



Twin Falls Planning & Zoning Commission Agenda

Tuesday, April 14, 2020, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

Members -

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

Area of Impact: David Detweiler

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) **ACTION ITEM:** Approval of Minutes from the following meeting: March 10, 2020
- 3) Items of Consideration
 - a) **INFORMATIONAL:** Preliminary presentation for a request for a Zoning District Change & Zoning Development Agreement from R-4 and R-6 to "Masqueray Lofts R-6 ZDA" for property located at 660 Shoshone Street East, 137 7th Avenue East, and 155 7th Avenue East (PZ20-0014).
By: Brock Cherry, City Planner
- 4) Public Hearings
 - a) **ACTION ITEM:** Request for a Special Use Permit to allow for an indoor recreation facility on property located at 242 Main Avenue North c/o Sid Lezamiz on behalf of Twin Falls Martial Arts. (PZ20-0025)
By: Lisa Strickland, City Planner
 - b) **ACTION ITEM:** Request for a Special Use Permit to allow for display, sales, rental, service and repair for sporting vehicles, large implements and heavy equipment on property located at 2441 Kimberly Road c/o Sid Lezamiz on behalf of Schows, Incorporated. (PZ20-0033)
By: Lisa Strickland, City Planner
- 5) Upcoming Meeting(s)
 - a) **INFORMATIONAL:** Tuesday, April 28, 2020
- 6) Adjournment

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

CITY OF TWIN FALLS

PLANNING & ZONING COMMISSION

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chair shall review the public hearing procedures.
2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chair, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
3. A City Staff Report shall summarize the application and history of the request.
4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - **A complete explanation and description of the request.**
 - **Why the request is being made.**
 - **Location of the Property.**
 - **Impacts on the surrounding properties and efforts to mitigate those impacts.**
5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
7. **In person public testimony will not be allowed at this meeting.** The public will be given the opportunity to provide public testimony/input/comments regarding the request, in the following two ways:
 - Written Comments**
 - Written comments may be sent by mail, email to keebersole@tfid.org, or by posting a comment online by going to <https://www.tfid.org/514/Agendas-Minutes-Videos> and filling out the Public Hearing Comment Form.
 - Written comments received prior to 12:00 PM on the date of the hearing shall be either read into the record or displayed on the overhead projector upon completion of the public comment period. Written comments received after 12:00 PM on the date of the hearing will not be accepted for consideration by the hearing body.
 - Calling In**
 - To call in to the Meeting, call 877-820-7831, Passcode #2372467. Calls must be received between 6:00 pm – 6:10 pm on the night of the meeting and will be put in to a queue to speak during the Public Hearing portion of the meeting.
 - The Chairperson may limit public testimony to no more than two (2) minutes per person.
8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond.
9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chair, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chair may limit the time permitted for the answer.
10. The Mayor or Chair shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.

* Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor or Chairman.



Twin Falls Planning & Zoning Commission Minutes

Tuesday, March 10, 2020, 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

Chairperson Titus called the meeting to order at 6:00 PM.

A quorum was present.

Members Present: Titus, Hansen, Kelley, Perez, Detweiler

Staff Present: Spendlove, O'Connor, Cherry, Ebersole, Vitek

2) Consent Calendar

Commissioner Kelley made a motion to approve the consent calendar, as presented. Commissioner Perez seconded the motion.

Consent Calendar approved by a vote of 4-0-1

a) Approval of Minutes from the Following meeting: February 25, 2020

3) Items of Consideration - none

4) Public Hearings

a) Request for a Special Use Permit to allow the expansion of a Private Academic School on property located at 212 7th Avenue East c/o Roman Catholic Diocese of Boise. (PZ20-0006)

Staff Presentation:

City Planner O'Connor Request presented the request for a Special Use Permit to allow the expansion of a Private Academic School on property located at 212 7th Avenue East c/o Roman Catholic Diocese of Boise. (PZ20-0006)

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

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

implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

The property has been utilized as a parking lot since the 1950's.

This is a request to allow the expansion of an existing school on to property located at the east corner of 6th Ave. E. & Hansen St. E. Currently the lot is used as a parking lot area for the St. Edwards Church and School. The Property is zoned R-6 PRO & R-6 requiring a Special Use Permit to establish a private academic school.

The representatives for the Church and school have stated the current drop-off and pick-up process will remain the same and will not be conducted here on the subject property.

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

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to landscaping being replaced as presented in the applicant's narrative.

Applicant Presentation:

Applicant Adriana Saldana presented the request for a Special Use Permit to allow the expansion of a Private Academic School on property located at 212 7th Avenue East . The school would like to expand to add 7th and 8th grade classes.

PZ/Questions & Comments:

- Commissioner Detweiler asked if there is currently a school established at the facility now.
- Applicant Saldana stated there is a K - 6th school at the location currently. The goal is to add 7th grade in the first year, with 8th grade added the following year.

Public Hearing: Opened and Closed without Input

Discussions Followed:

- Chairperson Titus asked if there is currently a screening fence on the property.
- City Planner O'Connor clarified the current fence is on the property of the neighbor to the south.

Motion:

Commissioner Kelley made a motion to approve the request, as presented, with staff recommendations.

Commissioner Detweiler seconded the motion.

Unanimously approved by a vote of 5-0

5) Upcoming Meeting(s)

- a) Monday, March 16, 2020 - Special Meeting with City Council: Code Rewrite
Tuesday, March 24, 2020

March 16th date changed to March 23rd at 5:00 pm.

No hearing items on March 24th. Meeting will be cancelled.

6) General Training

- a) Code ReWrite Discussion: Continued Zoning District Consolidation Discussion

PZ Director Spendlove continued the Code Rewrite discussion.

Action Item: Commission to review Neighborhood Commercial Comprehensive Plan designation

7) Adjournment

The meeting adjourned at 7:08 pm.

Kelli Ebersole, Administrative Assistant



Date: Tuesday, April 14, 2020
To: Planning and Zoning Commission
From: Planning and Zoning Staff

INFORMATIONAL

Request:

Preliminary presentation for a request for a Zoning District Change & Zoning Development Agreement from R-4 and R-6 to “Masqueray Lofts R-6 ZDA” for property located at 660 Shoshone Street East, 137 7th Avenue East, and 155 7th Avenue East (PZ20-0014).

Time Estimate:

Five (5) to ten (10) minutes for applicant and staff presentations. Five (5) to ten (10) minutes for Commission questions and discussion.

Background:

NA

Approval Process:

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

Budget Impact:

Regulatory Impact:

NA

History:

N/A

Analysis:

This is a preliminary presentation for a request for a Zoning District Change & Zoning Development Agreement from R-4 and R-6 to “Masqueray Lofts R-6 ZDA” for property located at 660 Shoshone Street East, 137 7th Avenue East, and 155 7th Avenue East.

City Code requires that the applicants make a preliminary presentation to the Commission and to the public. This presentation allows the Commission and the public to become familiar with the proposed planned development project prior to the actual public hearing. No action is taken at the presentation meeting.

A public hearing regarding this request will be heard at the next scheduled Planning and Zoning Commission public meeting. Further staff analysis will be provided at that time.

Conclusion:

Staff makes no recommendation at this time.

Attachments:

1. PZ20-0014 Prelim ZDA Staff Report
2. Vicinity Map
3. Narrative
4. Proposed ZDA Language
5. Site Plan
6. Landscape Plan
7. Elevations
8. Photos



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Brock Cherry, City Planner

Request: Preliminary presentation for a request for a **Zoning District Change & Zoning Development Agreement** from R-4 and R-6, P-3 Parking and Professional Office Overlays to "Masqueray Lofts R-6 ZDA" for property located at 660 Shoshone Street East, 137 7th Avenue East, and 155 7th Avenue East.

GO QOZ Twin Falls 660 LLC,
c/o Patrick Hugens
Hutchison Smith Architects
270 N. 27th Street
Boise, ID 83702

Prelim. Presentation: 4/1/2020; Public Hearing: 4/11/2020

Analysis

This is a preliminary presentation for a request for a **Zoning District Change & Zoning Development Agreement** from R-4 and R-6 to "Masqueray Lofts R-6 ZDA" for property located at 660 Shoshone Street East, 137 7th Avenue East, and 155 7th Avenue East.

City Code requires that the applicants make a preliminary presentation to the Commission and to the public. This presentation allows the Commission and the public to become familiar with the proposed planned development project prior to the actual public hearing. The Commission can also give suggestions to the applicants on the project outside of the hearing process. No action is taken at the presentation meeting.

A public hearing regarding this request will be heard at the next scheduled Planning and Zoning Commission public meeting. Further staff analysis will be provided at that time.

Approval Process

Per Twin Falls City Code 10-6-1.4(E) Approval of a ZDA Sub-District requires a preliminary presentation to the Planning and Zoning Commission for a review of the proposed changes. The

Commission is allowed, and may grant the public the ability, to ask questions and give suggestions to applicant about the proposed project during the preliminary presentation. A public hearing shall be held before the Commission for a recommendation to the Council to amend the zoning district and the zoning map, amend with recommendations or deny the request.

Applicable Regulations or Codes

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

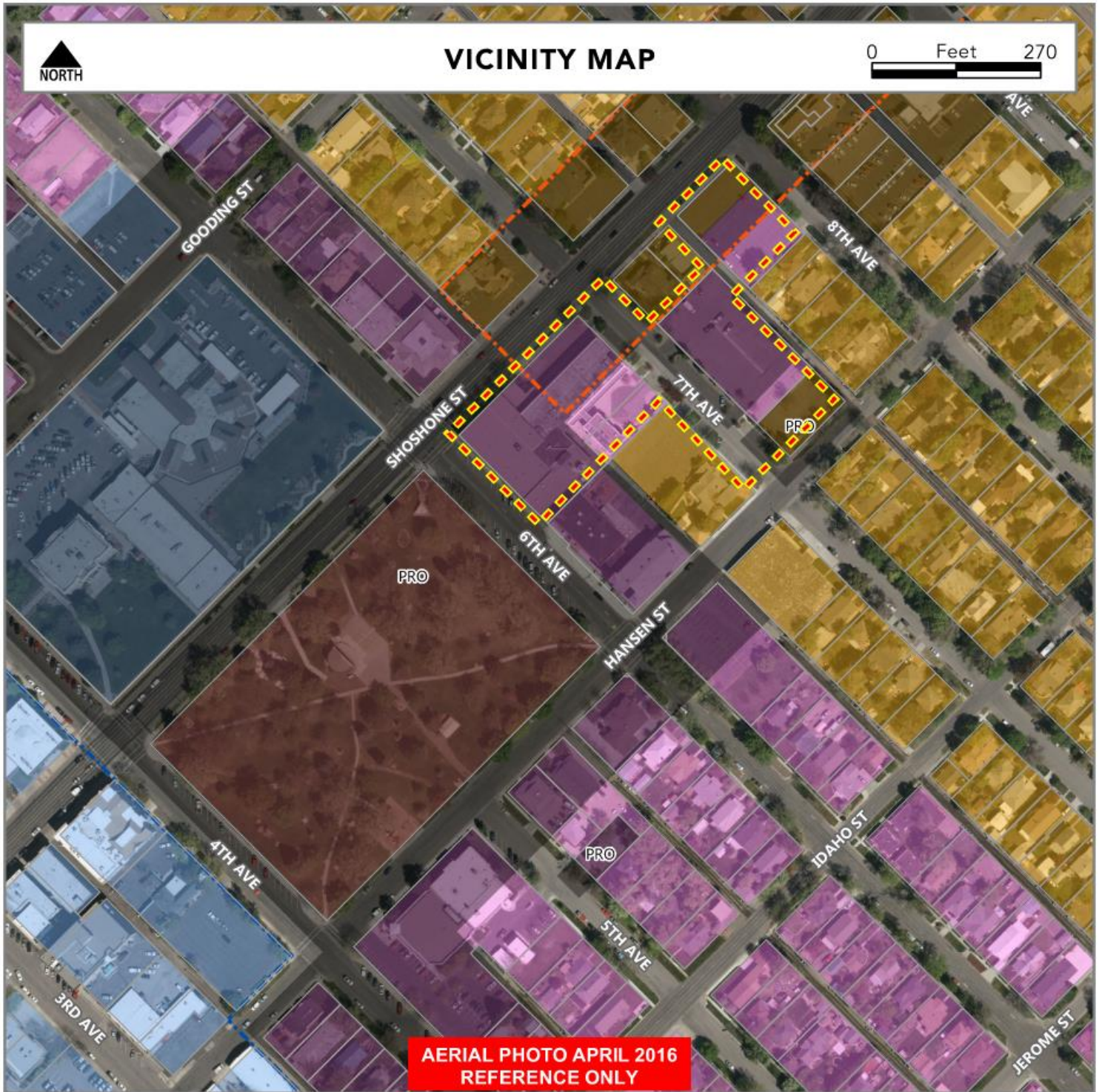
Conclusion

Staff makes no recommendation at this time.

Attachments

1. Vicinity Map
2. Narrative
3. Proposed ZDA Language
4. Site Plan
5. Landscape Plan
6. Elevations
7. Photos

Prelim. Presentation: 1/28/2020; Public Hearing: 2/11/2020



- | | | | |
|--|------------|--|-----|
| | P1 Overlay | | OS |
| | P3 Overlay | | R-4 |
| | PRO | | R-6 |
| | C-B | | |

Current Zoning: R-6, R-4, and
PRO & P-3 Overlays
Comprehensive Plan:
Downtown

Existing Land Use: Vacant &
Parking
Proposed Land Use: Multi Family
Housing and potential School

Surrounding Zoning Designations & Land Use(s)

North: R-6, R-4, PRO; Religious
Facility and Office.

East: R-4, PRO; Office

South: R-4; School & Residential

West: O-S; City Park

Applicable Regulations

10-6-1

GO QOZ Twin Falls 660 LLC ZDA application narrative. Revised 3-2-20

We are requesting a Zoning Development Amendment for several parcels located between Shoshone and Hansen Streets and 6th Avenue East and 8th Avenue East. The area currently consists of the St. Lukes hospital and county offices that were abandoned more than 10 years ago and foreclosed upon in 2015. The proposed redevelopment will be a catalytic vision that will bring people back to the downtown core creating an entry point to the Old Main District. The amenities created through the City and Twin Falls URA along Old Main will be within walking distance of the site, enhancing the pedestrian character of the neighborhood and improving the viability of the historic residential core and will re-energize Twin Falls City Park.

The redevelopment plan for the site and the basis for the ZDA is to allow a site configuration for a mixed-use property in three buildings. Two 5 story residential multifamily buildings with associated common area amenities and the rehabilitation of the former hospital into a high-performing charter school.

Each apartment building will contain 56 apartment units with common areas on the first floor. Each building is proposed to consist of 24 Studios, 18 One Bedroom units, 9 Two Bedroom units and 5 Three Bedroom units.

The ZDA area is currently a combination of R-4 and R-6 zoned parcels with P-2 & P-3 Parking Overlay Districts. Our request is for a Zoning Development Amendment based on an underlying R-6 zone and a P-3 Parking Overlay.

The project area will create three parcels as depicted on the attached site plan with one building on each parcel. We are proposing modifications to parking stall layout on 7th Avenue East between Hansen and Shoshone to maximize parking and provide efficient traffic flow for all adjacent property owners.

Below is an explanation of the intent behind the proposed exceptions.

Lot Area, Building Height and Yards: With the transition to urban development the density requires larger building footprints and increased height than is currently allowed in the R-6 zone. This development will be an extension and gateway to downtown Twin Falls. It is vital for the design to have an urban character with reduced or no setbacks allowing for the structures to be placed closer to the property lines.

Incorporating zero setbacks will also match the existing former medical building's setbacks as well as the adjacent St. Edward's Church and School. Reducing setbacks adjacent to Shoshone Street is appropriate on a major arterial. Where the development connects to more residential uses at 7th Avenue East and Hansen Street we propose more standard setbacks which is more appropriate to its location.

270 N. 27th St.
Suite A
Boise, Idaho
83702

Telephone:
208.338.1212

Facsimile:
208.338.0011

hsaarchitects.com

Parking: The P-3 parking overlay district allows for special considerations regarding parking within the district on a case by case basis. We are basing the proposed parking needs on past extensive experience with projects in urban settings that have triggered substantial revitalization to the surrounding neighborhoods. We believe that the proposed ratios of 0.5 spaces per Studio unit, 0.75 spaces per 1 Bedroom unit, 1.0 spaces per 2 Bedroom unit and 2.0 spaces per 3 Bedroom unit accurately reflect the parking need for this development. By proposing that the on-street parking immediately adjacent to the parcels be allowed to be counted toward the parking space requirement the application is consistent with the transitional character toward the Downtown District.

The downtown core P-1 zone acknowledges that needed parking comes from on-street parking and/or remote parking garages. This ZDA is a transitional area between the downtown and the surrounding less dense residential and suburban areas. Therefore, it makes sense that special consideration for a combination of both off-street and on-street parking be allowed. To further improve the number of available parking spaces we are also proposing to reconfigure the parking spaces along both sides of 7th Avenue East to be 90 degree stalls. This will maximize the number of stalls for the ZDA as well as for the adjacent Church and Paramedic Station properties. 7th Avenue East would remain two-way traffic. This work in 7th Avenue East would be entirely paid for by the developer of this ZDA. In addition, we are proposing that the parking within the ZDA be considered as a whole and agreements between the owners of each parcel will be created to allow shared parking with certain conditions.

Future School: The developer is in discussion with BLUUM (www.bloom.org) (a subsidiary of the J.K. Albertson Foundation (www.jkaf.org) and Building Hope (www.buildinghope.org) to create a high-performance charter school in the abandoned building at Shoshone Street and 6th Avenue East. The developer has worked successfully with these organizations on a shared-use public-private-partnership ("PPP") in Garden City, ID, however, no specific agreement is in place at this time. Therefore, we propose that the redevelopment of the vacant building as a school remain a Special Use as currently designated in the R-6 zone. The developer/owner will apply in the future for Special use approval from the city when the plans are more formalized, and the city will then review the proposed parking, traffic circulation and site development specific to the school use. Any proposed PPP shared-use of the city park by the future school will be subject to a utilization agreement between the school and the city.

Landscaping: Our intent is to comply with the current landscaping code. Please see attached Landscape Plan.

March 3, 2020

GO QOZ Twin Falls 660 LLC ZDA

A Residential Development providing affordable housing options near the city center and a catalyst for future redevelopment

ZONING DEVELOPMENT AGREEMENT PURPOSE: The purpose of the GO QOZ Twin Falls 660 LLC ZDA is to best utilize the existing vacant and unused property to benefit the tax paying public by:

- Providing affordable apartment housing near downtown amenities and city services.
- Providing market rate apartment housing near downtown amenities and businesses.
- Providing an extension of and gateway to the Twin Falls downtown core.
- Creating and opportunity for the future renovation of the existing vacant hospital building for another use.
- Providing a catalyst for future adjacent redevelopment to further the revitalization of the historic downtown of Twin Falls.

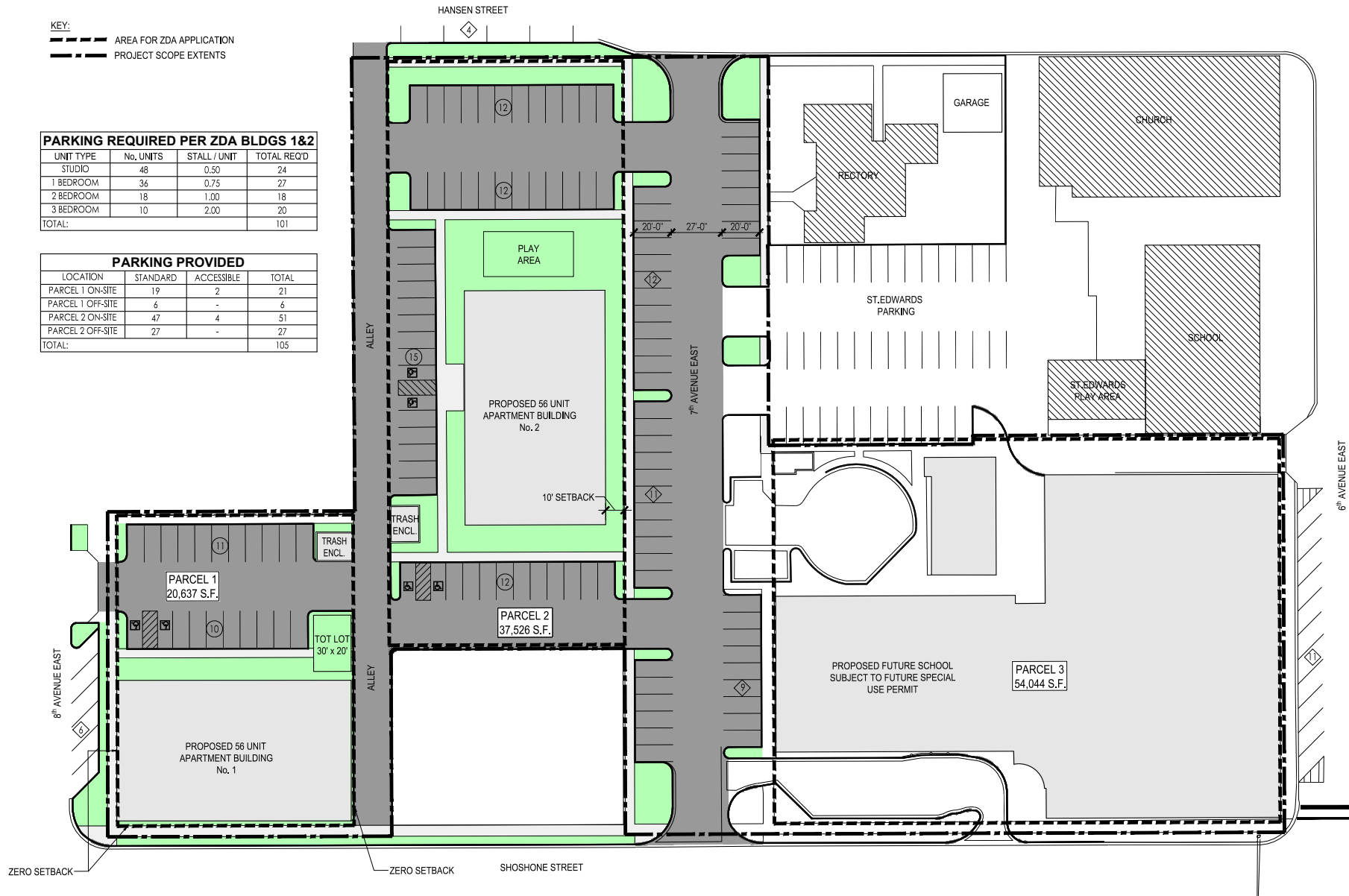
NOW THEREFORE:

1. All future development in improvements shall conform to the standards and regulations of Twin Falls City Code Title 10 – Chapter 4 – Section 6: R6, RESIDENTIAL MULTI-HOUSEHOLD DISTRICT and Title 10 – Chapter 10 – Section 12: Parking Overlay District 3 for the area designated as “GO QOZ Twin Falls 660 LLC ZDA”, or as amended, and all other references to other sections therein except for the following:
2. Lot Area: A building containing 56 multi-family apartment units shall be allowed to be constructed on a minimum 20,637 square foot parcel or 368 square feet per unit.
3. Lot Occupancy: the existing building occupying approximately 70% of its lot shall be allowed.
4. Building Height: No building shall exceed sixty-two feet (62') in height.
5. Yards:
 - a. Front Yard: No requirement.
 - b. Rear Yard: No requirement where the rear property line abuts an alley or non-residential use.
6. Off Street Parking: The various parcels within this ZDA shall be allowed to have cross access parking agreements so that the total number of parking spaces provided may be counted toward the total number of parking spaces required. On-street parking spaces that are immediately adjacent to the parcels in this ZDA shall be allowed to be counted towards the total number of required off street parking spaces.
 - a. Each residential dwelling unit shall have the following minimum number of parking spaces:
 - i. Studio: 0.5 spaces
 - ii. 1 Bedroom: 0.75 spaces
 - iii. 2 Bedroom: 1.0 spaces
 - iv. 3 Bedroom: 2.0 spaces

KEY:
 - - - - - AREA FOR ZDA APPLICATION
 - - - - - PROJECT SCOPE EXTENTS

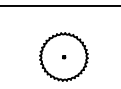
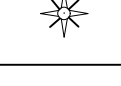
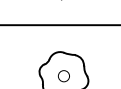
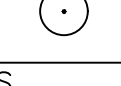
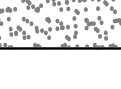
PARKING REQUIRED PER ZDA BLDGS 1&2			
UNIT TYPE	No. UNITS	STALL / UNIT	TOTAL REQ'D
STUDIO	48	0.50	24
1 BEDROOM	36	0.75	27
2 BEDROOM	18	1.00	18
3 BEDROOM	10	2.00	20
TOTAL:			101

PARKING PROVIDED			
LOCATION	STANDARD	ACCESSIBLE	TOTAL
PARCEL 1 ON-SITE	19	2	21
PARCEL 1 OFF-SITE	6	-	6
PARCEL 2 ON-SITE	47	4	51
PARCEL 2 OFF-SITE	27	-	27
TOTAL:			105



A PROPOSED SITE PLAN
 Scale: 1" = 20'-0"



PLANT SCHEDULE					
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE HXW	CLASS
	8	Gleditsia triacanthos 'inermis' 'Skyline' TM Skyline Honeylocust	2" CAL. B&B	45'X35'	Class II
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE HXW	CLASS
	7	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Pyramid Pine	10'-12" B&B	25'X15'	
	13	Pinus strobus 'Fastigiata' Pyramidal White Pine	6'-8" B&B	30'X10'	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE HXW	
	40	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	2 GAL.	1'X6'	
	22	Juniperus Scapolorum 'Blue Arrow' Blue Arrow Juniper	6'-8" B&B	12'X3'	
	25	Pinus mugo 'Pumilio' Mugo Pine	5 GAL.	5'X5'	
	4	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	2 GAL.	3'X6'	
ANNUALS/PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE HXW	
	61	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily	1 GAL.	1'X2'	
	13	Salvia nemorosa 'May Night' May Night Sage	1 GAL.	2'X2'	
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE HXW	
	21	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 GAL.	6'X2'	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME			
	13,514 sf	Turf Sod Rhizomatous Rhizomatous Tall Fescue			

LANDSCAPE REQUIREMENTS

PER CITY OF TWIN FALLS CODE 10-11-2:
TOTAL AREA OF LANDSCAPE: 18,127 SF

CODE DESCRIPTION	REQUIREMENT	PROVIDED
1 TREE/500 SF	36 TREES	28 PROPOSED/13 EXISTING (41 TOTAL)
50% EVERGREEN TREES	18 E.G. TREES	20 PROPOSED/2 EXISTING (22 TOTAL)
1 SHRUB/100 SF	181 SHRUBS	186 SHRUBS
50% EVERGREEN SHRUBS	91 E.G. SHRUBS	91 E.G. SHRUBS

GENERAL LANDSCAPE NOTES - AGENCY SUBMITTAL

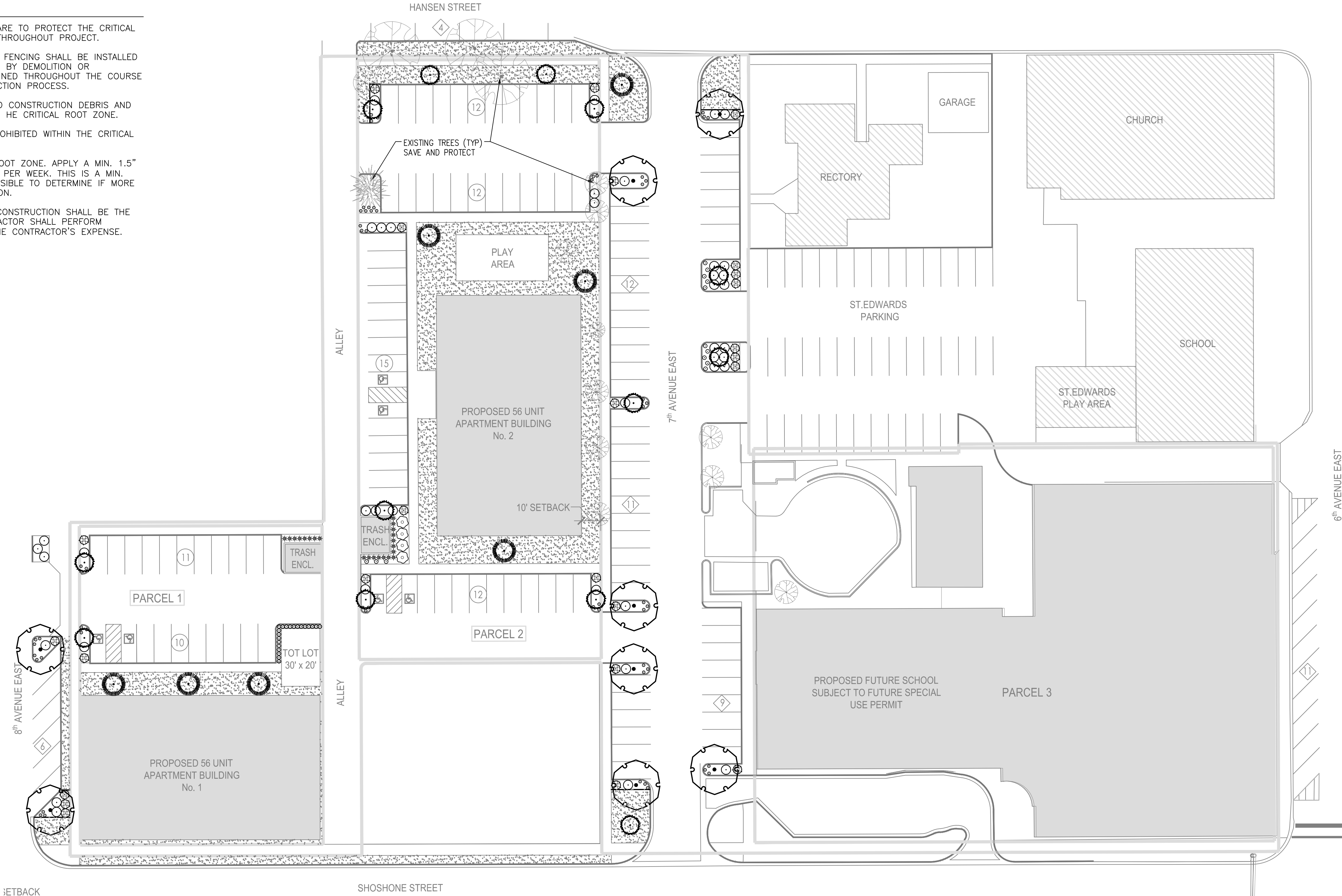
- CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1885. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
- ALL TOPSOIL TO BE AMENDED AT A RATIO OF 3 CU. YDS. OF ORGANIC MATTER PER 1000 SQ. FT. ROTO-TILL ORGANIC MATER INTO THE TOP 6 INCHES OF TOPSOIL.
- ALL SHRUB BEDS SHALL HAVE A MIN 12" INCHES OF TOPSOIL, ALL PLANTER ISLANDS SHALL HAVE MIN 12" TOPSOIL AND ALL LAWN AREAS SHALL HAVE MIN 6" TOPSOIL. SPREAD, COMPACT AND FINE GRADE SMOOTHLY TO 3 INCHES BELOW THE SURFACE OF WALKWAYS AND CURBS.
- FINISH GRADES ARE TO BE SMOOTH WITH POSITIVE DRAINAGE IN ACCORDANCE WITH THE GRADING PLAN.
- TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF ROCKS (LARGER THAN 2 INCHES), WEEDS, ROOTS, GRASS, OR OTHER FOREIGN MATERIAL THAT IS HARMFUL TO PLANT GROWTH. TOPSOIL SHALL HAVE A PH OF 5.5 TO 7.0.
- WHERE POSSIBLE, RE-USE EXISTING SURFACE TOPSOIL FROM SITE. VERIFY TOPSOIL WILL MEET THE REQUIREMENTS AND AMEND AS NECESSARY. IMPORT WHEN EXISTING TOPSOIL QUANTITIES ARE INSUFFICIENT.
- IF IMPORTING TOPSOIL FROM OFFSITE, OBTAIN FROM LOCAL SOURCES THAT HAVE SIMILAR SOIL CHARACTERISTICS TO THE PROJECT SITE. NEW TOPSOIL MUST BE FERTILE, FRIABLE, NATURAL LOAM, REASONABLY FREE OF SUBSOIL, CLAY CLUMPS, WEEDS, ROOTS, STONES LARGER THAN 1 INCH. REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE. COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT.
- ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH 3/4" MINUS BLACK AND TAN PERM-BARK ROCK MULCH. INSTALL A PERMEABLE FABRIC WEED BARRIER UNDER ROCK MULCH. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED. STAPLE ALL EDGES 10" MAX.
- TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
- NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT CONSENT FROM THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL STAKE ALL TREES NECESSARY TO PREVENT THEM FROM BEING BLOWN OVER.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER THE DATE OF ACCEPTANCE BY OWNER. CONTRACTOR SHALL REPLACE ALL PLANT MATERIAL FOUND DEAD OR UNHEALTHY IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- FERTILIZE ALL TREES WITH 'AGRIFORM' PLANTING TABLETS. FOLLOW MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE IMMEDIATE CLEAN UP OF ANY TOPSOIL OR OTHER DEBRIS ON SITE CREATED FROM LANDSCAPE CONSTRUCTION OPERATIONS.

GENERAL IRRIGATION NOTES - AGENCY SUBMITTAL

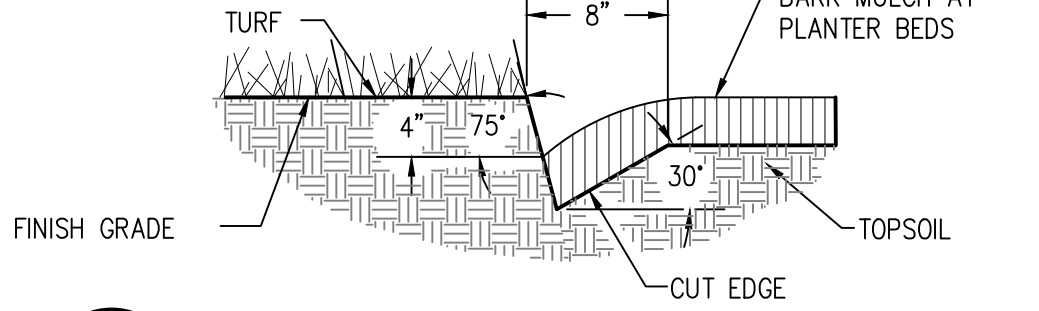
- ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPMENT OR SUBDIVISION PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF COMMON AREAS SHALL BE VIA THE SUBDIVISION'S PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF INDIVIDUAL LOTS AND LANDSCAPING ALONG THE FRONTAGE OF PRIVATE LOTS SHALL BE VIA METERED, POTABLE WATER AND THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
- COVERAGE; THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
- MATCHED PRECIPITATION RATES; SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
- IRRIGATION DISTRICTS; SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
- OVERSPRAY; SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.

TREE PROTECTION NOTES

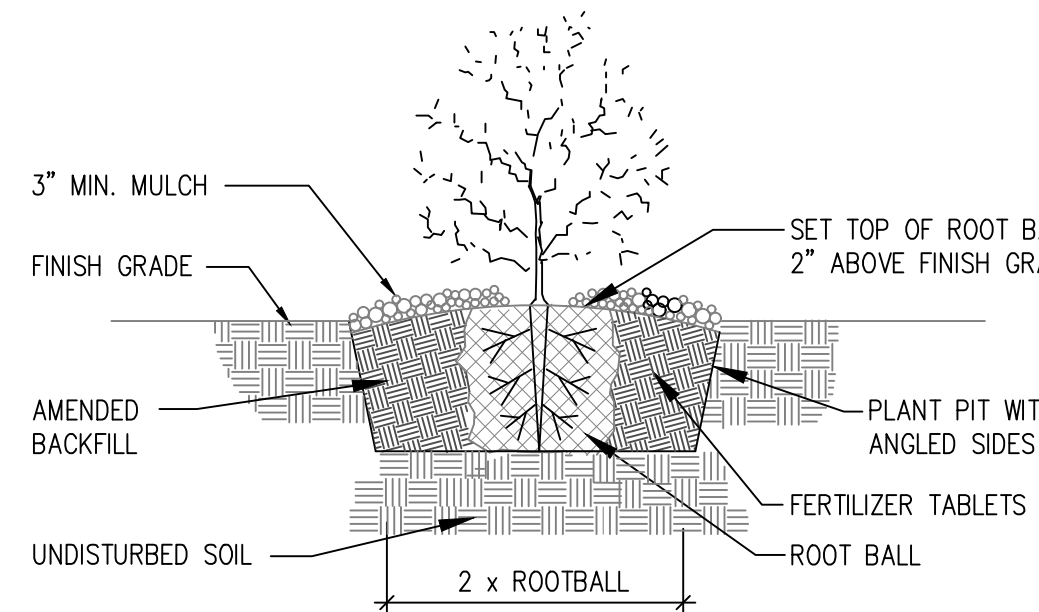
- THE CONTRACTOR SHALL TAKE EXTREME CARE TO PROTECT THE CRITICAL ROOT ZONE OF ALL TREES AT ALL TIMES THROUGHOUT PROJECT.
- PRIOR TO COMMENCING WORK, TEMPORARY FENCING SHALL BE INSTALLED IMMEDIATELY AROUND EACH TREE IMPACTED BY DEMOLITION OR CONSTRUCTION. FENCING SHALL BE MAINTAINED THROUGHOUT THE COURSE OF THE ENTIRE DEMOLITION AND CONSTRUCTION PROCESS.
- BULK MATERIAL, EQUIPMENT, VEHICLES, AND CONSTRUCTION DEBRIS AND WASTE SHALL NOT BE STOCKPILED WITHIN HE CRITICAL ROOT ZONE.
- COMPACTION BY EQUIPMENT TRAFFIC IS PROHIBITED WITHIN THE CRITICAL ROOT ZONE.
- MAINTAIN WATERING WITHIN THE CRITICAL ROOT ZONE, APPLY A MIN. 1.5" OF WATER OVER THE CRITICAL ROOT ZONE PER WEEK. THIS IS A MIN. RECOMMENDATION, CONTRACTOR IS RESPONSIBLE TO DETERMINE IF MORE WATER IS NECESSARY DURING CONSTRUCTION.
- ANY DAMAGE TO EXISTING TREES DURING CONSTRUCTION SHALL BE THE CONTRACTORS RESPONSIBILITY. THE CONTRACTOR SHALL PERFORM REMEDIAL WORK TO DAMAGED TREES AT THE CONTRACTOR'S EXPENSE.



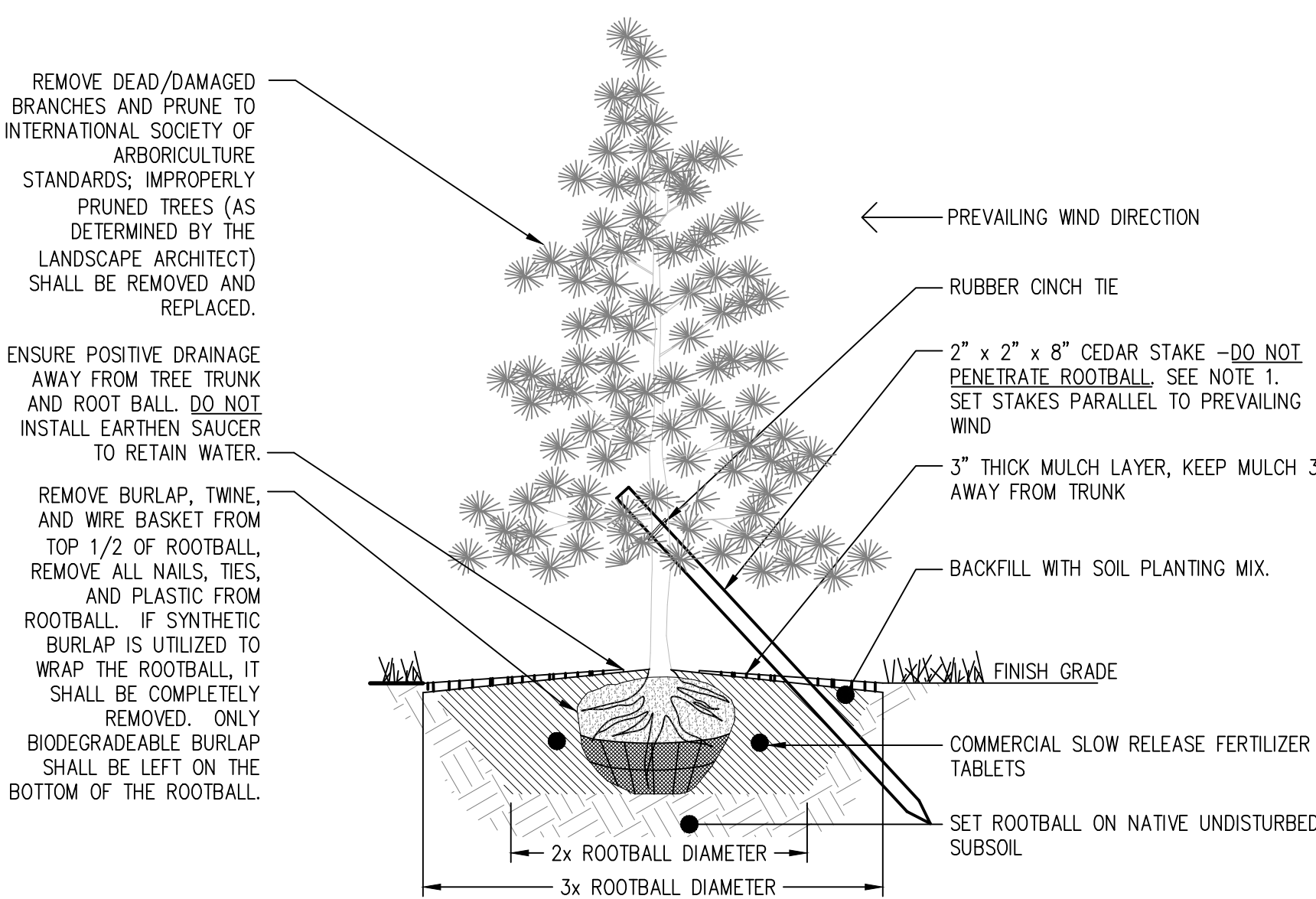
LANDSCAPE PLAN



1 EDGING DETAIL

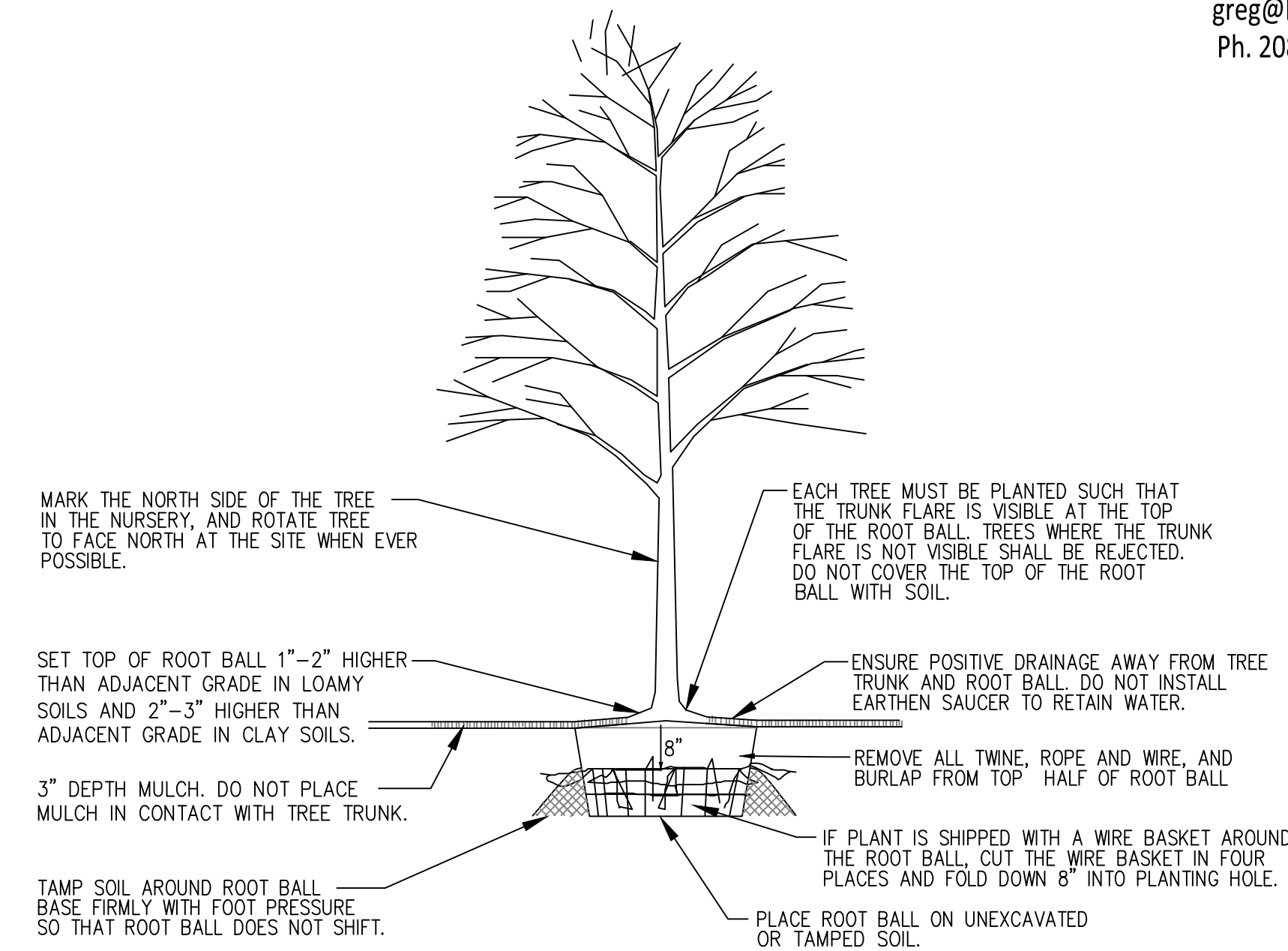


2 SHRUB PLANTING DETAIL



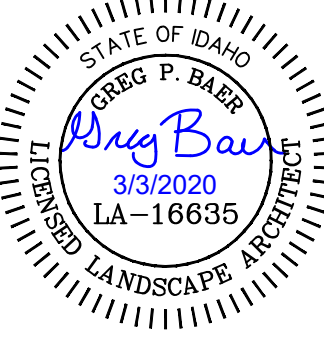
- NOTES:
- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.
 - WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYPING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
 - WATER TREE TWICE WITHIN THE FIRST 24 HOURS.

3 CONIFER TREE DETAIL



- NOTES:
- DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN AND DEAD BRANCHES. DO NOT PRUNE TERMINAL BUDS OF BRANCHES EXTENDING TO THE CROWN.
 - WRAP TREE TRUNKS ONLY UPON APPROVAL OF THE LANDSCAPE ARCHITECT.
 - STAKE TREES AS NECESSARY. STAKES MUST BE REMOVED WITHIN 12 MONTHS OF PLANTING.

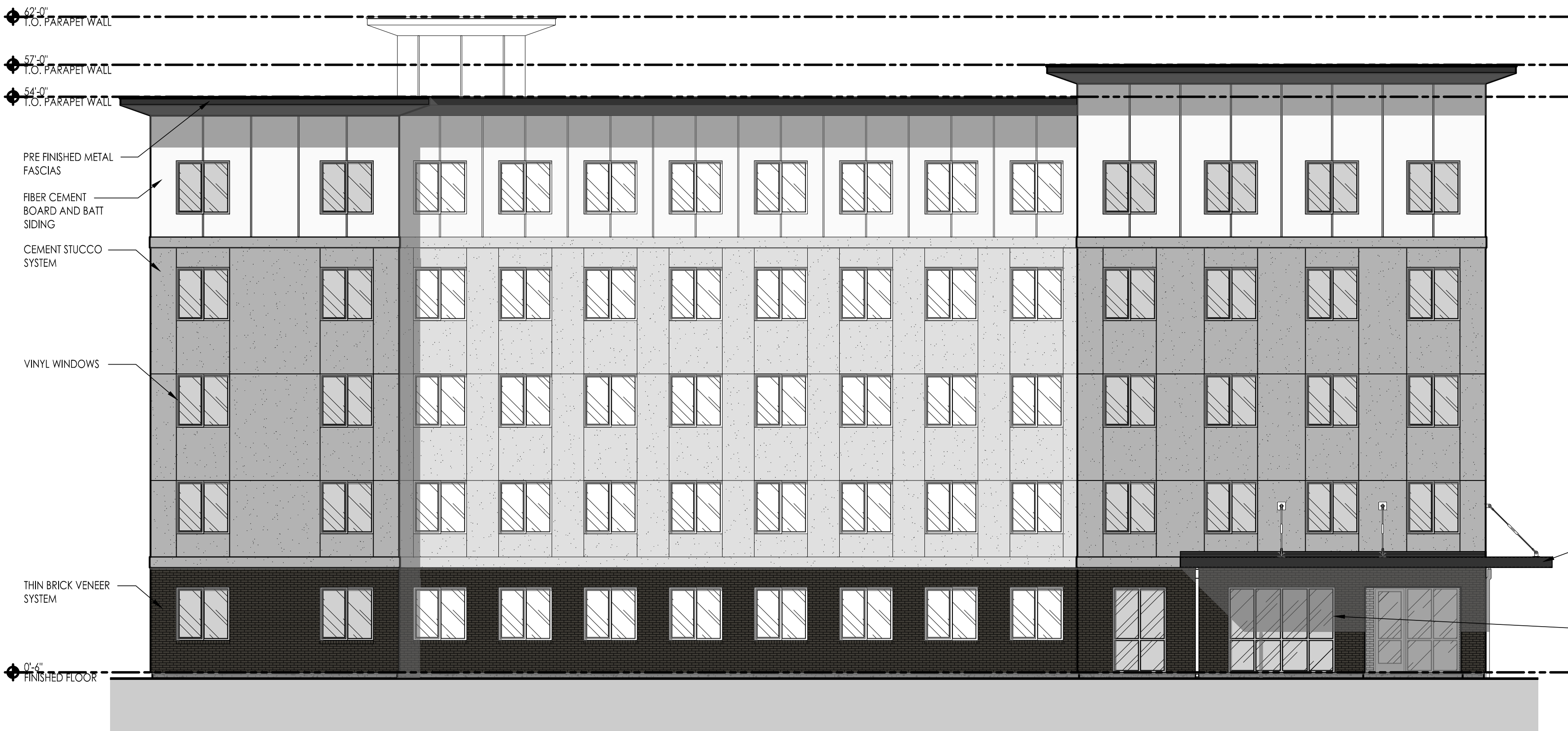
4 TREE PLANTING DETAIL



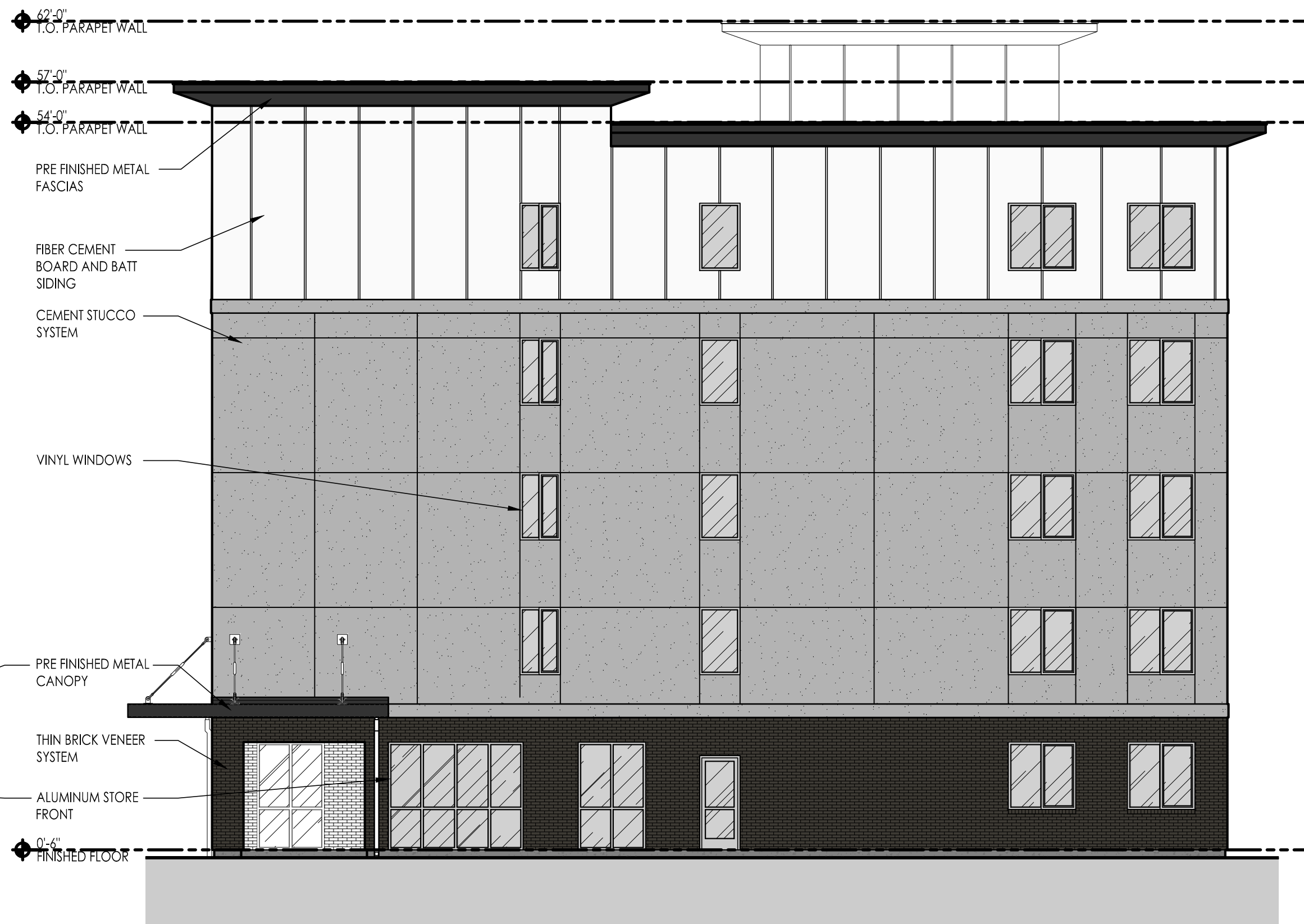
PROJECT: 19-141
FILE: 20001_Landscape Plan
DATE: MARCH 2020
DRAWN:
REVISIONS:

TWIN FALLS LIMITED PARTNERSHIP
MULTI-FAMILY APARTMENTS
8TH AVE EAST & SHOSHONE, TWIN FALLS, IDAHO
LANDSCAPE PLAN

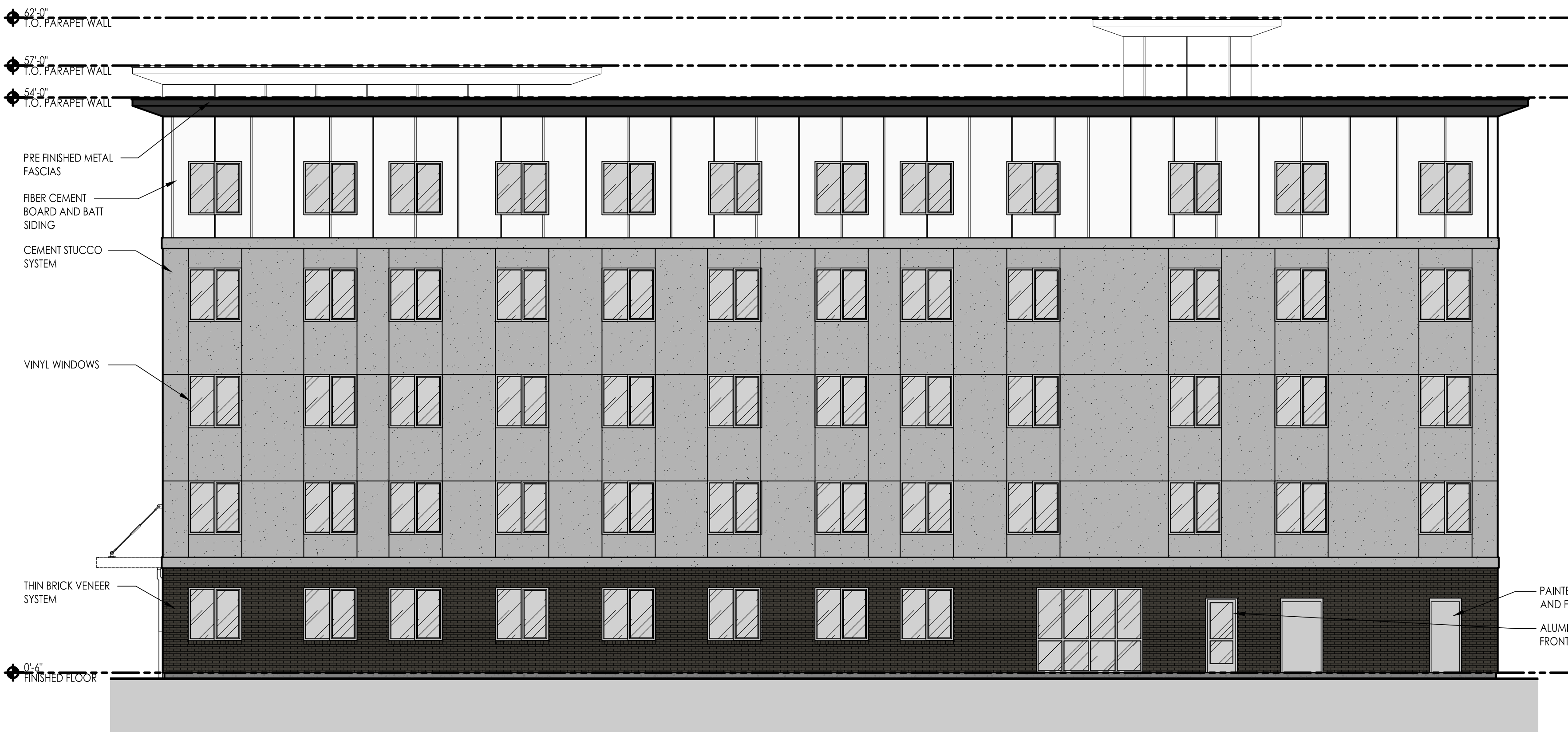
SHEET NO.
L1.0



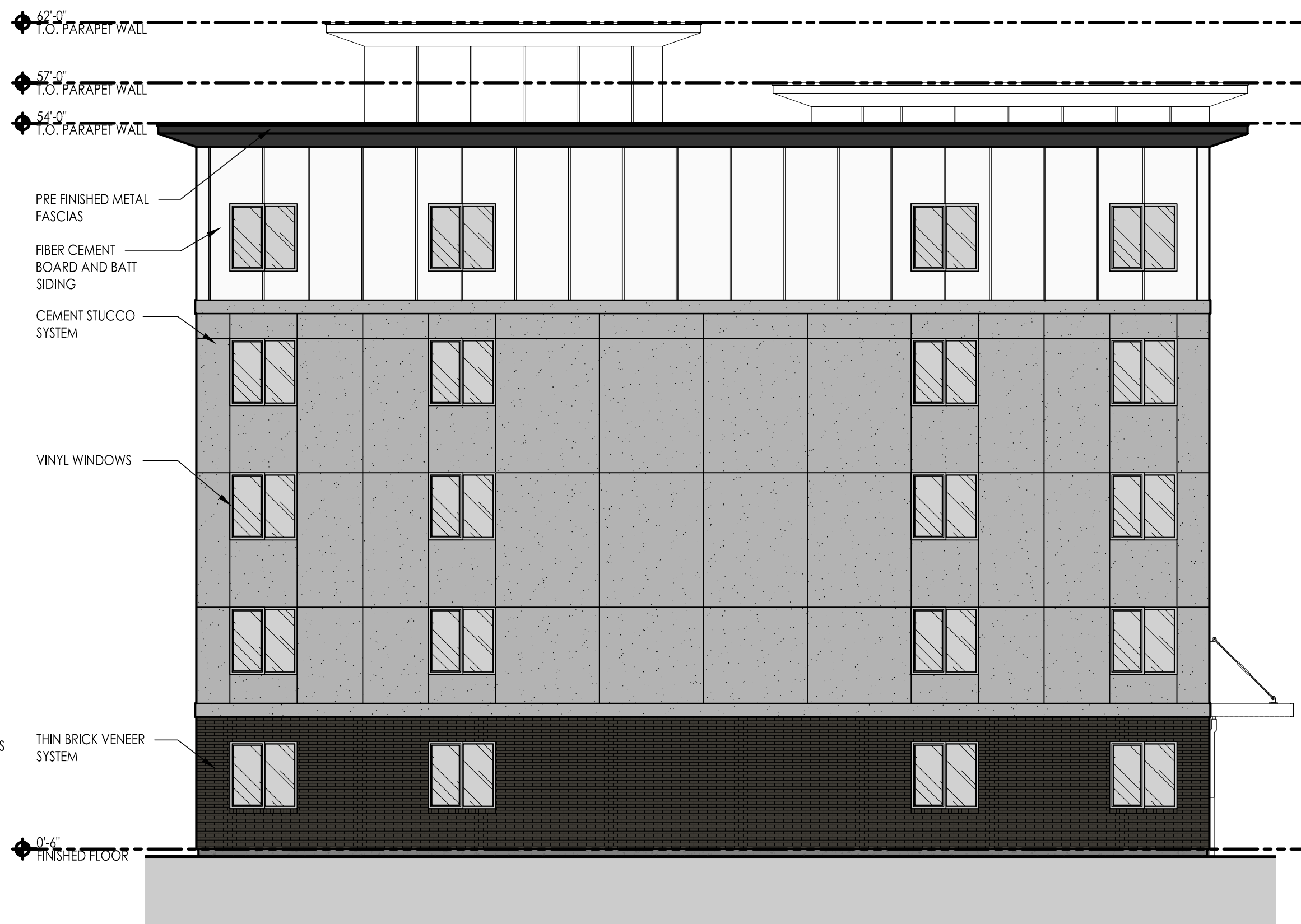
A PROPOSED FRONT ELEVATION
Scale: 1/8" = 1'-0"



B PROPOSED SIDE ELEVATION
Scale: 1/8" = 1'-0"



C PROPOSED REAR ELEVATION
Scale: 1/8" = 1'-0"



D PROPOSED SIDE ELEVATION
Scale: 1/8" = 1'-0"

KEYNOTES



SW Corner looking NE



NW Corner looking SE



Looking at N Facade



Looking at N Facade Pt. 2



Rear Circle Drive Area



NE Corner looking SW



SE Corner looking NW



S Lot looking N



Central Parking Lot



Date: Tuesday, April 14, 2020
To: Planning and Zoning Commission
From:

ACTION ITEM

Request:

Request for a Special Use Permit to allow for an indoor recreation facility on property located at 242 Main Avenue North c/o Sid Lezamiz on behalf of Twin Falls Martial Arts. (PZ20-0025)

Time Estimate:

Approximately 5 minutes for staff presentation with questions to follow.

Background:

This is a request for a Special Use permit to allow an indoor recreation facility to operate on property located at 242 Main Avenue North.

Approval Process:

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

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

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Budget Impact:

Regulatory Impact:

Per City Code 10-4-7, Indoor Recreation Facilities are permitted with Special Use Permits in the CB Zoning District.

History:

Twin Falls Martial Arts has been operating in the community for approximately 6 years. They would like to relocate to 242 Main Avenue North because the building they are currently in is for sale.

The operating hours are Monday thru Friday 4pm to 8pm. A typical class size is 20-30 students with parents typically dropping off and picking up their children.

The applicant feels this use will be compatible with the other uses within the building as there is a dance studio next door and Radio Rendezvous Event Center across the street.

Analysis:

The applicant and staff do not anticipate an increase of detrimental impacts from this request on the surrounding properties.

There may be some shouting expected during class, but this has been mitigated by the applicant at their current location by installing sound absorbing material on the floor and walls to reduce the noise.

With operating hours starting at 4pm and ending at approximately 8pm staff does not anticipate any issues with parking or traffic at this location. The property is located in a commercial zone and it is anticipated that the existing infrastructure will accommodate the proposed use.

Conclusion:

Should the Commission approve the request as presented, then staff recommends the following conditions:

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

Attachments:

1. PZ20-0025 PZ Staff Report
2. PZ20-0025 Vicinity Map
3. PZ20-0025 Narrative
4. PZ20-0025 Site Plan
5. PZ20-0025 Floor Plan Space
6. PZ20-0025 Google Photo



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Lisa Strickland, City Planner

Request: A **Special Use Permit** to allow for an indoor recreation facility on property located at 242 Main Avenue North.

Application: PZ20-0025

Applicant & Representative:

Twin Falls Martial Arts

c/o Sid Lezamiz

705 Fillmore St

Twin Falls, ID 83301

208-734-7007

Public Hearing: April 14, 2020

Analysis

This is a request for a Special Use Permit to allow an indoor recreation facility to operate on property located at 242 Main Avenue N.

Approval Process

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

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

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

History

Twin Fall Martial Arts have been operating in the community for approximately 6 years. They are relocating because the building they are in is for sale.

The operating hours are Monday thru Friday 4pm to 8pm. A typical class size is 20-30 students with parents typically dropping off and picking up their children.

The applicant feels this use will be compatible with the other uses within the building as there is a dance studio next door and Radio Rendezvous Event Center across the street.

Applicable Regulations or Codes

Per City Code 10-4-7, Indoor Recreation Facilities are permitted with Special Use Permits in the CB Zoning District.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Downtown/High Density Residential" This request meets this designation or other comprehensive plan guidelines by establishing and revitalizing downtown by providing a service that is compatible with community values. Therefore, staff has determined this request complies with the 2016 comprehensive plan

Potential Impacts

The applicant and staff do not anticipate an increase of detrimental impacts from this request on the surrounding properties.

There may be some shouting expected during class, but this has been mitigated by the applicant at their current location by installing sound absorbing material on the floor and walls to reduce the noise.

With operating hours starting at 4pm and ending at approximately 8pm staff does not anticipate any issues with parking or traffic at this location. The property is located in a commercial zone and it is anticipated that the existing infrastructure will accommodate the proposed use.

Conclusion

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

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

Attachments

1. Vicinity Map
2. Narrative
3. Site Plan
4. Photos

Public Hearing: April 14, 2020



 P1 Overlay

 C-B

Current Zoning: CB, P-1 Commercial Business

Existing Land Use: Vacant

Comprehensive Plan: Downtown/High Density Residential

Proposed Land Use: Indoor Recreation

Surrounding Zoning Designations & Land Use(s)

North East: CB, P-1 Alley, Parking, Chiropractic Office

South East: CB, P-1 Alley, Retail

South West: CB, P-1 Main Ave N, Retail

South West: CB, P-1 Main Ave N, Retail

Applicable Regulations

10-1-4, 10-1-5, 10-4-7, 10-10-12 (A), 10-13

Paragraph 04:

A) Reason for request:

Twin Falls Martial Arts has been in operation for approximately six years located at 455 Main Avenue East Twin Falls. Applicant has been given notice that the building has been sold, and applicant must vacate the building. Applicants business has grown from a startup, to a successful business serving many children and adults of the community.

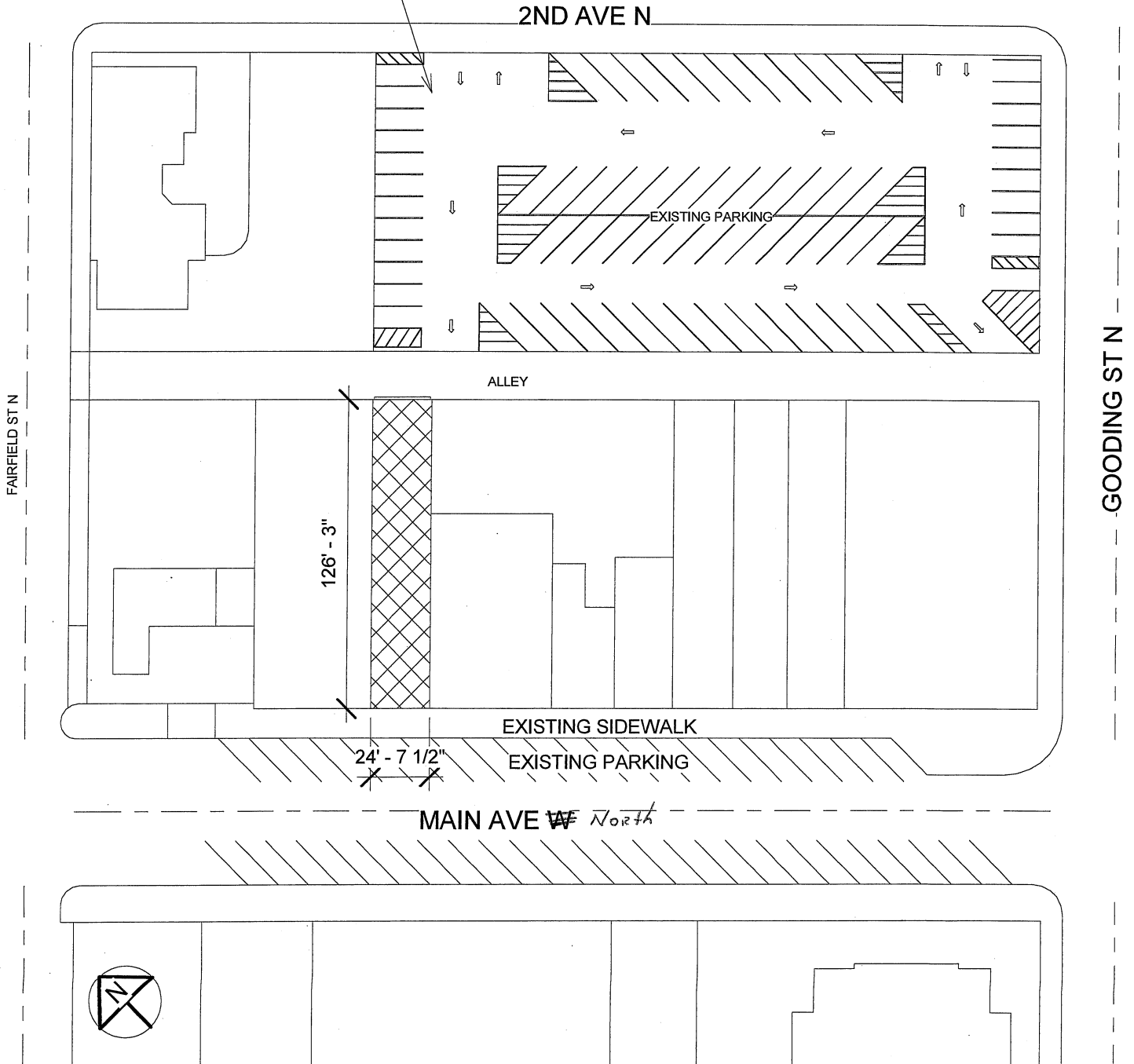
B) Explanation of the Project:

- i. Hours of Operation: As has been the history of the business, business hours will be Monday through Friday 4:00 P.M. to 8:00 P.M.
- ii. Traffic Anticipated: Although class sizes may vary, typically class sizes consist of 20-30 students. The classes with younger students see many parents dropping off students for class, then picking students up after classes. Although this is not always the case, vehicle count would be expected to range between 20-30 vehicles per class with less vehicles in the hours between 4:00 P.M to 5:00 P.M as these classes consist of the younger students with ages from 3-6 years of age who come to the Martial Arts classes after school. The 5:00 P.M to 7:00 P.M classes consists of students between 7-12 years of age. The adult classes between 7:00 P.M to 8:00 P.M are for those with an experienced skillset between the ages of 13 to 70 plus.
- iii. Number of Employees: Applicant has been operating as a family run business with Husband, Wife and Daughter instructing the classes without any employees.

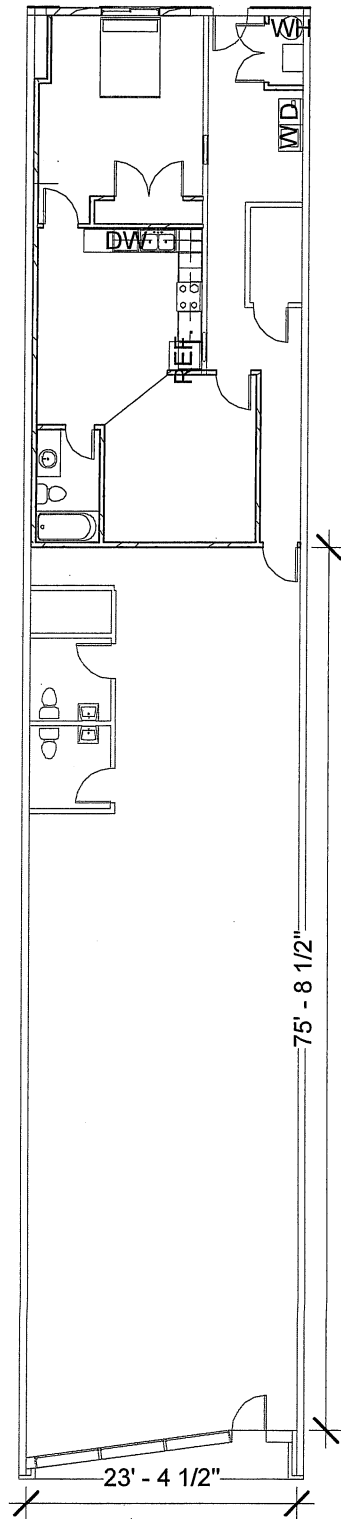
C) Effects on adjoining property

- i) Noise: Some shout outs are expected during classes. Applicant in his present location has sound absorbing items on the floors, and walls which has proven to make class more enjoyable.
- ii) Glare: No glare is expected to be generated from inside the building. Minimal outside glare would be anticipated generated off the glass, from the movement of the vehicles coming to, and or leaving class.
- iii) Odor: No odor is expected, other than some body odor from a great workout.
- iv) Fumes and Vibration: No fumes anticipated. Vibration is expected to be minimal as the floor of the building is concrete.
- v) Compatibility with adjacent properties in the district: Applicant feels their business with be very compatible to other business in the district as next door is a dance studio, across the street is the Radio Rendezvous/Event Center. Applicant feels his business would generate enthusiasm, excitement, and more business income for other business in the new and improved wonderful Twin Falls downtown business district.

THE PARKING LOT IS OWNED BY THE URA. THE TENANTS OF 242 HAVE BEEN APPROVED BY THE URA TO PARK IN THIS PARKING LOT.



1 SITE PLAN Copy 1
1" = 60'-0"



① OVERALL FLOOR PLAN Copy 1
1/16" = 1'-0"





Date: Tuesday, April 14, 2020
To: Planning and Zoning Commission
From: Lisa Strickland

ACTION ITEM

Request:

Request for a Special Use Permit to allow for display, sales, rental, service and repair for sporting vehicles, large implements and heavy equipment on property located at 2441 Kimberly Road c/o Sid Lezamiz on behalf of Schows, Incorporated. (PZ20-0033)

Time Estimate:

Approximately 5 minute for staff presentation with questions to follow.

Background:

This is a request to allow for display, sale, rental, service and repair for sporting vehicles, large implements and heavy equipment on property located at 2441 Kimberly Road.

Approval Process:

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

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

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Budget Impact:

Regulatory Impact:

Per City Code 10-4-8.2 a Special Use Permit is required to allow for display, sales, rental, service and repair for sporting vehicles, large implements and heavy equipment.

Per City Code 10-11-3 Screening shall be required between any residential use and any trade or manufacturing use in abutting zoning districts.

Per City Code 10-11-4 All parking and maneuvering areas shall be hard surfaced with portland concrete or asphaltic concrete surface material.

History:

This property was established as an automobile dealership in 2000 and has since operated as such.

Analysis:

The potential impacts identified by staff were display of larger vehicles, vehicle repair, storage of equipment, and screening the operation of the business from the adjacent residential use.

Display of larger implements or equipment on the pad site along the south side of the frontage road needs to be considered to avoid an obstruction for drives trying to access Kimberly Road from Aspenwood Drive.

Vehicle repair would be provided in the service/repair area of the building and would include things such as oil changes, replacement of batteries, belts, hoses and small parts. More difficult repairs will be handled at their property in Heyburn, Idaho.

The applicant did explain that there will be storage of attachments such as snow blowers, blades, tillers, buckets and scrapers, along the northeast side of the rear lot. Staff has clarified that this area will need to be screened. Should the applicant decide to use this area for vehicles it will require hard surfacing.

The applicant has been informed about the requirements to screen along the northern boundary of the property. This screening requirement may be waived upon written approval of the adjoining property owners.

Staff anticipates the surrounding properties will experience minimal impacts due to this change.

Conclusion:

Should the Commission approve this request as presented, then staff recommends the following conditions:

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

Attachments:

1. PZ20-0033 Staff Report SUP
2. PZ20-0033 Vicinity Map
3. PZ20-0033 Narrative
4. PZ20-0033 Site Plan
5. PZ20-0033 Sample Vehicles and Equipment
6. PZ20-0033 Google Photo
7. PZ20-0033 Citizen Letter



Comprehensive Staff Report

To: Planning & Zoning Commission
Presenter: Lisa Strickland, City Planner
Request: A **Special Use Permit** to allow for display, sale, rental, service and repair of sporting vehicles, large implements and heavy equipment on property located at 2441 Kimberly Road.

Application: PZ20-0033
Applicant & Representative:
Schows Incorporated Rupert, ID

c/o Sid Lezamiz
705 Fillmore St
Twin Falls, ID 83301

Public Hearing: April 14, 2020

Analysis

This is a request to allow for display, sale, rental, service and repair for sporting vehicles, large implements and heavy equipment on property located at 2441 Kimberly Road.

Approval Process

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

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

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

History

This property was established as an automobile dealership in 2000 and has since operated as such.

Applicable Regulations or Codes

Per City Code 10-4-8.2(B) a Special Use Permit is required to allow sales,

rental, service and repair for sporting vehicles, large implements and heavy equipment.

Per City Code 10-11-3 Screening shall be required between any residential use and any trade or manufacturing use in abutting zoning districts.

Per City Code 10-11-4 All parking and maneuvering areas shall be hard surfaced with portland concrete or asphaltic concrete surface material.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow with Us" designates this area as "Commercial". Staff has determined this request meets this designation and is the type of retail/service encouraged along the commercial corridor.

Potential Impacts

The potential impacts identified by staff were display of larger vehicles, vehicle repair, storage of equipment, and screening the operation of the business from the adjacent residential use.

Display of larger implements or equipment on the pad site along the south side of the frontage road needs to be considered to avoid an obstruction for drives trying to access Kimberly Road from Aspenwood Drive.

Vehicle repair would be provided in the service/repair area of the building and would include things such as oil changes, replacement of batteries,

belts, hoses and small parts. More difficult repairs will be handled at their property in Heyburn, Idaho.

The applicant did explain that there will be storage of attachments such as snow blowers, blades, tillers, buckets and scrapers, along the northeast side of the rear lot. Staff has clarified that this area will need to be screened. Should the applicant decide to use this area for vehicles it will require hard surfacing.

The applicant has been informed about the requirements to screen along the northern boundary of the property. This screening requirement may be waived upon written approval of the adjoining property owners.

Staff anticipates the surrounding properties will experience minimal impacts due to this change.

Conclusion

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

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

Attachments

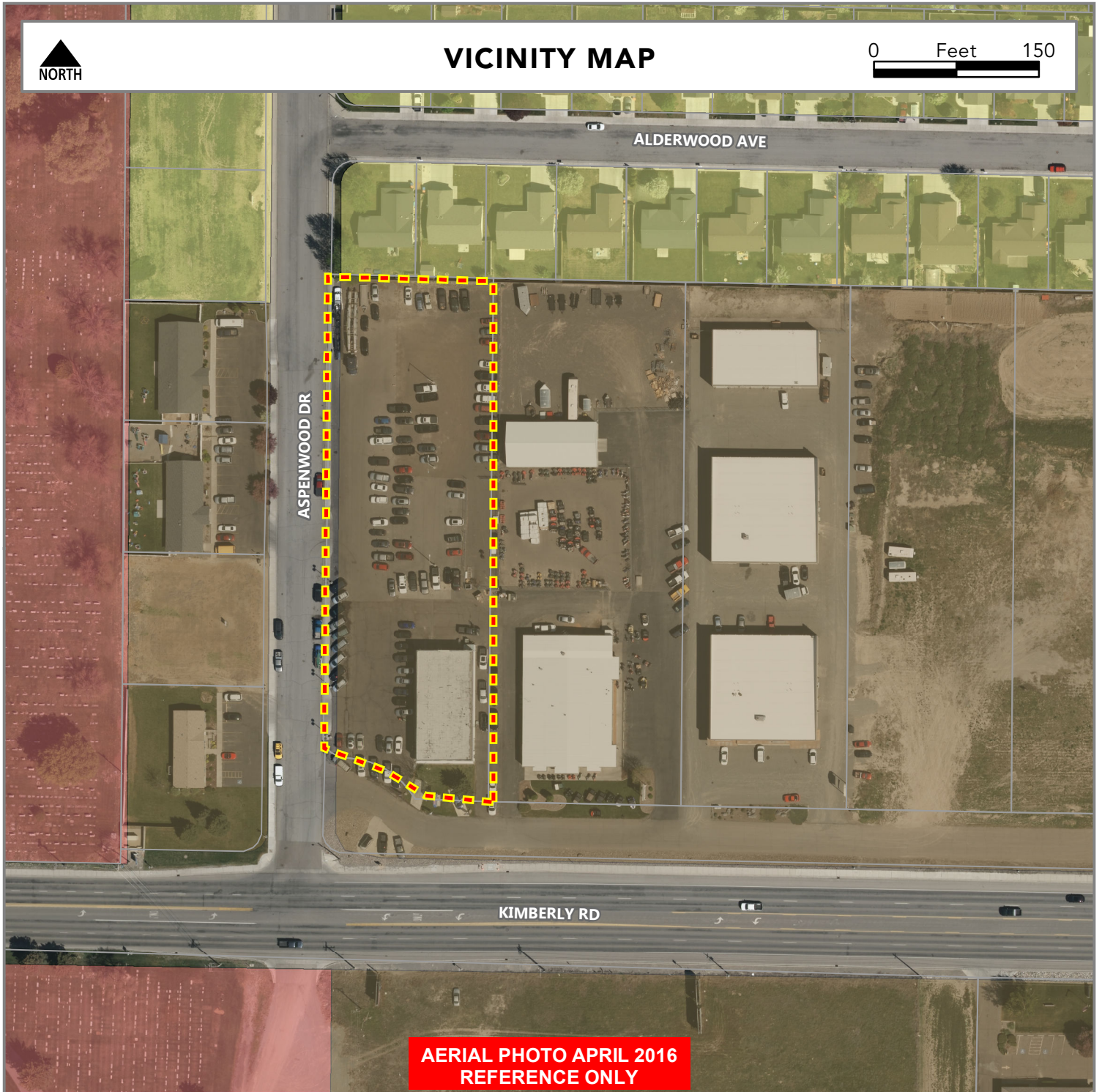
1. Vicinity Map
2. Narrative
3. Site Plan
4. Elevations
5. Photos

Public Hearing: April 14, 2020



VICINITY MAP

0 Feet 150



AERIAL PHOTO APRIL 2016
REFERENCE ONLY

- C-1
- R-2
- OS



SCHOW'S TRUCK & EQUIPMENT
360 W. 400 S.
HEYBURN, IDAHO 83350
(208) 436-9046

Mr. Cherry

This letter is in regards to the property located at 2441 Kimberly Road, Twin Falls, ID 83301. We received a letter concerning zoning you sent to Sid Lezamiz. I'm making sure I understand the changes in zoning and property improvements that may be required. I thought it would be appropriate to let you know what we our plans are for this location.

The tractors and equipment we stock, ranging from 20 hp to 85 hp and are non-titled. We will also be selling a side by side that Mahindra manufactures, called Roxor and retrievers. These utility vehicles fall in the same category as what traditionally we call side by sides, i.e. similar to Polaris Rangers, Can-am Mavericks, etc. These vehicles are registered for off road only but are titled vehicles.

Hours of operation will be 8 am to 6 pm Monday – Friday and from 8 am to 5 pm on Saturdays. Customer and employee traffic along with transporting and loading of equipment will have minimal impact on the area. There will be 4- 8 people employed at this location.

This facility will retail the above-mentioned units, accessories and attachments. The service requirements associated with this location will only be PDI's (Pre-delivery Inspections), detailing, and final assembly of some attachments, preventative maintenance and rentals.

I'm sure you are aware, the business that is adjacent east to this property is Adventure Motorsports. They have what I would consider very similar product line and property developments. As for the adjoining properties of Kimberly Road to the south, residential to the north and Aspenwood Drive to the west, there should be very little impact as far as noise, glare, odor, or fumes. In general, the property services should be comparable to those who previous leased the property.

Don Schow

President

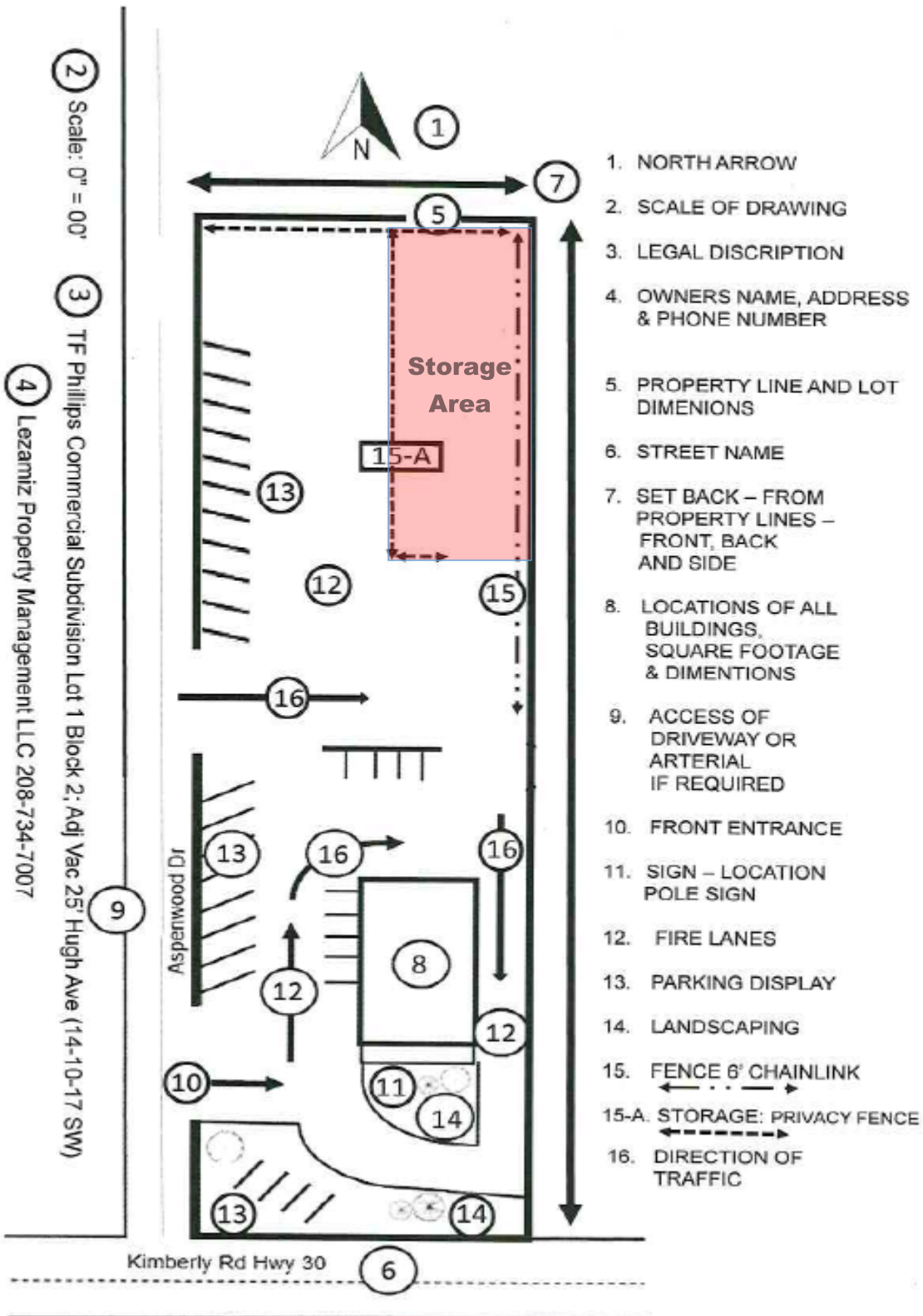
Schow's Inc.

208-431-9179

schowsinc@pmt.org

SCHOWS MAHINDRA & ROXOR

COMMERCIAL SITE PLAN



Sample Sporting Vehicles

2020 VEHICLE SPECS:

The 2020 ROXOR doesn't just have a fresh face, we gave it some more guts too. Hard to believe, but now the ROXOR can climb and crawl even better! The new 5:38 axle delivers higher torque to the ground for smoother, easier, and improved rock crawling.

As always, the ROXOR is ready to bypass well-trodden paved roads with modern innovation and extreme customization capabilities to take on almost anything a rugged stretch of terrain throws at it.

- Reliable, economical, and long-lasting 4-cylinder turbo diesel engine.
- 4WD to help get you where you need to go...anytime, any weather condition.
- Sturdy boxed steel frame.
- Rock-solid reliable drivetrain with truck-inspired 5-speed manual transmission or optional 6-speed automatic transmission.
- Three additional bold new colors.

A perfect blend of old school simplicity and current technology. Invest in an industrial strength ROXOR today and prepare yourself for the fun of accessorizing and customizing to match your adventure. This simple platform has proven itself worthy and comes with an industry-leading limited warranty of 2 years or 12,000 miles.†

Starting at MSRP²: \$16,599 USD, \$19,900 CAD
Fleet discounts available.

ROXOROFFROAD.COM



RETRIEVER 1000 DIESEL LINEUP

The Retriever 1000 lineup comes standard with a powerful, 1000cc, 24 hp, diesel powertrain. Available in single-row or crew seating. Choose a standard, Retriever or a long-bed cargo bed. Other built-in features include electric cargo lift, 2 inch front and rear receiver hitch, 21 inch tires with 30-inch aluminum wheels, LED headlights, 4.2-inch digital dash, cruise control, key locking, and a front brush guard with bull bar. All backed by the industry's best 3-year limited powertrain and 1-year bumper-to-bumper warranty.

STANDARD FEATURES

Engine: 1000cc, 24-hp Diesel Engine
Fuel: Injected Diesel
Horsepower: 24
Payload: up to 3000 lb
Max Towing: 2100 lb



RETRIEVER 1000 STANDARD DIESEL
Max Speed: 29 mph Cargo Bed: Electric Dump
Passengers: 2 Color: Red, Green, or Camo



RETRIEVER 1000 FLEXHAULER DIESEL
Max Speed: 29 mph Cargo Bed: Electric Dump
Passengers: 2 Color: Red, Green, or Camo



RETRIEVER 1000 CREW DIESEL
Max Speed: 29 mph Cargo Bed: Electric Dump
Passengers: 6 Color: Red, Green, or Camo



RETRIEVER 1000 LONG BED DIESEL
Max Speed: 29 mph Cargo Bed: 38 ft Bed
Passengers: 2 Color: Red Only

Sample Compact Construction Equipment

Compact Excavators



Compact Track Loaders



Teleskid



Compact Backhoe Loader



Compact Wheel Loader



Sample Compact/Utility Tractors

Sub-Compact Tractor



Compact Tractors



Utility Tractors



Sample Implements/Attachments

Mahindra



Heavy Duty Cutters - Lift Type

Mahindra



Standard - Heavy Duty Box Scrapers

Mahindra



Economy Rear Blades

Mahindra



Standard Duty Landscape Rakes



3-Point Hitch Snow Blower 78 in



*1526 - 1533, 1538, 2538 and 3016, 3616
- HD Snow Blade*



4-5-20

Twin Falls City Planning - Zoning,

I am writing this letter to comment on the special use permit for property located at 2441 Kimberly Road. I am at the address at 2452 Alderwood Ave., the 3rd house.

Previously I signed a letter for Mr. Lezama allowing him to not build a fence. Since that time, I have more information about the incoming business. The fence belongs to the properties on Alderwood. I would like to see a higher, better fence, hopefully to help with our view.

I do not want to have the business use our street to bring in trailers, heavy equipment, ~~etc.~~ etc. There should be no one using our street to test ATVs. There are small children on this end of street. Also, the noise from these machines is very loud. I spend a lot of time in my back yard in the summer. I would appreciate any effort to keep noise down. It would be disappointing to have to spend all my time inside.

Thank you,

Leslie K. Marcellus

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