	46	0
	Residential New Duplex Permits	1	0
	Residential Miscellaneous Permits	2	0
	Residential Addition & Remodel Permits	4	1 (remodel)
	Commercial New Permits	1	0
	New Multi-family Monthly Permits	1	0
	Commercial Miscellaneous Permits	10	0
	Commercial Addition & Remodel Permits	8	0
	Totals for 2019	848	10
2020		Total	Avenues Dist.
January			
	Residential Single Family Dwelling Permits	37	0

	Residential New Duplex Permits	0	0
	Residential Miscellaneous Permits	0	0
	Residential Addition & Remodel Permits	6	2 (remodels)
	Commercial New Permits	3	0
	New Multi-family Monthly Permits	1	0
	Commercial Miscellaneous Permits	8	0
	Commercial Addition & Remodel Permits	7	0
February			
	Residential Single Family Dwelling Permits	51	0
	Residential New Duplex Permits	1	0
	Residential Miscellaneous Permits	1	0
	Residential Addition & Remodel Permits	6	1 (remodel)
	Commercial New Permits	5	0
	Commercial Miscellaneous Permits	13	1 (sign)
	Commercial Addition & Remodel Permits	6	0
March			
	Residential Single Family Dwelling Permits	32	0
	Residential New Duplex Permits	1	0
	Residential Miscellaneous Permits	2	0
	Commercial New Permits	6	0
	New Multi-family Monthly Permits	0	0
	Commercial Miscellaneous Permits	8	0
	Commercial Addition & Remodel Permits	7	1 (remodel)
April			
	Residential Single Family Dwelling Permits	35	0
	Residential New Duplex Permits	0	0
	Residential Miscellaneous Permits	2	0
	Residential Addition & Remodel Permits	4	0
	Commercial New Permits	10	0
	New Multi-family Monthly Permits	3	0
	Commercial Miscellaneous Permits	1	0
	Commercial Addition & Remodel Permits	2	0
May			
	Residential Single Family Dwelling Permits	40	0
	Residential New Duplex Permits	3	0
	Residential Miscellaneous Permits	7	1 (accessory)
	Residential Addition & Remodel Permits	7	1 (remodel)
	Commercial New Permits	5	0
	Commercial Miscellaneous Permits	7	0
	Commercial Addition & Remodel Permits	1	0
June			
	Residential Single Family Dwelling Permits	63	0
	Residential New Duplex Permits	1	0
	Residential Miscellaneous Permits	2	0
	Residential Addition & Remodel Permits	5	1 (deck)
	Commercial New Permits	5	1 (classrooms)
	Commercial Miscellaneous Permits	15	0
	Commercial Addition & Remodel Permits	8	0
July			
	Residential Single Family Dwelling Permits	73	0
	Residential Miscellaneous Permits	3	0
	Residential Addition & Remodel Permits	7	0
	Commercial New Permits	9	0
	Commercial Miscellaneous Permits	8	0

	Commercial Addition & Remodel Permits	4	0
August			
	Residential Single Family Dwelling Permits	74	0
	Residential New Duplex Permits	6	0
	Residential Miscellaneous Permits	4	1 (garage)
	Residential Manufactured Home Permits	0	0
	Residential Addition & Remodel Permits	5	0
	Commercial New Permits	4	0
	New Multi-family Monthly Permits	0	0
	Commercial Miscellaneous Permits	11	1 (sign)
	Commercial Addition & Remodel Permits	9	0
September			
	Residential Single Family Dwelling Permits	50	0
	Residential New Duplex Permits	6	0
	Residential Miscellaneous Permits	4	0
	Residential Addition & Remodel Permits	4	0
	Commercial New Permits	3	0
	New Multi-family Monthly Permits	0	0
	Commercial Miscellaneous Permits	11	0
	Commercial Addition & Remodel Permits	2	0
October			
	Residential Single Family Dwelling Permits	42	0
	Residential New Duplex Permits	0	0
	Residential Miscellaneous Permits	2	0
	Residential Addition & Remodel Permits	3	0
	Commercial New Permits	11	0
	New Multi-family Monthly Permits	0	0
	Commercial Miscellaneous Permits	12	1 (sign)
	Commercial Addition & Remodel Permits	4	0
November			
	Residential Single Family Dwelling Permits	51	0
	Residential New Duplex Permits	3	0
	Residential Miscellaneous Permits	0	0
	Residential Manufactured Home Permits	0	0
	Residential Addition & Remodel Permits	1	0
	Commercial New Permits	4	0
	New Multi-family Monthly Permits	0	0
	Commercial Miscellaneous Permits	10	0
	Commercial Addition & Remodel Permits	10	0
December			
	Residential Single Family Dwelling Permits	63	0
	Residential New Duplex Permits	5	0
	Residential Miscellaneous Permits	9	0
	Residential Addition & Remodel Permits	8	0
	Commercial New Permits	6	0
	Commercial Miscellaneous Permits	11	0
	Commercial Addition & Remodel Permits	7	0
	Totals for 2020	986	12
2021		Total	Avenues Dist.
January			
	Residential Single Family Dwelling Permits	55	0
	Residential New Duplex Permits	0	0

	Residential Miscellaneous Permits	0	0
	Residential Manufactured Home Permits	0	0
	Residential Addition & Remodel Permits	7	0
	Commercial New Permits	5	0
	New Multi-family Monthly Permits	0	0
	Commercial Miscellaneous Permits	5	0
	Commercial Addition & Remodel Permits	3	0
February			
	Residential Single Family Dwelling Permits	47	0
	Residential New Duplex Permits	7	0
	Residential Miscellaneous Permits	2	0
	Residential Addition & Remodel Permits	2	0
	Commercial New Permits	4	0
	New Multi-family Monthly Permits	1	0
	Commercial Miscellaneous Permits	10	1 (sign)
	Commercial Addition & Remodel Permits	2	0
March			
	Residential Single Family Dwelling Permits	48	0
	Residential New Duplex Permits	2	0
	Residential Miscellaneous Permits	1	0
	Residential Addition & Remodel Permits	4	0
	Commercial New Permits	5	1 (site work)
	New Multi-family Monthly Permits	0	0
	Commercial Miscellaneous Permits	9	1 (demo)
	Commercial Addition & Remodel Permits	4	0
April			
	Residential Single Family Dwelling Permits	47	0
	Residential New Duplex Permits	1	0
	Residential Miscellaneous Permits	3	0
	Residential Addition & Remodel Permits	13	0
	Residential Manufactured Home Permits	0	0
	Commercial New Permits	5	0
	New Multi-family Monthly Permits	0	0
	Commercial Miscellaneous Permits	6	0
	Commercial Addition & Remodel Permits	9	0
May			
	Residential Single Family Dwelling Permits	35	0
	Residential New Duplex Permits	6	0
	Residential Miscellaneous Permits	6	0
	Residential Manufactured Home Permits	1	0
	Residential Addition & Remodel Permits	6	0
	Commercial New Permits	9	0
	New Multi-family Monthly Permits	8	0
	Commercial Miscellaneous Permits	11	0
	Commercial Addition & Remodel Permits	9	0
June			
	Residential Single Family Dwelling Permits	29	0
	Residential New Duplex Permits	0	0
	Residential Miscellaneous Permits	5	0
	Residential Manufactured Home Permits	0	0
	Residential Addition & Remodel Permits	5	0
	Commercial New Permits	10	1 (lofts)
	New Multi-family Monthly Permits	1	1 (lofts)*
	Commercial Miscellaneous Permits	17	0

July	Commercial Addition & Remodel Permits	8	0
	Residential Single Family Dwelling Permits	20	0
	Residential New Duplex Permits	4	0
	Residential Miscellaneous Permits	3	0
	Commercial New Permits	13	0
	New Multi-family Monthly Permits	0	0
	Commercial Miscellaneous Permits	10	1 (sign)
August	Commercial Addition & Remodel Permits	7	0
	Residential Single Family Dwelling Permits	26	0
	Residential New Duplex Permits	2	0
	Residential Miscellaneous Permits	2	0
	Residential Addition & Remodel Permits	1	0
	Commercial New Permits	2	0
	New Multi-family Monthly Permits	0	0
	Commercial Miscellaneous Permits	9	0
September	Commercial Addition & Remodel Permits	2	0
	Residential Single Family Dwelling Permits	23	0
	Residential New Duplex Permits	6	0
	Residential Miscellaneous Permits	1	0
	Residential Manufactured Home Permits	0	0
	Residential Addition & Remodel Permits	10	0
	Commercial New Permits	19	0
	Commercial Miscellaneous Permits	13	0
October	Commercial Addition & Remodel Permits	11	0
	Residential Single Family Dwelling Permits	7	0
	Residential New Duplex Permits	1	0
	Residential Miscellaneous Permits	0	0
	Residential Manufactured Home Permits	0	0
	Residential Addition & Remodel Permits	3	0
	Commercial New Permits	0	0
	New Multi-family Monthly Permits	0	0
November	Commercial Miscellaneous Permits	4	0
	Commercial Addition & Remodel Permits	2	0
	Residential Single Family Dwelling Permits	17	0
	Residential New Duplex Permits	0	0
	Residential Miscellaneous Permits	0	0
	Residential Manufactured Home Permits	0	0
	Residential Addition & Remodel Permits	3	1 (???)
	Commercial New Permits	3	0
December	New Multi-family Monthly Permits	0	0
	Commercial Miscellaneous Permits	6	0
	Commercial Addition & Remodel Permits	2	0
	Residential Single Family Dwelling Permits	14	0
	Residential New Duplex Permits	1	0
	Residential Miscellaneous Permits	0	0
	Residential Manufactured Home Permits	1	0
	Residential Addition & Remodel Permits	5	0
	Commercial New Permits	4	0

New Multi-family Permits	0	0
Commercial Miscellaneous Permits	11	0
Commercial Addition & Remodel Permits	2	0

Totals for 2021	743	6
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2022

January

Residential Single Family Dwelling Permits	6	0
Residential New Duplex Permits	2	0
Residential Miscellaneous Permits	6	0
Residential Manufactured Home Permits	1	0
Residential Addition & Remodel Permits	2	0
Commercial New Permits	1	0
New Multi-family Monthly Permits	0	0
Commercial Miscellaneous Permits	6	0
Commercial Addition & Remodel Permits	4	0

February

Residential Single Family Dwelling Permits	12	0
Residential New Duplex Permits	0	0
Residential Miscellaneous Permits	0	0
Residential Manufactured Home Permits	0	0
Residential Addition & Remodel Permits	7	0
Commercial New Permits	3	0
New Multi-family Monthly Permits	0	0
Commercial Miscellaneous Permits	6	0
Commercial Addition & Remodel Permits	5	0

Totals for 2022	61	0
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Total	Avenues Dist.
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TWIN



FALLS

Twin Falls
Original Townsite
Residential District

Design
Guidelines

Twin Falls Original Townsite Residential District

Design Guidelines

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Credits

Twin Falls City Council

Lance Clow, Mayor
Elaine Steele, Vice-Mayor
Howard Allen
Trip Craig
Gloria Galan
Chris Talkington
Glenda Thompson

Planning and Zoning Commission

Cyrus Warren, Chairman
Tom Frank, Vice-Chairman
Rob Atkins
Stuart Canada, Alternate
Steve Foster
Marie Sanchez
Rob Sturgill
Edit Szanto

Area of Impact Members

Elmer Blaikie, Alternate
Larry Everton
Joe Shelton

Historic Preservation Commission

Susan Strobel, Chairman
Mary Edgar
Fran Frost
Richard Goddard
Ken High
Carol Hollifield
Russ Lively
Doug Pollow
Paul Smith
Russell Tremayne
Susan Waters

Consultant: Giraud Associates,
Elizabeth Egleston Giraud, AICP
Salt Lake City, Utah.

Design: M. Sherwood Design, Inc.
Salt Lake City, Utah

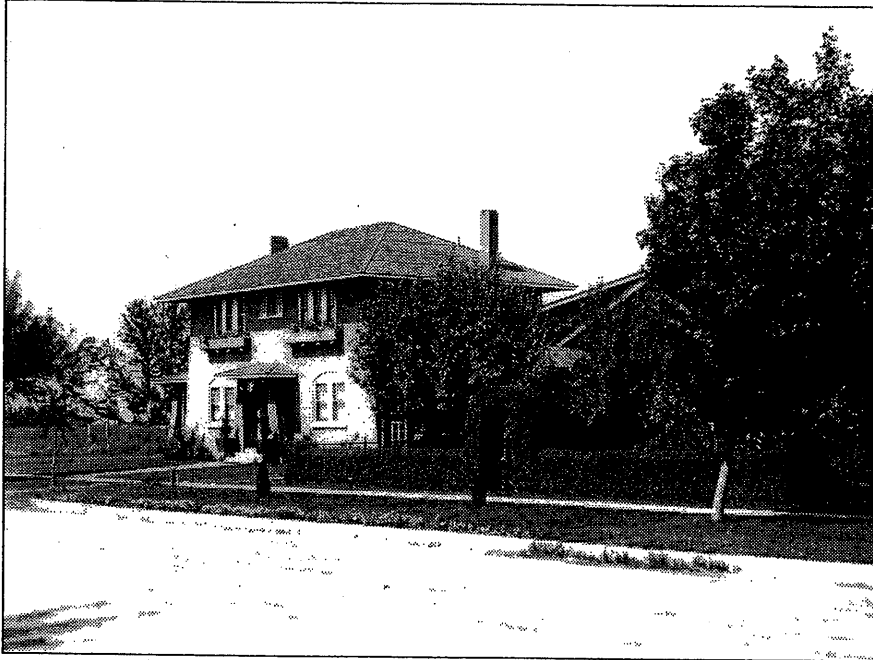
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Elizabeth Egleston Giraud



The traditional pattern of residential development, with the house at the front of the lot and outbuildings behind, is apparent in this early photograph of a Twin Falls neighborhood.

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This program received federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of Interior prohibits discrimination on the basis of race, color, national origin, or disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity, National Park Service, 1849 C St. N.W., Washington D.C. 20240.



Ernest Gates, a local architect who designed St. Edward's Catholic Church, lived in this stucco house on Tenth Avenue North in the mid-teens.

Established in 1904, Twin Falls, Idaho is a city that grew up almost overnight. Today, a visitor would never suspect that a hundred years ago its landscape consisted only of a vast, sagebrush plain with little human activity. Reclamation and inexpensive land, brought about by federal legislation, enticed thousands of newcomers to south-central Idaho in the early years of the twentieth century. The newly-opened lands were called "tracts," and the Twin Falls tract was the most successful.

Although agriculture was the economic mainstay of Twin Falls, the town developed a thriving business district and became the government and transportation hub of south-central Idaho. The original townsite consisted of a square mile of land divided into 164 blocks, and included a warehouse district, a commercial core, a civic area and an extensive residential section. Twin Falls' early neighborhoods housed a diversity of social classes, including professionals, clerks, salespeople and laborers. The architecture reflected this diversity, with substantial homes situated next to modest dwellings.

These neighborhoods have suffered from a lack of investment, however, because of the intense commercial development of Blue Lakes Boulevard and the subsequent suburban growth. But the homes in these older neighborhoods represent an important finite resource, as they represent an outstanding array of Craftsman bungalows and other examples of early twentieth-century styles. Concerned residents and city officials recognize that the historic building stock offers the potential of revitalization and hope to attract property owners who appreciate the qualities of older homes.

Introduction

Secretary of the Interior Standards for Rehabilitation

The Secretary of the Interior's Standards for Rehabilitation were developed by the National Park Service, U.S. Department of the Interior. They are general rehabilitation guidelines that usually serve as a starting point for more detailed rehabilitation standards. Thousands of communities throughout the United States have adopted the Standards into their local historic preservation ordinances and design guidelines.

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive features, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible,*

The Historic Preservation Commission (HPC) instigated the production of these guidelines to assist property owners in undertaking work that will protect these vulnerable resources from inappropriate alterations that undermine their architectural significance. This document should be used to help owners determine architecturally-significant features and how to undertake appropriate actions that respect the architectural integrity of an older structure when adapting these structures for contemporary needs. Should the Twin Falls City Council adopt an ordinance requiring design review for the buildings located within a locally-designated district, the guidelines will assist the HPC in making decisions that are fair and consistent.

Why preserve historic buildings, especially old houses?

A strong and effective historic preservation program offers several advantages to communities, including an improved quality of life, an increase in property values, and fiscal benefits. Although common elements, such as setbacks and rooflines, might visually tie a group of older buildings together, historic neighborhoods present a variety of styles, materials and stages of architectural development that are engaging to the passer-by. Features such as front porches, rather than garage doors, dominate the streetscape, and thus encourage neighborly interaction.

Property values are often higher in historic neighborhoods, particularly in those with design review regulation. People who love old homes and invest wisely in them are less apt to leave them, thus adding stability to the neighborhood. If design regulation is enforced, owners are more willing to invest in their homes because they believe that their investment will not be diminished by a nearby owner who is negligent, or who undertakes renovation unsympathetic to their property's historic appearance.

Finally, historic districts can have big payoffs to municipalities, which translate into tax savings for residents. Investing in neighborhoods that are close to employment centers, such as a downtown core, saves money compared to having to provide new roads and public services for low-density, sprawling suburban neighborhoods. Preserving an older building is the ultimate recycling action. Resources are not used to demolish an old building or to produce the building materials for a new house, and space is not taken in the landfill to dispose of the old materials.

What are the implications of owning property in a historic district?

Two types of historic districts exist: those that are listed on the *National Register of Historic Places* and those that are established *locally* by an

ordinance. More than 900 buildings of the original townsite were listed on the National Register in 2001 as part of the *Twin Falls Original Townsite Residential District*. The National Register of Historic Places is a list of structures, sites, and places that are important to the history of a community, state, region or country. The list is maintained by the "Keeper of the Register," a position within the National Park Service. Although the list is national in its scope, individual properties and historic districts need only be of local significance. Listing on the National Register is honorific and provides no protection to a structure if it is not linked to any federal undertaking. An owner of a building on the National Register can do anything he or she wants with it with no regulatory control. Listing on the National Register can enable owners of properties to obtain substantial federal tax credits for work that adheres to the *Secretary of the Interior Standards*, if the property is income producing.

On the other hand, a *local ordinance* can provide a local historic preservation commission with varying degrees of regulatory control, often referred to as *design review*. It is the adoption of the local ordinance, creating a *locally-designated historic district*, that establishes the review authority of the local historic preservation commission. Generally, a local ordinance requires an applicant to obtain permission from the preservation commission for any exterior work, not including paint color and very basic maintenance, to a building within a historic district and for new construction within a historic district, and imposes delays on proposed demolitions of contributing structures within historic districts. The approval of the preservation commission is linked to the building permit process.

What does it mean to preserve a building?

Briefly stated, historic preservation entails saving architecturally and historically significant places and buildings and putting them to good use. It requires identifying character-defining features and determining the necessary steps to make the building viable for ongoing, profitable use while retaining its historic significance. Preserving an old structure requires careful assessment of what needs to be done in order to maintain or bring back those features that define a structure's integrity. It also requires considering the effect of new construction, such as an addition or interior alterations, on a building's historic fabric. It does not mean creating a feature that never existed on a particular structure in order to make it look old, and it does not mean that the appearance of a building must be "frozen" in order to achieve preservation. Studying and understanding the historic attributes of an old building is a crucial step in the preservation process. The characteristics of the historic residential architecture in the original townsite are illustrated on pages 8-13, and are discussed at greater length under the recommendations addressing individual building components.

materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired

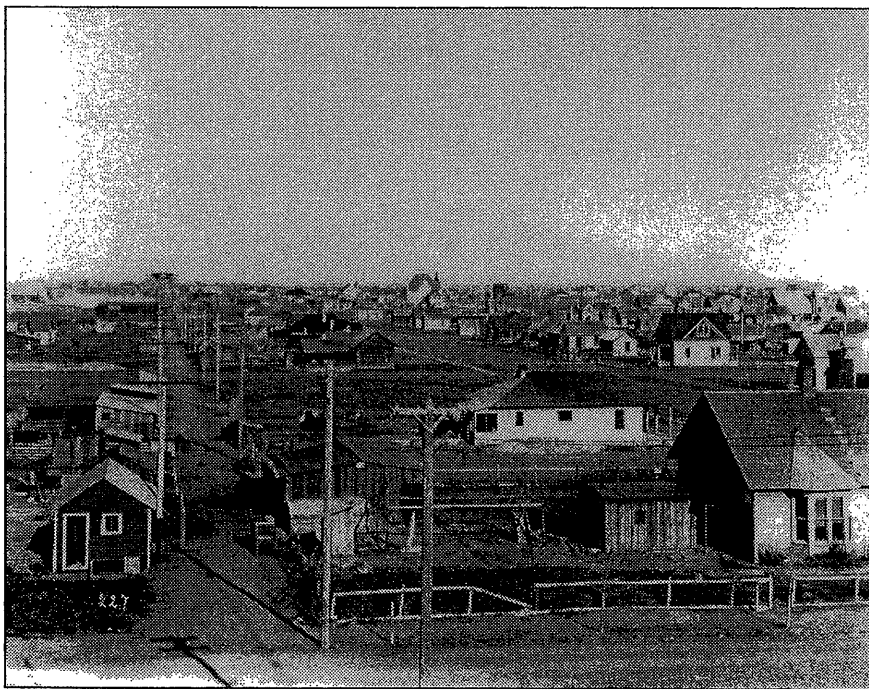
How the Guidelines are Organized

The guidelines are organized into three main sections: an explanation of architectural styles; considerations property owners should understand prior to starting construction; and recommendations for both rehabilitation and new construction. In the recommendations, the guidelines break up residential buildings into architectural elements, such as windows, entrances and materials, and describe how this element would typically have been designed. Photographs and graphics illustrate the recommendations.

Architectural Summary

Residential neighborhoods in Twin Falls' original townsite, bordered by Addison and Blue Lakes avenues, Washington Street and the railroad tracks, have a remarkable visual cohesiveness. This is the result of their development in a short period time, from 1904, when Twin Falls was established, until roughly 1920, the end of a very prosperous era in the Intermountain West. The townsite was platted before anything was built, and is situated on flat ground devoid of natural features capable of interrupting the townsite's layout.

The typical characteristics of early residential architecture are apparent in this photograph: frame construction, lap siding, the use of front porches and double-hung windows.



The initial planning of the townsite led to uniform streetscapes, reinforced by consistent setbacks and similar lot sizes. Alleys bisected the blocks, so that the siting of the homes remained the same: houses at the front of the lot, garages at the rear. The majority of the homes are variants of Craftsman bungalows, characterized by front porches and low-pitched roofs with deep eaves that evoked a sense of coziness. But

despite this uniformity, the townsite neighborhoods have always accommodated a diverse population: owners and renters, professionals and laborers. They also contain the greatest variety of early-twentieth century architectural styles in the community.

Large-scale irrigation transformed the sagebrush landscape of south-central Idaho, creating towns with all the services and amenities found in much older communities in only a few years. Twin Falls was the largest and most successful of these towns. In the first years of Twin Falls' history, residences sprang up as quickly as the commercial buildings, with both substantial and modest homes dispersed throughout the townsite. Twin Falls had rail access soon after the incorporation of the Twin Falls Land and Water Company in July, 1904, and thus materials available anywhere in the country could be ordered by the new settlers. Lumber companies were among the first establishments in the city, and as early as March, 1906, one of them, Nibley-Channel, advertised lumber, lath, shingles, doors, windows, cement and lime. All of the building trades were represented at an early date as well.

Although several architects lived in Twin Falls before 1916, residents relied on contractors, engineers and hardware stores supplied plans. The house of choice was the Craftsman bungalow, a style whose national popularity coincided with the development of Twin Falls. The optimism of the new community and the healthy climate of south-central Idaho was particularly well-suited to the spirit of openness and outdoor living that the bungalow evoked. Bungalows also imparted a sense of comfort and shelter, important qualities to those living on an open, sagebrush plain. Other styles, such as the Colonial Revival, described under the *Architectural Styles* section, can also be found in townsite neighborhoods.

Most of the residential structures of the townsite were constructed prior to 1925. By the 1930's, Idaho had been in an economic depression for a decade, brought about by low commodity prices following World War I. Following World War II, little room in the townsite remained for residential construction. As the suburban development in Twin Falls boomed, the neighborhoods of the townsite struggled, beset with incompatible zoning and absentee landlords. In recent years; however, property owners, particularly in the area from Tenth Avenues East and North to Sixth Avenues East and North, have increasingly expressed interest in protecting their neighborhoods from commercial encroachment; this, combined with a growing awareness of the historic merit of the residential areas in the townsite, is inspiring nascent but tangible preservation efforts in the townsite.



An outstanding example of a Craftsman bungalow.

Considerations Prior to Starting Construction

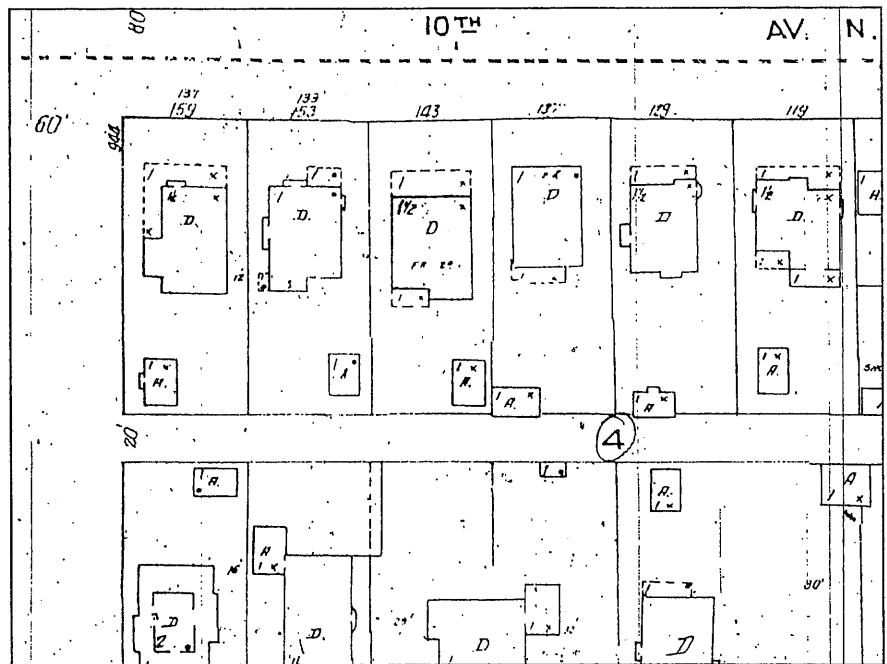


The Henry and Jessie Failing house on Tenth Avenue N., constructed about 1910. Failing was a bank vice-president. It has changed little over the decades.

Sanborn fire insurance maps are useful in identifying historic features of building. Maps on microfilm from 1907, 1909, 1911, and 1922 are available from the Idaho State Historical Society library in Boise. The maps have a footprint of structures, indicate materials, and placement of porches. The Failing house is the second from the right, on Tenth Avenue North.

Step 1: Find out what the building historically looked like.

Twin Falls has abundant historic resources that can assist property owners in determining the early appearance of a building. The Idaho Room at the Twin Falls Public Library has a collection of Clarence Bisbee photographs, and although this resource is more helpful for determining the original appearance of early downtown structures, some photographs depict residential scenes. The Idaho Room has other resources, such as city directories and promotional literature, that portray residential scenes. Sanborn maps, also available in the Idaho Room, are revealing. These maps were used for fire insurance purposes and indicate footprints, materials, and wall openings. Building permit records in the Twin Falls County Assessor's Office are the most helpful resources in some instances. Newspapers, especially commemorative editions, also contain revealing information. Past issues of newspapers are available at the local library.



Step 2: Assess the building

Identify the character-defining features of an older house and evaluate the structure's condition prior to starting work. Successfully undertaking this step can insure a successful rehabilitation project and can prevent costly mistakes.

The first part of this process, the identification of a building's character-defining features, involves careful study of the structure, materials and details

of the historic home. It also requires an understanding of the architectural history of older residential buildings (discussed in the following section). In some instances, little has changed; in others, almost all of the historic fabric has been covered or removed. If the latter is the case, the design of many of the homes, particularly Craftsman bungalows, was replicated over and over and an exact match or similar version most likely exists nearby.

In some instances, the original appearance has been completely concealed. A property owner and his or her architect need to determine if the more recent materials have historic merit in their own right. If the more recent alterations are over fifty years old and are good examples of the period they represent, they should be retained. Appropriate rehabilitation is not limited to reversing all alterations back to one era.



The Robert and Elizabeth McCollum house at 691 Shoshone Street N., was constructed in 1904. One of Twin Falls' leading citizens, Mr. McCollum was the secretary and sales manager of the Twin Falls Investment Company and sold \$3,000,000 worth of property in a year. This house was the gathering place of the "Homeless Twenty:" young, single, well-educated engineers and professional men who became business and community leaders in Twin Falls.

The second part of the process involves carefully evaluating the building's physical condition and the extent and nature of the work needed. Has the building been well-maintained but non-historic materials have covered significant architectural features, such as upper-story windows and cornices? Can historic features be repaired, or must they be replaced? Has the building suffered serious structural damage, or does it show signs only of mild deterioration? Property owners should work with architects and contractors experienced in working with historic structures to answer these questions.



In 1936 the subsequent owner, John E. Hayes, transformed the McCollum house. Because the changes occurred over fifty years ago (the period preservationists consider a minimum for structures or alterations to achieve historic significance) a property owner should consider alterations that respect its Tudor Revival character, of which it is a good example. (Tudor Revival styles are described on page 12).

Step 3: Decide on the course of action.

Preserving a building can involve a variety of approaches, depending on the condition of the building, the proposed use of the structure and of course,

the owner's budget. **Restoration** is the act of bringing a feature or building back to its exact historic appearance. It's fine if this can be accomplished, but most often preservationists aim for **rehabilitation**, which represents the middle ground of preservation work and is the recommended approach. Rehabilitation includes preserving or replacing in kind those features that convey its original character and make the structure usable for a current use. **Remodeling**, defined as altering or modernizing the appearance of the building, should be avoided. This entails making over the original design of the building.

The following sequence provides a good framework for making decisions:

1. If a building element is in good condition, maintain it.
2. If the building element is deteriorated, repair it back to its original condition.
3. If it is not possible to repair the feature, then replace it with a feature that resembles the original in material, detail and finish to the original.
4. If the building element is completely missing, reconstruct it using suitable evidence.
5. If it is necessary to construct an addition or construct a new feature, design it so that it has minimal impact on the original building.

Architectural Styles



An example of an "airplane" bungalow, so categorized because its strong horizontal lines resemble the wings of an airplane, and because the placement of the highest gable imitates a cockpit. Robert McCollum moved from his Victorian-style home illustrated on the previous page to this residence about 1914.

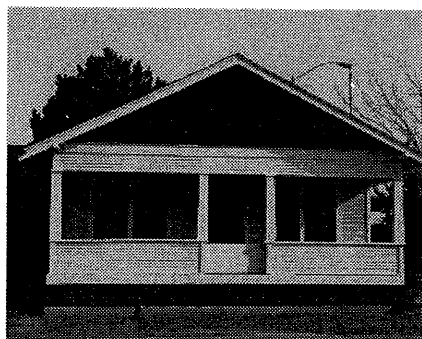
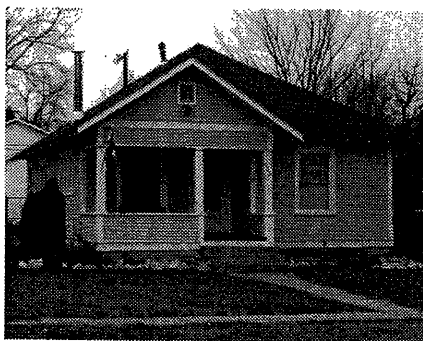
At the beginning of the twentieth century, builders and homeowners had a variety of styles from which to choose. American architecture at that time was influenced by an eclectic range of sources, and builders and architects drew from many sources to devise designs for their customers and clients. Within the diverse forms that domestic architecture took, residential design in Twin Falls can be roughly divided into four categories: bungalows, foursquares, revival styles and modern styles. Property owners should keep in mind, however, that many homes do not fit squarely into a specific stylistic category. Some houses have always been nondescript; others have been radically altered from their original state. If the latter is the case, owners should look at other houses in townscape neighborhoods to that have a similar form but have original features that are intact.

Bungalows (c. 1905 to 1925)

Bungalows are by far the most popular house form in the *Twin Falls Original Townsite Residential Historic District*. The word "bungalow" is believed to come from a type of East Indian dwelling with broad verandas. Bungalows, associated with informal living, were a departure from complex Victorian styles. The term "Craftsman bungalow" refers to bungalows' association with the Arts and Crafts movement, which espoused a "truthful" approach to living and architecture. Bungalow plans were widely discussed in both the architectural press and the popular magazines such as *Ladies Homes*

Journal, and many companies, including Sears Roebuck, offered bungalow kits that could be easily assembled by local labor.

Bungalows can be thought of more as a type, rather than a style, and they can vary in appearance depending on their roof profiles, materials and detail. They are easily recognized by their wide, low-pitched roofs, exposed rafter ends and deep eaves. Details often include braces under the gables, and "battered," or slanted, blocky porch posts. Wood clapboard is the most common bungalow material in Twin Falls; lava rock was frequently used as an accent material on porch posts and walls as well as chimneys.



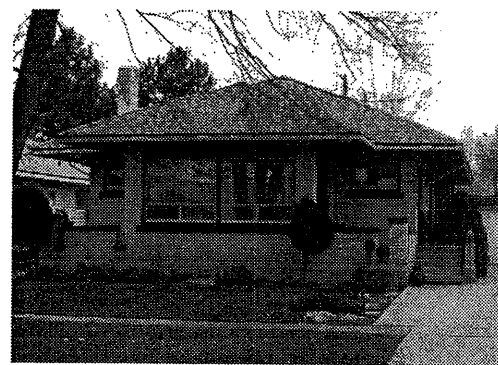
Bungalows come in many shapes and forms, including those with hipped roofs (left); broad front gables (middle) and side-gables with shed-roof dormers (right). But bungalows have common characteristics: prominent front porches, low-pitched roofs, and an overall sense of horizontality. The home on the right, originally built by a local contractor, W. G. Reed, has typical bungalow ornamentation, such as brackets under the roof and stone porch posts. This was an attempt to make the house look more "honest." All three of these dwellings are "Craftsman bungalows."



Architectural historians have devised many terms to classify bungalows, but in general, most of those in Twin Falls can be thought of as "Craftsman" bungalows and are characterized by the elements mentioned below.

Characteristics

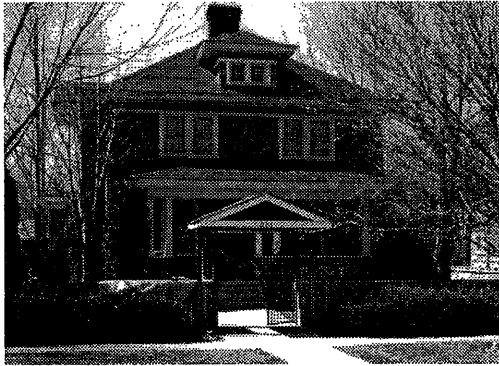
- a rectangular plan with one or two stories
- side- or front-gable roof types; hipped roof examples can also be found
- gable or shed dormers
- exposed rafters, brackets: anything to evoke the structural composition of the building
- wood clapboard; frequently bungalows in Twin Falls have a wider clapboard or painted shingles on the bottom third of the wall with a narrower clapboard above. A few Twin Falls bungalows were constructed with brick and pressed concrete block.
- use of lava rock for chimneys, porch posts and other architectural details.
- broad eaves
- distinctive porch posts: battered or doubled posts on pedestal bases
- a variety of window types can be found on bungalows: double-hung sash; fixed plate glass with transoms; double hung with multiple or vertical panes in the upper light. (see page 17)



This is a "Prairie" style bungalow, closely related to the Craftsman bungalow, but inspired by the residential design of Frank Lloyd Wright, the architect who developed the Prairie style. Like the bungalow, it has wide, overhanging eaves, a low-pitched roof, and a horizontal emphasis. Prairie style variants differ from Craftsman bungalows in that they are characterized by brick or stucco walls, horizontal bands of cast stone or concrete coping, and a clean and angular appearance.

Foursquare (c. 1905 to 1925)

Like the bungalow, the foursquare is more of a type than a style, and is referred to in several ways, including the "Classical Box" and the "American



Foursquare examples are easy to identify. In Twin Falls they are greatly outnumbered by Craftsman bungalows, but they were a popular choice for residential architecture during the early twentieth century.

Four-square.” Historians differ as to its origins, but foursquares are easy to recognize because they look like a cube. Mail order catalogs widely disseminated the foursquare from 1900 to the 1930’s, and although builders distinguished them with a variety of details, the foursquare’s simple form is rarely eclipsed by stylistic embellishment.

Characteristics

- looks like a box
- low-pitched hipped roof
- one-over-one, double-hung windows or
- one-light, fixed window; with fixed transom
- prominent lintels and sills
- full, open porch
- wide eaves
- dormers, sometimes one dormer in front, or dormers on all roof slopes
- clapboard siding
- concrete foundation; often concrete block

Colonial Revival (c. 1905-1930)

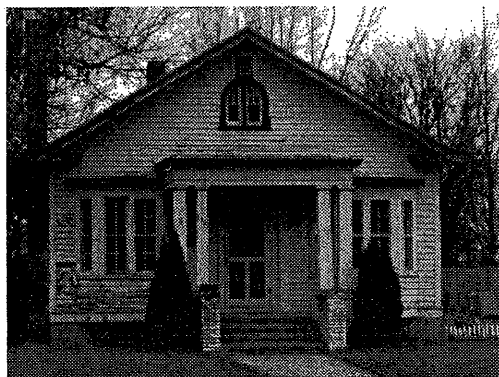
“Colonial Revival” includes many styles of domestic architecture used from the turn of the twentieth century through the 1930’s, and was particularly popular during the teens. As its name implies, it represents a resurgence of English and Dutch building traditions of Atlantic seaboard during the colonial period. In order to understand the diversity of architectural styles categorized under the phrase “Colonial Revival,” it must be realized that the colonial period of the East Coast spanned over 150 years, and thus there were ample sources of inspiration for architects, builders, and popular architectural literature. In Twin Falls, the Colonial Revival can be found in three variants: Classical Revival, Dutch Colonial Revival and Transitional Colonial Revival.

■ Classical Revival (c. 1908)

Classical Revival residential examples in Twin Falls are few, but they have a rich architectural history. They are also modest in size, and in massing do not differ very much from homes of other styles. Two of Twin Falls’ most prominent architects, Burton Morse and C. Harvey Smith, designed and built houses that are Classical Revival in style.

Characteristics:

- symmetrical facades
- moderately-pitched roofs, either front gable or hipped roof



Architect Burton Morse built this house in 1908 and lived in it for more than thirty years. He designed numerous buildings in southern Idaho, including the Twin Falls Title and Abstract building and the Ramona Theater in Buhl. His home is an excellent example of classicism because of its symmetry and cornice returns.

- double-hung sash windows, often with multiple panes
- cornice returns
- round columns or square porch supports, with Doric columns
- wood clapboard siding

■ Transitional Colonial Revival (c. 1905 to 1915)

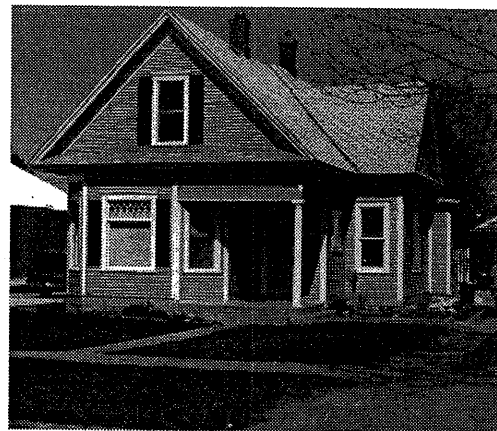
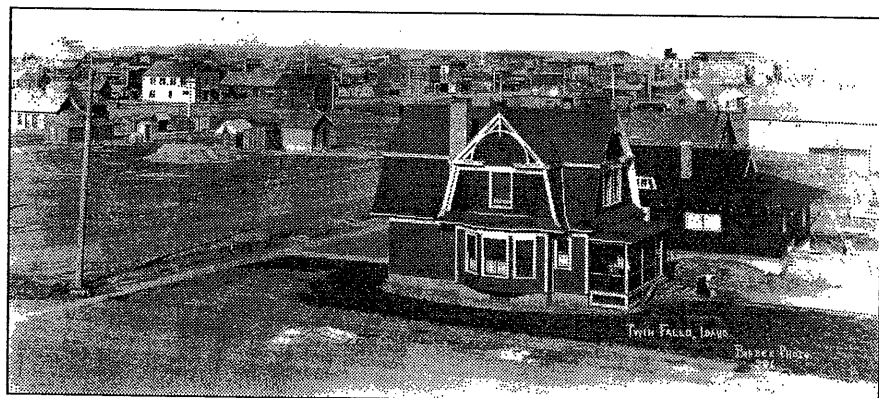
The word "transitional" when used with the Colonial Revival style refers to its role as a bridge between the asymmetrical Queen Anne style, with its high-pitched roofs and rich surface ornamentation, to the balanced Cape Cod examples that became popular during the 1920's and 1940's. The Transitional Colonial Revival style was especially popular during the teens for suburban development made possible by the streetcar, and whose narrow lots were ill-suited to styles often used before 1900. The footprint of the Transitional Colonial Revival style was thus a simple, narrow plan. These homes are usually one-and-a-half stories high, and their most distinguishing characteristic is the front-gable, made prominent by the steeply-pitched roof and cornice returns.

Characteristics

- steeply-pitched roofs
- one-and-a-half or two stories in height
- large, front-facing gable
- cornice returns
- overhang in gable end
- double-hung windows in the gable end
- windows on first-story street elevation are usually large, fixed panes with transoms; windows on secondary elevations are double-hung
- full-length, one-story porches
- simple columns with Doric capitals on the porch columns

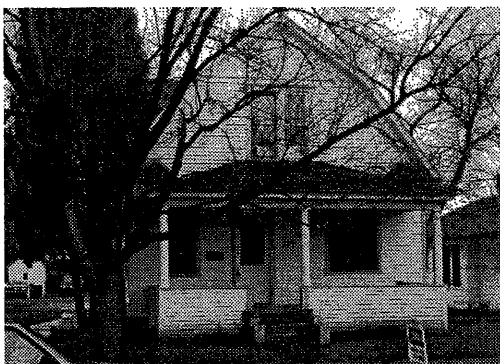
■ Dutch Colonial Revival (c. 1908)

This Colonial Revival sub-type refers to Dutch architecture found in the mid-Atlantic region. It is characterized by its gambrel roof.



Examples of Transitional Colonial Revival. Like the four-square, this style is far outnumbered by the bungalow in older Twin Falls neighborhoods, but their presence contributes to the rich architectural legacy of this young community.

A birds-eye view taken by photographer Clarence Bisbee of George Adams house about 1906. Adams was co-owner of an early Twin Falls business, the Adams-Pilgerrin lumber company. Its roofline, known as "gambrel," is characteristic of Dutch Colonial Revival architecture. This house is located north of the Bickel School on Second Avenue East.



A more modest example of a Dutch Colonial revival dwelling.



This home, constructed about 1930, is Tudor Revival in style. Note the steeply-pitched roof, intended to evoke medieval house forms, contrasts sharply with the low rooflines of bungalows.



Cape Cod houses have side-gabled rooflines and dormers. They were extremely popular beginning in the mid-1920's through the early 1950's. Neighborhoods with relatively large numbers of this style can be found on the north side of Addison Avenue.

Characteristics

- gambrel roof (both side- and front-facing examples exist).
- shingle gable end
- use of clapboard siding
- two stories
- full-length front porch. Many examples have columns with classical columns
- double-hung sash windows
- large, single pane windows with a fixed transom on the first story.

Tudor Revival (c. 1915 to 1935)

The *Twin Falls Original Townsite Residential Historic District* has only a handful of Tudor Revival style homes, but the few that exist greatly enrich the character of the district. This residential style is a mixture of elements from a loosely-interpreted American impression of medieval forms that resulted in something quaint and cozy.

Characteristics:

- steeply pitched roof
- cross-gabled roof lines
- decorative half timbering
- decorative masonry
- arched doorways and windows
- casement windows
- a projecting entryway that follows the slope of the front gable
- use of brick, stucco, or wood siding (that has sometimes been clad with synthetic siding).

Modern Styles

■ Cape Cod Cottage (c. 1925 to 1950)

The Cape Cod cottage is often considered a subtype of the Colonial Revival. It serves as a transition between the Colonial Revival of the teens and twenties and the post-war ranch style house.

Characteristics:

- wall materials are wood clapboard siding, although many examples have been covered with synthetic siding.
- side gabled
- paneled door, surrounded by classical details

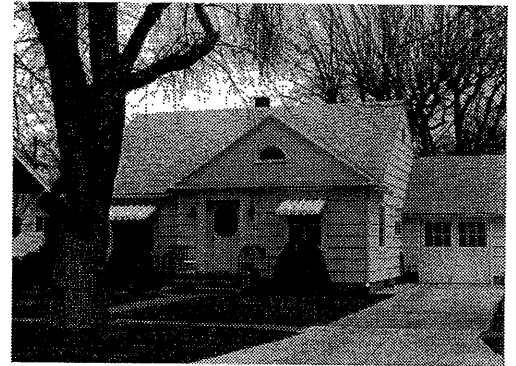
- small uncovered entrance porch
- double-hung wood windows; multi-pane wood or metal windows
- shutters
- dormers in the front roof slope.

■ Minimal Traditional (c. 1935 to 1955)

Minimal Traditional is very similar to the Cape Cod cottage, but it usually doesn't have dormers. It also represents a transition from earlier styles to the ranch-style house. It has little detailing and a very shallow eave depth.

Characteristics:

- hipped roof, with front gable incorporated into the framework of the hip
- double-hung wood or multi-pane wood or metal windows
- wood siding, but many examples in Twin Falls have been covered with synthetic siding
- small, uncovered entry porch



The Minimal Traditional style is aptly named: it has minimal ornamentation but still manages to convey the comforting look that popularized the Cape Cod cottage.

Introduction

These recommendations apply to single-, two- and three-family dwellings in the *Twin Falls Original Townsite Historic District*, but they can also be instructive for owners of older structures throughout Twin Falls. In the event that the Twin Falls City Council adopts an ordinance requiring permission from the HPC in order to obtain a building permit, these recommendations will guide the Commission's intentions. Regardless of the actions of the City Council, the recommendations are also intended to be helpful for property owners when preparing plans for a proposed project. The recommendations incorporate the tenets of the *Secretary of the Interior Standards for Rehabilitation*. These are general standards that almost all cities reference in their historic district guidelines and ordinances. Developed by the National Park Service, the *Standards* are general guidelines that serve as a basis for undertaking preservation work. They are included on pages 2 and 3 of this document.

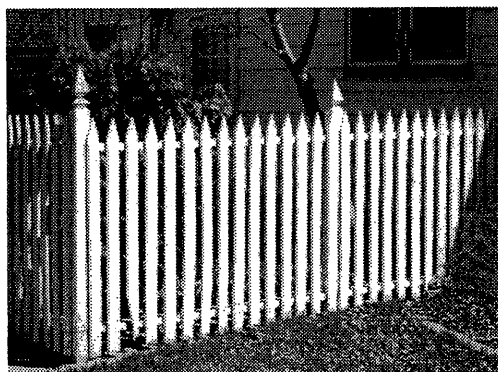
Recommendations for Rehabilitation

Overall Neighborhood Character and Site Design

The consistency of the streetscape is one of the most pleasing elements of the district. Residences have similar front yard and side yard setbacks, providing a continuous visual wall and a consistent rhythm of spacing. The majority of homes have porches that create an intermediate zone between



The uniform setbacks, lack of front-yard fencing, and grass strips between the sidewalks and streets create a pleasant, open feel in Twin Falls' historic neighborhoods.



All the fences illustrated here have a transparent quality, and are in character with the architecture of older neighborhoods. Wood picket fences are a popular fence type, and appropriate for all styles in the city's neighborhoods except the Prairie style. This fence (center) has a unique design, but the use of wood material makes it compatible with the historic character of the streetscape, and the use of lattice keeps it from being imposing to passers-by. Wrought iron is an alternative material because it was used historically and can be seen through.

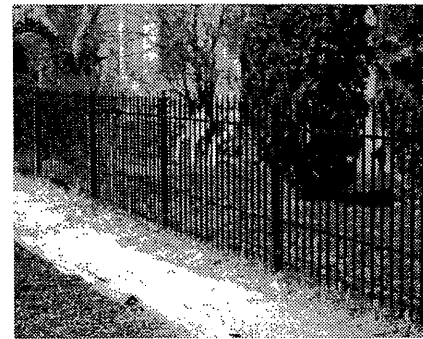
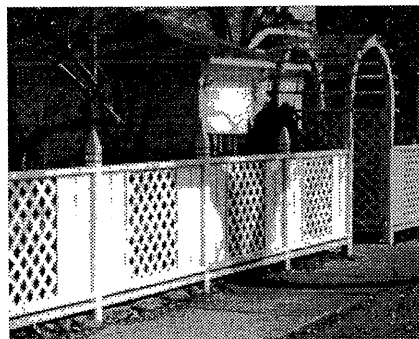
the private space of the home and the public space of the street. The height and scale of the dwellings are similar, and most of the houses are clad with wood clapboard. Garages are placed at the rear of the property and are usually accessed by alleys. Sidewalks with planted areas between the street and private yards encourage pedestrian activity and add green space. Historic photographs of the district indicate that the front yards were not fenced, and this expanse of unobstructed yard area reinforces the unity of the streetscape.

1. Site features in the public way should reinforce the historic character of the streetscape. Sidewalks in Twin Falls have historically been concrete; if repairs are made, concrete should be used. Brick, often used to denote a historic look, was not a traditional sidewalk materials and should not be used. Other materials, such as stamped or textured concrete, are inconsistent in appearance with the historic use of concrete.

2. Maintain traditional planting patterns in front yards. Residents in the district have historically planted their yards with grass, and added shrubs and flowers. While property owners might want to investigate water-wise landscaping methods, the use of a grass front yard reinforces the visual continuity of the streetscape. Hard surfacing in the front yard should not be allowed.

3. If early or original fencing material is still in use, repair those portions that have deteriorated.

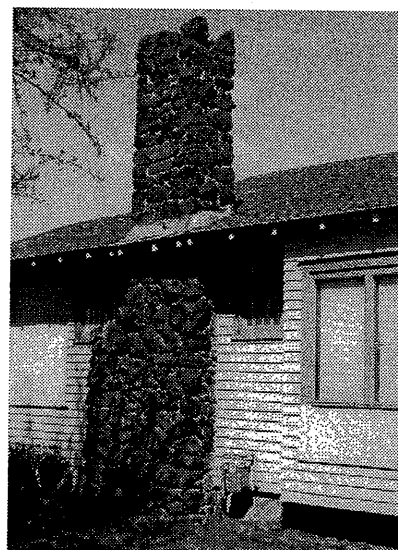
4. Use fencing material in the front yard that complements the historic character of the district. Early twentieth-century fencing included wire or "hairpin" fences and variations of wood pickets and lattice design. Chain link was intended for industrial use and is inappropriate for front yards.



5. Use fencing in the front yard that has a transparent quality. Fences in front yards should be able to be seen through, in order to encourage neighborhood safety and friendly pedestrian activity. Fencing can be solid for corner side and rear yards for privacy.

Materials

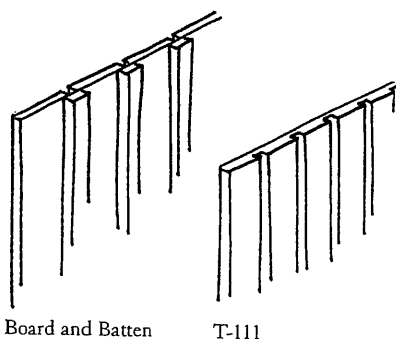
Wood clapboard with a narrow width is the most prevalent historic wall material in the district. Other wall materials included wood shingles and brick, and in rare instances, pressed concrete and stucco. Often a combination of two materials was used. Local basalt, or lava, rock was used to accentuate chimneys and porch posts. Roof materials were traditionally wood shingle, and foundations were either poured concrete or pressed concrete block.



Wood clapboard was the prevalent historic building material in Twin Falls (left). Pressed concrete block was an inexpensive masonry material. It was sometimes used for entire homes, but is more common as a foundation material. It should not be obscured (center). Lava rock was used for accents, such as porch posts and chimneys (above).

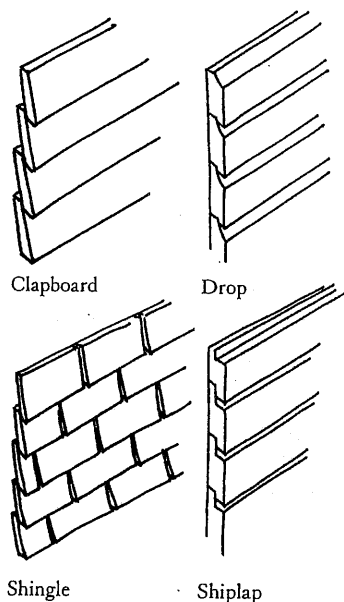
6. Preserve original materials. Maintaining historic materials before they deteriorate is the preferable action. If replacement is necessary, minimize the extent of the replacement and match the original in texture, scale, proportion, and orientation.

- For example, do not replace wood siding with a material that has a "wood grain" finish (wood was historically sanded prior to painting so that the grain would not be apparent).
- Replace a wood shingle roof with an asphalt roof instead of a metal, standing seam roof. Asphalt shingles have a similar dimension to the wood shingle and are thus preferable.
- Vertical siding methods and materials, such as board and batten or T-111, are not in keeping with the historic character of the district and should not be used, unless evidence suggests that it was used historically.



Board and Batten

T-111



Clapboard

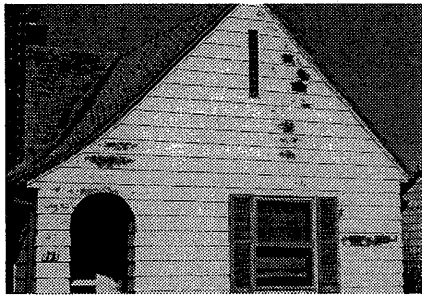
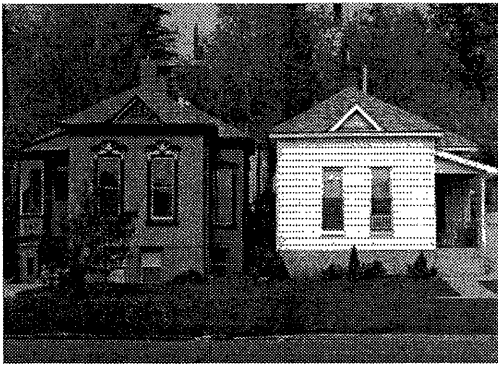
Drop

Shingle

Shi lap

Examples of different siding profiles seen on historic homes.

While infrequently used in gable ends, the vertical orientation of board and batten siding is out of character with the horizontal clapboard found on the overwhelming majority of historic residences located in Twin Falls' historic neighborhoods (left). T-111 is not an appropriate material for a townsite home (center). Diagonal siding is similarly uncharacteristic of early Twin Falls residential architecture, and should not be used (right).



These two dwellings were once identical. Synthetic siding robbed the house on the right of all its original detail (top).

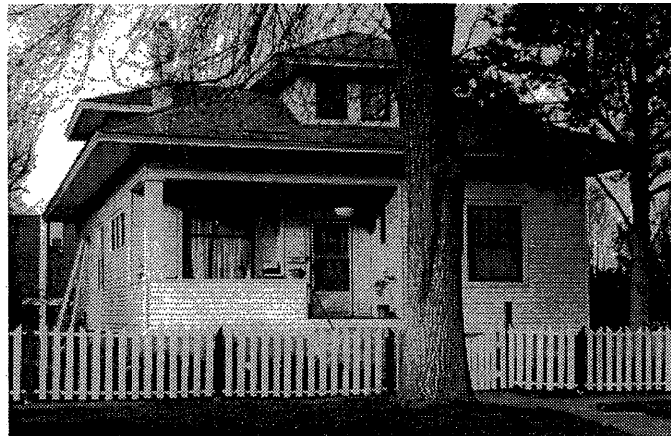
Synthetic siding is not always the "maintenance-free" bargain its purveyors claim it to be (above).

Synthetic siding can be acceptable if original details are retained. In this photograph, the window trim and porch details remain, and the siding is the same dimension of historic wood siding (right).

The texture, pattern and joint depth of this brick wall are important characteristics of this bungalow. It should not be painted or sandblasted. Care should be taken to protect it from moisture so that it does not deteriorate.



7. New materials that are similar in character to those used historically may be considered. Vinyl and aluminum siding can be an acceptable alternative to wood if the application can sensitively retain the historic architectural details of the house, particularly around window and door openings, and replicate the dimension of the original wood lap siding. However, property owners should be aware that applying a synthetic material on an older home can hide problems that need to be addressed, and thus is not an ideal solution.

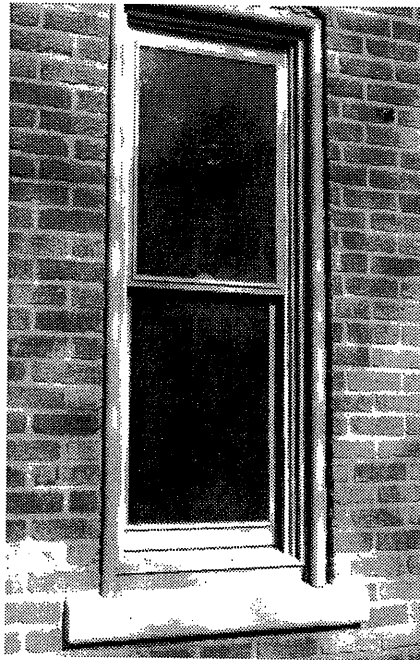
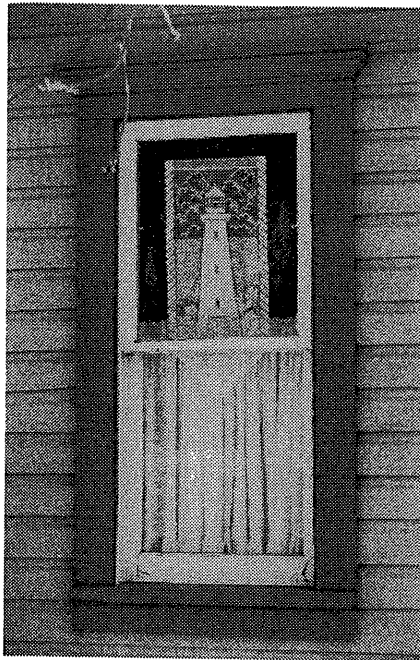


8. Preserve and maintain historic masonry. Brick is prized for its durability and beauty, and although not used extensively in the district, several fine brick homes can be found. Other types of masonry, such as cobblestone and pressed concrete block, are used as details on porches and foundations.

- Never sandblast brick. Sandblasting removes the hardened fired surface, allowing water to penetrate the walls and deteriorate the building. Use the gentlest means possible to clean brick: low-pressure water, soft brushes, and/or safe chemical treatments.
- When repointing, duplicate the original joint size and profile. Duplicate the original mortar mixture in color, texture, and proportion of lime, sand and cement.
- Do not paint brick if it has not been painted.

Windows

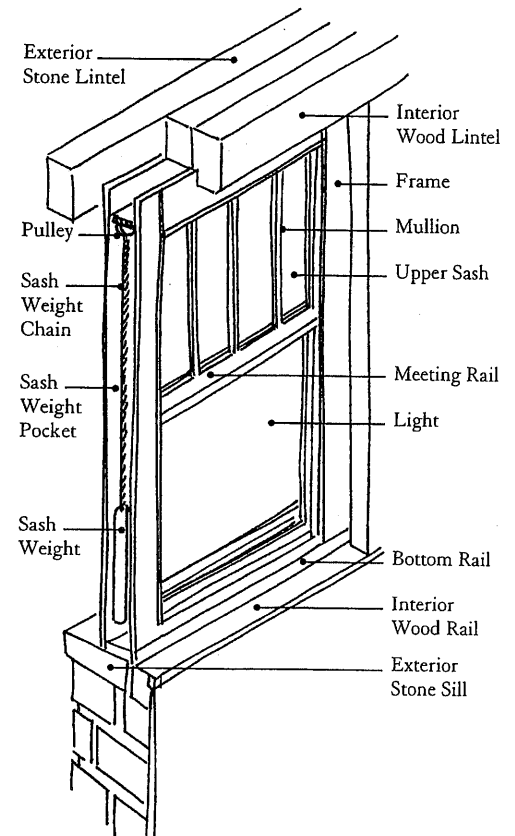
The treatment of windows is extremely critical in maintaining the historic integrity and architectural unity of an old house. Windows are key features in defining the style of a house, and have many components that provide character to a building. The arrangement of the windows on an elevation, how far they are recessed into a wall, and the dimensions of their surrounding casings and sash components are conscious design decisions that are integral to the architectural style of the house.



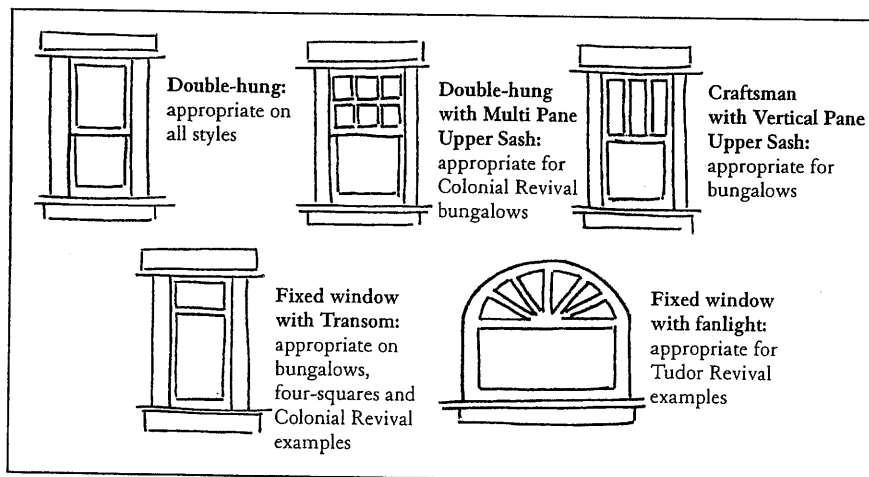
An example of a double-hung window. The sash is surrounded by a casing, that adds an important component to the elegance of this simple window configuration (left). An example of a replacement sash that respects the historic character of the house. (right) The casings were retained and repaired, the use of a double-hung sash is consistent with those seen in the Original Townsite, and a palette was chosen that complemented the color of the brick.

9. **Preserve original or historic windows and keep them in good repair.** If they are maintained properly, wood windows will last a long time. Maintenance should include keeping the window caulked and protected from moisture penetration, including condensation. Care must be taken in painting windows. Layers that accumulate can obstruct the movement of the sash, and moisture and sun damage occur when layers of paint are peeling or cracked. Preparing surfaces is always critical when painting, but it is especially important when painting windows.

10. **Repair, rather than replace, components of windows when necessary.** If a component must be replaced, use the same material and profile as the original. Components of original windows include the sash, casings, sill, jamb and muntins. Do not, for example, replace an entire window simply because the sill has rotted. Fix the component that needs repair.



Details of individual window parts. The sash is the part of the window that holds the glass, or glazing, and moves up and down.

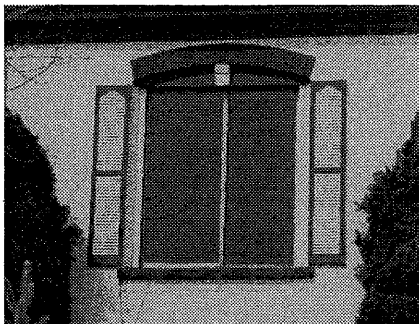


Examples of window configurations to be found on historic homes of the Original Townsite.

These replacement windows are out of character on a historic home, and should not be used.



The storm window on the dormer of this house is flush with the wall, is compatible in color to the other windows, and does not compete with the pattern of the window itself.



11. Consider replacing windows only as a last resort. Keep as much of the original material, such as the trim and casings, as possible. Replacement windows should match the original in size, shape, profile, and material. Aluminum-clad or vinyl windows can be acceptable in these circumstances:

- If they are similar in scale, proportion and finish to the original
- If their color is compatible with the overall palette of the house
- If only the sash is replaced.

12. Keep the original shape, size and orientation of windows. Keep the original window-to-wall ratio on elevations that are visible from the street. Do not reduce or increase the size of the original opening.

13. Do not install mirrored or tinted glass.

14. Consider the use of storm windows. Often storm windows can be an alternative to replacing a window to achieve greater energy efficiency. However, if not chosen carefully, storm windows can detract from the historic integrity of the home. Keep these items in mind when considering storm windows:

- Use wood storm windows when possible. If metal storm windows are used, use painted storm windows and match the color to the sash or casing color.
- Choose as narrow a frame as possible, and choose storm windows that can be installed within the original window openings.
- Do not use storm windows with a "milled" finish (shiny metal) or windows that protrude from the plane of the trim or casing surface.

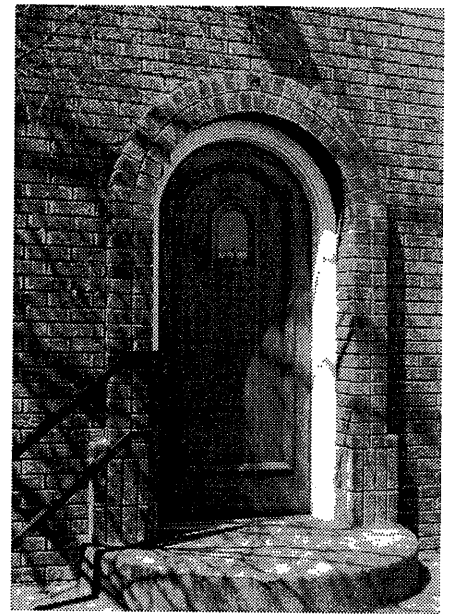
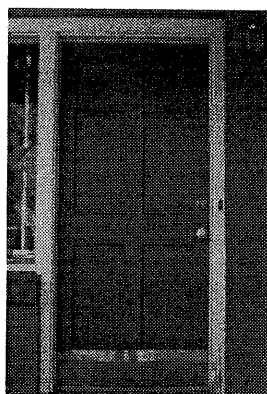
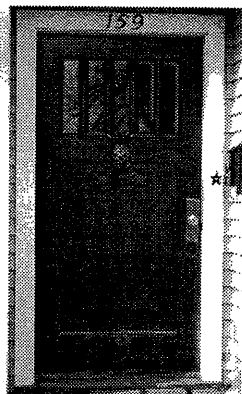
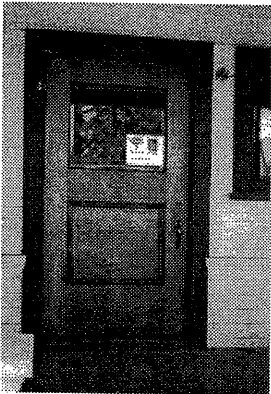
15. Do not use window designs that never existed on the residence, or are incompatible with the style. Do not, for example, use multiple-paned windows in an attempt to make a house look "old."

Doors

Besides their obvious functional importance, doors are an important visual feature of a house. A door that is compatible with the style and materials of the house reinforces the home's historic character, and it is the primary

feature responsible for a house making a good “first impression” to the street. Greater flexibility for doors can be allowed on secondary entrances that are not visible from the street.

16. Preserve the original door when possible. Use replacement doors that are compatible with the style of the house in design, texture, and placement. Historically, doors in Twin Falls were wood and often had a window in the upper half or raised panels. Wood is the most appropriate material for a replacement door.

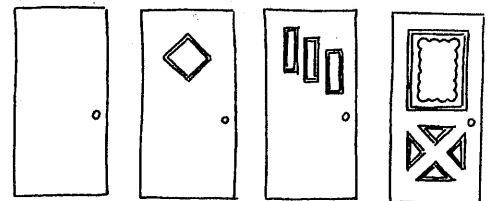


The original door of a Tudor Revival house (above).

A door appropriate for any style of bungalow, foursquare or Colonial Revival (left). A typical bungalow door (center). A panel door is appropriate for a Colonial Revival, foursquare, or modern example (right).

17. Use storm and screen doors that are as unobtrusive as possible, and that do not detract from the historic character of the home. Historically storm and screen doors were wood. If a residence in the district has a historic storm door, preserve it. Many existing screen or storm doors are milled (silvery) finish aluminum doors with a window in the upper half. These are not compatible with the historic character of the district. If replacing a screen or storm door, considering the following:

- choose a door of simple design, preferably one with a full light glass section so that as much of the front entry door is visible.
- select a wood screen/storm door if possible. If the door is metal, do not use one with a milled finish, instead, paint the screen and storm door a color compatible with the color scheme of the building.
- do not install doors that have decorative features that were not historically used, such as cross-buck panels or scallops around the edges.



Inappropriate replacement doors for historic houses of the Original Townsite.

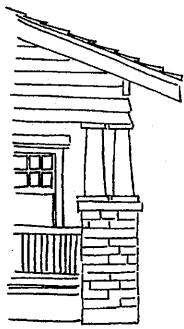
Porches

Front porches were used on most of the dwellings from the historic period in the *Twin Falls Original Townsite Historic District*. Porches are a significant feature not only for the visual and functional purposes they provide for the inhabitants of an old house, but because of the interaction they create between pedestrians and residents. Porches provide shelter from the weather, a place for people to keep an eye on their surroundings and a place to greet neighbors and passers-by. No matter how modest the dwelling, the

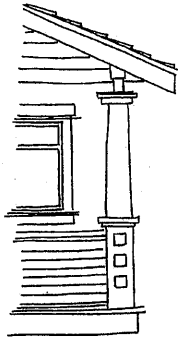


An intact example of a typical porch on a Craftsman bungalow.

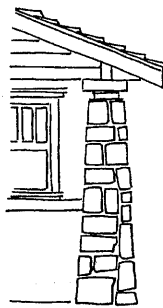
design of the front porch was integrally tied to that of the house. Even the simplest porch deserves careful treatment.



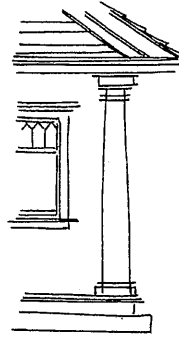
Double posts on a solid post: appropriate for Colonial Revival, four-squares and bungalows



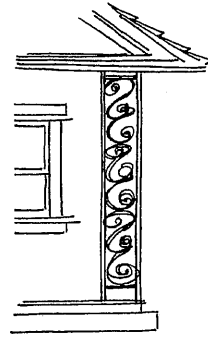
Column on post: appropriate for bungalows, Colonial Revival and four-squares



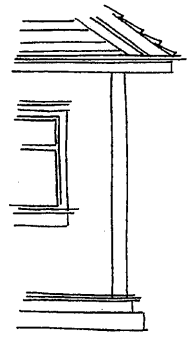
Battered pier: appropriate for bungalows



Classical column: appropriate for Colonial Revival, four-squares Cape Cod cottages and Minimal Traditional

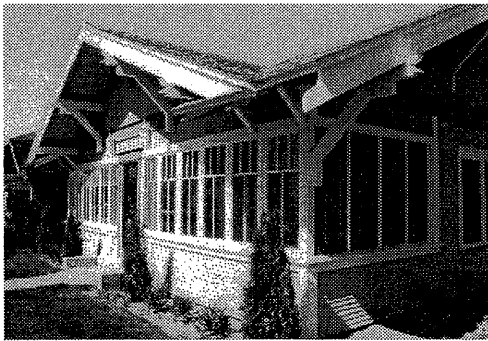


Wrought Iron: appropriate for Minimal Traditional



Plain wood post: inappropriate for all styles

Examples of the styles of columns found on houses in the Original Townsite. Protect and maintain original columns, but if replacement is necessary, choose a column type appropriate for the style of the house.



The scale and design of the windows of this enclosed porch make it compatible with the design of this Craftsman bungalow.

18. Preserve and maintain an original front porch. Problems with the porch, such as moisture damage, are symptomatic of other problems, such as poor drainage or flashing in need of repair. Regularly inspect porch foundations, flooring, railings, and roofs. If parts of the porch are deteriorating, replace them with components that match in size, detail and material to the original. In the instance of reversing an enclosed or altered porch to its original, study houses that are similar in age and design for an appropriate porch if historic evidence, such as a photograph, is not available.

19. Do not enclose a front porch. A number of porches in Twin Falls have been enclosed with varying degrees of success. Enclosing a porch detracts from the architectural integrity of the house and removes an essential streetscape feature. If a porch must be enclosed, consider the following:

- use a sufficient amount of glazing to maintain an open appearance.
- use windows that are compatible in detail, glazing pattern and material to those of the house.
- use wall materials that are the same as those used on the house.

Architectural Details

Many of the dwellings found in the *Twin Falls Original Townsite Residential Historic District* are simple buildings and were never designed to display extensive or elaborate historic details. Details on these residences include exposed rafter ends and open, deep eaves, window trim, cornices and porch details. Because the overall architecture of the district is not ornate, the loss of even trim around the eaves diminishes the architectural integrity of a historic home.



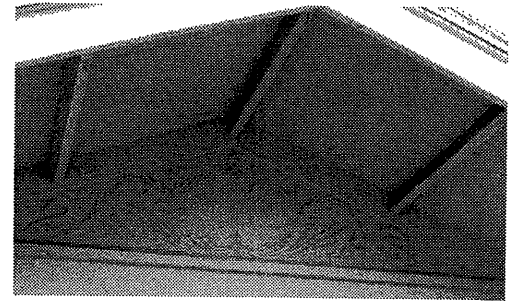
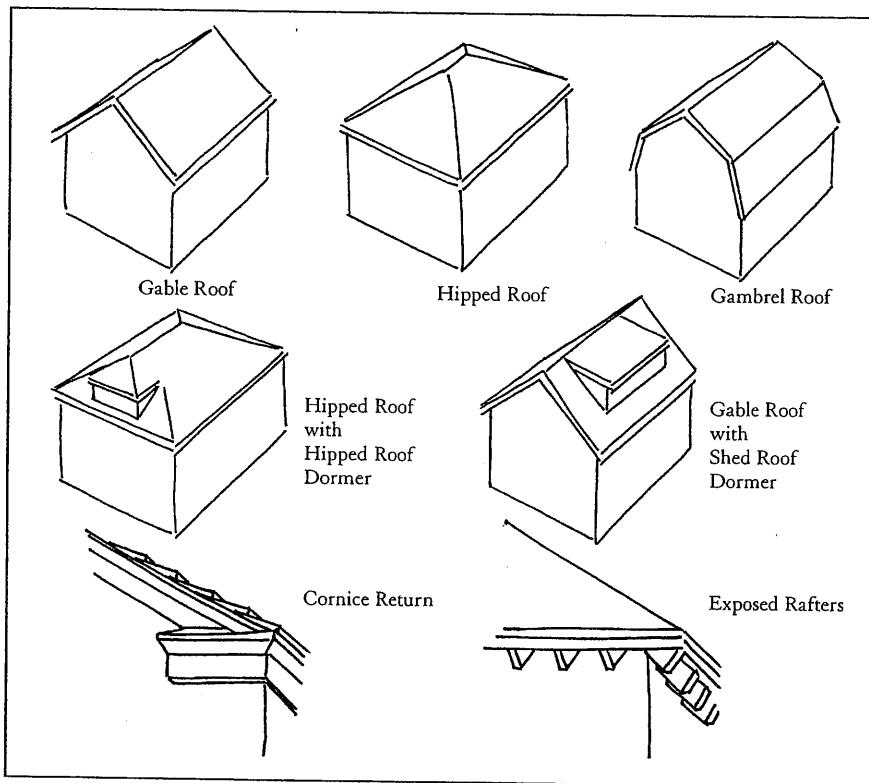
This dwelling has little ornamentation. It achieves its style through its massing, the shape and design of its windows, the exposed rafters, the design of the porch and the concrete block foundation.

20. Protect and maintain character-defining architectural details. If the original has deteriorated and cannot be repaired, replace the detail using the same design and materials.

21. Do not add details that are inappropriate for the style of the house and convey a false sense of the architectural history of the house. If a historic photograph is unavailable and if no “ghost” images appear (outlines on wall surfaces or holes where features were once attached), study other dwellings that are of the same age and style in order to reproduce a historic feature.

Roofs

The roof of a historic house is one of its most important architectural characteristics. Roofs contain numerous details that contribute to the overall integrity of the house, including the material of the roof itself, dormers, soffit and cornice details, gutters, and venting and mechanical systems.



Details such as this embellishment in the gable end that were originally part of the structure should be protected and preserved.

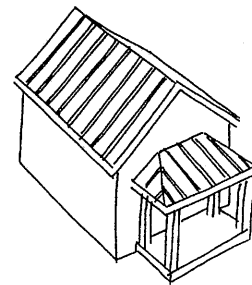


The pattern and profile of these shingles of this asphalt roof are appropriate to the style of this Tudor Revival style house (above).

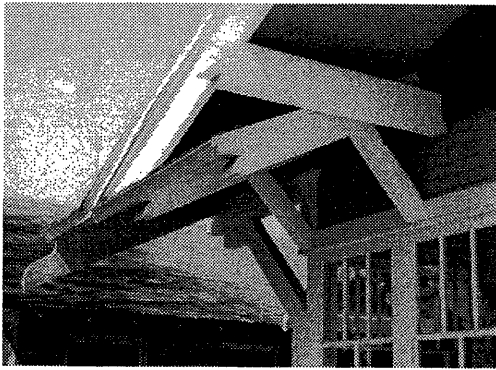
Typical roof types (left).

22. Insure that the roof is in good repair. Keeping a roof in good repair is the most significant factor in the overall preservation of any home, for if a roof does not function properly, all other parts of the house are vulnerable to the weather and to deterioration.

23. Preserve the historic form and materials of the roof. Alterations that affect the form of the roof, its details and materials should be compatible with the architectural character of the building. The shape of a roof is very important to defining the architectural character of a house. Do not alter the original shape. Wood shingles were almost always used for roofing



A seamed metal roof does not have a pattern that is similar to either wood shingles that were used historically, or asphalt shingles.



These eave details are details that define the character of this Craftsman bungalow.



Dormers should be placed in from the eave line of the house, as these original dormers illustrate.



A second story addition that follows the pitch and roofline of the main part of the house, and is set back from the plane of the front wall, will go a long way from detracting from the historic appearance of a house (above). Additions like this are incompatible with the massing and form of the original house, and should not be constructed (below).

materials, and many old shingle roofs still exist. Replace those shingles that show deterioration. If replacing the entire roof, consider reshingling with wood or, if wood shingles are infeasible, use asphalt shingles. These have a similar component to wood, although they are not as rich in texture. Seamed metal roofs are not in keeping with the historic character of residential architecture in Twin Falls.

24. Preserve and maintain the original eave details. The eaves, including rafter ends, cornice returns, crown moldings, and cornices are character-defining details. On some homes they provide almost all of the architectural detailing. Owners should monitor their condition on a regular basis and make needed repairs. Eaves should not be boxed in unless this was done originally, and eaves and details should be covered with or removed for synthetic siding.

25. Preserve original dormers. Construct new dormers to be visually subservient to the overall roof form. A variety of dormers exist on older homes in Twin Falls. Historically, they were used to provide visual interest as well as to give extra head room and light in the attic. Dormers were never intended to dominate the roof form, and hence are usually lower than the ridge line, do not extend out to the roof edge, and have smaller windows and detailing than the main part of the house. These qualities should be followed when designing new dormers.

26. Do not use "bubble" skylights, and place skylights toward the rear of the building when possible. Round skylights are visually disruptive on a roofline. Flat skylights should be used instead.

Additions

Additions are often part of the evolution of a house, and are necessary to insure that dwellings remain viable for the changing needs of households. This evolution insures that neighborhoods remain stable with long-term residents in owner-occupied homes. With careful consideration, additions can be made to accommodate the inhabitants needs while retaining the historic character of the house.

27. Design an addition in such a way that it does not detract from the historic character of the house. Additions should not obscure the important features of the house, overwhelm its scale, or alter its original form. Windows and entrances should be similar in height, size and location to those of the house. The roofline of the addition should be compatible with that of the house; for example, do not build a flat roof addition on a house with a pitched roof.

28. Build additions at the rear of the house. If building a roof top addition, keep the addition back from the front of the house. If possible, site additions to the rear of the house, so that the main part of the house is intact.

If constructing an addition as a second story, make certain that the addition is in proportion and does not overwhelm the house. Set the addition back at least 10' from the front wall of the house.

29. Design an addition so that it can be distinguished from the original part of the house. The tricky part about designing an addition is that it should be compatible with the historic structure, yet appear discernible as a modern appendage. This can be accomplished by using a similar roofline for the addition; for example, but changing the setbacks or slightly altering the materials or trim.

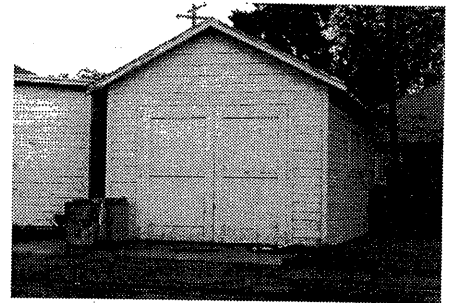


Although the addition in this example is unfinished, the massing of second story addition follows that of this modest house. The addition will be subordinate because it is set back from the front of the house.

Accessory Structures

Historically, garages were located at the rear of residential lots and were accessed by alleys. In Twin Falls, the garage construction coincided with the development of the automobile, and thus residential site design could accommodate a car from the city's inception.

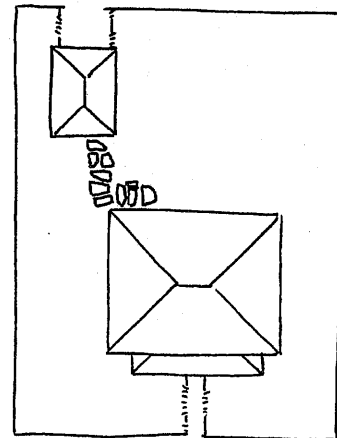
30. Preserve historic accessory structures when practical. Use traditional design elements found on garages and outbuildings. Most accessory structures were garages that were built as simple, rectangular forms with gabled roofs and clapboard siding. Building a new garage with these simple characteristics is preferred over trying to recreate an elaborate appearance in an attempt to make a property look more historic.



A typical one-car garage (above). A more elaborate example of a garage in the original townscape. Structures such as this should be well maintained, as they contribute to the historic character of the streetscape (left).



31. Keep garages at the rear of the property. The siting of garages at the rear of the lot is an important feature of the *Twin Falls Original Townsite Historic District*, and the lack of auto-related components on the streetscape is one of the most pleasant characteristics of the district.



The traditional site placement of the garage is at the rear of the property, accessed from an alley. This site layout should be retained and reinforced by zoning regulations.

Recommendations for New Construction



The three homes pictured above are examples of new construction in a historic district. All have elements that would relate to the common characteristics of historic dwellings in the original townsite, including materials, the placement of the porches, the roof forms and the proportion of openings to the wall surface.

The challenge of designing a new building in a historic neighborhood is in respecting the historic context of the streetscape and district while insuring that the new dwelling is readily identifiable with the period of time in which it is constructed. It is a common misconception that new buildings should look "old" because they are located in a historic area. Twin Falls is almost one-hundred years old, and during this period many architectural changes occurred. Preservationists encourage contemporary design that distinguishes itself as being of recent construction so that architecture retains the dynamic quality that makes it so interesting.

However, historic districts usually have fundamental characteristics that give the district a sense of architectural unity. This unity results from similarities in height, massing, scale, siting and the solid and void pattern of walls and openings. The similarities of the *Twin Falls Original Townsite Historic District* have been described and illustrated earlier in this document, under *Overall Character and Site Design* in the *Recommendations for Rehabilitation* chapter. The critical task in designing new buildings is to arrange their fundamental elements in such a way that they reinforce the architectural cohesiveness of the district and yet can be discerned as new construction.

32. Respect the traditional siting of the historic district when designing new residences in historic residential neighborhoods. Orient houses to the street and keep garages at the rear of the lot. If garages must be attached, do not allow them to dominate the street facade of the house. Maintain the traditional setbacks and landscaping features of the original townsite neighborhoods.

33. Respect the scale, massing and form of the historic buildings when designing new structures in older neighborhoods. New residences should be designed to be similar in height and width to the historic dwellings. Roof forms should be similar to those used historically.

34. Use building materials that have similar dimensions to the wood siding and masonry patterns of the original townsite's historic homes. Narrow wood clapboard was the prevalent historic building material, but fired brick was also used. Siding or brick proposed for new residences should respect the proportion, scale and texture of either the clapboard or the fired brick that was used historically.

35. Keep the proportion of door and window openings compatible to those of the historic structures. Doors and windows should be framed and trimmed in a way that is similar to wall openings seen in the historic structures. Keep window shapes simple. Diamonds, circles and octagons would look very dissonant on a new residence in the original townsite district.

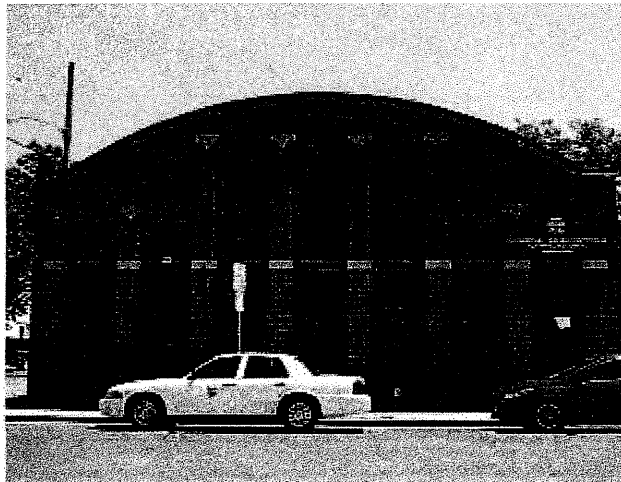
Historic Preservation

Twin Falls has a rich cultural heritage. As expected, a bulk of Twin Fall's historic features is concentrated around the Original Townsite. In addition to the unique layout of the Original Townsite Plan itself, the Downtown area is rife with a variety of significant historic features and structures, including numerous commercial, civic, and residential buildings.

According to, and due to, the work of the Twin Falls Historic Preservation Commission, there are four historic districts that are recognized by the National Park Service. Each district is located in the greater Downtown area, together encompassing 350 acres of land, or 2% of the total land area for the City as a whole. Design guidelines have been prepared for the Historic Warehouse, Downtown, and City Park Districts. Other important historic features in Twin Falls include the Perrine Bridge, the various canals, and other waterworks that were constructed during the establishing of agriculture in the Magic Valley at the turn of the twentieth century.

- Park Historic District: When added to the National Register of Historic Places in 1978, the district was bounded by 2nd North, 2nd East and Shoshone Streets, 4th and 6th Avenues. The district encompasses 25 acres and contains 14 historic buildings, and 1 structure.
- Twin Falls Downtown Historic District: When added to the National Register of Historic Places in 2000, the district was roughly bounded by 2nd Avenue North, 2nd Street East, 2nd Street West, 2nd Street South, 3rd Avenue South, and 3rd Street West. The district encompasses 20 acres and includes 75 historic buildings.
- Twin Falls Original Townsite Residential Historic District: When added to the National Register of Historic Places in 2001, the district was roughly bounded by Blue Lakes Avenue, Addison Avenue, 2nd Avenue East, and 2nd Avenue West. This is the largest district, encompassing 264 acres and containing 919 historic buildings, making it one of the largest residential historic districts in the United States.
- Twin Falls Warehouse Historic District: When added to the National Register of Historic Places in 1997, the district was roughly bounded by 2nd Avenue, 4th Street South and West, and Minidoka Avenue. The District encompasses 41 acres, 43 historic buildings, and 2 historic structure.

Historic landscapes, sites, structures, buildings and features are essential components of the city's identity. The preservation of historic places, including both individual landmarks and neighborhoods, helps to maintain a connection to the community's heritage. This has been a fundamental part of the preservation movement in Twin Falls since its beginning.



When historic buildings occur in sets within a block, they create a street scene that is "pedestrian friendly," thus encouraging walking and neighborly interaction. This enhances the livability of the community and also helps to sustain its cultural values. Decorative architectural features also contribute to a sense of identity. This sense of place reinforces desirable community social patterns and contributes to a sense of security, which enhances the quality of life for all. Historic properties also provide direct links to the history of Twin Falls. They convey information about earlier ways of life that help current residents anchor their sense of identity with the community, which is a key ingredient in cultural sustainability.

Neighborhood and Downtown Character

Preserving existing neighborhoods and older buildings helps retain the social fabric of the city. Older neighborhoods in Twin Falls are relatively compact and lend themselves to walking. Walkability also supports healthy living initiatives that enhance the quality of life for the city's residents. In addition, revitalization and preservation of historic Downtown is essential to the economy of Twin Falls. Downtown should be a vibrant place, with thriving businesses, restaurants and anchor retail stores.



Housing Goal 3: Maintain and improve the quality of the existing housing stock in the City, and revitalize the physical and social fabric of neighborhoods that are in decline.

Housing Policy 3.1: Incentivize the retention and rehabilitation of buildings with historic merit, and for adaptive reuse of older buildings in all zones, including the designated historic district.

Housing Action 3.1-1: Consider establishing a stand-alone homeownership and home repair revolving loan fund that is or is not restricted based upon income.

Housing Action 3.1-2: Educate and inform citizens of the many programs currently available to assist in purchasing, financing, rehabilitating, and repairing a home, particularly in older neighborhoods.

Housing Action 3.1-3: Develop incentives to encourage residents to reinvest in their homes, particularly in older neighborhoods, such as reductions or credits to taxes and fees.

Housing Policy 3.2: Create a "redevelopment district" overlay and corresponding plan to preserve, rehabilitate, revitalize, and/or redevelop housing. Seek federal, state, and local funding at a level adequate to meet this need.

Housing Policy 3.3: Work to link housing objectives with economic development initiatives (i.e. TIF, RDA financing, etc.).

Housing Policy 3.4: Encourage the use of tools and programs that improve neighborhood safety and quality, such as safe routes to school, safe pedestrian crossings, and strong neighborhood associations.

Housing Goal 4: Promote Downtown as a great place to live and increase the available housing options.

Housing Policy 4.1: In keeping with Downtown's role as a place for all residents of Twin Falls, encourage a range of housing options, from affordable to high-end housing, housing that appeals to young and old residents, and ranging from moderate to high densities.

Housing Action 4.1-1: Encourage Downtown housing that is affordable to low, middle, and high income households; in particular, encourage rental housing that is affordable to low and middle income households.

Housing Policy 4.2: Encourage a live-work environment by allowing live-work units, and by encouraging both housing and a variety of employment opportunities.

Housing Policy 4.3: Pursue new development and redevelopment opportunities and encourage a mix of uses within Downtown to promote a live-work environment.

Housing Action 4.3-1: Assist one or more downtown "pilot projects" through the design and permitting process to demonstrate how Downtown housing can be done right.

Housing Action 4.3-2: Review local funding sources (e.g., Tax Increment Financing) and external funding sources (e.g. Community Development Block Grants) that could be used to encourage the development of underutilized properties.

Table 1 below summarizes many of the key Federal, State and City cultural resource preservation laws that apply to the City of Twin Falls.

Table 1: Cultural Resources Preservation Laws that Apply to the City of Twin Falls

	Title	Purpose/Description
FEDERAL	1906 The Antiquities Act	Apply to all Federal programs, projects, federally-funded undertakings. Links between regulations cause secondary compliance requirements. For example, Section 4(f) of the Highway Act and Section 404 of the Clean Water Act require compliance with Section 106 if the NHPA.
	1966 National Historic Preservation Act (NHPA)	
	1968 Federal-Aid Highway Act	
	1926 National Environmental Protection Act (NEPA)	
STATE OF IDAHO	1881 Historic Society of Idaho Pioneers	SHS benefits Idahoans through key programs including Capitol curation and exhibition; records management through the State Archives, operation of cultural facilities of the state including the Idaho State Museum and Old Idaho Penitentiary, and management of the programs under the National Historic Preservation Act, including the National Register of Historic Places Programs.
	1907 Idaho State Historical Society (SHS) Established	
	1971 Idaho State Preservation Office (SHPO) Established	Result of passage of the National Historic Preservation ACT of 1966 to ensure stewardship of Idaho's irreplaceable heritage.
	1975 Idaho Local Planning Act	Requires comprehensive plans to include a "Special Areas or Sites" component.
CITY OF TWIN FALLS	2015 Idaho State Historic Preservation Plan (not regulatory)	
	Historic Preservation Commission	City Code Section 2-7-3 creates the Historic Preservation Commission
	Old Town District	City Code Section 10-4-13 establishes requirements for development in the Old Town District to maintain the historic character of the existing buildings
	Warehouse Historic District	City Code Section 10-4-22 establishes requirements for development in the Warehouse Historic Overlay District.
	1978 City Park Historic District Listed on National Register	Design Guidelines adopted by Ordinance No 2017-09, February 27, 2017 (combined with Downtown Historic District)
	1997 Warehouse Historic District Listed on National Register	Design Guidelines adopted November 21, 2011
	2000 Downtown Historic District Listed on National Register	Design Guidelines adopted by Ordinance No 2017-09, February 27, 2017 (combined with Downtown Historic District)
	2001 Original Townsite Historic District Listed on National Register	No Design Guidelines Established

As noted previously, the following goals and objectives are the City's guide for preservation and rehabilitation of heritage resources to maintain and enhance its history and identity for generations to come. These goals and objectives are based on and build from the Plan Idaho State Historic Preservation Plan; the 2016 Twin Falls Comprehensive Plan, Grow With Us; and the two established design guidelines documents previously developed for the Warehouse District and the Downtown Historic District/City Parks District. Generally, the goals encompass continuation of engagement with the community on the importance of historic resources and a continued effort to identify and catalogue new resources as well as develop a qualitative system to manage the historic resources.

It is expected that the goals will be implemented over a period of three to five years, and that the document will continue to be updated over time by the City of Twin Falls in partnership with the Twin Falls Historic Preservation Commission.

Goal 1 – Increase public awareness of historic resources and preservation techniques.

Objective 1.1: Provide public programs to increase community awareness of the economic and aesthetic value of Twin Falls' historically significant places.

Objective 1.2: Continue to develop and update the brochure(s) for each of the historic districts and make them available to the public.

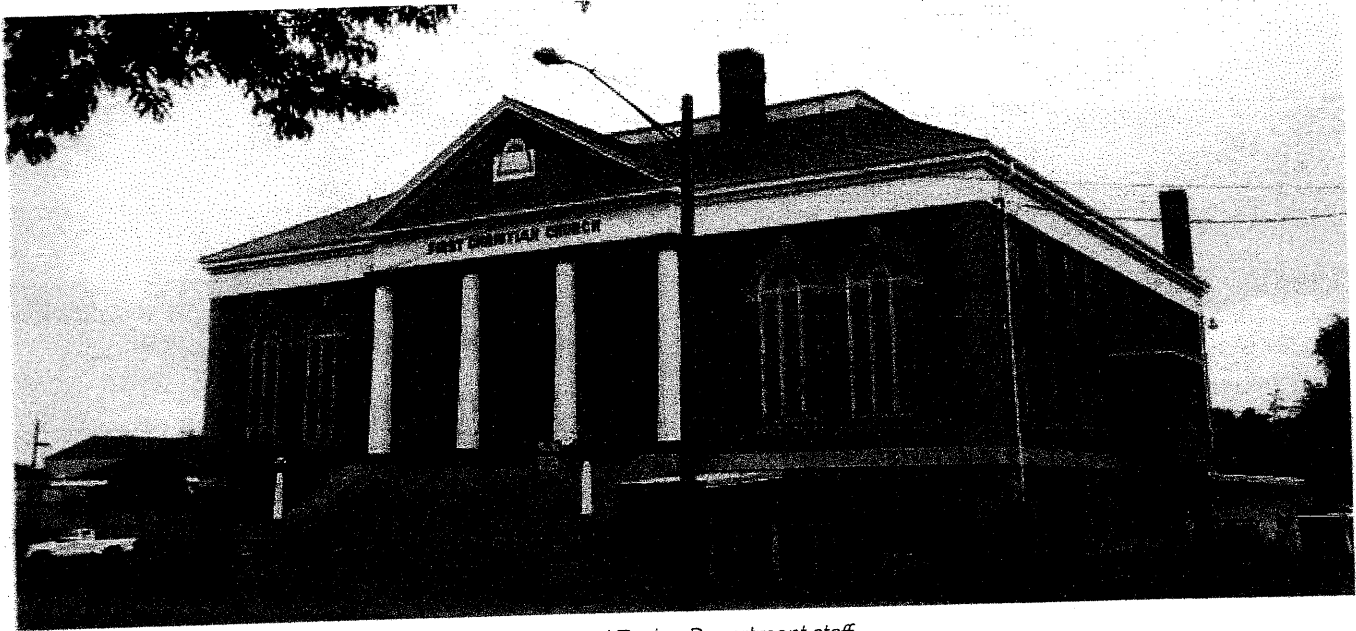
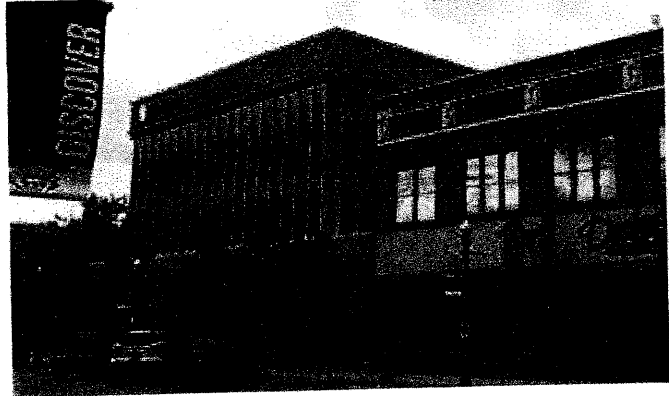
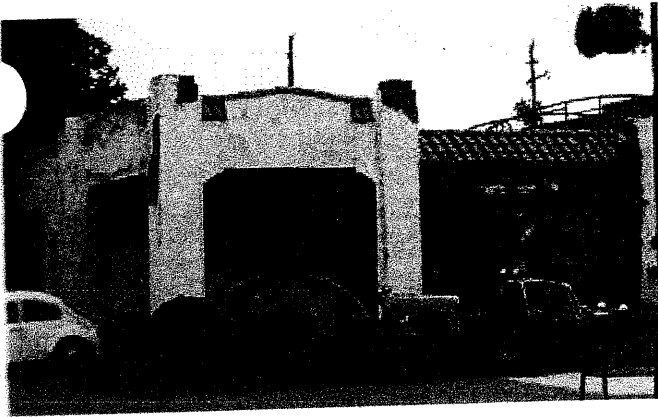
Objective 1.3: Partner with the Idaho State Historical Society, Preservation Idaho, and the Idaho Heritage Trust to develop community workshops and education sessions on how to maintain, preserve, and restore historic properties.

Goal 2 – Develop a system for evaluating development in historic districts by following industry best practices and the guidelines set forth by the Secretary of the Interior standards for historic preservation and rehabilitation.

Objective 2.1: Develop design guidelines for the Original Townsite Historic District. The City should consider applying for additional Certified Local Government grants to fund this Objective.

Objective 2.2: Develop quality standards for rehabilitation of historically significant buildings with both the past and the future in mind.

Objective 2.3: Develop adaptive building code standards to make rehabilitation of historic buildings desirable.



Historic building photos courtesy of Twin Falls Planning and Zoning Department staff

Objective 2.4: Develop a partner program with the Urban Renewal Agency (URA) to assist in funding rehabilitation and preservation of historic resources.

Objective 2.5: Work with the Downtown Permit Assistance Program and the URA to develop an incentive program to encourage developers to preserve historic structures and/or incorporate them into new design rather than raze them for new buildings.

Goal 3 – Celebrate the historic districts.

Objective 3.1: Develop a plan to draw tourists and visitors into the historic core area from the City's north gateway at the Perrine Bridge.

Objective 3.2: Identify each historic district with plaques, street light banners, or monuments at the boundary.

Objective 3.3: Continue walking tours and other special events within each of the historic districts.

Goal 4 – Prioritize preservation and restoration efforts.

Objective 4.1: Establish a City staff person to oversee present and future historic preservation efforts.

Objective 4.2: Develop a quantifiable system by which decision makers can assess historic preservation and rehabilitation efforts related to development applications that come before them.

Objective 4.3: The City should consider developing a series of recommendations for changes to the City's Zoning Code to incentivize redevelopment of historic properties while maintaining their historic character. These recommendations may include items such as waivers or reductions for required on-site parking to preserve the landscape of historic properties; or for zero-lot line historic properties; and/or the adoption of Outcome-Based energy codes.



Twin Falls Historic Preservation Commission Minutes

Monday, March 7, 2022, 3:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

Members: Samra Culum Chairperson, Doug Baughman Vice Chairperson, Jennifer Shaffer, Ben Woodbury, Lisa Maas, Lisa Buddecke

Council Liaison: Spencer Cutler

1) Confirmation of Quorum/Call Meeting to Order

Chairperson Culum called the meeting to order at 03:01 PM

A quorum was present.

Members Present: Culum, Baughman, Shaffer, Woodbury, Maas

Staff Present: Spendlove, Nope, Strickland, Ebersole

2) Consent Calendar

MOTION: Commissioner Baughman moved to approve the Consent Calendar, as presented.

Commissioner Woodbury seconded the motion.

Unanimously Approved by a vote of 5 to 0.

a) Approval of minutes from the following meeting: February 22, 2022

3) Certificate of Appropriateness - none

4) Old Business

a) Friends of the Avenues request PZ22-0039

Applicant Presentation:

Kate Lopez asked the commission for approval to take the Friends of the Avenue's request to City Council asking for the Council's blessing to have the Historic Preservation Commission, Friends of the Avenues, and City Staff work on a project to create a local residential historic district.

Commission Questions:

- Commissioner Maas asked why the residential district was not added when the other districts were created.
- City Planner Strickland stated she did research and could not find any records of the residential guidelines going before City Council for approval.
- Commissioner Maas asked the process of getting approval on a local historic district.
- City Planner Strickland reviewed the process to approve previous historical districts by

City Council.

- Commissioner Woodbury asked Ms. Lopez, if the district is approved, what are the impacts on contributing homes not currently meeting guidelines.
- Ms. Lopez stated she did not think there would be action taken on the owners of those houses.

Discussion

- Commissioner Baughman recommended list of improvement exemptions for homeowners not having to come through the commission for approval.
- Chairperson Culum stated, in Boise, there are a list of items that go through staff review, and not to the commission.
- Commissioner Shaffer asked Ms. Lopez what happens when there are contributing homes, but the owners don't want to participate in the proposed district guidelines.
- Ms. Lopez stated she can't address those issues at this time, but understands that if City Council approves the recognition of the residential district, all homes in the district would be expected to comply to the guidelines.
- Chairperson Culum reviewed the request as a request to City Council for their blessing to work on a creating a historic district, not approval of this district.

MOTION: Commissioner Woodbury moved to approve the request for the Friends of the Avenues to bring a request to City Council to approve the Commission and City Staff to work with the Friends of the Avenues to create a local residential historic district. Commissioner Baughman seconded the motion.

Unanimously Approved by a vote of 5 to 0.

b) Proposed Meeting Schedule Amendment - Follow Up

- City Planner Strickland presented the request to amend the HPC meeting regularly scheduled meetings to be on the first Monday of each month, with the option to call a special meeting if any Certificate of Appropriateness need approval.
- Commissioner Woodbury asked if the 3rd Monday stay as a working meeting option.
- City Planner Strickland stated she could save those dates, but the working meetings could only exist with 2 commission members and herself to not have to call it a Public Hearing.

MOTION: Commissioner Maas moved to amend the Historic Preservation Commission regularly scheduled meetings to the first Monday of the month, along with special meetings as needed, and the third Monday reserved for working meetings, if needed. Commissioner Shaffer seconded the motion.

Unanimously Approved by a vote of 5 to 0.

c) Evel Knievel Jump Site- Tabled

City Planner Strickland reviewed her discussion the Wendy Davis, Parks and Recreation Director, regarding the Evel Knievel Site. She stated Ms. Davis would like to come and discuss

this site with the commission at the next meeting.

Commissioner Baughman spoke to the family's desire regarding nomination on the National Register.

5) New Business

Chairperson Culum stated she will be speaking at a Herrett Forum tomorrow night regarding the function of the Historic Preservation Commission.

6) Upcoming Meeting(s)

a) Monday, March 21, 2022

With the amendment to the schedule being approved, the next meeting will be held on April 4, 2022.

7) Adjournment

The meeting adjourned at 03:38 PM

Kelli Ebersole, Administrative Assistant



Date: Monday, April 4, 2022
To: Honorable Mayor and City Council
From: Mandi Thompson, Assistant to the City Manager

ACTION ITEM

Request:

A request to approve Resolution 2022-009 authorizing the reimbursement of eligible expenses associated with the construction of fire stations #2 and #3 with proceeds from the sale of a Certificate of Participation.

Time Estimate:

Approximately five minutes for a presentation, plus any additional time for questions from Council.

Background:

The purpose of Resolution 2022-009 is to express the intent of the City Council to reimburse the City from loan proceeds for any expenses of the project advanced by the City prior to the receipt of the loan proceeds. This Reimbursement Resolution (also known as an "official intent" resolution) is required by federal tax laws and regulations to be adopted by the City Council either before making any expenditures or not later than 90 days after the City makes any project payment (with the exception of certain preliminary expenses such as architecture, design and engineering) if the City intends to reimburse itself from loan proceeds.

Approval Process:

Approval of the proposed Resolution 2022-009 requires a simple majority vote of the City Council members present.

Budget Impact:

With the passage of Resolution 2022-009, all expenses associated with the construction of fire stations #2 and #3 will be eligible for reimbursement and capitalized in the certificate of participation. As a result, there is no impact with the passage of this resolution. Should the City Council elect not to adopt this resolution, the City will be unable to reimburse itself for any expense incurred before the issuance of the certificate of participation.

Regulatory Impact:

The City is required to adopt a resolution allowing for the recovery of expenses made before the issuance of a Certificate of Participation, as required by federal tax laws. Failing to adopt Resolution 2022-009 would prohibit the City from reimbursing itself for any expenses associated with the construction of fire stations with Certificate of Participation proceeds.

History:

N/A

Analysis:

N/A

Conclusion:

City staff recommends the adoption of Resolution 2022-009, which will allow the City to reimburse itself for all costs associated with the constriction of fire stations #2 and #3.

Attachments:

1. Official Intent Resolution (Twin Falls COPs)

RESOLUTION NO. 2022-009

BY THE CITY COUNCIL:

A RESOLUTION OF THE CITY OF TWIN FALLS, TWIN FALLS COUNTY, IDAHO, DECLARING THE CITY'S OFFICIAL INTENT TO REIMBURSE CERTAIN AUTHORIZED REIMBURSABLE EXPENDITURES FROM THE CAPITAL IMPROVEMENT FUND OF THE CITY AND RELATING TO THE FINANCING OF THE ACQUISITION AND CONSTRUCTION OF CERTAIN CITY FIRE STATIONS, AND PROVIDING AN EFFECTIVE DATE HEREOF.

WHEREAS, the City Council (the "City Council") of the City of Twin Falls, Twin Falls County, Idaho (the "City"), has determined that the interests of the community and the public interest and necessity require the immediate improvement, upgrading and betterment of the City's fire facilities by undertaking the construction of two new fire stations within the City (collectively, the "Project"); and

WHEREAS, the City reasonably intends to finance the acquisition and construction of the Project by the issuance of certain tax-exempt obligations, payment of which will be subject to annual appropriation (the "Obligations"); and

WHEREAS, the City reasonably intends to reimburse itself from proceeds of the Obligations for certain expenditures on the Project (the "Reimbursable Expenditures") paid by the City from its Capital Improvement Fund from February 3, 2022, a date that is 60 days prior to the adoption of this Resolution, and after the date hereof; and

WHEREAS, the City expects such reimbursement to occur not later than 18 months after the later of (i) the date of the Reimbursable Expenditures, or (ii) the date the Project is placed in service, but no later than three years after the date of the Reimbursable Expenditures; and

WHEREAS, the City by this Resolution desires to declare its official intent pursuant to Section 1.150-2, Code of Federal Regulations to issue the Obligations and reimburse itself from proceeds of the Obligations for such Reimbursable Expenditures.

NOW, THEREFORE, IT IS RESOLVED as follows:

Section 1. The City intends to incur and pay for Reimbursable Expenditures from its Capital Improvement Fund, and hereby declares its intent and reasonable expectation to reimburse itself for those Reimbursable Expenditures from the proceeds of the Obligations. Further, that each Reimbursable Expenditure was and will be either (a) of a type properly chargeable to a capital account under general federal income tax principles (determined in each case as of the date of the Reimbursable Expenditure), (b) a cost of issuance with respect to the Obligations or (c) a nonrecurring item that is not customarily payable from current City revenues.

Section 2. The maximum principal amount of the Obligations expected to be issued in one or more series to finance the Project is up to \$15,000,000.

Section 3. This declaration of official intention is made pursuant to Section 1.150-2, OFFICIAL INTENT RESOLUTION, P. 1

Code of Federal Regulations.

Section 4. This Official Intent Resolution shall be in full force and effect from and after its passage and approval, as provided by law

PASSED by the City Council of the City of Twin Falls, Twin Falls County, Idaho, this 4th day of April, 2022.

APPROVED by the Mayor of the City of Twin Falls, Twin Falls County, Idaho, this 4th day of April, 2022.

CITY OF TWIN FALLS, a municipal corporation of
the State of Idaho

By: _____
RUTH PIERCE, Mayor

ATTEST:

By: _____
City Clerk



Date: Monday, April 4, 2022

To: Honorable Mayor and City Council

From: Mandi Thompson, Assistant to the City Manager

ACTION ITEM

Request:

Consideration of the amended Guaranteed Maximum Price (GMP) with Starr Incorporated for the construction of the Regional Fire Training Facility in the amount of \$1,572,783.

Time Estimate:

The presentation by Mandi Thompson, Assistant to the City Manager, and Michael Arrington, Starr Corporation, will take approximately 15 minutes with additional time for questions.

Background:

As per our CM/GC Contract Agreement with Starr Corporation, Michael Arrington will be presenting the GMP for the second phase of construction.

The City of Twin Falls and the Twin Falls Fire District are working together to build a regional fire training facility in Twin Falls. The facility, which is being funded by the fire district, will be owned and maintained as a City of Twin Falls asset. The Regional Fire Training Facility is located on city-owned property at 430 Victory Avenue (adjacent to the Animal shelter). As part of the agreement, the City is managing the design and construction of the training center alongside the construction of stations 2 and 3.

The City entered into a CM/GC agreement with Starr Corporation in March 2021. This request is an amendment to the original agreement, stipulating the guaranteed maximum price (GMP). Due to the complexity of the project, it has been divided into three phases of work. Each phase will have its own GMP in order to ensure work can get started in a timely manner and not hold up progress on the project as a whole.

The first GMP for Phase 1 was awarded on December 13, 2021 in the amount of \$988,583. This GMP included:

- Site Clearing, cut and fill site to subgrade
- Gravel and Pave areas 1, 2, 2A, and 5
- Grade (no gravel) areas 3, 6 and 7

The amended GMP for Phase 2 is in the amount of \$584,200 and includes all bid packages:

- Underground utilities
- Concrete pad for training tower
- Fencing
- Landscaping

Phase 3 of the project will be the construction of the Training Building.

The total budget for the project is \$3,250,000, which also includes A&E, a 6% contingency, CM fees and the training tower.

Approval Process:

City Council approval is required to accept the GMP for the Regional Fire Training Center as presented by Starr Corporation.

Budget Impact:

Funding for the Fire Training Center is being provided by the Twin Falls Fire District. Per the agreement, the City has contracted with Starr Corporation and will manage the project and pay the CM fees. The Fire District will reimburse the City in the amount of \$584,200 less any unused contingency.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

City staff recommends that the Council approve the GMP for Phase 2 of the Jim Bieri Regional Fire Training Facility as presented by Starr Corporation.

Attachments:

1. Training GMP-Concrete Utilities-March 2022



Starr Corporation | P.O. Box 46 | Twin Falls, ID 83303-0046
PHONE (208) 733-5695 | FAX (208) 734-9537 | WEB www.starrcorporation.com



March 28, 2021

City of Twin Falls
Mandi Thompson, Assistant to the City Manager

Re: Jim Bieri Training Facility-Concrete, Utilities, Fence, Landscaping

Mandi -

As prescribed in Section 3.2.3 of the Contract Agreement we offer the following statement:

1. Drawings, Specifications, and Addenda: Twin Falls Fire Department, Jim Bieri Regional Training Facility Site Plan Only Permit, Bid Set. Sheets G0.00, C0.00, C1.00, C1.50, C1.51, C1.52, C2.00, C2.01, C2.02, C2.50, C4.00, C4.01, C4.02, C5.00, C5.01, C5.02, L1.00, L1.50, L2.00, L2.50, L2.51, S0.00, S0.01, S1.00, and S2.00. Project Manual Dated February 7, 2022 and Titled "Commercial Grading and Drainage with Utilities", Geotechnical Report-MTI File No. T200068g. Training Facility Bid Forms
2. The following are clarifications and assumptions made in preparation of the GMP
 - a. Unit prices adjusted to reflect gravel and paving as outlined in Exhibit "1".
 - b. Curb and gutter only in area No. 1.
 - c. Concrete includes area No. 1, Training Tower Foundation, and Apron around training tower. All other concrete by others or not in scope at this time.
3. Proposed GMP, organized as outlined, is attached as Exhibit "B".
4. Anticipated Substantial completion date is August 5, 2022.
5. The GMP needs to be accepted on, or prior to April 18, 2022.

Starr Corporation acknowledges that the allowances and contingencies have been established to address potential unknown conditions in the project. Any unused allowance and/or contingency remain the property of the owner.

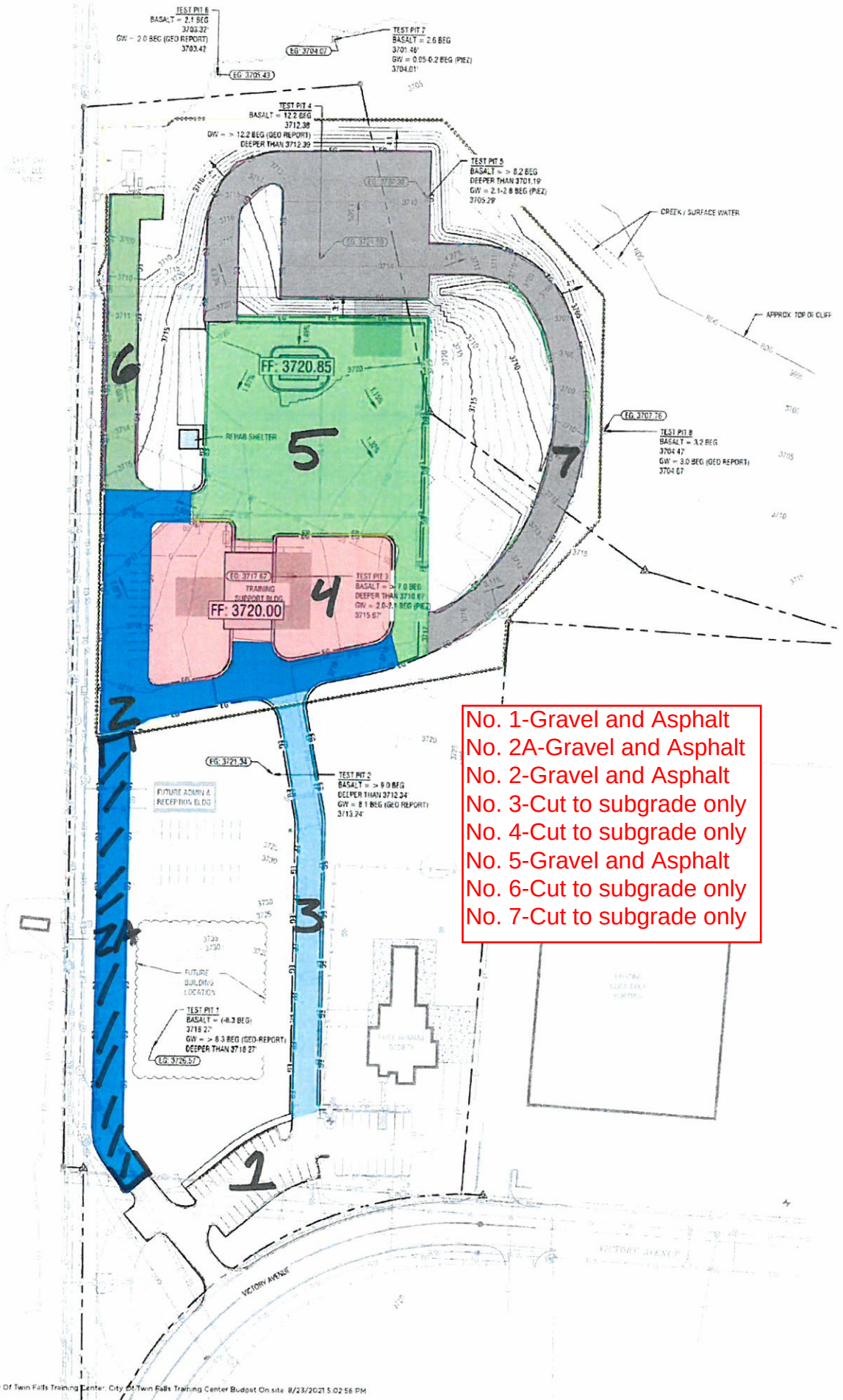
Starr Corporation understands that the owner and architect will review and approve progress payments based on a schedule of values. Starr Corporation understands that progress payments for general conditions will be based on actual time and resources spent based on time and rates as set forth in Exhibit "B". The schedule of values will be based on the information presented in Exhibit "B".

We are pleased to be part of the construction team and look forward to working with the city and design team on a successful project.

Sincerely,
Starr Corporation

Michael Arrington
President

Exhibit "1"



No. 1-Gravel and Asphalt
 No. 2A-Gravel and Asphalt
 No. 2-Gravel and Asphalt
 No. 3-Cut to subgrade only
 No. 4-Cut to subgrade only
 No. 5-Gravel and Asphalt
 No. 6-Cut to subgrade only
 No. 7-Cut to subgrade only

City of Twin Falls-Fire Department Training Facility

Exhibit "B"
March 28, 2022

Summary

01-Site Clearing	\$	200,000.00
02-Training Support Building	\$	-
Area No. 1	\$	108,643.00
Area No. 2A	\$	52,670.00
Area No. 2	\$	78,254.00
Area No. 3	\$	-
Area No. 4	\$	-
Area No. 5	\$	358,957.00
Area No. 6	\$	-
Area No. 7	\$	-
Site Utilities	\$	320,986.00
Other Site Improvements	\$	76,270.00
General Conditions	\$	90,925.00
Rock Removal Contingency 300 CY@\$250/CY	\$	75,000.00
Excavation and Granular Fill Contingency 200CY@\$275/CY	\$	55,000.00
Contingency	\$	70,836.00
Bond	\$	31,200.00
CM Fee	\$	54,042.00
Total	\$	1,572,783.00
Previously issued Grading, Gravel, and Asphalt GMP	\$	988,583.00
Increase to GMP	\$	584,200.00
Area No. 1-Paid by City of Twin Falls	\$	(108,643.00)
CM Fees-Paid by City of Twin Falls	\$	(54,042.00)
Total	\$	1,410,098.00
Total Project Construction Budget	\$	2,100,000.00
Training Center	\$	689,902.00

01-Site Clearing

Description	Quantity	Unit	Unit Price	
Move Existing Piles, Construct Berm	1	LS		200,000.00

02-Training Support Building

Description	Quantity	Unit	Unit Price	
Training Center Allowance	1	LS		

Area No. 1

Description	Quantity	Unit	Unit Price	
Type "B" Aggregate	176	CY	\$ 45.00	\$ 7,920.00
6" minus granular fill	689	CY	\$ 22.00	\$ 15,158.00
Asphalt Paving	13,950	SF	\$ 2.00	\$ 27,900.00
Curb and Gutter	638	LF	\$ 37.50	\$ 23,925.00
Sidewalk	1,020	SF	\$ 12.00	\$ 12,240.00
Landscaping at entry	1	LS	\$ 21,500.00	\$ 21,500.00

Area No. 2A

Description	Quantity	Unit	Unit Price	
Type "B" Aggregate	182	CY	\$ 45.00	\$ 8,190.00
6" minus granular fill	712	CY	\$ 22.00	\$ 15,664.00
Asphalt Paving	14,408	SF	\$ 2.00	\$ 28,816.00

Area No. 2

Description	Quantity	Unit	Unit Price	
Type "B" Aggregate	270	CY	\$ 45.00	\$ 12,150.00
6" minus granular fill	1,058	CY	\$ 22.00	\$ 23,276.00
Asphalt Paving	21,414	SF	\$ 2.00	\$ 42,828.00

Area No. 3

Description	Quantity	Unit	Unit Price		
Type "B" Aggregate	0	CY	\$ 45.00	\$	-
6" minus granular fill	0	CY	\$ 22.00	\$	-

Area No. 4

Description	Quantity	Unit	Unit Price		
	1	LS		\$	-

Area No. 5

Description	Quantity	Unit	Unit Price		
Type "B" Aggregate	690	CY	\$ 45.00	\$	31,050.00
6" minus granular fill	2,705	CY	\$ 22.00	\$	59,510.00
Asphalt Paving	54,774	SF	\$ 2.00	\$	109,548.00
Concrete Foundation Commercial Structure	1	LS		\$	48,500.00
Concrete Aprons	1	LS		\$	39,000.00
Trench Drain	1	LS		\$	71,349.00

Area No. 6

Description	Quantity	Unit	Unit Price		
Type "B" Aggregate	0	CY	\$ 45.00	\$	-
6" minus granular fill	0	CY	\$ 22.00	\$	-

Area No. 7

Description	Quantity	Unit	Unit Price		
Type "B" Aggregate	0	CY	\$ 45.00	\$	-
6" minus granular fill	0	CY	\$ 22.00	\$	-

Site Utilities

Description	Quantity	Unit	Unit Price		
Site Utility Bid	1	LS		\$	282,118.00
Gas Line-Allowance	948	LF		\$	38,868.00

Other Site Improvements

Description	Quantity	Unit	Unit Price		
Fence Bid	1	LS		\$	76,270.00

General Conditions

Description	Quantity	Unit	Unit Price		
Site Superintendent	5	Mnths		\$	49,000.00
Project Manager	5	Mnths		\$	17,500.00
Office Trailer	5	Mnths		\$	2,100.00
Internet and Telephone	5	Mnths		\$	675.00
Portable Restroom	5	Mnths		\$	1,150.00
SWPPP Filing	1	LS		\$	3,500.00
Builders Risk	1	LS		\$	5,200.00
Site Work-Training Aids	1	LS		\$	11,800.00



Date: Monday, April 4, 2022
To: Honorable Mayor and City Council
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

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 for the presentation with questions/comments to follow.

Background:

This is a request to rezone property located in the 1100 block of Fillmore Street from R-4 to CSI PUD.

Approval Process:

Per City Code 10-6-1.7(E) Approval of a ZDA shall be based on the following standards:

- The proposed uses shall not be detrimental to any surrounding uses; nor shall they be detrimental to the health, safety and general welfare of the public.
- Any variation from the underlying zoning district development requirements must be warranted by the design and amenities incorporated in the conceptual development plan.
- The underlying zoning district and the conceptual development plan shall conform to the comprehensive plan.
- Existing and/or proposed streets and utility services must be suitable and adequate for the proposed development. (Ord. 3082, 12-8-2014)

Per City Code 10-4-5 (B)

- Zoning Map Amendment: The commission, prior to recommending a zoning map amendment that is in accordance with a comprehensive plan to the council, shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. Notice for public hearings shall be provided as set forth in section [10-7-20](#) of this title. (Ord. 3091, 3-2-2015)

Budget Impact:

NA

Regulatory Impact:

Per City Code 10-14-5 Zoning Map Amendment: The commission shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. Notice for public hearings shall be provided as set forth in section City Code 10-7-20. Per City Code 10-6 (B) The ZDA shall conform to all sections of this title unless specifically addressed in the written commitment document. All applications to the city shall list all requested variations from the standard requirements.

History:

In 2018, the college came and created the CSI PUD to allow for additional building height and amend land uses to allow for residential halls/rooming houses as permitted uses for a specific project on the original CSI Campus. At the time, these 6.4 acres were excluded from the PUD amendment. This property remained under the R-4 Zoning District regulations for a number of years.

Analysis:

This is a request to amend the boundaries for the CSI PUD and to rezone the subject property from R-4 to CSI PUD. The plan is to allow for the expansion of the campus to provide additional educational facilities.

Upon submittal of a building permit, a review for required improvements will occur and new construction will trigger improvements along the Lincoln Street and Fillmore Street frontages. These improvements could include curbs, gutters, sidewalks and right of way dedication/construction.

The comprehensive plan has designated this area as CSI PUD and Mixed Use. The proposed plan for the property should fit within the surrounding area and is compatible with the Comprehensive Plan.

Conclusion:

The City Council may approve the request, deny the request, approve the request with conditions or table the request for additional information.

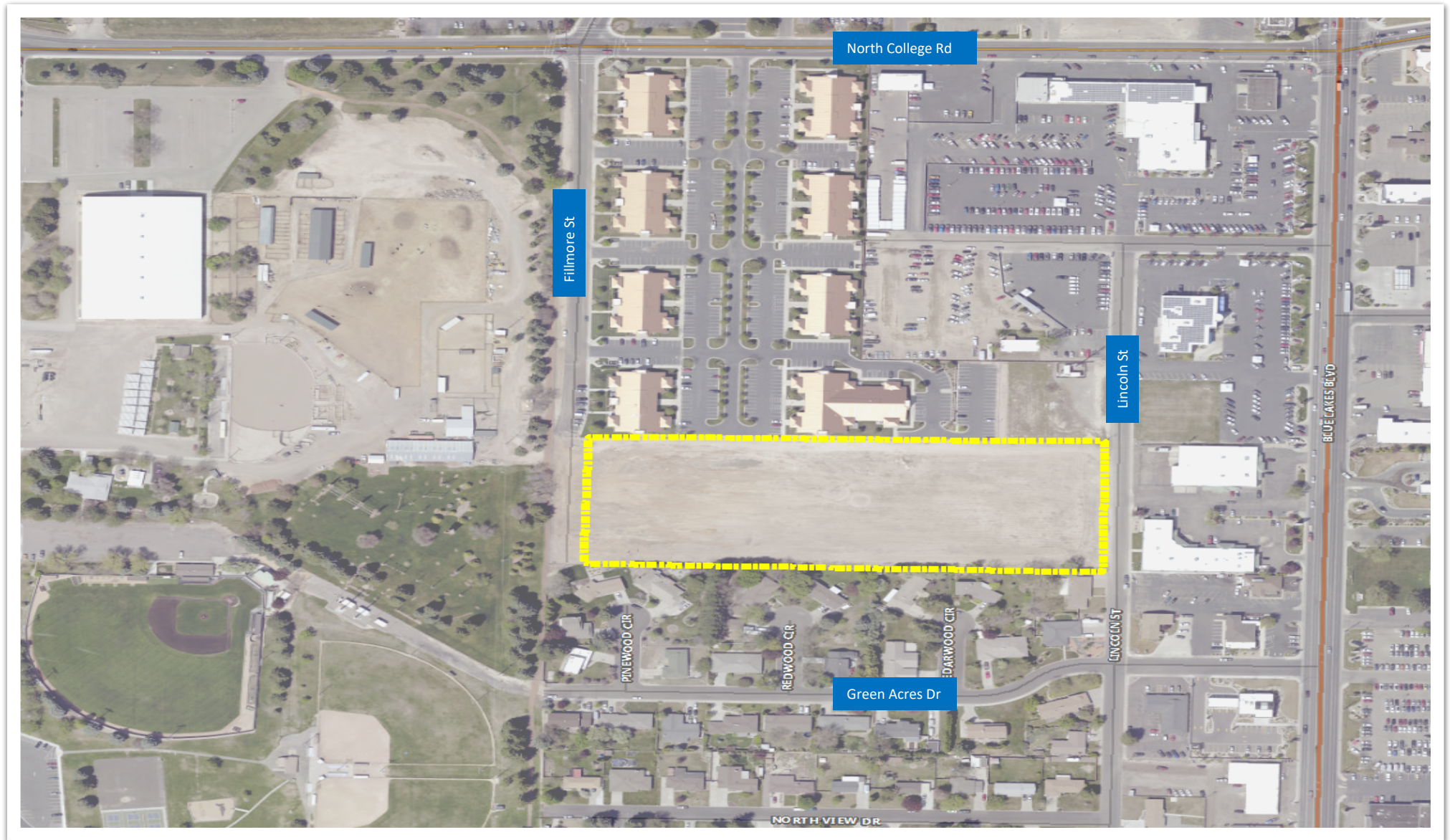
On March 1, 2022, the Planning & Zoning Commission sent forth a recommendation to approve the request with the following conditions:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards .
2. Subject to screening the southern boundary upon construction of the buildings. Said screening to be equal to or greater than the current vegetation located on the nearby eastern boundary of the CSI campus.

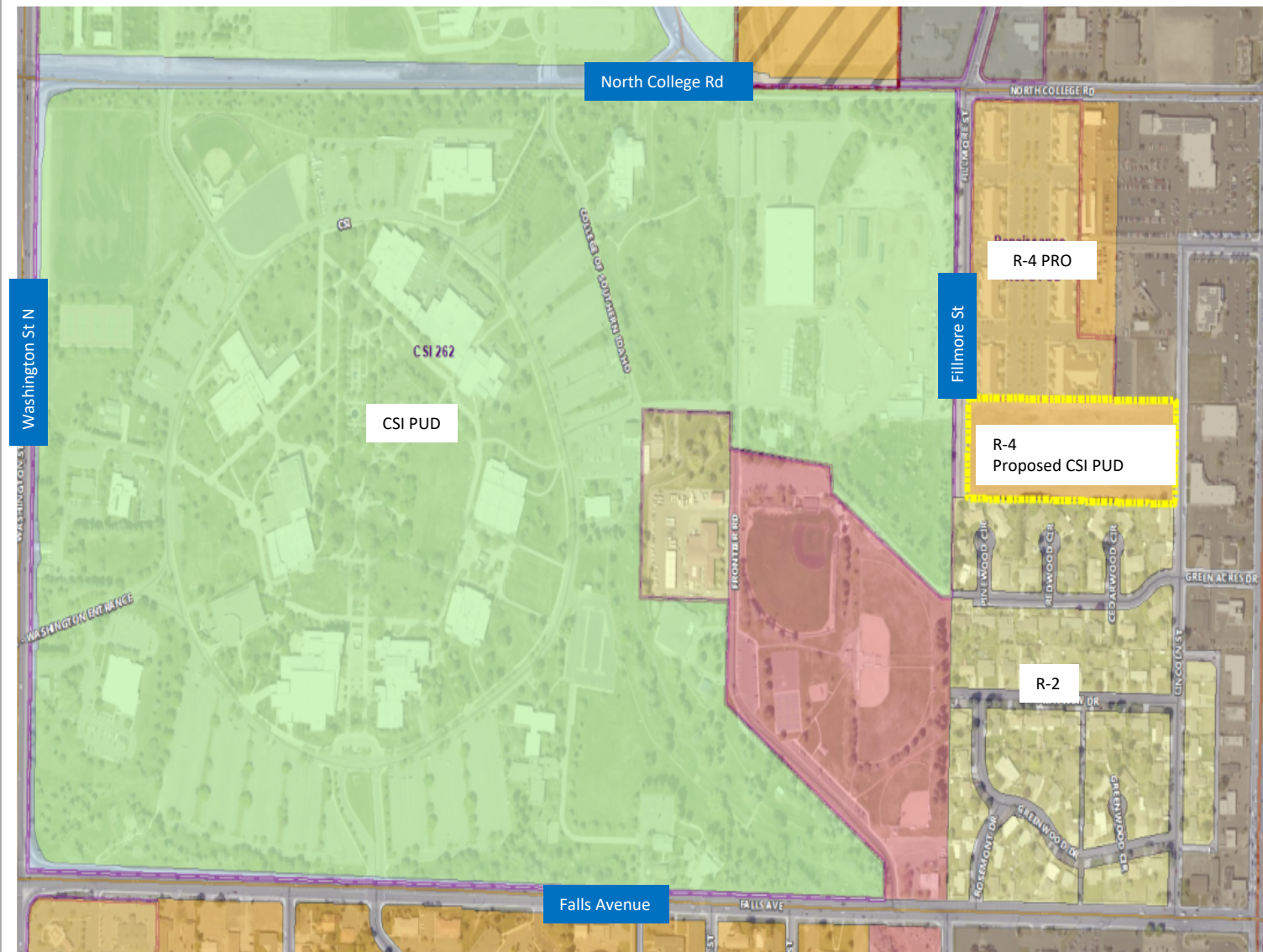
Attachments:

1. PZ21-0195 Presentation Exhibits
2. Narrative
3. CSI Exhibits
4. CSI PUD recorded 03-06-18 (#262 Amendment)
5. PZC Minutes 03-01-22

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

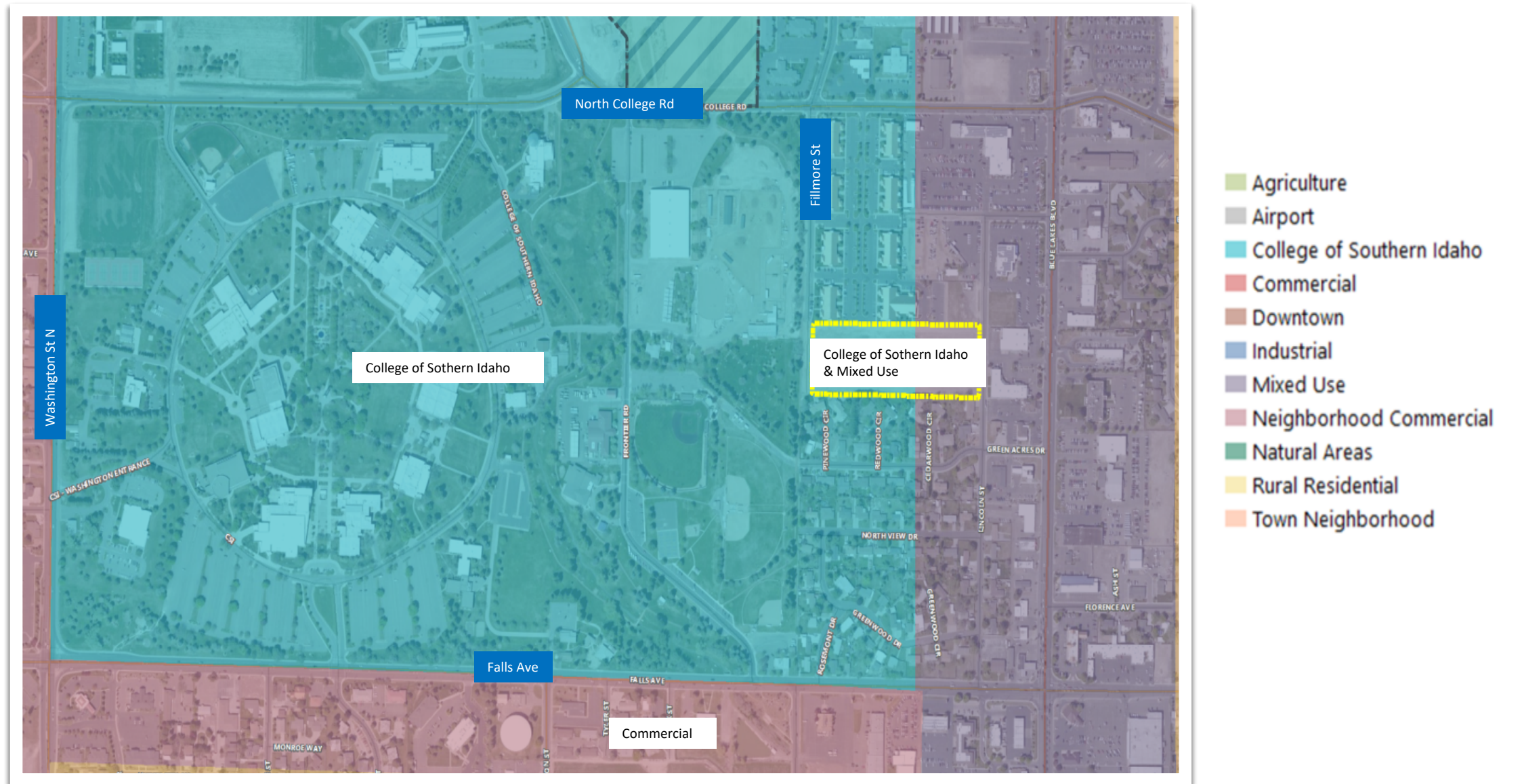
Surrounding Properties

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;

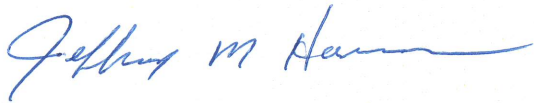
Amend to include the 6.4 acres in the boundary of the PUD# 262, therefore allowing the development to use the area for educational buildings and supporting facilities.

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.

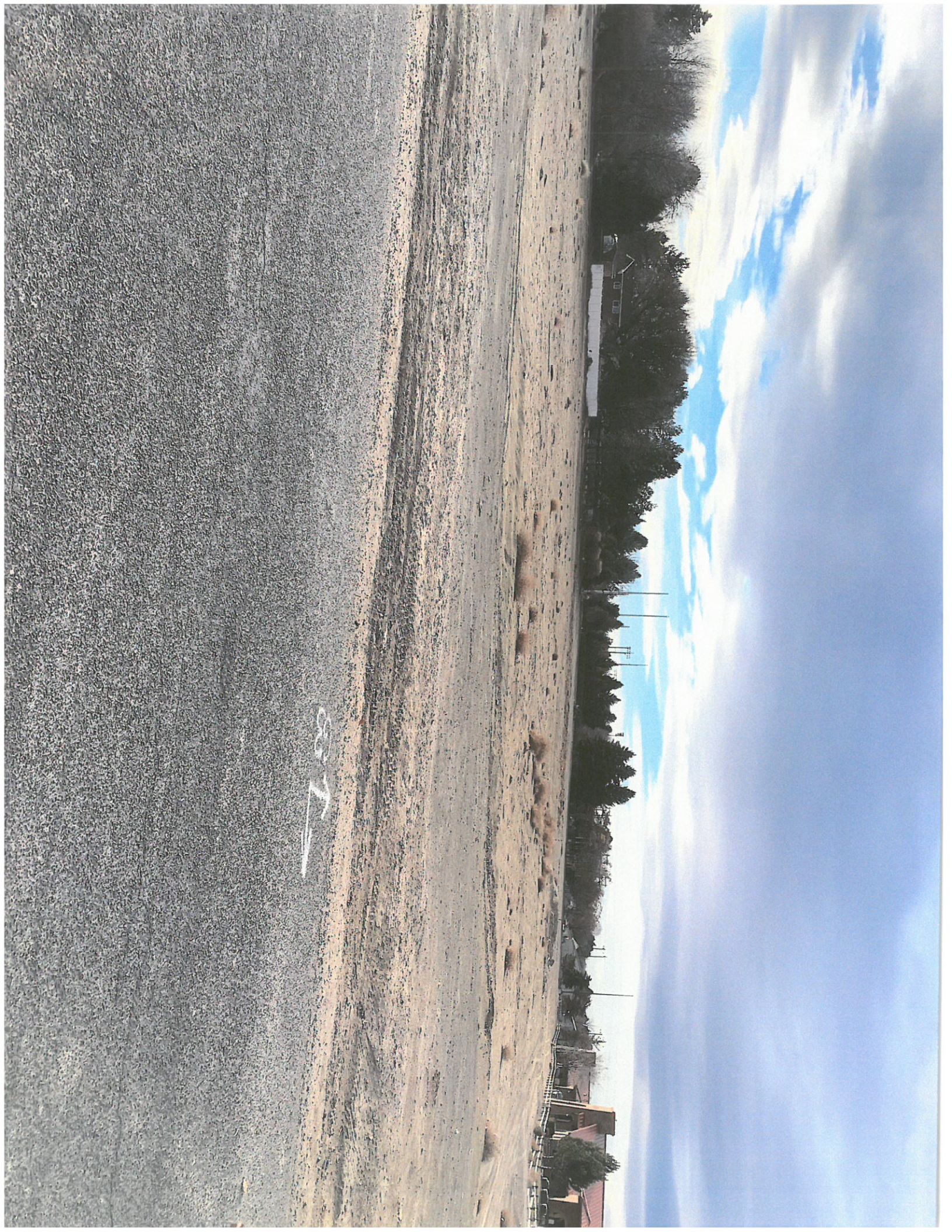
Thank you for considering our application for this zoning change and look forward to working with the City of Twin falls to make this happen.

Sincerely

A handwritten signature in blue ink, reading 'Jeffrey M. Harmon', is written over a light blue horizontal line.

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







COLLEGE OF SOUTHERN IDAHO
HEALTH SCIENCES
AND
HUMAN SERVICES





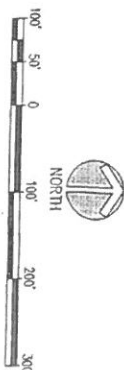
CENTRAL OF SOUTHERN BRANCO
VETERINARY
TECHNOLOGY

NO PARKING

NO PARKING

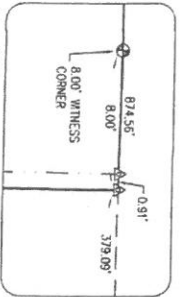
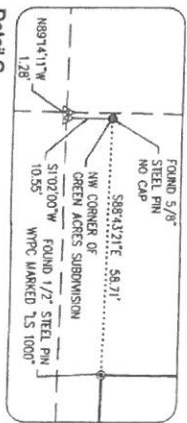
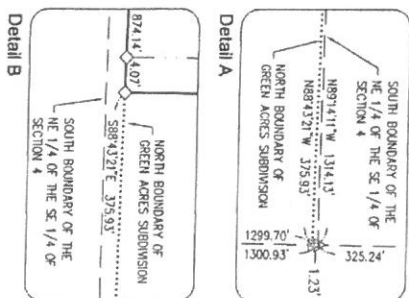
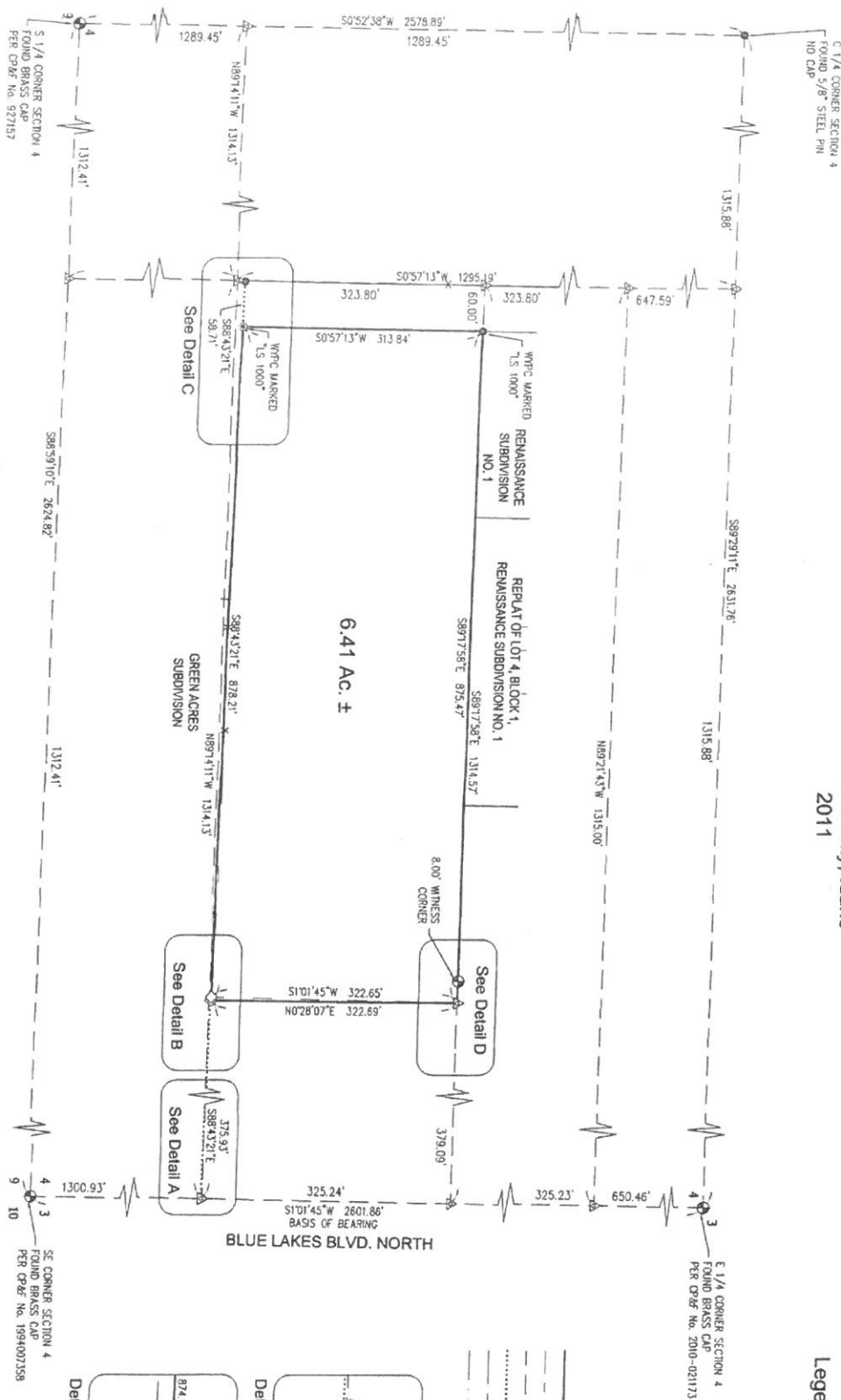
Record of Survey for College of Southern Idaho

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

- WPC WITH YELLOW PLASTIC CAP
- SET 5/8" STEEL PIN
- WPC MARKED "A18 12459"
- SET 1/2" STEEL PIN
- WPC MARKED "A18 12459"
- SET ALUMINUM CAP WITNESS CORNER
- SET BRASS PLUG MARKED "A18 12459"
- FOUND 5/8" STEEL PIN AS NOTED
- FOUND 1/2" STEEL PIN AS NOTED
- FOUND BRASS CAP
- CALCULATED POINT
- PROPERTY BOUNDARY
- ADJACENT PARCEL LINE
- SECTION LINE
- 1/4" LINE
- ROAD CENTERLINE
- FUTURE ROAD RIGHT-OF-WAY



Certificate of Surveyor

I, ARON L. BALLARD, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO. 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.



ARON L. BALLARD
3-15-2011
DATE

References

- R1. PLAT OF GREEN ACRES SUBDIVISION, RECORDS OF TWIN FALLS COUNTY.
- 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. QUILTAW DEED INSTRUMENT NO. 1994-021161, 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.

SE CORNER SECTION 4
FOUND BRASS CAP
PER CREF No. 1994007358

TWIN FALLS COUNTY
RECORDED
THE LAND GROUP
10:34:28 am 03-21-2011
2011-005708
BY: BILLY BARNES JR. SLM
BOOK 618
PAGE 101



761 Canyon Crest Drive, Suite 100
Twin Falls, Idaho 83301
208-733-4045
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 –

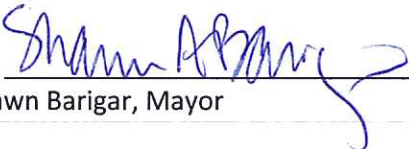
12. Residential:

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

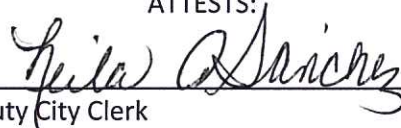
4. Entire Agreement. This First Amendment, together with the PUD Agreement #262, constitutes the entire agreement between the City and the Developer and supersedes any and all prior and/or contemporaneous oral or written negotiations, agreements or understandings.

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

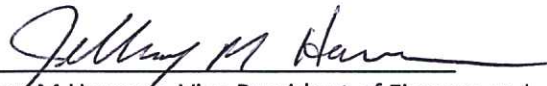
CITY OF TWIN FALLS

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

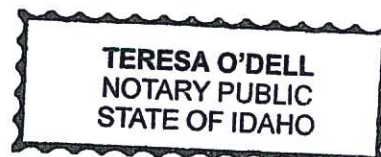
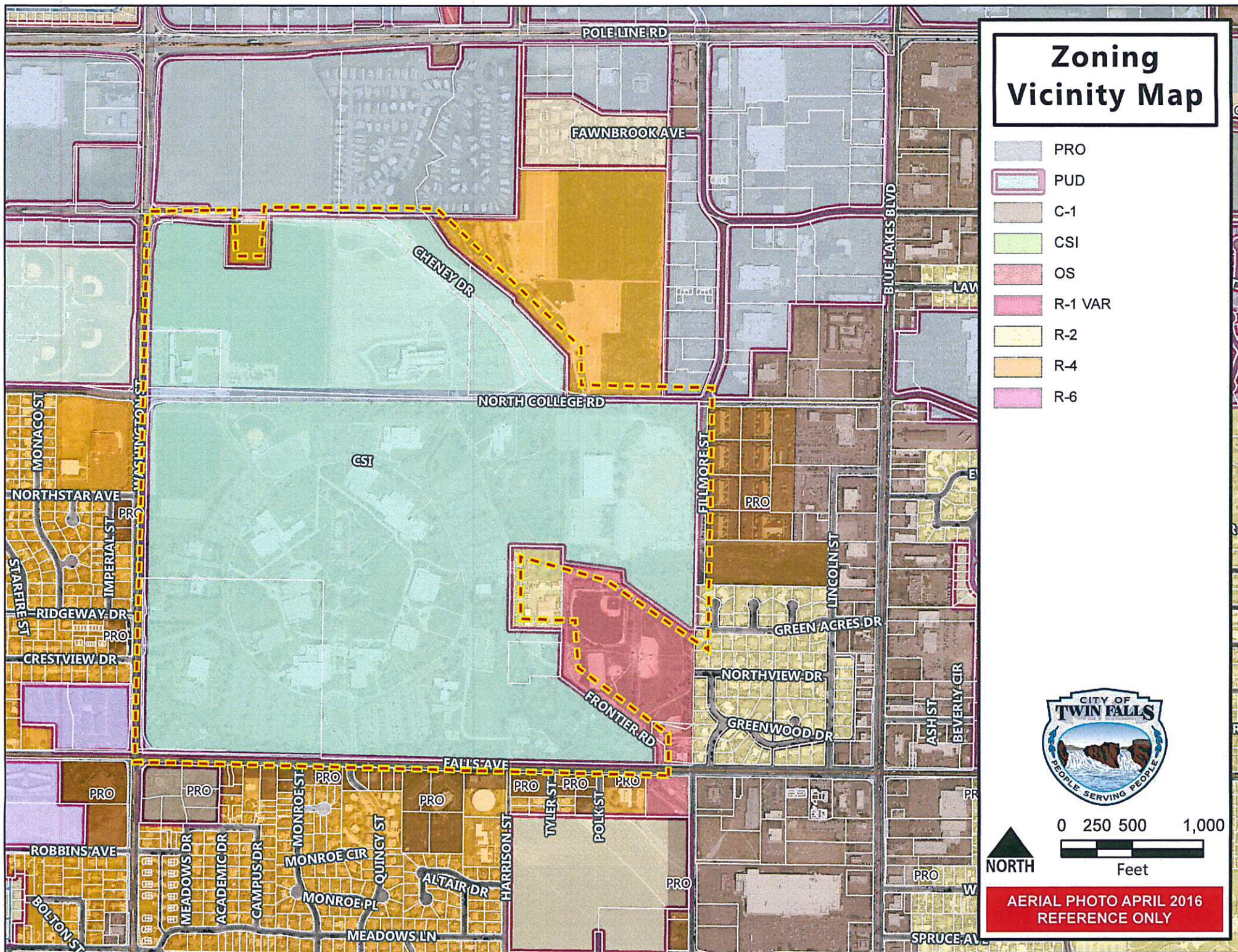
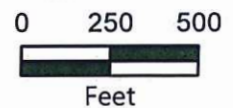


Figure 1 displays a color calibration chart with nine color patches, each labeled with a text identifier. The patches are arranged vertically. The labels are: PRO, PUD, C-1, CSI, OS, R-1 VAR, R-2, R-4, and R-6. The patches show a variety of colors including grays, browns, greens, reds, and yellows.





Aerial Map



AERIAL PHOTO APRIL 2016
REFERENCE ONLY

Future Land Use Map

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

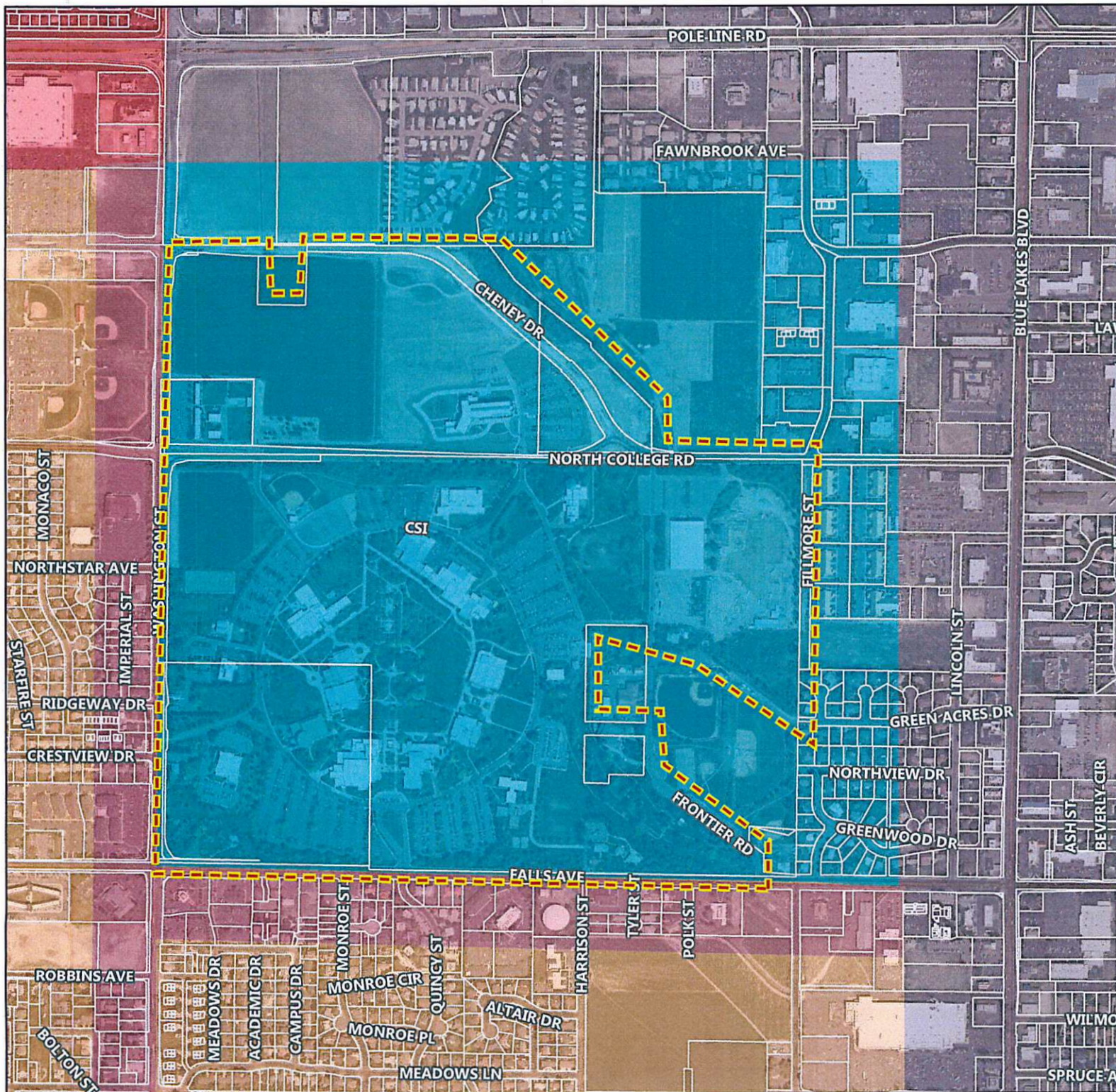


0 250 500 1,000

Feet



AERIAL PHOTO APRIL 2016
REFERENCE ONLY







COLLEGE OF SOUTHERN IDAHO
PLANNED UNIT DEVELOPMENT AGREEMENT

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

PUD-062

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

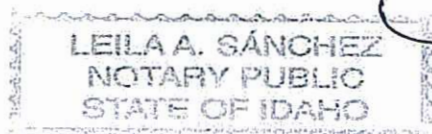
Acknowledgments

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.

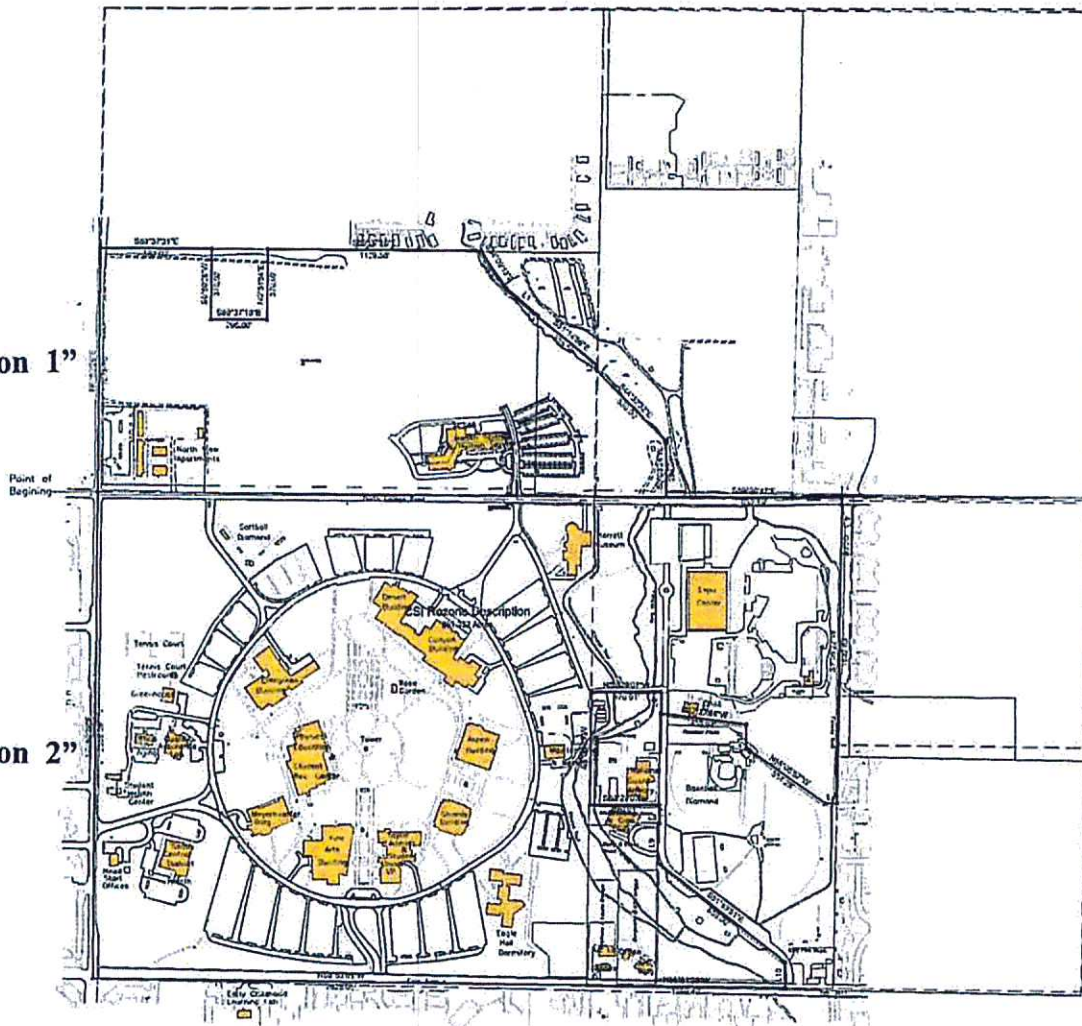
Containing approximately 281.33 acres.

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	20.81'
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, EXCEPT
 AS SHOWN ON THE DRAWING

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.

W-262

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')

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.

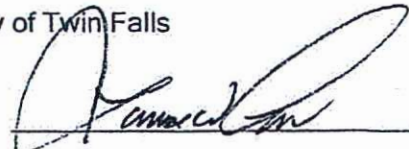
H. Effective Date. This "PUD" agreement shall become valid and binding only upon its approval by the City, through its City Council, and upon its execution by the Mayor and College.

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 _____

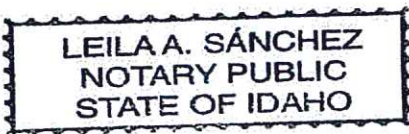
Lance W. Clow Known to me to be the Mayor of Twin Falls, the municipal corporation that executed the within and foregoing instrument, and acknowledged to me that such municipal corporation executed the same.

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

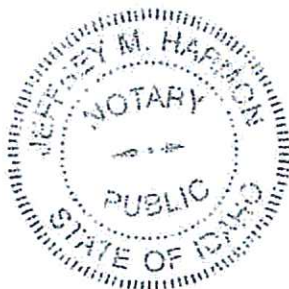
County of

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;

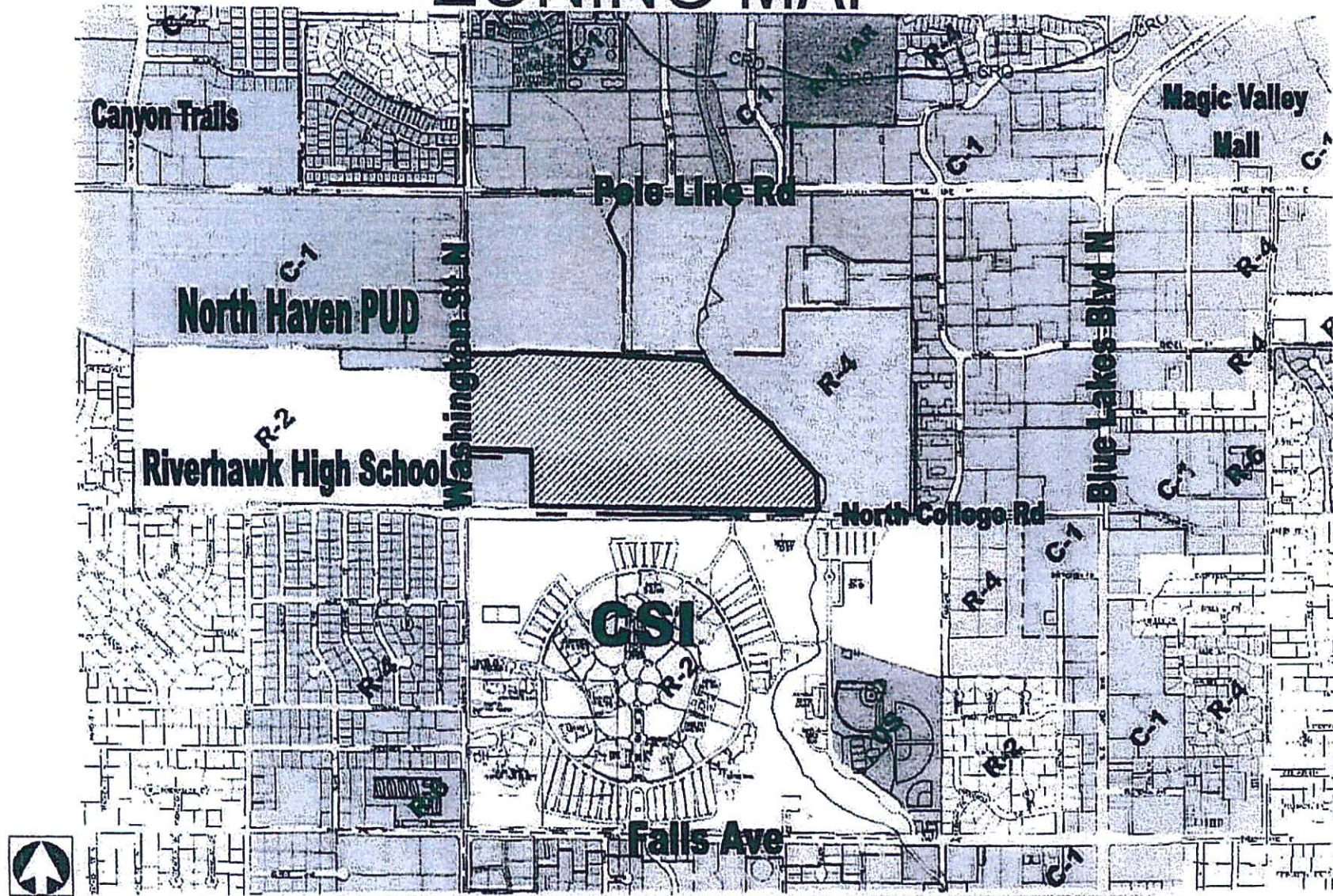
THENCE North 86°17'08" East a distance of 270.74 feet;

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;

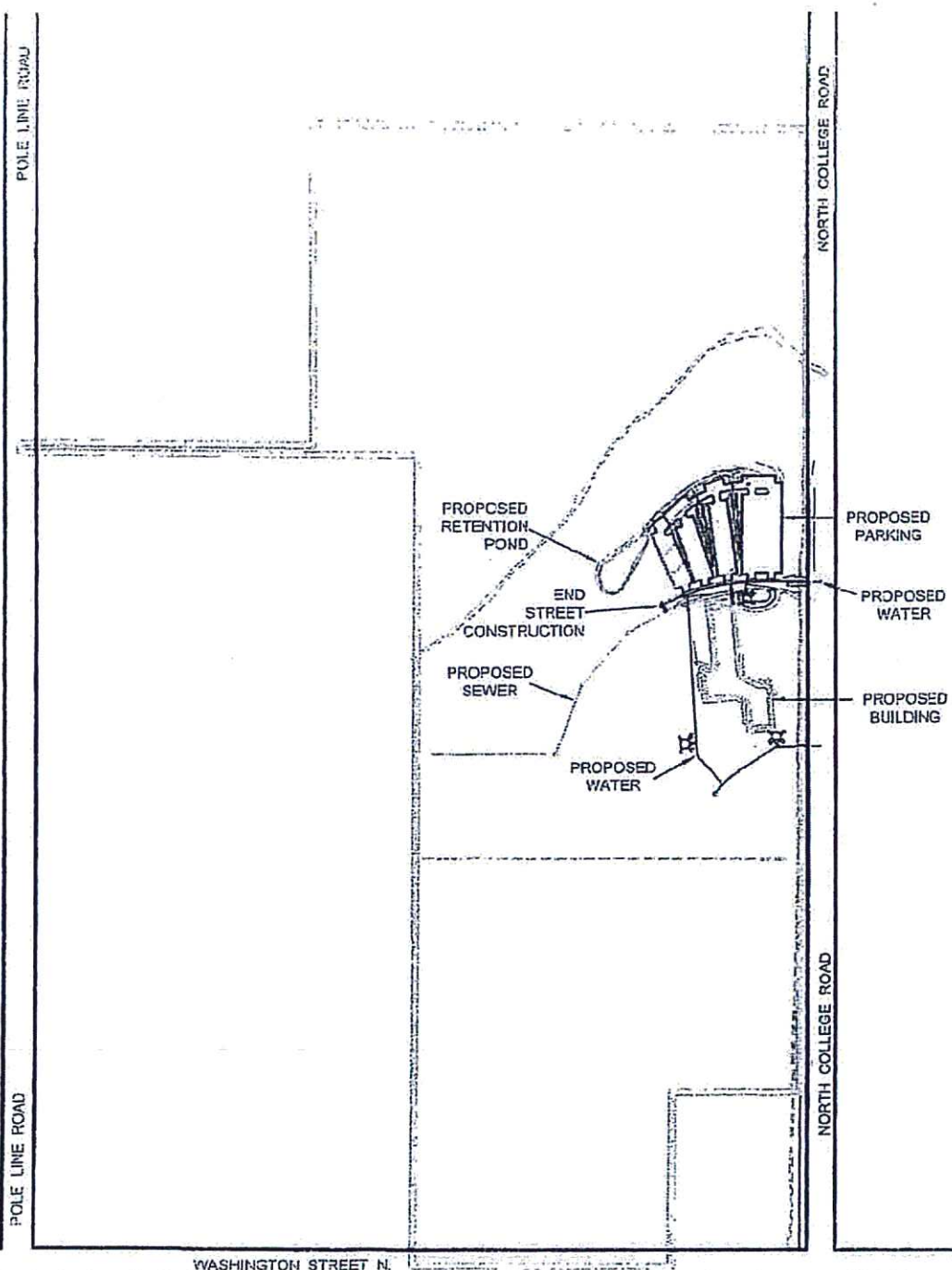
THENCE North 89°28'42" West a distance of 700.86 feet along the southerly boundary of said SW1/4 NE ¼ and the southerly boundary of said SE1/4 NW1/4 to the TRUE POINT OF BEGINNING, containing 0.55 acres more or less.

ZONING MAP



PUD-262-1940294

10000
10000-241



CSI PHASE 1
SCALE: 1"=500'

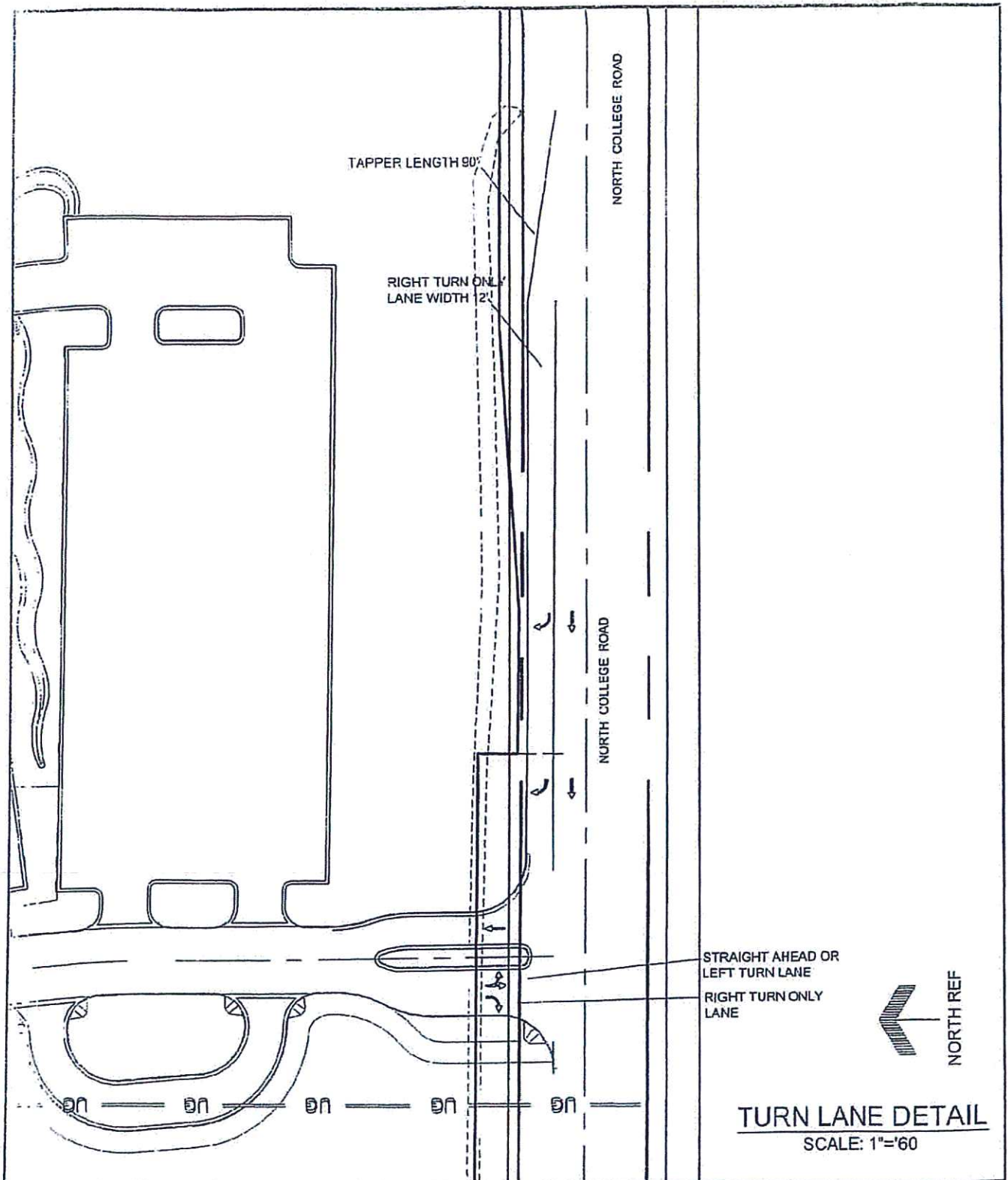
Drawn By ML
Checked By M. SMITH
Date 1-28-08
CTA # CSHSHS
Lead File: CSHS-EX1


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

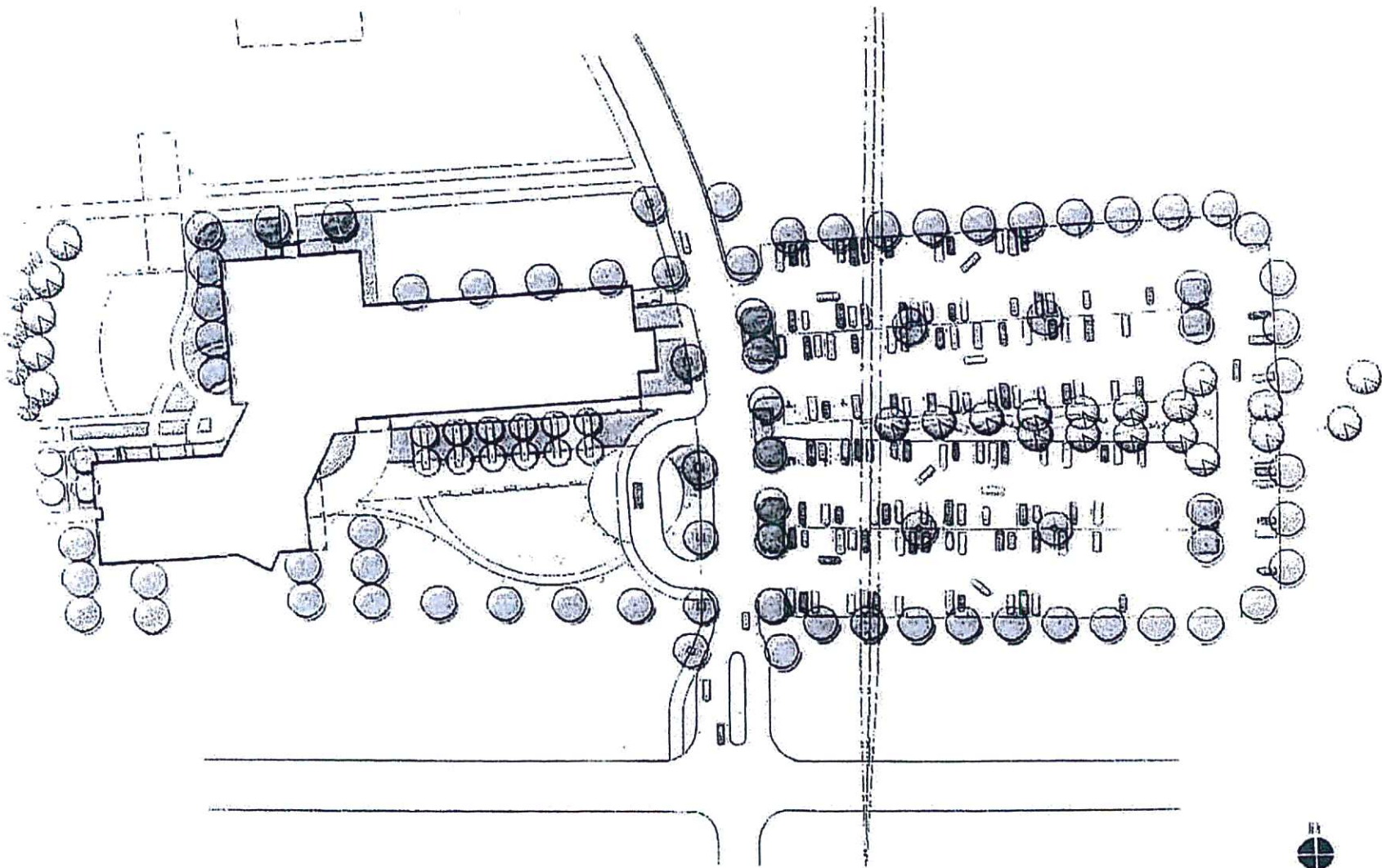
ADDENDUM

SHEET#

1

REF SHEET#

PUD 2007 (PUD-254)

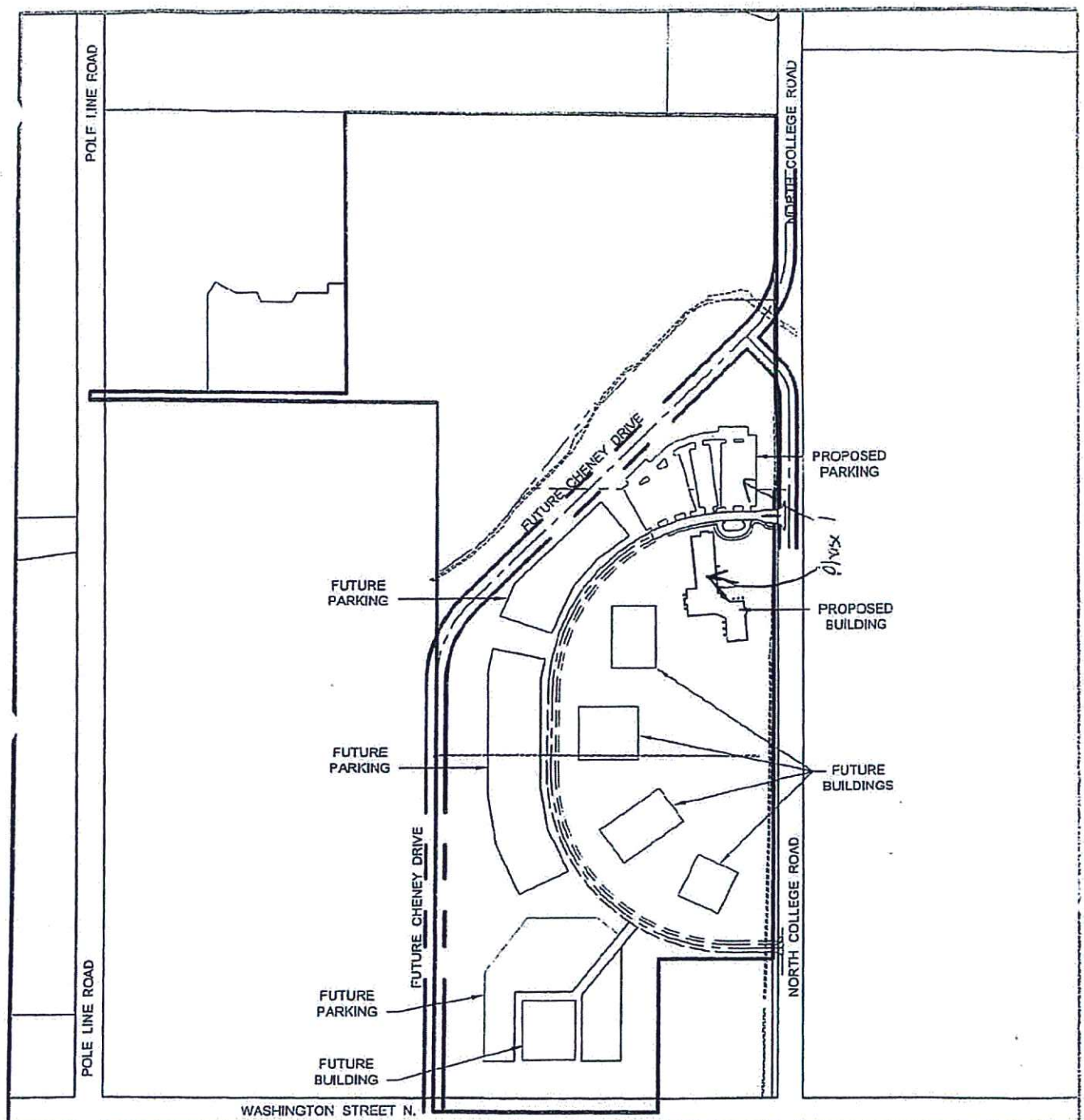


College of Southern Idaho
Health Sciences and Human Services Building
SCHEMATIC MODEL

DPW # 08102
12-17-07



1-10-00
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	SHEET#
Checked By <u>M SMITH</u>		HEALTH SCIENCES AND HUMAN SERVICES	<u>2</u>
Date <u>2-7-08</u>		DPW PROJECT NUMBER 08102	REF SHEET#
CTA # <u>CSII13HS</u>			
Cad File: <u>CSHS-EX1</u>			



Twin Falls Planning & Zoning Commission Minutes

Tuesday, March 1, 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

Commissioner Bolton called the meeting to order at 06:02 PM

A quorum was present.

Members Present: Bolton, Perez, Hansen, Musser

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

2) Consent Calendar

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

Unanimously approved by a vote of 4 to 0.

a) Approval of minutes from the following meeting: February 8, 2022

3) Items of Consideration

None

4) Public Hearings

a) Request for a recommendation to City Council 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)

Staff Presentation:

City Planner Strickland presented the request for a recommendation to City Council 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)

Per City Code 10-6-1.7(E) Approval of a ZDA shall be based on the following standards:

- The proposed uses shall not be detrimental to any surrounding uses; nor shall they be detrimental to the health, safety and general welfare of the public.
- Any variation from the underlying zoning district development requirements must be warranted by the design and amenities incorporated in the conceptual development plan.
- The underlying zoning district and the conceptual development plan shall conform to the comprehensive plan.
- Existing and/or proposed streets and utility services must be suitable and adequate for the proposed development. (Ord. 3082, 12-8-2014)

Per City Code 10-4-5 (B)

- Zoning Map Amendment: The commission, prior to recommending a zoning map amendment that is in accordance with a comprehensive plan to the council, shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. Notice for public hearings shall be provided as set forth in section [10-7-20](#) of this title. (Ord. 3091, 3-2-2015)

In 2018, the college came and created the CSI PUD to allow for additional building height and amend land uses to allow for residential halls/rooming houses as permitted uses for a specific project on the original CSI Campus. At the time, these 6.4 acres were excluded from the PUD amendment. This property remained under the R-4 Zoning District regulations for a number of years.

This is a request to amend the boundaries for the CSI PUD and to rezone the subject property from R-4 to CSI PUD. The plan is to allow for the expansion of the campus to provide additional educational facilities.

Upon submittal of a building permit, a review for required improvements will occur and new construction will trigger improvements along the Lincoln Street and Fillmore Street frontages. These improvements could include curbs, gutters, sidewalks and right of way dedication/construction.

The comprehensive plan has designated this area as CSI PUD and Mixed Use. The proposed plan for the property should fit within the surrounding area and is compatible with the Comprehensive Plan.

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

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

Applicant Presentation:

Jeff Harmon, Vice President of Finance/CFO, representing applicant, presented 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. He shared how CSI came to own the building. He stated the proposed use for the property and reason for adding the property to the CSI PUD. He discussed the access from

Lincoln St. and Fillmore St., stating there is no plan for a road to connect the streets, as it would take away from useable acreage.

PZ/Questions & Comments:

- Commissioner Musser asked if the zone change would allow for the additional building height.
- City Planner Strickland stated the last amendment to the PUD was specific to the project.
- Planning and Zoning Director Spendlove stated the allowed building height in the C1 zone is 50 ft. with an increased setback.
- Commissioner Hansen stated his interpretation of the PUD language.
- Commissioner Bolton asked if there are current plans for curbs, gutters, sidewalks. Is stated infrastructure will be reviewed at bldg permits and what to be reviewed.

Public Hearing: Opened

- Lynn Fleming, resident, expressed the neighborhoods concerns for lighting, as bright lights can shine into homes from time to time. She wants CSI to be aware of location of parking, fencing, and access into neighborhood. She stated drainage issues are concern.
- Jim Fleming, resident, stated he expects development and welcomes a building consistent with other CSI buildings.
- Katrina Thutt-Taylor, resident, stated her back yard faces the lot in question. She stated her concerns lighting, building height, noise and drainage system.
- Dallas Taylor, resident, concurred with the public testimony. He stated he would like the building to face the Renaissance Center to mitigate # of people walking past his yard.
- Applicant Jeff Harmon responded to public testimony. He addressed low cut-off lighting in all parking lots on campus. He stated the college is committed to the quality of construction of its buildings. Regarding safety concerns, the college has 24/7 security patrols.
- Commissioner Perez asked if this recommendation to City Council would allow CSI to build residences there, as now permitted.
- PZ Director Spendlove stated the previous PUD amendment was specific to where the residences could be placed. This amendment would not make residences an approved permitted use on this lot.

Public Hearing: Closed

Discussions Followed:

- PZ Director Spendlove stated the relationship with CSI and the city both being state entities. He stated the City of Twin Falls reviews the site and how CSI will put in the infrastructure but does not review the building permits. Building permits are reviewed by the State of Idaho.
- Commissioner Hansen asked about adding a condition for a screening requirement.
- Commissioner Perez stated she feels this is a good fit for the area and believes CSI addressed the public concerns. She will send a positive recommendation.
- Commissioner Musser stated the neighborhood brought valid points. He stated his is supportive unless it will disturb neighborhood.

- Commissioner Hansen stated he is in favor. He stated the applicant addressed neighborhood concerns. He believes this is a good infill project and expansion for CSI.
- Commissioner Bolton stated CSI and their representatives are intent on the consideration of the neighborhood and have addressed their concerns addressed. in favor.
- PZ Director Spendlove stated the normal screening code requirement is based on trade/manufacturing and residential. CSI has commitment to screening of perimeter of the property. He stated the commission could add a condition for screening, if feel necessary.
- Commissioner Musser stated it would be beneficial for screening, but not sure it is the time to do it.
- Commissioner Hansen stated this would be time as the city will not see building permit.
- PZ Director Spendlove stated the Planning and Zoning Commission can make a recommendation to City Council, with conditions. He stated the city will only look at code with regards to the site permit. He stated if a condition is added, city staff would review the site plan for screening.
- Commissioner Perez stated she is not convinced need for a screening requirement.
- Mr. Harmon stated there is no way to know what we will be there as there are no plans at this time for construction. He stated the buildings on campus are well thought out, look nice, and are a community asset. There will be no difference with this building.
- Commissioner Bolton stated she does not believe there is a need for a condition at this time.

Public Hearing reopened specific to Screening

- Katrina Thutt-Taylor stated she would appreciate screening between residences and college.
- Lynn Fleming, stated she appreciates the campus security and wants to maintain the value of their homes.
- James Fleming stated he would like a condition for screening added to recommendation.

Public Hearing Closed

Discussion:

- Commissioner Hansen stated he would like a condition added for screening on southern portion of property.
- PZ Director Spendlove assisted with condition language.
- Discussion ensued regarding adding the condition.

MOTION: Commissioner Hansen moved to add a condition that the southern property line that borders residential contains screening upon construction of the buildings that is equal to greater than the screening on the eastern side of the CSI campus.
Commissioner Bolton seconded the motion.

Unanimously Approved by a vote of 4 to 0.

MOTION: Curtis Hansen moved to approve the recommendation to City Council 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), as presented, with staff and recommendations and added condition.
Commissioner Bolton seconded the motion.

Unanimously Approved by a vote of 4 to 0.

5) Upcoming Meeting(s)

- a) Tuesday, March 15, 2022
Tuesday, March 29, 2022

PZ Director Spendlove recognized Chairperson Titus and Commissioner Musser for their 6 years of service on the commission and that this is their last meeting with the commission.

6) Adjournment

The meeting adjourned at 06:54 PM

Kelli Ebersole

Kelli Ebersole, Administrative Assistant