



Twin Falls Planning & Zoning Commission Agenda

Tuesday, April 28, 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: April 14, 2020
- 3) Public Hearings
 - a) **ACTION ITEM:** Request for a Zoning District Change and Zoning Development Agreement from R-4 and R-6, P-3 Parking and Professional Office Overlays to "Masqueray Lofts R-6 PRO ZDA" for property located at 660 Shoshone Street East, 137 7th Avenue East, and 155 7th Avenue East c/o Patrick Hugins on behalf of GOQOZ Twin Falls 660 LLC. (PZ20-0014)
By: Brock Cherry, City Planner
 - b) **ACTION ITEM:** Request for a Special Use Permit to allow an In Home Daycare Services on property located at 1063 Borah Avenue West c/o Montserrat Ramos. (PZ20-0032)
By: Brock Cherry, City Planner
 - c) **ACTION ITEM:** Request for a Special Use Permit to allow for automobile and truck service and/or repair on property located at 1856 Eldridge Avenue c/o Rocky Ungaro. (PZ20-0037)
By: Lisa Strickland, City Planner
 - d) **ACTION ITEM:** Request for a Special Use Permit to "construct multiple buildings on a lot" on property located at 1155 Cheney Drive West c/o EHM Engineering, Inc. on behalf of David Scaggs. (PZ20-0038)
By: Brock Cherry, City Planner
 - e) **ACTION ITEM:** Request for a Special Use Permit to allow for a public school on property located at 209 5th Avenue North c/o Katrina Kulm, erstad Architects on behalf of Pinecrest Academy of Idaho. (PZ20-0039)
By: Brock Cherry, City Planner
- 4) Upcoming Meeting(s)
 - a) **INFORMATIONAL:** Tuesday, May 12, 2020

5) 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, 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

Chairperson Titus called the meeting to order at 6:02 pm

A quorum was present.

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

Staff Present: Spendlove, Strickland, Ebersole, Hafer, Vitek, Nope

2) Consent Calendar

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

Commissioner Bolton seconded the motion.

Unanimously Approved by a vote of 7-0

- a) Approval of Minutes from the following meeting: March 10, 2020

3) Items of Consideration

- 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 (PZ20-0014).

Staff Presentation:

PZ Director Spendlove presented the 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).

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.

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.

Staff makes no recommendation at this time.

Applicant Presentation:

Fran Florence, representative for the Galena Fund, gave a history of the Masqueray Lofts name. He introduced Bob Smith, Doug Crowler, and Bill Truax. He gave an outline of the development. He stated this project will help to revitalize the downtown corridor. He gave a history of the Twin Falls downtown.

Bob Smith, lead architect, presented the intent of the development. He stated this is a three phase project. 1st phase - 56-unit 1-3 bedroom apartment complex on 8th Avenue E and Shoshone Street. This first phase will be income based housing. 2nd phase - 56 unit 1-3 bedroom apartment complex on 7th Avenue East with market rate rent. The apartment buildings will be virtually the same building. 3rd phase - School at old clinic which will require a separate SUP that will be brought at a later time. He stated this project will bring an urban presence to the area and addressed the parking layout.

PZ/Questions & Comments:

- Commissioners Kelley, Detweiler, Hansen, Musser, and Bolton expressed concerns over the number of parking spaces per unit.
- Commissioner Bolton stated she likes the overall plan and the lower income housing.
- Commissioner Perez stated she is less concerned with parking, and believes this is a great in fill project, building up the walking culture to downtown.

- Chairperson Titus stated she likes the plan, but would like to see the statistics on the parking study.

4) Public Hearings

- a) 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)

Staff Presentation:

City Planner Strickland presented the 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)

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.

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.

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.

Should the Commission approve the 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.

Applicant Presentation:

Sid Lezamiz, representative for the applicant, presented the request for the SUP to allow an indoor recreational facility. He gave an overview of the update to the building. He stated he believes this is a good fit for the downtown area.

PZ/Questions & Comments: none

Public Hearing: Opened and closed without input

Discussions Followed: without concerns

Motion:

Commissioner Kelley made motion to approve the request for a Special Use Permit to allow 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)
Commissioner Detweiler seconded the motion.

Unanimously Approved by a vote of 7-0

- b) 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)

Staff Presentation:

City Planner Strickland presented the 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)

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.

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

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.

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.

Applicant Presentation:

Sid Lezamiz, representative, presented the request for a SUP 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. He gave a history of the property. He addressed the concern of residential neighbors regarding the noise from test driving vehicles. He believes there is already noise from the adjacent building, and this business would not increase the noise level. He stated the implements are not noisy, and do not go above 35 mph.

PZ/Questions & Comments:

- Chairperson Titus asked about previous SUP's for this property. She asked if the back area is hard surfaced. She asked if the privacy fencing is owned by residents. She asked if there is a screening requirement and about the display pads restrictions.
- City Planner Strickland clarified that Goode Motors came forward with a request for a SUP, but has decided to relocate to another property. She stated the applicant knows the back corner will need to be hard surfaced if there is a plan to store the vehicles/implements there. She stated that this SUP includes the display pads, sporting vehicles, and implement sales.
- PZ Director Spendlove stated there is no plan to change display area that was previously approved, and is not in the sight triangle and visibility issues can be addressed on a case by case basis. He stated the previous SUP has 3 display pads and would not change.

Public Hearing: Opened

PZ Director Spendlove stated there are two written comments from citizens that were presented to the commission, and there is no one on the phone waiting to comment. He addressed the citizens concerns, and the procedure to report issues to Code Enforcement.

Applicant Lezamiz gave a closing statement.

Public Hearing: Closed

Discussions Followed:

- Chairperson Titus stated this is a great fit for the area, and has a concern for adjacent houses, but with the last SUP there was landscaping buffer for noise for neighbors, is a setback for fence line possible to prevent issues of neighbors.
- Vice Chair Kelley stated he does not believe this will be an issue with the implements being stored and not leaning against fence, where most items would be displayed would be in the front of the property.
- City Planner Strickland clarified the screening around the rear storage area.

5) Upcoming Meeting(s)

- a) Tuesday, April 28, 2020

6) Adjournment

The meeting adjourned at 7:09 pm

Kelli Ebersole, Administrative Assistant



Date: Tuesday, April 28, 2020
To: Planning and Zoning Commission
From: Jonathan Spendlove, Planning and Zoning Director

ACTION ITEM

Request:

Request for a Zoning District Change and Zoning Development Agreement from R-4 and R-6, P-3 Parking and Professional Office Overlays to “Masqueray Lofts R-6 PRO ZDA” for property located at 660 Shoshone Street East, 137 7th Avenue East, and 155 7th Avenue East c/o Patrick Hugens on behalf of GOQOZ Twin Falls 660 LLC. (PZ20-0014)

Time Estimate:

Twenty (20) minutes for staff and applicant presentation; Fifteen (15) minutes for public hearing; Fifteen (15) minutes for Commission questions, discussion, and decision.

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:

Development of this property, from a parking lot to a multi-story building, will cause an increase in the property tax base for the City and the County.

Regulatory Impact:

The application would modify the zoning of the property by rezoning small portions from R-4 to R-6 PRO, and creating a Zoning Development Agreement across the entire property.

The Zoning Development Agreement is requesting modifications to the base R-6 Zone by way of Lot Area, Lot Occupancy, Building Height, and Off Street Parking Minimums.

There are no requests for modifications to the Permitted or Special Uses of the R-6 Zoning District.

History:

Per City and County records the Twin Falls Clinic building was first built in 1947 and experiences significant renovations in 1964 and expansion in the early 1990's. Magic Valley Healthcare occupied the building from 2002 – 2010. For a time, a portion of the southern building was occupied by Twin Falls

County Sheriff's Office. Since 2015 the the building has been vacant and owned by various parties.

The majority of properties associated with the request were Zoned R6: Multi Family - PRO in 1989 when the original Clinic was expanded.

Analysis:

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

The purpose of the requested ZDA is for the future construction of two (2) fifty-six (56) residential unit buildings and a potential future school. Each proposed building will consist of:

- Twenty-Four (24) Studio Units
- Eighteen (18) One Bedroom Units
- Nine (9) Two Bedroom Units
- Five (5) Three Bedroom Units

The proposed ZDA is requesting the following variations from the R-6 District and PRO Overlay development standards:

- No lot area minimum.
- No lot occupancy requirement.
- Setbacks: No front yard, and No rear yard setback requirement where the rear property line abuts an alley or non-residential use.
- Off street parking requirements will be accomplished through a cross access parking agreement for the entirety of the development, and counting the adjacent on-street public parking on 7th Ave East.
- Minimum Residential Parking Requirements shall be: Studio: 1.0 space; One Bedroom: 1.0 space; Two Bedroom: 1.5 spaces; Three Bedroom: 2.0 spaces.

Conclusion:

If the Commission determines the proposed request appropriate, you may recommend approval to the City Council, as presented, subject to the following conditions:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning, and other City Departments.

Attachments:

1. PZ20-0014 ZDA Staff Report
2. Vicinity Map
3. Narrative
4. Proposed ZDA Language
5. Site Plan
6. Landscape Plan
7. Elevations
8. Photos
9. Letter in Opposition #1
10. Letter in Opposition #2



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Brock Cherry, City Planner

Request: 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 PRO ZDA" for property located at 660 Shoshone Street East, 137 7th Avenue East, and 155 7th Avenue East.

Applicant:

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

Public Hearing: 4/28/2020

Analysis

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

The purpose of the requested ZDA is for the future construction of two (2) fifty-six (56) residential unit buildings. Each proposed building will consist of:

- Twenty-Four (24) Studio Units
- Eighteen (18) One Bedroom Units
- Nine (9) Two Bedroom Units
- Five (5) Three Bedroom Units

No modification of allowed uses is being requested.

The proposed ZDA is requesting the following variations from the R-6 District and PRO Overlay development standards:

- No lot area minimum.
- No lot occupancy requirement.
- No front yard setback requirement; No rear yard setback requirement where the

rear property line abuts an alley or non-residential use.

- All parcels within the proposed ZDA having a cross access parking agreements wherein the total number of required parking spaces may be accomplished utilizing the entirety of the ZDA boundary.
- Further, on-street parking spaces immediately adjacent to the parcels in the requested ZDA will be counted towards the required number of parking spaces.
- Residential Parking Requirements shall be:
 - Studio: 1.0 space
 - One Bedroom: 1.0 space
 - Two Bedroom: 1.5 spaces
 - Three Bedroom: 2.0 spaces

A preliminary presentation regarding the requested ZDA was presented to the Commission on 4/12/2020.

History

Per City and County records the Twin Falls Clinic building was first built in 1947 and experienced significant renovations in 1964. Magic Valley

Healthcare occupied the building from 2002 – 2010. Since then the building has been vacant and owned by various parties.

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: Zoning Development Agreements: A ZDA shall conform to all sections of Title 10 unless specifically addressed within the written zoning development agreement and approved by the City. The agreement shall list all requested deviations from city code. The council may add other requirements they deem appropriate.

Public Hearing: 4/28/2020

Per City Code 10-7-20: Public Hearing Notice Requirements: The applicant must follow all public notice requirements per state and city regulations.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Downtown" and is described within the document as follows: "Downtown" is designed to provide high density residential housing options while creating a functional, walkable, pedestrian environment. The comprehensive plan also gives a range of density per acre as a guideline. This proposal does exceed that guideline. There are numerous other goals and objectives outlined within the document which point towards projects like this as being desirable in this area of our City. As a cumulative determination, Staff determines this request conforms with the Comprehensive Plan.

Potential Impacts

The applicant and Staff do not anticipate detrimental impacts beyond reasonable levels. However, Staff does anticipate specific impacts such as:

- The proposed buildings will be the among the tallest building downtown and will change the current downtown skyline.
- Due to the height of the buildings there will an increase in the amount of shaded area in proximity to the building.
- There will be an increase in vehicle traffic to and around the proposed buildings. This is primarily due to the current property being unutilized for the previous 10+ years. However, Staff determines the proposed parking standards requested with the ZDA, paired with existing public parking infrastructure, and the

unique nature of the development, the necessary parking availability will be accommodated during the vast majority of the day. Peak hour usage may see some vehicles parked on local streets.

- The modification to the minimum area will allow for more units per acre than permitted in Current Code. This comes with multiple impacts. More people living downtown creates more opportunities for local businesses interactions and increased pedestrian activity. It also creates other impacts in the form of more activity in general within an area that has previously been largely underutilized. This is a change many in the area will see and feel.

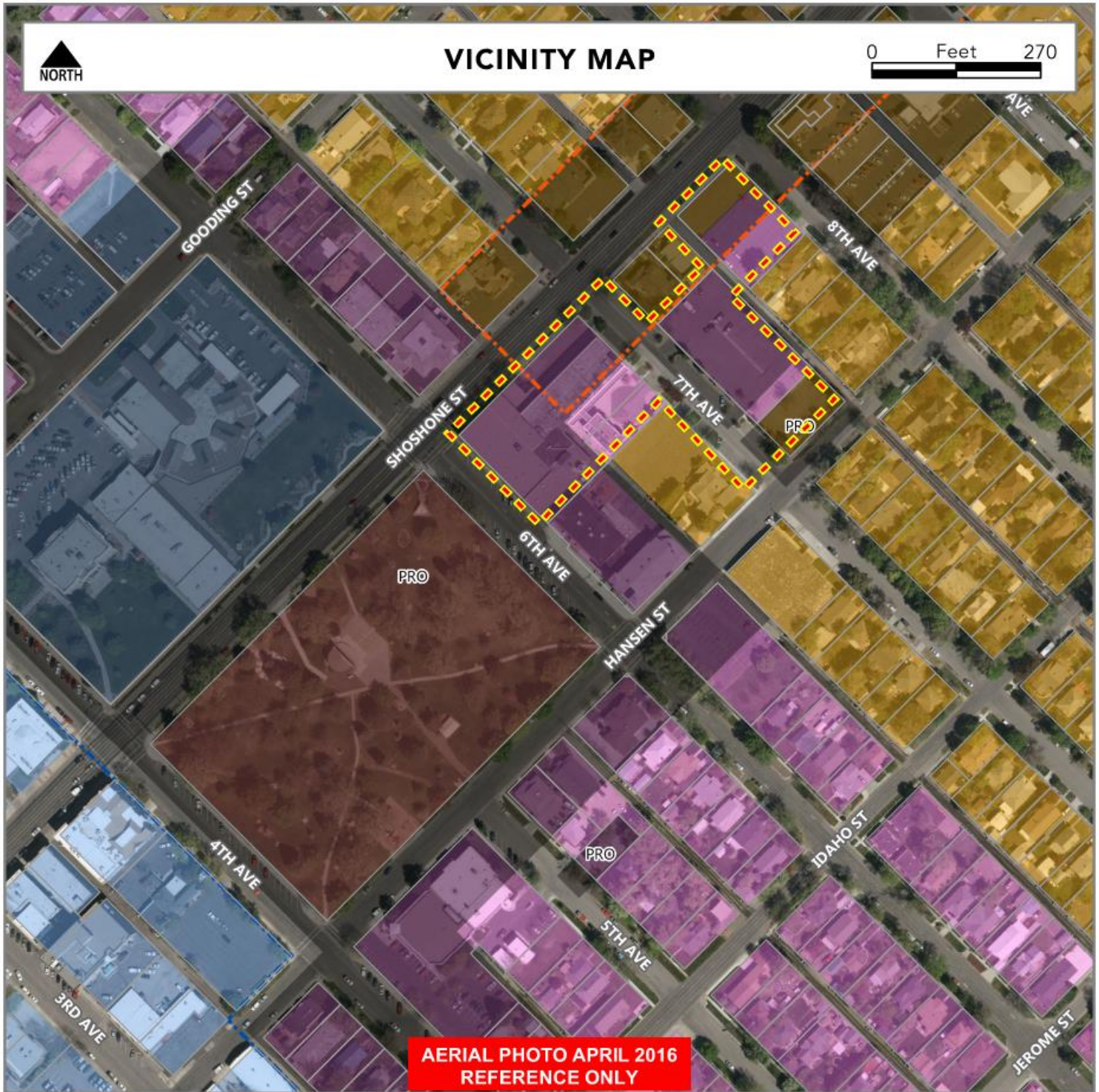
Conclusion

If the Commission determines the proposed request appropriate, you may recommend approval to the City Council, as presented, subject to the following conditions.

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning, and other City Departments.

Attachments

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



- | | | | |
|--|------------|--|-----|
| | 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

Masqueray Lofts R-6 PRO ZDA application narrative. Revised 4-23-20

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 contains the abandoned St. Lukes hospital and abandoned city offices that were foreclosed upon in 2015 along with associated surface parking lots. The proposed redevelopment project will be a catalytic redevelopment of the property that will bring people back into the downtown core and will create the entry point into the newly revitalizing Old Main corridor. All of the amenities that have been 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 unlocking the viability of redevelopment within the historic residential core and will re-energize the historic City Park at all hours of the day.

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 buildings are primarily residential multifamily and associated common area amenities and the third building is currently targeted as a gut and rehabilitation of the former hospital into a high-performing charter school.

To clarify the proposed ZDA further, the intent of this project is to construct two 5-story apartment buildings and to allow for a future remodel of the abandoned hospital/offices into a viable commercial enterprise and includes all associated site work.

The project area will be divided into three parcels as shown on the attached site plan with one building on each parcel. We are also 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.

Each apartment building would contain 56 apartment units with common areas on the first floor. Each building is proposed to have 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. We have listed the proposed exceptions to the R-6 Zone regulations.

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

Lot Area, Building Height and Yards. In order for this development to be economically viable it is critical to be able to provide a minimum number of affordable and market rate housing units on Parcels 1 & 2. The number of units requires a larger footprint and building height than is currently allowed in the R-6 zone to achieve the necessary density. To have this development also be an extension and gateway to downtown Twin Falls it is important for the design to have an urban site design with smaller or no setbacks. By removing the front and rear yard requirements the apartment buildings can be placed closer to the property lines allowing for space to not only provide a viable number of

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Suite A
Boise, Idaho
83702

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Facsimile:
208.338.0011

hsaarchitects.com

housing units but also to maximize the number of off-street parking spaces. Having zero setbacks will also match the setbacks on the existing former medical building that is part of this ZDA and the adjacent St. Edward's Church and School setbacks. In our opinion zero setbacks where the building is adjacent to Shoshone Street is appropriate on a major arterial. At 7th Avenue East and Hansen Street we are providing larger setbacks to that building which is more appropriate to its location.

Parking: The P-3 parking overlay district allows the city to allow special considerations for parking within the district on a case by case basis. Based on comments from the Planning and Zoning Commissioners at our presentation on April 14, 2020 and comments from neighbors we understand that parking is an issue of primary concern. In response to those concerns we are revising our proposed parking ratios as follows:

- 1.0 space per Studio unit
- 1.0 space per 1 Bedroom unit
- 1.5 spaces per 2 Bedroom unit
- 2.0 spaces per 3 Bedroom unit

The above ratios result in a total number of required parking spaces for the apartments at 131. We are also proposing that as part of the special consideration that the on-street parking immediately adjacent to the parcels in question be allowed to be counted as part of the fulfillment of the parking space requirement and that cross use agreements between the 3 parcels also be considered as part of the satisfaction of the parking requirements. In the downtown core P-1 zone the lack of requirement for any off-street parking is acknowledging that all needed parking will come from on-street parking or remote parking garage. In our view 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 degrees 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. For example, parking for the future school will be at its peak during the day when many apartment residents will be away at work, while parking for the apartments will be maximum in the evening and overnight when the school will typically be closed. We have included in our revised site plan one possible configuration of parcel 3 where the north addition of the existing building would be demolished and replaced with parking, a play area and entrance plaza. Additional street parking would be created as well as drop off areas for parents and buses and improved traffic circulation. In this new site configuration we are providing 158 total parking spaces as part of this ZDA. This is going to be a phased project with the Apartments on Parcel 1 being constructed first, followed by Parcel 2 then Parcel 3. We request that the requirement for the additional parking on Parcel 3 be a condition for occupancy of the Parcel 2 building which will allow the plans for the school to be solidified.

Future School: The developer has been in discussions with organizations that are very interested in locating a high-performance charter school or private school in the existing abandoned and vacant building at Shoshone Street and 6th Avenue East. In further discussion with potential schools it has become clear the existing building is too large for most school uses. Removing the north addition to create additional parking and retaining the original 40,000 s.f. building appears to be the best approach. We anticipate that the future school of this size would have approximately 16 classrooms and therefore require 32 parking spaces.

However, no specific plan or agreement is in place at this time. Therefore, we are proposing that the use of that building as a school remain as a Special Use as currently designated in the R-6 zone. The owner would need to apply in the future for Special use approval from the city in the future. At the time the application is submitted the city will be able to review the proposed parking, traffic circulation and site development for the school and approve or deny or apply any site-specific conditions it deems necessary. Any use of the city park by the future school would be subject to a utilization agreement between the school and the city. This developer has successfully put a utilization agreement in place between a charter school and Garden City, Idaho for the use of the public park adjacent to the school.

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

Masqueray Lofts R-6 PRO 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 Masqueray Lofts 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, Title 10 – Chapter 4 – Section 18: PRO, PROFESSIONAL OVERLAY DISTRICT, and Title 10 – Chapter 10 – Section 12: Parking Overlay District 3 for the area designated as “Masqueray Lofts ZDA”, or as amended, and all other references to other sections therein except for the following:
2. R6 Residential Medium Density District: Modified as follows;
 - a. Permitted Uses: No modification requested
 - b. Property Development Standards:
 - i. Lot Area: No Minimum.
 - ii. Lot Occupancy: No occupancy requirement.
 - iii. Building Height: No building shall exceed sixty-two feet (62') in height.
 - iv. Yards:
 1. Front Yard: No requirement.
 2. Rear Yard: No requirement where the rear property line abuts an alley or non-residential use.
 - v. Off Street Parking: The various parcels within this ZDA shall have cross access parking agreements wherein the total number of required parking spaces may be accomplished utilizing the entirety of the ZDA boundary. On-street parking spaces immediately adjacent to the parcels in this ZDA shall be counted towards the total number of required parking spaces.

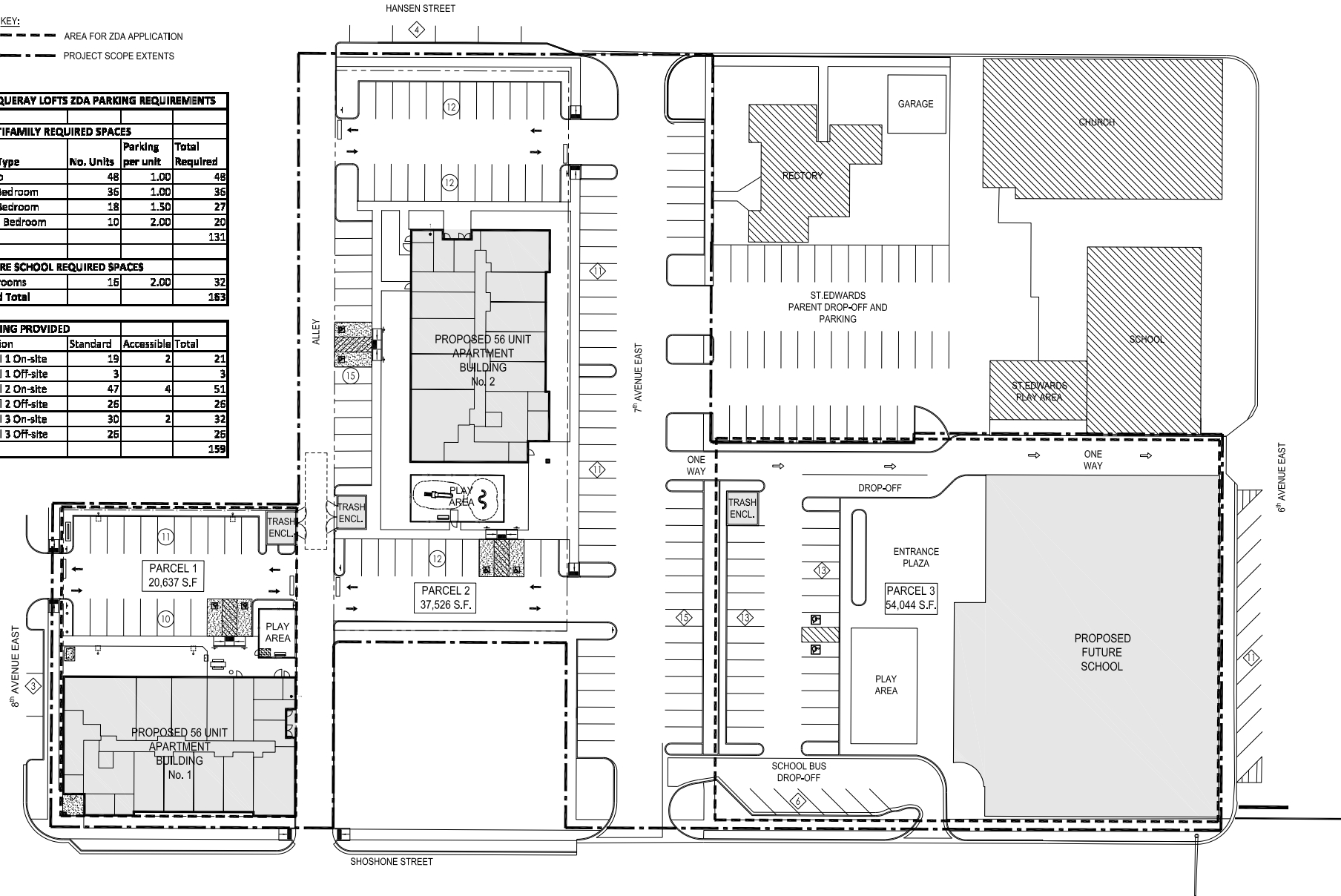
Each residential dwelling unit shall have the following minimum number of parking spaces:

1. Studio: 1.0 space
2. One Bedroom: 1.0 space
3. Two Bedroom: 1.5 spaces
4. Three Bedroom: 2.0 spaces

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

MASQUERAY LOFTS ZDA PARKING REQUIREMENTS				
MULTIFAMILY REQUIRED SPACES				
Unit Type	No. Units	Parking per unit	Total Required	
Studio	48	1.00	48	
One Bedroom	36	1.00	36	
Two Bedroom	18	1.50	27	
Three Bedroom	10	2.00	20	
Total			131	
FUTURE SCHOOL REQUIRED SPACES				
Classrooms	16	2.00	32	
Grand Total			163	

PARKING PROVIDED			
Location	Standard	Accessible	Total
Parcel 1 On-site	19	2	21
Parcel 1 Off-site	3		3
Parcel 2 On-site	47	4	51
Parcel 2 Off-site	26		26
Parcel 3 On-site	30	2	32
Parcel 3 Off-site	26		26
Total			159



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

HUTCHISON SMITH ARCHITECTS
 HSA
 270 North 20th St., Boise, Idaho 83702
 (208) 338-1212
 Fax: (208) 338-0601

PROJECT: 16141
 FILE: 16-161 Proposed Site
 DATE: April 2020
 DRAWN: [blank]
 REVISIONS: [blank]

TWIN FALLS IDAHO

TWIN FALLS UNITED PARTNERSHIP
 MULTI-FAMILY APARTMENTS
 8TH AVENUE EAST & SHOSHONE, TWIN FALLS, IDAHO

SHEET NO.
A1.0

PROPOSED SITE PLAN

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE	HOW	CLASS
1	1	Quercus macrocarpa 'Hayden' 'M' Hayden Haystack	2" CAL. BAB	45'X35'		Class 1
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE	HOW	CLASS
1	1	Pinus Needles 'Vandermeer's Pyramid' 'Vandermeer's Pyramid'	10"-12" BAB	25'X15'		
1	1	Pinus strobus 'Fastigata' 'Pyramidal White Pine'	4"-6" BAB	30'X10'		
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE	HOW	CLASS
40	40	Larix laricina 'Blue Chip' 'Blue Chip Juniper'	2 GAL.	1'x1'		
22	22	Larix laricina 'Blue Arrow' 'Blue Arrow Juniper'	4"-6" BAB	12'x3'		
26	26	Pinus strobus 'Purpurea' 'Mop Pine'	5 GAL.	9'x5'		
4	4	Pinus strobus 'Owl-Low' 'Owl-Low'	2 GAL.	3'x3'		
ANNUALS/PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE	HOW	CLASS
1	1	Hemerocallis 'Stella de Oro' 'Stella de Oro Daylily'	1 GAL.	1'x2'		
13	13	Solidago nemoralis 'May Night' 'May Night'	1 GAL.	2'x2'		
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE	HOW	CLASS
21	21	Colocynthis 'scutellaria' 'Scutellaria'	1 GAL.	6'x2'		
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE	HOW	CLASS
1	1	Liriodendron 'Liriodendron'	1.5LTA			

LANDSCAPE REQUIREMENTS

PER CITY OF TWIN FALLS CODE 10-11-21

TOTAL AREA OF LANDSCAPE: 10,127 SF

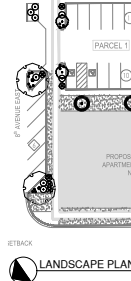
CODE DESCRIPTION	REQUIREMENT	PROVIDED
1 TREE/SHRUB	50 PERCENT/1% EXISTING (44 TOTAL)	28 PROPOSED/1% EXISTING (44 TOTAL)
2 SOIL ENHANCER TREES	18 E.G. TREES	20 PROPOSED/ EXISTING (22 TOTAL)
1 SHRUB/100 SF	180 SHRUBS	180 SHRUBS
2 SOIL ENHANCER SHRUBS	91 E.G. SHRUBS	91 E.G. SHRUBS

GENERAL LANDSCAPE NOTES - AGENCY SUBMITTAL

- CONTRACTOR SHALL LOCATE AND EXISTING EXISTING UNDERGROUND AND OVERGROUND UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REMAIN UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TREE AND SIZE SHOWN.
- ALL TOPSOIL TO BE AMENDED AT A RATIO OF 3 GAL. VOL. OF ORGANIC MATTER PER CUBIC YD. OF TOPSOIL. TOPSOIL SHALL BE PLACED TO A DEPTH OF 6 INCHES OF TOPSOIL.
- ALL SHRUB BEDS SHALL HAVE A MIN. 1/2" DEPTH OF TOPSOIL. ALL PLANTER ISLANDS SHALL HAVE MIN. 12" TOPSOIL AND ALL LAWN AREAS SHALL HAVE MIN. 4" TOPSOIL. SPREAD, COMPACT AND FINE GRADE. SMOOTHLY TO 3 INCHES BELOW THE SURFACE OF WALKWAYS AND CURBS. IN ACCORDANCE WITH THE GRADING PLAN.
- TOPSOIL SHALL BE A LOOSE, FINE, SANDY LOAM, CLEAN AND FREE OF ROCKS (LARGER THAN 3 INCHES), WEEDS, ROOTS, DEBRIS, 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 TOPSOIL. TOPSOIL FROM SITE VERIFY TOPSOIL WILL MEET THE REQUIREMENTS AND AMEND AS NECESSARY. IMPORT WHEN EXISTING TOPSOIL QUANTITIES ARE INSUFFICIENT.
- IF EXISTING TOPSOIL FROM SITE VERIFY TOPSOIL FROM SITE VERIFY TOPSOIL SHALL HAVE SIMILAR SOIL CHARACTERISTICS TO THE PROJECT SITE. NEW TOPSOIL SHALL BE FERTILE, FINE, NATURAL LOAM, REASONABLY FREE OF SALTS, 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" MAX. BLACK AND TAN PINE-BARK WOOD MULCH. INSTALL A PERMANENT FABRIC WEED BARRIER UNDER WOOD MULCH. UNPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED. STAPLE ALL EDGES UP TO 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 DURING THE GUARANTEE PERIOD WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- FERTILIZE ALL TREES WITH "AGROFERT" PLANTING TABLETS. FOLLOW MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE ADEQUATE CLEAN UP OF ANY DEBRIS OR OTHER MATERIAL ON SITE CREATED FROM LANDSCAPE CONSTRUCTION OPERATIONS.

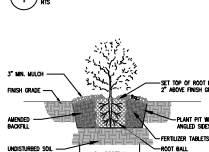
GENERAL IRRIGATION NOTES - AGENCY SUBMITTAL

- ALL PLANT MATERIAL TO BE INSTALLED BY THE DEVELOPER OR SUBDIVISION PRE-INSTALLED IRRIGATION SYSTEM. IRRIGATION OF COMMON AREAS SHALL BE VIA THE SUBDIVISION'S PRE-INSTALLED IRRIGATION SYSTEM. IRRIGATION OF INDIVIDUAL LOTS AND LANDSCAPING ALONG THE PERIMETER OF PLANT LOTS SHALL BE VIA METERED, POTABLE WATER AND THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.
- CONTRACTOR THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE INCH PER WEEK OF WATER TO PLANTS WITH HEAD TO HEAD SPACING OR TRANSILLUARY SPACING AS APPROPRIATE.
- MATCHED PRECIPITATION RATES. SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
- EXISTING DITCHES. SPRINKLER HEADS BRACING LANE OR OTHER HAND WATER DRAINAGE AREAS SHALL BE CIRCLED AND NOTED AS ARE ON THE SITE PLAN. NO DITCHES OR DITCHES FROM THOSE SPRINKLER TREES, SHRUBS, OR OTHER REDUCED WATER DRAINAGE AREAS.
- OVERSPRAYS. SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY OVER IMPAVED SURFACES BELOW AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.



Landscape Plan to reflect revised site plan.

1 EDGING DETAIL



2 SHRUB PLANTING DETAIL



3 CONIFER TREE DETAIL



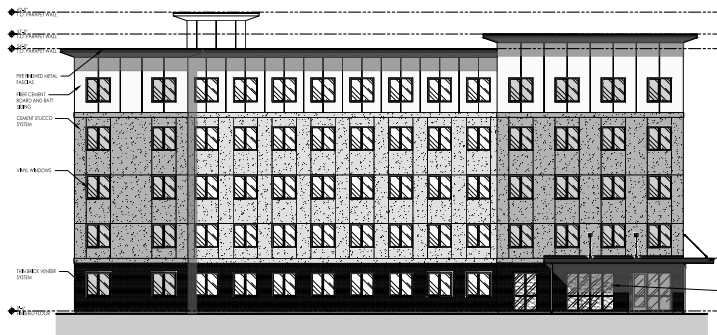
4 TREE PLANTING DETAIL



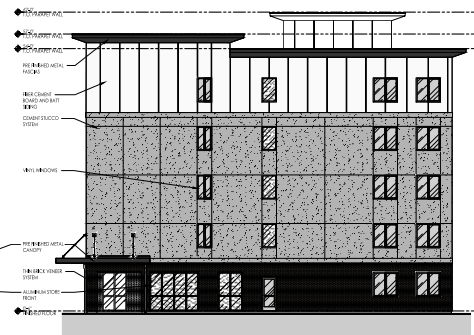
HUTCHISON SMITH ARCHITECTS
200 NORTH 10TH STREET, SUITE 100, TWIN FALLS, IDAHO 83401
PROJECT: 16-041
FILE: 20001_Landscape.PLA
DATE: 11-MARCH-2020
DESIGN: [blank]
REVISIONS: [blank]



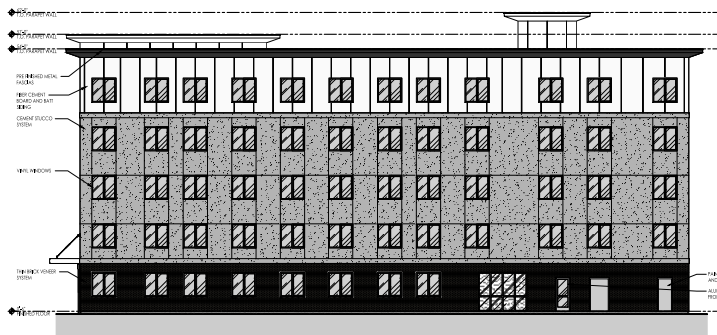
TWIN FALLS LIMITED PARTNERSHIP
MULTI-FAMILY APARTMENTS
8TH AVENUE EAST & BROADWAY, TWIN FALLS, IDAHO
LANDSCAPE PLAN
SHEET NO. L1.0



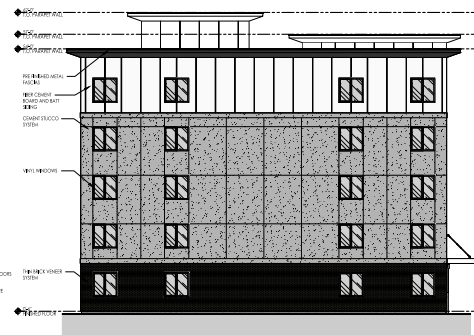
A PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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"



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

LETTER IN OPPOSITION #1

April 20, 2020

To: MEMBERS OF THE TWIN FALLS PLANNING & ZONING COMMISSION

MEMBERS OF THE TWIN FALLS CITY COUNCIL

ATTN: GOQOZ Twin Falls 660 LLC
(app.PZ20-0014)

HELLO.....

My name is Joan Brawley and I, and my husband James D. Brawley, reside at 2891 Elizabeth Blvd., Twin Falls, Idaho. Together we own the building on the corner of 8th Avenue North and Shoshone Street (735 Shoshone Street North), Twin Falls, Idaho.

I have been a resident of Twin Falls for over 70 years and have held an active Real Estate License for over 45 years. Currently I am an Associate Broker at Mtn. West Realty. My sincere Thanks to you for reading this correspondence and subsequently pondering my respective Issues.

Let me express my thanks to you for the renewed interest in renovating and activating our Downtown City area. This is the second attempt and hopefully it will be the most successful. Our City has grown by leaps and bounds over my lifetime. Having served on the P & Z Commission For several years (in my earlier days) I have witnessed many success's and many failures. The old adage "hindsight is 2020" has certainly been true.

We whole heartedly believe that the proposed development 9GOQOZ Twin Falls 660 LLC (app.PZ20-0014) is the worst proposal for our downtown entrance that we can ever imagine.

LISTED BELOW ARE THE ISSUES BOTH James and I are very concerned about.

1. Height of the buildings and density are EXTREMELY IMPORTANT.
2. Parking issues – having owned our building for over 25 years we are very aware of ongoing parking issues. Currently street parking in the main parking for 8th avenue north.
3. Adequate infrastructure in our city's main corridor to carry the extra density loads. We currently experience problems with roots in the city sewer and our building.
4. Long term ownership of the project. Management of units and adequate maintenance and repair ability of the owners. We are very aware of the effects of these items when they are left to Non-resident owners.
5. Disapproval of R-6 Parking and Professional overlay areas ANYWHERE.
6. A clear and exact explanation of what the initials... LIHTC... is and who, if anyone or any company will experience Tax Credits and/or Tax Relief.

PLEASE BE ADVISED THAT THE FIRST NOTICE OF PUBLIC HEARING WAS RECEIVED BY US ON Wednesday, April 15, 2020 AT 3:30 IN THE AFTERNOON. The so-called public hearing was held on Tuesday, April 15 at 12:00 noon. Further, the information in the notice is in error. It indicates that the presentation will be Held on Wednesday, April 14, 2020, which was of course on Tuesday.

LASTLY, WHY DURING THIS CURRENT COVID-19 LOCKDOWN, would something of this IMPORTANCE even be considered without due notice and consideration for the public.

Obviously; we have many other concerns and questions – this correspondence will provide only a small indication as to our issues and hopefully desired responses.

Thank you again for your patience and response.

Sincerely,



James D. Brawley
208-731-4144



M. Joan Brawley
208-358-3933

2891 Elizabeth Blvd.
Twin Falls, Idaho 83301
mjb2t@cableone.net

LETTER IN OPPOSITION #2

From: [Hilber Nelson](#)
To: [Kelli Ebersole](#)
Subject: Vote no on five storey apartment buildings.
Date: Thursday, April 23, 2020 10:12:11 AM

[EXTERNAL SENDER]

Below are my objections highlighted in yellow. Inadequate parking devalues neighboring properties, causes congestion, and public safety concerns.

**Are you aware that there is two
5 STOREY APARTMENT BUILDINGS
being proposed for Shoshone, 7th & 8th?**



They plan for **112 UNITS**

- One will be Low Income Housing & One will be available to all.
- There will **ONLY BE 105 PARKING SPOTS!** Where will the overflow go? Our homes & businesses!
- They have taken data from SLC, Boise, & Idaho Falls and claim that more people walk then drive these days, so extra parking isn't needed. They also mentioned in the Preliminary Hearing that more are using public transport in their research which isn't even available in Twin Falls.
- We conducted our own study of Twin Falls and asked 12 separate apartment complexes how many apartments they have and how many of their units have more than 1 vehicle. Of the **1,173 units** managed between the 12 complexes, there is **only 14 units** that do not have any vehicles, and this includes the college apartments where the students are right across the street from the school.
- Everyone of the managers claimed that many of their units have more than 1 vehicle and they need to have AT LEAST two parking spots for the units.
- One section is zoned R-4 (Residential) and the other is R-6 (Multi-family). They are requesting to get the R-4 changed to R-6 and P-3 Parking and Professional Office Overlays to "Masqueray Lofts R-6 ZDA".

**Don't let the City change the zoning!
Help us oppose this!**

We are a group of concerned citizens who
oppose these apartments in this area and will
need your voice.

Contact Callie at 208.731.0428 or Danae at
775.385.7065 for more Information.
*Please see pictures & more info on back!

Hilber Nelson
hilber@cableone.net
208-539-5446

Kelli Ebersole

From: Alonso Lopez <osnola57@hotmail.com>
Sent: Friday, April 24, 2020 1:52 PM
To: Kelli Ebersole
Subject: Proposed apartment complex on 7th Ave. East

[EXTERNAL SENDER]

To Whom It May Concern,

Thank you for receiving this correspondence. Please read it at the upcoming public hearing on the 28th to ensure it becomes part of the permanent record.

My name is Kate Lopez. My family and I have lived on the corner of 8th and Hansen for the last 35 years.

In that time, there have been many changes to our city. When we first arrived in Twin, property a mile east of Eastland Drive was "country". The Clinic was a small alternative choice to MVRMC. Ernst and Anderson's were the lumber and hardware megastores, and our airport had occasional 12 seater flights. Now, housing and rural development occupy land all the way to the Hansen bridge, the Clinic is shuttered, MVRMC is repurposed (that was smart), the megastores have been replaced by superstores. And the airport? Well, the pandemic might be the chief determinant in its future.

But also at that time, the Depot Grill operated, as did Frederickson's. These small family owned stores have survived because their owners are resourceful, diligent, and persistent. Case in point, Rudy's (formerly Price Hardware) transformed itself when faced with "big-box" hardware store competition. All are part of the fabric of Twin Falls history.

Growth is inevitable, and understandably healthy, if well-planned. But not all things need change. Zoning and density regulations were implemented years ago to avoid haphazard growth and inconsistent development. That is why citizens have enjoyed living in Twin Falls.

The property proposed for the 100+ apartment complex and 135 parking spots, on 7th is right in the middle of a historic district. The proposal type is incongruent with these family dwellings, St. Edward's Church, and the Christian Church. The historical area is a walking area that will be detrimentally affected by an apartment complex and the traffic it will generate. These old homes were built by some of the original Twin Falls residents and should be respected for the flavor and tone they contribute to the downtown area.

Both zoning and other restrictions (height) are consistently varied by the city council in favor of developers and "necessary growth". Just one example is the hotel development on the canyon rim approved last year. Locals advocated for its denial, yet height variances were approved because we apparently "needed" another hotel right on the canyon rim.

My question to the city council is this: Why is it that elected officials, who are supposed to represent all local citizens, appear to only represent those with money, who want to build everywhere? Why can't a few homeowners have a say in the direction of Twin Falls development? Why can't an occasional "no" to growth in a historical area be seen as a good thing?

Please remember. We can't determine how to orient for the future if we can't remember where we have been. Historical districts should be preserved and celebrated. There are plenty of options for multi-density housing in the Twin Falls area. Our historical area should not be one of them.

Respectfully,
Kate Lopez

Sent from my iPad



Date: Tuesday, April 28, 2020
To: Planning and Zoning Commission
From: Brock Cherry, Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow an In Home Daycare Services on property located at 1063 Borah Avenue West c/o Montserrat Ramos. (PZ20-0032)

Time Estimate:

Five (5) minutes for staff and applicant presentation; Five (5) minutes for public hearing; Five (5) minutes for Commission questions, discussion, and decision.

Background:

NA

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:

NA

History:

Per City and County records the primary residence on the subject property was built in 2010.

Analysis:

This is a request to allow In Home Daycare on property located at 1063 Borah Avenue West. The subject property is located in in the R-2 (Residential Medium Density) Zoning District.

The applicant intends to operate an In-Home Daycare / Summer Program which will provided services for

no more than twelve (12) children. The applicant will be the sole employee. Proposed hours of operation will be from 7:30 AM to 6:00 PM. When outside, the children will be in the backyard which is fully fenced.

Staff determines that the applicant's request is in accordance with City Code and City Comprehensive Plans.

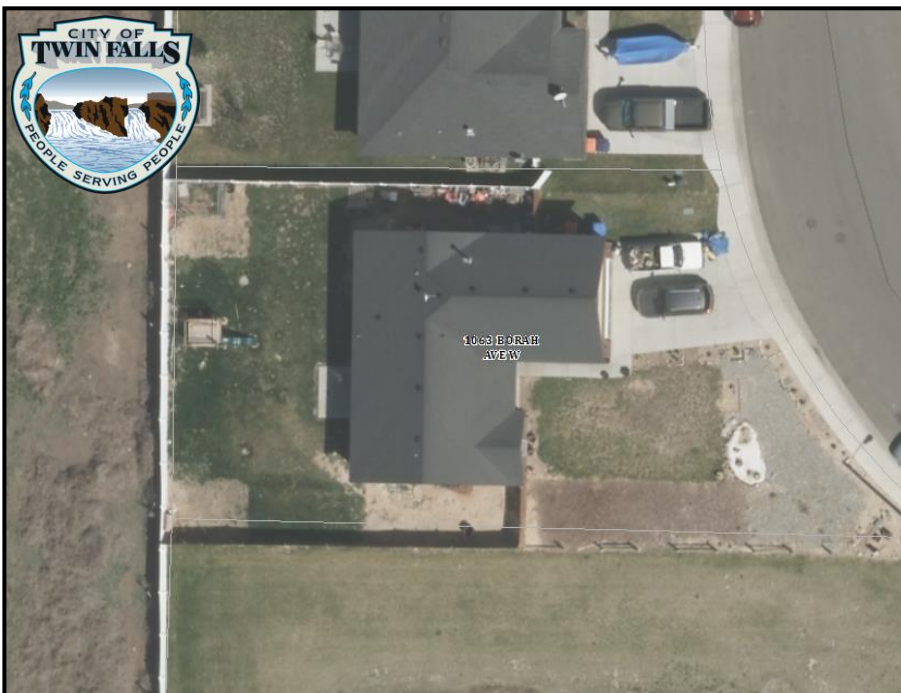
Conclusion:

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. SUP Staff Report PZ20-0032
2. Vicinity Map
3. Narrative
4. Site Plan
5. Photos



Comprehensive Staff Report

To: Planning & Zoning Commission
Presenter: Brock Cherry, City Planner
Request: A **Special Use Permit** to allow
In Home Daycare Services on property
located at 1063 Borah Avenue West.
Application: PZ20-0032
Applicant & Representative:
Montserrat Ramos
1063 Borah Avenue West
Twin Falls, ID 83301

Public Hearing: April 28th, 2020

Analysis

This is a request to allow In Home Daycare on property located at 1063 Borah Avenue West. The subject property is located in the R-2 (Residential Medium Density) Zoning District.

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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

Per City and County records the primary residence on the subject property was built in 2010.

Applicable Regulations or Codes

Per City Code 10-2-1, An "In Home Daycare" is defined as a daycare service in a home in which the provider lives full time and is the main on-site caregiver of the service.

Per City Code 10-4-4, The R-2 Zoning District requires a Special Use Permit to allow In Home Daycare Services.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Town Neighborhood". The Town Neighborhood designation allows for minor residential services including in-home daycares.

The 2009 Master Transportation Plan designates the roadways surrounding the property has local streets which are meant to accommodate daily residential traffic.

Potential Impacts

The applicant and staff do not anticipate an increase of significant detrimental impacts from this request on surrounding properties. However, the applicant does note that there will be slight traffic during drop-offs/pick-ups and typical noise of children when playing in the applicant's backyard.

Conclusion

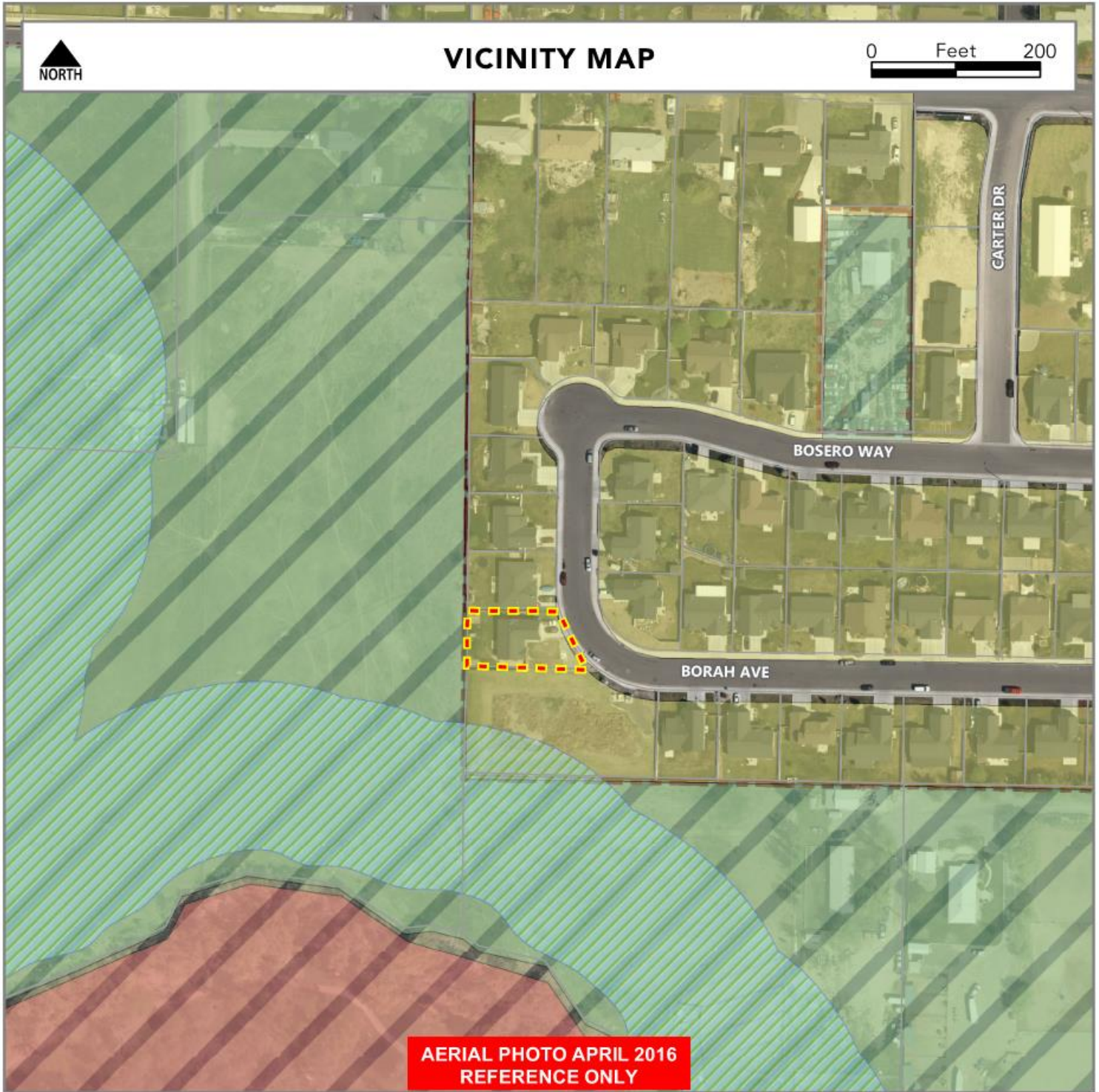
If the Commission approves this request as presented, then staff recommends the following conditions.

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 28th, 2020



- | | | | |
|--|-----|--|-----|
| | CRO | | R-2 |
| | OS | | SUI |
| | AOI | | |

Current Zoning: R-2
 Comprehensive Plan: Town
 Neighborhood

Existing Land Use: Residential
 Proposed Land Use: In Home
 Daycare

Surrounding Zoning Designations & Land Use(s)

North: R-2, Residential	East: R-2, Residential
South: R-2, Vacant / Water Retention Area	West: SUI, Vacant

Applicable Regulations

10-1-4, 10-1-5, 10-4-4, 10-7-12, 10-10-11, 10-11-1 thru 8, 10-13

- What we have to offer
 - Type of facility
 - In home summer camp
 - Based on the fundamentals of the summer learning loss gap
 - Emotionally lead learning
 - Hours
 - 7:30 a.m. – 6 p.m.
 - Part-time and Full-time availability
 - Part-time 25 hrs.
 - Full-time 40 hrs.
 - Traffic
 - Traffic times would be typically between 4-5 family cars.
 - Drop off times 7:30 a.m. - 9 a.m.
 - Pick up 12:30 p.m. -1 p.m. & 5:30 p.m. – 6 p.m.
 - Noise
 - Typical noise would be playful children in the backyard or exploring play as we would travel to Rock creek park.
 - Employee
 - 1 employee
 - An evaluation of the effects on adjoining property including the effect of such elements as:
 - Noise
 - Minimal
 - Considered normal children activity play in our subdivision
 - Glare
 - None
 - Oder
 - None
 - Fumes and Vibrations
 - None
 - A discussion of the general compatibility with adjacent and other properties in the district.
 - Date to be determined
 - Close neighbors and friends are aware of our idea.

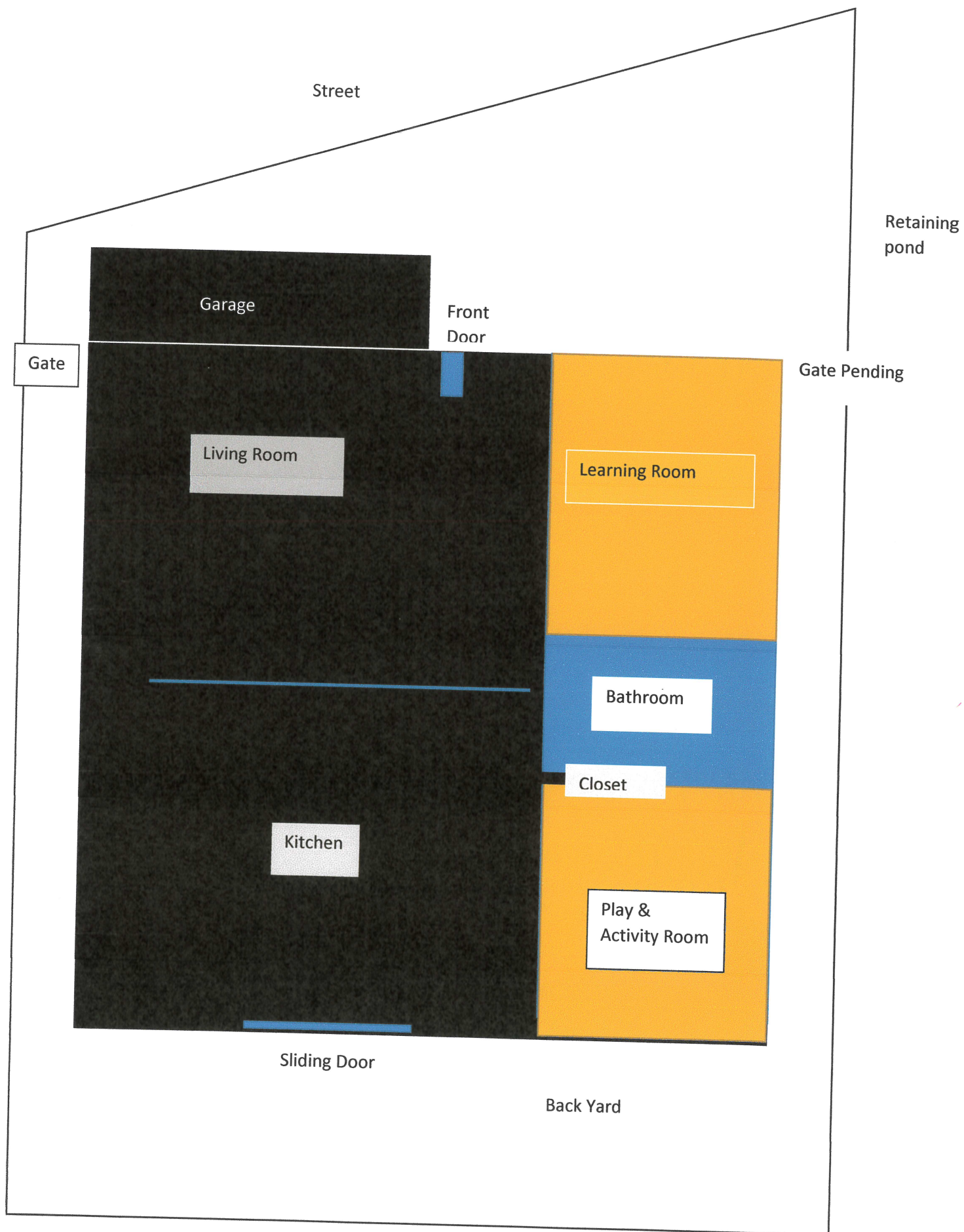
- Founded on these pillars
 - Whole Based Learning
 - Summer program geared towards the retention of the academic year.
 - Known as the learning loss gap
 - Each learning station activity is tailored to the individual child's ability to learn.
 - Meeting a child's emotional Needs
 - This would be attained by following the stress model that Bryan Post is well known.
 - This is by acknowledging the problem before it becomes a problem.
 - A lot of children come into a setting with a variety of trauma that may be unknown. Having this trauma can manifest to troubling behavior but by taking the time to get to know the child and the family and creating a rounded approach of learning the trauma can be turned into a positive learning scenario that can allow the child to learn and grow with in their own strengths.
 - Bryan Post
 - Heather Forbes
 - Bruce Perry
 - Dr. Ross Greene
 - Our approach
 - Natural Based Healing
 - Balanced and Barefoot by Angela Hanscom
 - This particular book talks about how a child learns, explores and grows best when there is a thriving environment that allows for running barefoot, playing in the mud and experiencing class lessons outdoors.
 - Last Child in the Wood's by Richard Louv
 - Nature deficit disorder
 - Reconnecting kids with nature and allowing them to get dirty.
 - We would provide that by allowing them to have their own gardening plots within our home-based learning.
 - Plant growth
 - Types of soils
 - Nutrition within vegetables and fruits
 - Bryan Post
 - Emotional regulation
 - Heather Forbes
 - Trauma informed learners
 - We are individuals that focus on the emotional well being of the child by creating an environment that allows the child to cope with their emotional trauma with a trained adult individual.
 - By doing this it allows a child to build a healthy relationship with his peers and adult mentors

Why we are considering the approach toward a summer camp program that allows children to learn, play and grow as individuals.

- I had an A haw moment about 3 years ago when we were getting ready to take our kids out of the private teaching sector.
 - We found that the emotional well being was not being well developed with in our children when school lessons were being introduced and recreated.

- By acknowledging this I found that the children in my kindergarten class were not being educationally fed instead they were being emotionally drained
- They were being emotionally drained because they all had very different home dynamics. Some came from broken homes, drug addicted parents and trauma homes.
- The way that I found helped my class setting was to introduce a trauma informed learning room.
 - I was able to do this by creating a classroom that took time in when a child would come in and had had a bad start to his day. By addressing it in the morning he or she was able to have a clear learning brain throughout the day.
 - Other ways were that I would cater the learning to the child. The child only learns if they know what they have on that piece of paper in front of them. Meaning that if the rest of the kids are learning how to count to 20 and Billy only knows how to count to 10 then we encourage Billy to count to 10 and add on slowly to 20 going 1 by 1. By creating this particular type of environment, I was able to achieve less unnecessary outbursts within the classroom and behaviors. Allowing for a more harmonious class.
- 2 years ago
 - We started to invite friends and family members to come in for playdates to test our little hypothesis.
 - Can children retain and learn by having an explorative environment to thrive in?
 - They sure can.
 - By allowing the kids to come in and have an environment that allowed them to share their experiences within their homes they were able to open up and go on new adventures that included hiking, swimming, team building and creative flow.
 - It was brought out by the ability to take them out to Dierkes and hike, have learning activities in regard to water before we visited the swimming pool and the Herret center reptile and museum exhibits.
 - These activities allowed for being outdoors and opened up our senses.
 - Last year
 - Finally, last year we had the biggest break through.
 - We were able to see that our own children were able to retain the information and gain some more knowledge during the lectures that we did during the summer.
 - They were able to score above their peers in many aspects of the academic arena.
 - This finally proved that if children are put in an environment that allowed them to thrive emotionally, academically and had an outlet to the outdoors, they too would be able to be resilient

in an area in their lives that once was shadowed by trauma and self-doubt.





Front Facade of Subject Property



Date: Tuesday, April 28, 2020
To: Planning and Zoning Commission
From: Planning & Zoning Department

ACTION ITEM

Request:

Request for a Special Use Permit to allow for automobile and truck service and/or repair on property located at 1856 Eldridge Avenue c/o Rocky Ungaro. (PZ20-0037)

Time Estimate:

Approximately 5 minutes for staff presentation with questions to follow.

Background:

This is a request to allow for automobile and truck service and/or repair for property located at 1856 Eldridge Avenue.

Approval Process:

The Special Use Permit process requires a public hearing in which interested persons could 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:

None

Regulatory Impact:

Per City Code 10-4-10.2 (B) a Special Use Permit is required for automobile and truck service and/or repair and a recycling center.

History:

In October 2019 the applicant submitted site plans for improvements to provide sewer and water to this property. In January 2020 a permit for a shell building was submitted and construction of the building is underway.

The building under construction was declared for a specific type of land use and occupancy type. Staff would like to clarify the M2 district allows for multiple uses that may require additional Special Use Permits prior to being legally established.

Analysis:

The type of land use requested by this permit should have minimal adverse impacts to the area due to its location within the M2 district, and the existing uses surrounding the property.

The 2016 Comprehensive Plan “Grow With Us” designates this area as “Industrial/Flex/Employment” This request meets this designation or other comprehensive plan guidelines, therefore staff has determined this request is in compliance with the 2016 comprehensive plan.

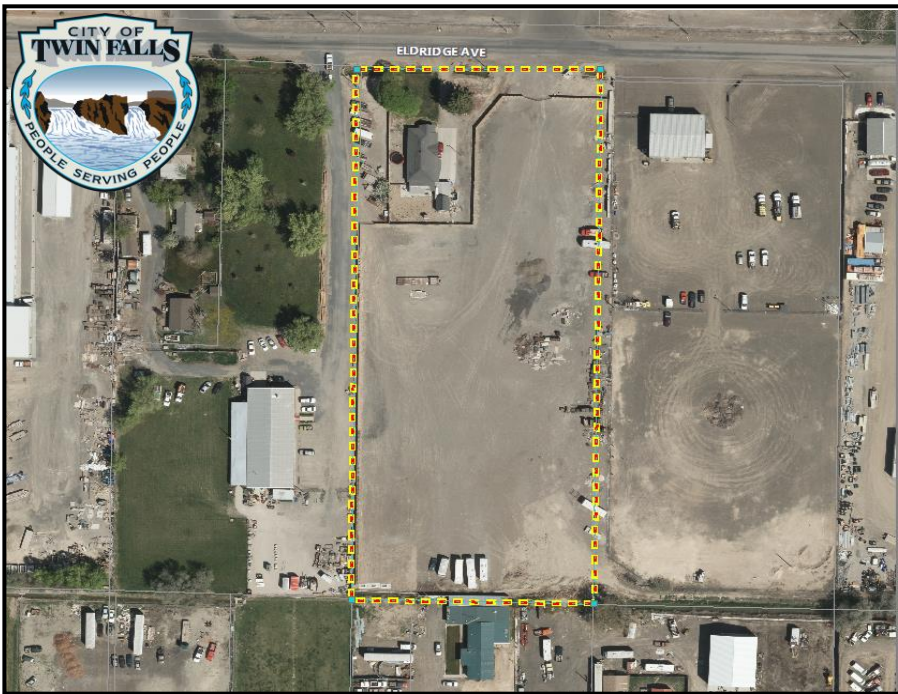
Conclusion:

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.
2. Subject to the applicant acquiring all required permits, and certificates of occupancy for each tenant space.

Attachments:

1. PZ20-0037 Staff Report SUP
2. B-Vicinity Map
3. C-Narrative
4. D-Site Plan
5. E-Building Elevations
6. F-Photos



Comprehensive Staff Report

To: Planning & Zoning Commission
Presenter: Lisa Strickland, City Planner
Request: A **Special Use Permit** to allow for automobile and truck service and/or repair on property located at 1856 Eldridge Avenue.

Application: PZ20-0037

Applicant & Representative:

Rocky Ungaro
 1856 Eldridge Ave
 Twin Falls, ID 83301

Public Meeting: April 28, 2020

Analysis

This is a request to allow for automobile and truck service and/or repair for property located at 1856 Eldridge Avenue.

Approval Process

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

In October 2019 the applicant submitted site plans for improvements to provide sewer and

water to this property. In January 2020 a permit for a shell building was submitted and construction of the building is underway.

The shell building is being constructed with a specific type of land use and occupancy in mind. However, staff would like to clarify the M2 district allows for multiple other uses that require an approved Special Use Permit. Should one of those uses be occupy one of the spaces a Special Use Permit would be required.

Applicable Regulations or Codes

Per City Code 10-4-10.2 (B) a Special Use Permit is required for automobile and truck service and/or repair and a recycling center.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Industrial/Flex/Employment" This request meets this designation or other comprehensive plan guidelines, therefore staff has determined this request is in compliance with the 2016 comprehensive plan.

Potential Impacts

The applicant and staff do/do not anticipate an increase of detrimental impacts from this request on the surrounding properties. This type of land use within this zone should have very minimal impacts to the area.

Conclusion

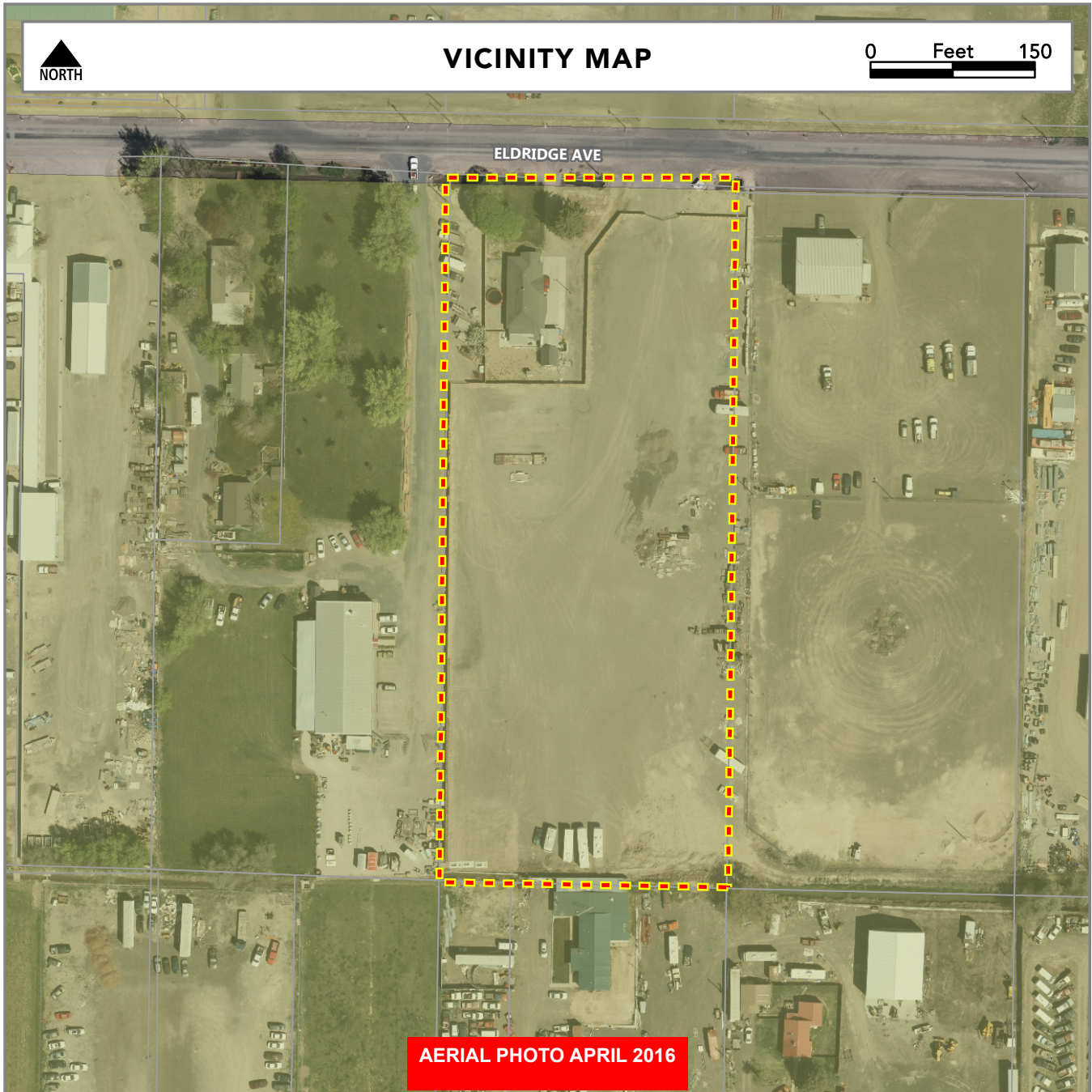
If the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to the applicant acquiring all required permits, and certificate of occupancies for each tenant space.

Attachments

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

Public Meeting: April 28, 2020



 M-2

Current Zoning: M2

Existing Land Use: Residence, Commercial Business

Comprehensive Plan: Industrial

Proposed Land Use: Automobile and Truck service/repair

Surrounding Zoning Designations & Land Use(s)

North: Eldridge Ave; M2, Commercial Business

East: M2, Commercial Business

South: M2, Commercial Business

West: M2, Commercial Business

Applicable Regulations

10-1-4, 10-1-5, 10-4-10, 10-7-12, 10-10-11, 10-11-1 thru 8, 10-13

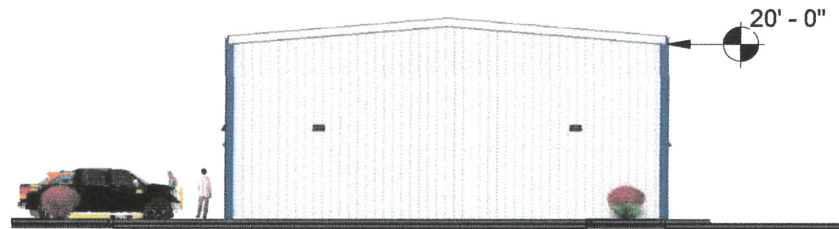


935 Shoshone St. North
Twin Falls, ID 83301
208.736.8050

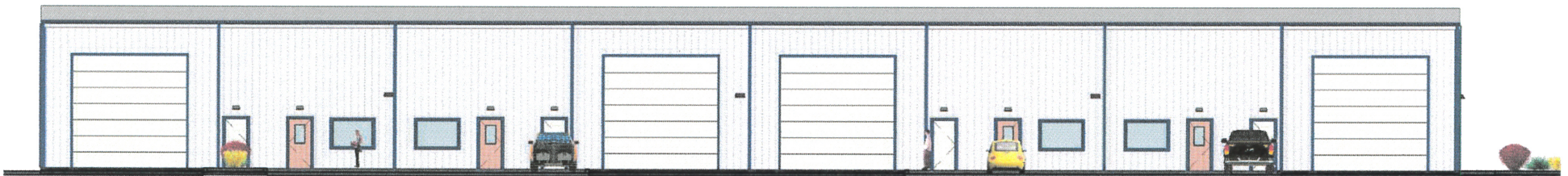
SPECIAL USE PERMIT NARRATIVE
February 19, 2020

PROJECT: Rocky Ungaro – Development – PHASE II

4. a. Rocky Ungaro is requesting a Special Use Permit to allow new tenant facilities to be built that will allow tenant space to be used for automobile and truck service and/or repair, specifically antique tractors, and also for recycling and disposing of demolished concrete. Tenant spaces will also be used for permitted uses in the M-2 Zone.
- b. i. The tenant facility operation hours will be 7:00 a.m. to 10 p.m., 7 days a week.
- ii. The traffic anticipated is mainly employees working in the spaces. It is not anticipated that businesses that will lease the tenant spaces will produce a significant number of vehicles trips to and from the site each day.
- iii. It is anticipated that the tenant will employ between 1 and 10 employees. The number could be higher, however this would be rare.
- c. i. During construction there will be minor effects from noise, glare, odor, fumes and vibration. After construction there will be minimal effect of noise to the adjoining property. There will be short term noise from construction related activities (6:30 a.m. to approximately 6:30 p.m.). Long term noise will be from vehicles, and delivery trucks coming to and from the site.
- ii. There may be some glare from the new windows and metal siding. It is not anticipated that the design will produce glare more than any other facilities in the vicinity.
- iii, iv. There will be some odor/fumes from the employees and deliveries coming to and from the site. Emissions from the building will be minimal due to the efficiency of the heating and cooling equipment. Emissions from vehicle traffic will be similar to the adjoining businesses in the vicinity and should not impact the surrounding area.
- v. The M2 zone, heavy manufacturing district, allows uses such as Agricultural, Communication and utilities, Cultural Facilities, Governmental facilities, Manufacturing, medical facilities, parks, public assembly, retail trade and wholesale to name a few. It is anticipated that manufacturing will be the main use in the proposed facilities. Manufacturing is a large segment of facilities located in the vicinity of this property.



① SUP NORTH ELEVATION
3/64" = 1'-0"



② SUP EAST ELEVATION
3/64" = 1'-0"

Laughlin Ricks Architecture
—architecture/planning—

935 Shoshone Street North * Twin Falls, Idaho 83301
(208) 736-8050 Fax: (208) 733-0950

Owner ROCKY UNGARO
P.O. BOX 123
TWIN FALLS, ID 83301
EMAIL: h2opwr@icloud.com PH: (208) 539-1048

1856 ELDRIDGE
(SEC. 22, t. 10 s., r. 17 e.b.m)
TWIN FALLS, IDAHO

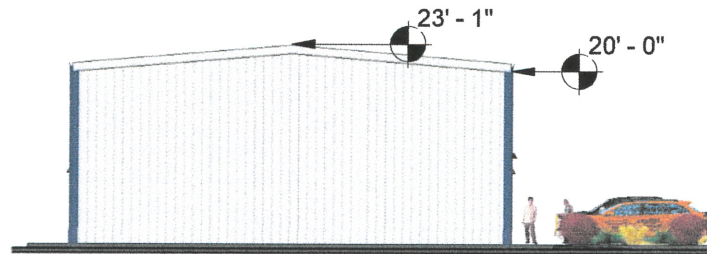
EXTERIOR ELEVATIONS

Drawn by KM

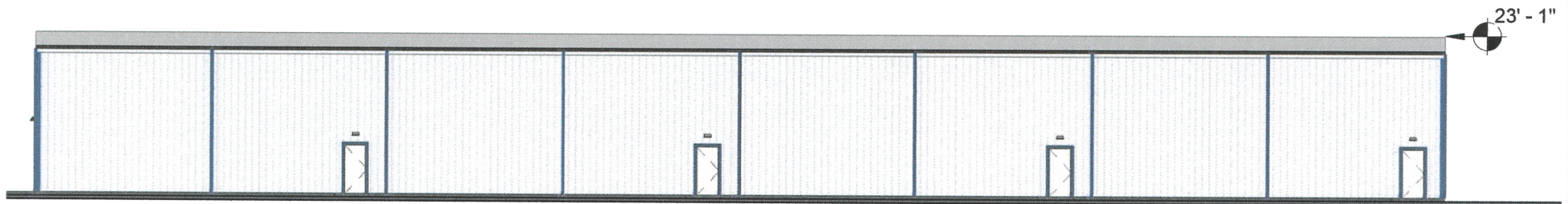
Checked by RCR

SUP1.2

Scale 3/64" = 1'-0"



① SUP SOUTH ELEVATION
3/64" = 1'-0"



② SUP WEST ELEVATION
3/64" = 1'-0"

Laughlin Ricks Architecture
—architecture/planning—

935 Shoshone Street North * Twin Falls, Idaho 83301
(208) 736-8050 Fax: (208) 733-0950

Owner ROCKY UNGARO
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1856 ELDRIDGE
(SEC. 22, t. 10 s., r. 17 e.b.m)
TWIN FALLS, IDAHO

EXTERIOR ELEVATIONS

Drawn by KM

Checked by RCR

SUP1.3

Scale 3/64" = 1'-0"



NW Corner looking SE



NE Corner looking SW



Date: Tuesday, April 28, 2020
To: Planning and Zoning Commission
From: Planning and Zoning Department

ACTION ITEM

Request:

Request for a Special Use Permit to “construct multiple buildings on a lot” on property located at 1155 Cheney Drive West c/o EHM Engineering, Inc. on behalf of David Scaggs. (PZ20-0038)

Time Estimate:

Five (5) minutes for staff and applicant presentation; Five (5) minutes for public hearing; Five (5) minutes for Commission questions, discussion, and decision.

Background:

NA

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:

NA

History:

Per City & County records the subject property is current vacant.

This property went through multiple Zoning changes in the past decade. The latest and of the changes created the R-6 PRO WS&V PUD #268 which currently governs this property.

Analysis:

This is a request for a Special Use Permit to allow for a multi-family fourplex development on property

located at 1155 Cheney Drive West. The subject property is zoned R-6 PRO and located within the WS&V Amended PUD #268.

The proposed multi-family fourplex development will consist of ten (10) two (2) story buildings with three-thousand (3000) square-feet per floor. There will be forty (40) dwelling units total.

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. Staff Report PZ20-0038.docx
2. 1 - Vicinity Map
3. 2 - Narrative
4. 3 - Site Plan & Elevations
5. 4 - Photos



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Brock Cherry, City Planner
 Request: A **Special Use Permit** to allow for a multi-family fourplex development on property located at 1155 Cheney Drive West.

Application: PZ20-0038

Applicant & Representative:

David Scaggs

c/o Tim Vawser, EHM Engineering
 621 North College Road, Suite 100
 Twin Falls, ID 83301

Public Hearing: April 28, 2020

Analysis

This is a request for a Special Use Permit to allow for a multi-family fourplex development on property located at 1155 Cheney Drive West. The subject property is zoned R-6 PRO and located within the WS&V Amended PUD #268.

The proposed multi-family fourplex development will consist of ten (10) two (2) story buildings with three-thousand (3000) square-feet per floor. There will be forty (40) dwelling units total.

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

Per City & County records the subject property is current vacant.

Applicable Regulations or Codes

Per the WS&V Amended PUD #268 a special use permit is required for the proposed multi-family fourplex development.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Town Neighborhood". The "Town Neighborhood" designation is meant to provide a mix of housing options including duplexes, triplexes and townhomes. Further, contiguous and clustered development is encouraged to maximize open space and community gathering areas.

Further, the 2009 Master Transportation Plan identifies the roadways immediately adjacent to the subject property as a local street (Field Stream Way) collector roadway (Cheney Drive West) which are meant to facilitate neighborhood traffic produced by the requested use.

Potential Impacts

Staff anticipates that any potential detrimental impacts to surrounding properties will be minimal being that the subject property is surrounded by multi-family housing products and vacant land. Further other impacts such as generated traffic and parking will be mitigated by proximity to adequate roadways and completing off-street parking requirements.

Conclusion

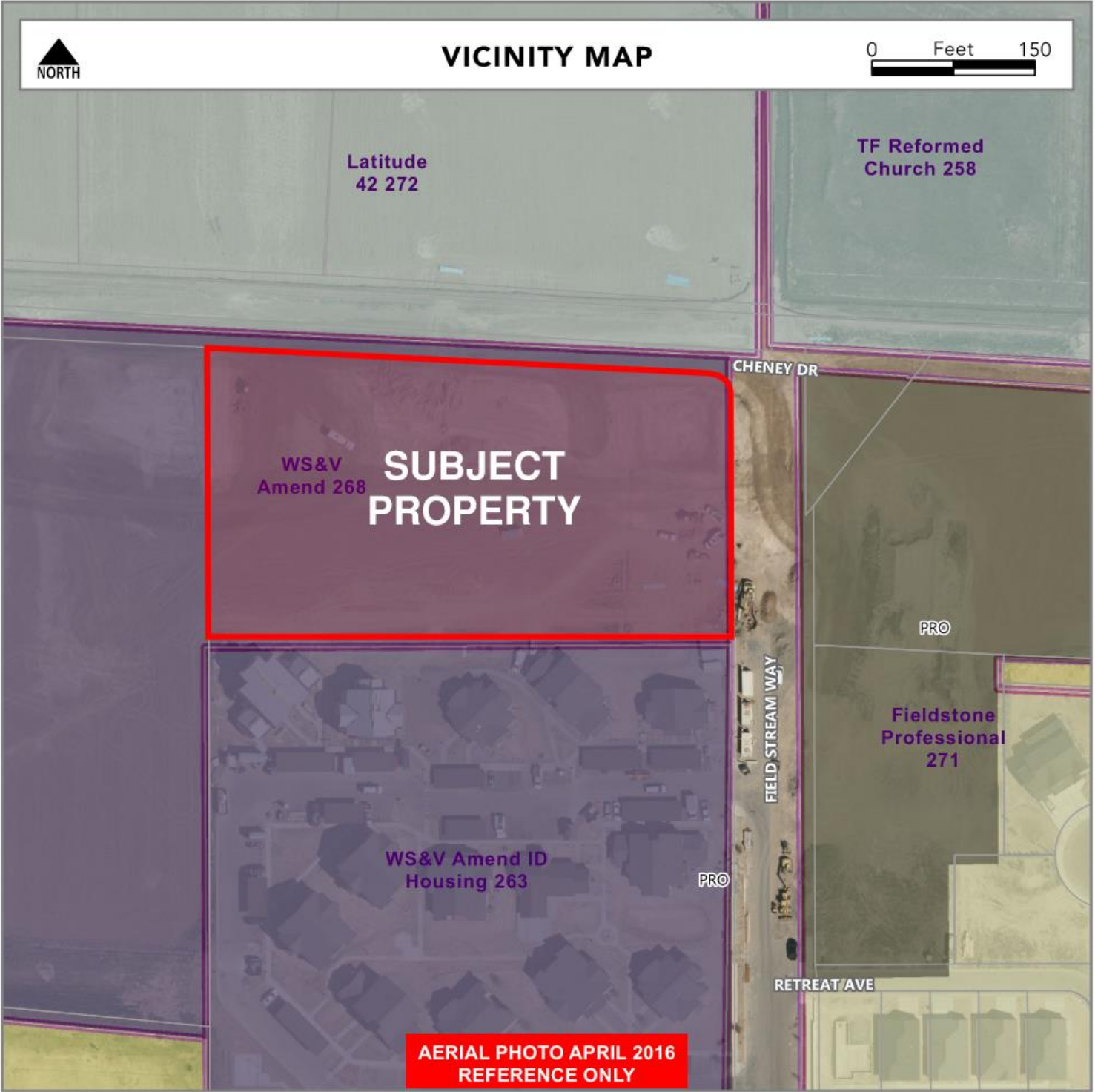
If the Commission approves this request as presented, then staff recommends the following conditions.

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 & Elevations
4. Photos

Public Hearing: April 28, 2020



	PRO		R-2	Current Zoning: R-6 PRO PUD, Vacant	Existing Land Use: Vacant
	PUD		R-4	Comprehensive Plan: Town Neighborhood	Proposed Land Use: Multi-Family Development
	C-1		R-6	Surrounding Zoning Designations & Land Use(s)	
				North: C-1 PUD, Assisted Living Center	East: R-4 PUD, Vacant
				South: R-6 PRO PUD, Multi-Family Development	West: R-6 PRO PUD, Assisted Living Center
Applicable Regulations					
10-1-4, 10-1-5, 10-4-6, 10-10-12 (A), 10-13					

Special Use Permit Statement

4.a Reason For Request:

David Scaggs intends to develop Lot 2, Block 1 of WS&V Subdivision First Amended as a multi-family development similar to the development that he has constructed on Lot 4, Block 1 of the same subdivision. The lot consists of 2.82 acres and is located south of Cheney Drive West and west of Field Stream Way. The use is allowed within the PUD subject to approval of a Special Use Permit.

4.b.i. There are no specific hours of operation, this is a residential project.

4.b.ii. Traffic anticipated would be the standard trips generated from 2 bedroom households. This development will have a total of 40 units located in 10 buildings. It is anticipated that the traffic will be similar to existing four-plexes in other areas of Twin Falls.

4.b.iii. The only employees expected will be subcontracting to landscape maintenance personnel.

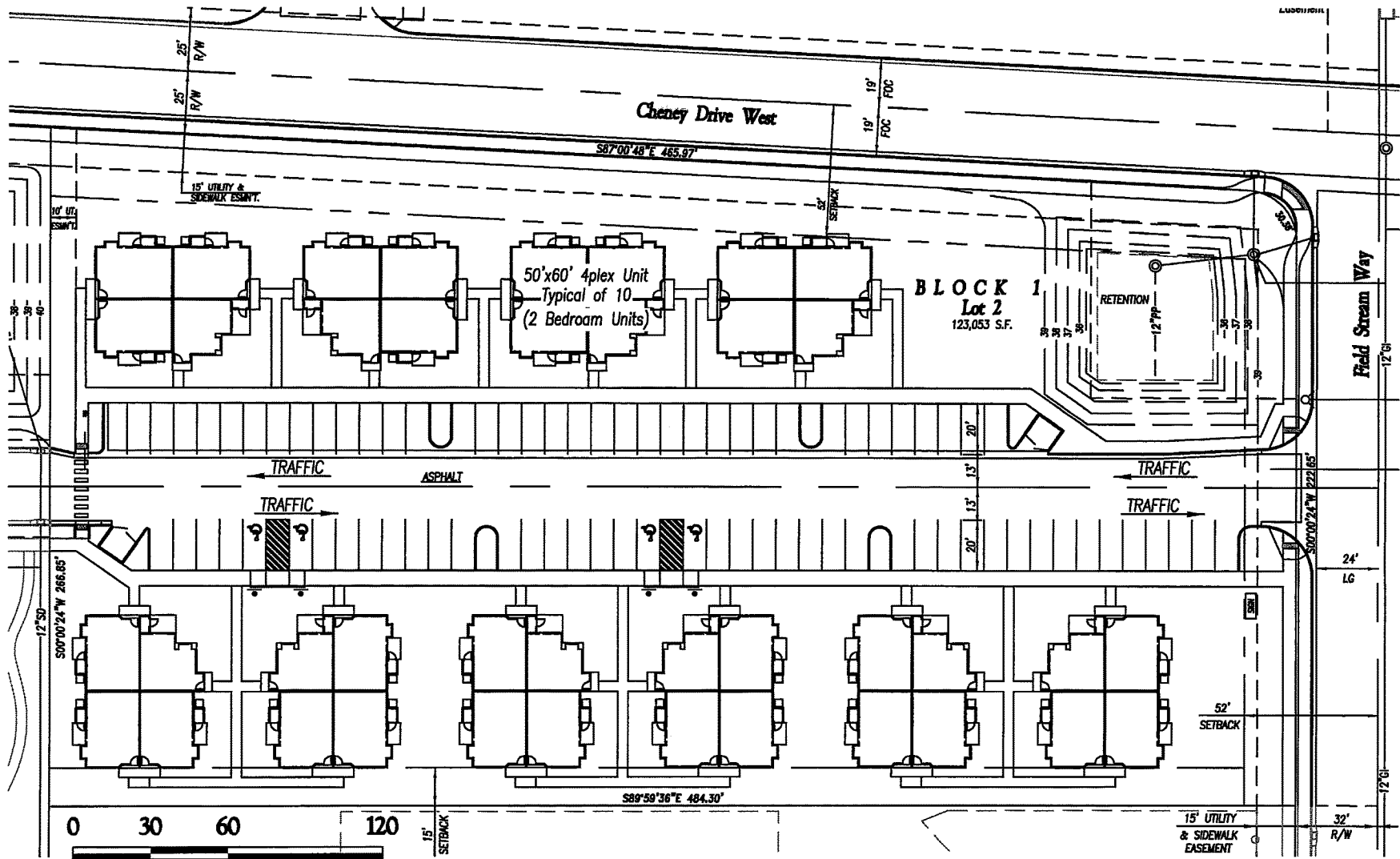
4.c.i. Noise is anticipated to be equivalent to similar residential developments of this nature.

4.c.ii. Site lighting will be controlled and directed internal to the site and no unreasonable glare is anticipated.

4.c.iii. No significant increase in odor is anticipated.

4.c.iv. No fumes or vibration is anticipated to effect adjoining property.

4.c.v. This development is anticipated to be generally compatible with the surrounding neighborhood. An assisted living facility exists directly west of this site and similar multi-family exists to the south. North of this site is a nursing facility and vacant commercial lots. To the east are residential lots platted as a duplex development. Included are pictures of the finished project depicting exterior finishes and elevations.



Located In
Lot 2, Block 1
WS&V Subdivision First Amended
In

SW4 NE4, Section 6
T. 10 S., R. 17 E., B.M.
Twin Falls County, Idaho

Special Use Exhibit
For
Lot 2, Block 1
WS&V Subdivision First Amended

OWNER:
DAVID SCAGGS
9408 W. BURNETT DRIVE
BOISE, IDAHO 83709
(208) 371-4039

PARKING:
REQUIRED: 80 SPACES
40 - 2 BEDROOM UNITS

PROVIDED: 80 SPACES
76 STD. & 4 VAN ACC.
LANDSCAPING:
REQUIRED: PER P.U.D.
PROVIDED: 50,000+ S.F.







NE Corner looking SW



SE Corner looking NW



SW Corner looking NE



NW Corner looking SE



Date: Tuesday, April 28, 2020
To: Planning and Zoning Commission
From: Planning & Zoning Department

ACTION ITEM

Request:

Request for a Special Use Permit to allow for a public school on property located at 209 5th Avenue North c/o Katrina Kulm, erstad Architects on behalf of Pinecrest Academy of Idaho. (PZ20-0039)

Time Estimate:

Fifteen (15) to twenty (20) minutes for staff and applicant presentation; Ten (10) to fifteen (15) minutes for public hearing; Ten (10) minutes for Commission questions, discussion, and decision.

Background:

NA

Approval Process:

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

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

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

Budget Impact:

NA

Regulatory Impact:

NA

History:

Per City & County records the current builds on the subject property were built in 1940. The existing religious facility has operated on the property since then.

Prior to this request, on October 5th 2016 the Planning & Zoning Commission approved a special use permit (SUP 1408) for a private school to be operated in conjunction with the existing religious facility. The proposed private school would have hosted ages from Pre-School to 5th Grade. The Planning and Zoning Commission conditioned their approval based upon a 100-student maximum enrollment and a

pedestrian crosswalk being striped and relocated to the intersection of 5th Avenue North and Gooding Street North per the City Engineer.

SUP 1408 was not established within one-year of Planning & Zoning Commission Approval, thus making the original SUP void.

Analysis:

This is a request for a Special Use Permit to allow a public school to operate on property located at 209 5th Avenue North. The subject property is zoned R-6 Residential Multi-Household District PRO Professional Office.

The proposed public school will be a tuition-free public school accessible to the general public. It is anticipated that the school will host ages from kindergarten to 8th Grade with 250 students and 16 staff members at full build out. Hours of operation will be typical school hours Monday thru Friday from 7:30 AM to 4:30 PM. The school will be closed for major holidays and during the summer months.

Further the proposed school will share the property with the First Presbyterian Church whom is currently operating on the subject property.

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.
2. Subject to the sidewalk pedestrian corner ramps at 5th Avenue North and Gooding Street being constructed to current ADA standards per the City Engineer.
3. Subject to the Parking Shared Use Agreements proposed by the applicant being notarized and submitted to City Staff prior to school operations.
4. A single parking space be located as close to the proposed use as possible to serve as an unloading/loading space.
5. Subject to any regular utilization of the City Park being communicated to and approved by the Parks & Recreation Department.

Attachments:

1. Staff Report PZ20-0039
2. Vicinity Map
3. Narrative
4. Site Plan
5. Applicant Parking Availability Map
6. Proposed Shared Parking Agreement
7. Photos
8. SUP No. 1908 & Site Plan



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Brock Cherry, City Planner
 Request: A **Special Use Permit** to allow for a public school on property located at 209 5th Avenue North.

Application: PZ20-0039

Applicant & Representative:

Pinecrest Academy of Idaho
 c/o Katrina Kulm, erstad Architects
 310 North 5th Street
 Boise, Idaho 83702

Public Hearing: April 28, 2020

Analysis

This is a request for a Special Use Permit to allow a public school to operate on property located at 209 5th Avenue North. The subject property is zoned R-6 Residential Multi-Household District PRO Professional Office.

The proposed public school will be a tuition-free public school accessible to the general public. It is anticipated that the school will host ages from kindergarten to 8th Grade with 250 students and 16 staff members at full build out. Hours of operation will be typical school hours Monday thru Friday from 7:30 AM to 4:30 PM. The school will be closed for major holidays and during the summer months.

Further the proposed school will share the property with the First Presbyterian Church whom is currently operating on the subject property.

Approval Process

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application. The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such

conditions. Conditions shall be implemented within 6 months or the permit is void.

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

History

Per City & County records the current builds on the subject property were built in 1940. The existing religious facility has operated on the property since then.

Prior to this request, on October 5th 2016 the Planning & Zoning Commission approved a special use permit (SUP 1408) for a private school to be operated in conjunction with the existing religious facility. The proposed private school would have hosted ages from Pre-School to 5th Grade. The Planning and Zoning Commission conditioned their approval based upon a 100-student maximum enrollment and a pedestrian crosswalk being striped and relocated to the intersection of 5th Avenue North and Gooding Street North per the City Engineer.

SUP 1408 was not established within one-year of Planning & Zoning Commission Approval, thus making the original SUP void.

Applicable Regulations or Codes

Per City Code 10-4-6, Public Schools are permitted with a Special Use Permit in the R-6 Zoning District.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Downtown". The "Downtown" designation is meant to provide a diverse mix of retail, services, and entertainment, including services to support surrounding residences.

Further, the 2009 Master Transportation Plan identifies the roadways immediately adjacent to the subject property (5th Avenue and Gooding Street) as local streets which are meant to facilitate neighborhood traffic. Also, the subject proximity is within close proximity to an arterial roadway (Shoshone Street) which is meant to facilitate higher volumes of traffic.

Public Hearing: April 28, 2020

Potential Impacts

Staff anticipates that the biggest impacts of the proposed use will be increased vehicular traffic, in particular during school drop-offs and pick-ups, and parking.

Unloading & Loading

In order to mitigate these impacts the applicant and City Engineering and Code Enforcement Departments have agreed to allow the existing street parking directly adjacent to the property line on 5th Avenue be identified as a loading and unloading zone Monday thru Friday from 7:30 AM to 4:30 PM for both buses and automobile drop-offs. The applicant will be permitted to install signs (that are designed per the City Engineer) identifying the loading/unloading zone, however the City will not enforce the zone being the zone is public right-of-way.

Additionally, per the applicant, loading and unloading times will be fully staffed to ensure that drop-offs and pick-ups are coordinated. Lastly, per the applicant, the school will have 1 to 2 buses which will load and unload from Gooding Street.

Parking

The applicant anticipates the proposed use requiring a total of 23 off-street spaces. The applicant intends to meet this requirement via shared parking agreements that would provide 25 parking spaces. Both staff and the applicant believe that on-street parking opportunities combined with the proposed shared parking agreements will provide sufficient parking.

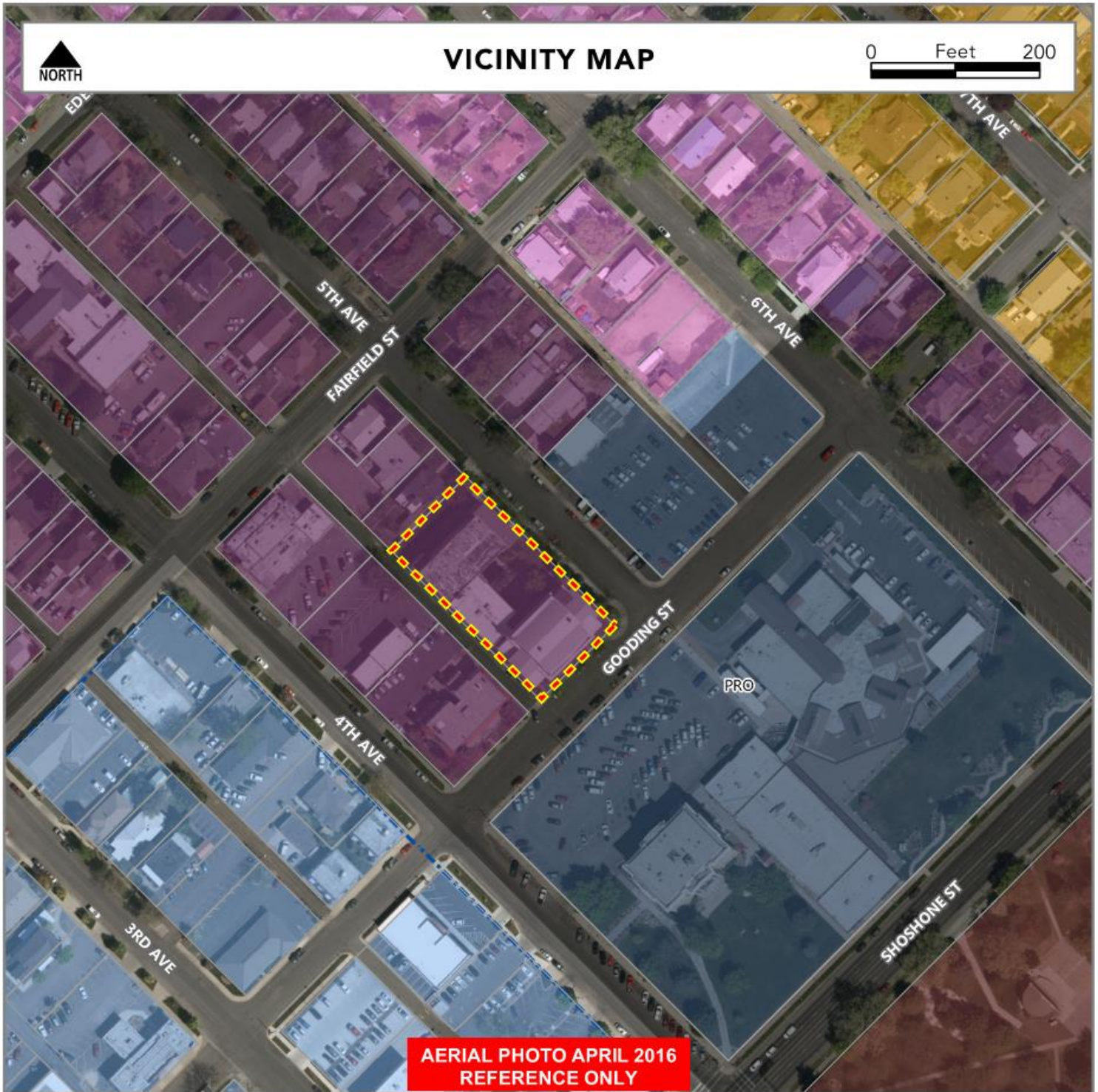
Conclusion

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.
2. Subject to the sidewalk pedestrian corner ramps at 5th Avenue North and Gooding Street being constructed to current ADA standards per the City Engineer.
3. Subject to the Parking Shared Use Agreements proposed by the applicant being notarized and submitted to City Staff prior to school operations.
4. A single parking space be located as close to the proposed use as possible to serve as an unloading/loading space.
5. Subject to any regular utilization of the City Park being communicated to and approved by the Parks & Recreation Department.

Attachments

1. Vicinity Map
2. Narrative
3. Site Plan
4. Applicant Parking Availability Map
5. Proposed Shared Parking Agreement
6. Photos
7. SUP No. 1408 & Site Plan



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

Current Zoning: R-6 PRO, Residential Multi-Household;
Professional Office

Existing Land Use: Religious Facility

Comprehensive Plan: Downtown

Proposed Land Use: Public School

Surrounding Zoning Designations & Land Use(s)

North West: R-6 PRO, Residential

North East: C-B PRO, Parking Lot

South West: R-6 PRO, Office

South East: C-B PRO, Parking Lot

Applicable Regulations

10-1-4, 10-1-5, 10-4-6, 10-10-12 (A), 10-13



310 no. 5th street • boise, idaho 83702 • phone 208.331.9031 • fax 208.331.9035 • email:info@erstadarchitects.com

March 2, 2020

Project Narrative

Pinecrest Academy of Idaho
209 5th Ave N.
Twin Falls, ID 83301

Dear Planning Staff,

erstad ARCHITECTS is pleased to submit to the City of Twin Falls the attached Special Use Permit Application for consideration. The property, First Presbyterian Church located at 209 5th Ave N is currently and will continue to operate as a church. Our petition is to allow the use of the building, through a lease, for Pinecrest Academy of Idaho which intends to operate a K-8 public school with 250 students and 16 staff at full build out. The operation will be typical of a school, open Monday through Friday from 7:30 am – 4:30 pm from August to May. Closed for major holidays and summer months.

The use of the church building as a school, works well as the uses will not conflict with one another. As the church is already in existence, and no exterior modifications are intended, there should be no impact of glare, noise, or odor to the adjacent property owners. As the church has been an integral part of the community with events, outreach, classes, etc. we do not anticipate a large impact on adjacent property owners.

The property is currently within the R-6 Zone. To achieve project success, we are proposing that the existing street parking directly adjacent to the property line on 5th ave. be identified as a loading and unloading zone Monday through Friday from 7:30 am – 4:30 pm. This will allow the church patrons to continue to use the street parking on Sunday's and after school hours. It also provides drop off/pick up for the children directly adjoining the building. The loading and unloading times will be fully staffed to ensure the process happens efficiently and without incident. Additionally, to allow access for all students as well as mitigate traffic the school intends to have 1-2 buses which can load and unload from 2nd St. Additional mitigation for drop off, if required, the school can stagger its start time to not conflict with adjacent commercial uses.

Parking as identified below has been considered and will be addressed through shared use agreements with property owners within a ½ mile radius. There are also 30 on street parking spaces on the block the property is located on with plenty more parking opportunity within both a ¼ mile and ½ mile radius.

Parking required:

Kindergarten = 1.5 spaces per employee + 1 space paved for unloading / loading
Elementary + Middle = 2 spaces per classroom
Kindergarten employees = 1.5 x 2 = 3 spaces required
Classrooms = 10 classrooms (2) = 20 spaces required
Total Required Spaces = 23

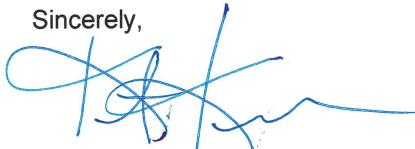
25 spaces provided with shared access agreements with adjacent property owners.

As the property has a full-size gym, the intention is to use that space for recess. There is opportunity to use the City park 2 blocks south-east of the property as playground and green space when not in conflict with scheduled and special events through the City Parks Department.

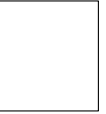
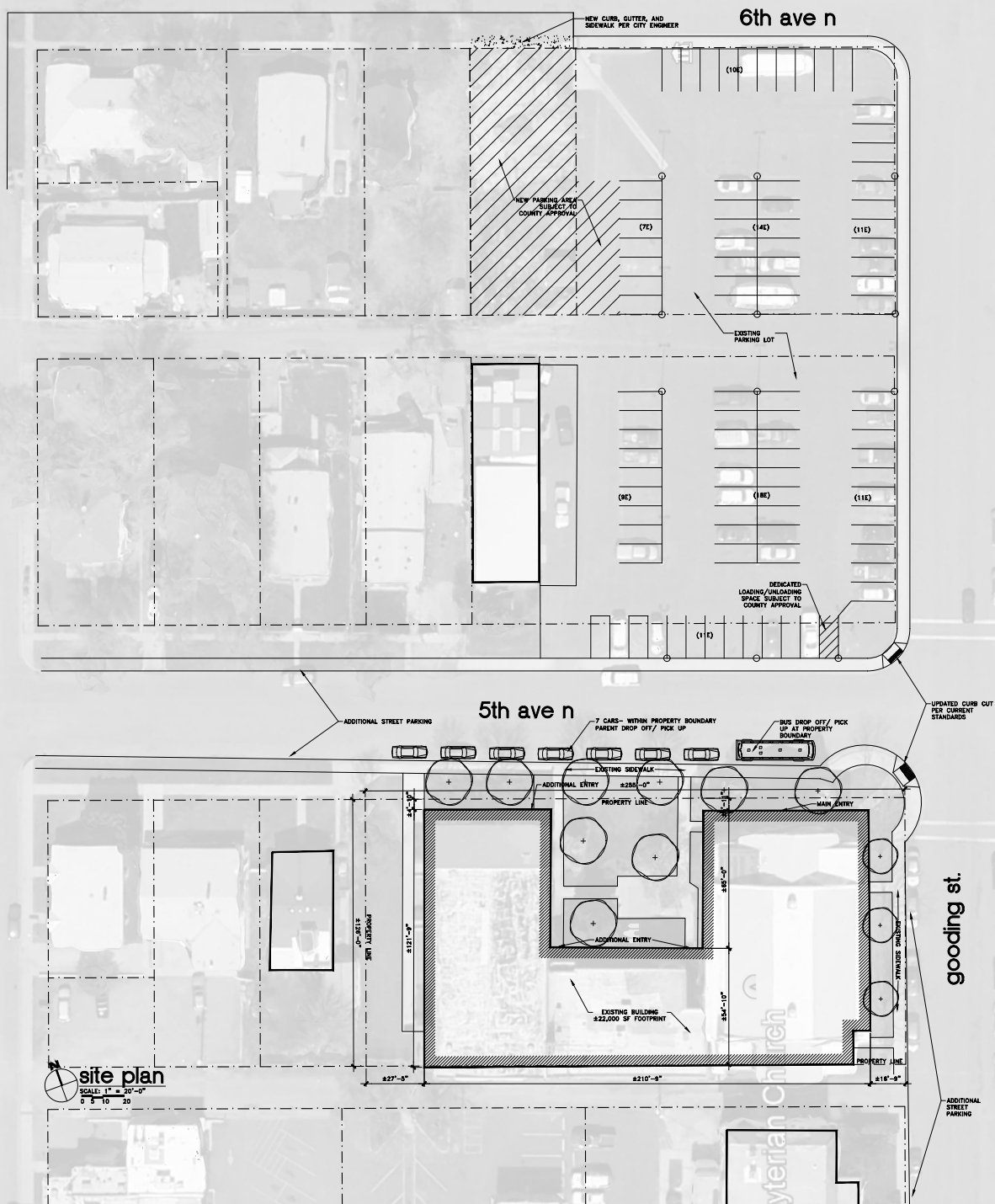
erstad ARCHITECTS believes that this project would be a great addition to the City of Twin Falls as it will bring life and activity to a currently under used site. We hope it encourages future development in the direction of Twin Falls comprehensive plan for the area and thrive as a mediator between the surrounding residential and commercial uses. As such we request that the school be allowed.

We look forward to working with the City of Twin Falls as this project moves through the development process. If you have any questions, please do not hesitate to contact me at (208) 331-9031.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Katrina Kulm', with a stylized flourish extending to the right.

Katrina Kulm, Project Architect
erstad ARCHITECTS



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pincrest academy
first presbyterian church
209 5th ave n
twin falls, idaho 83301

revision:

project: 200208
date: 04.22.2020
drawn: kk
checked: kk
special use permit

site/
landscape
plan
a1.11

legend:



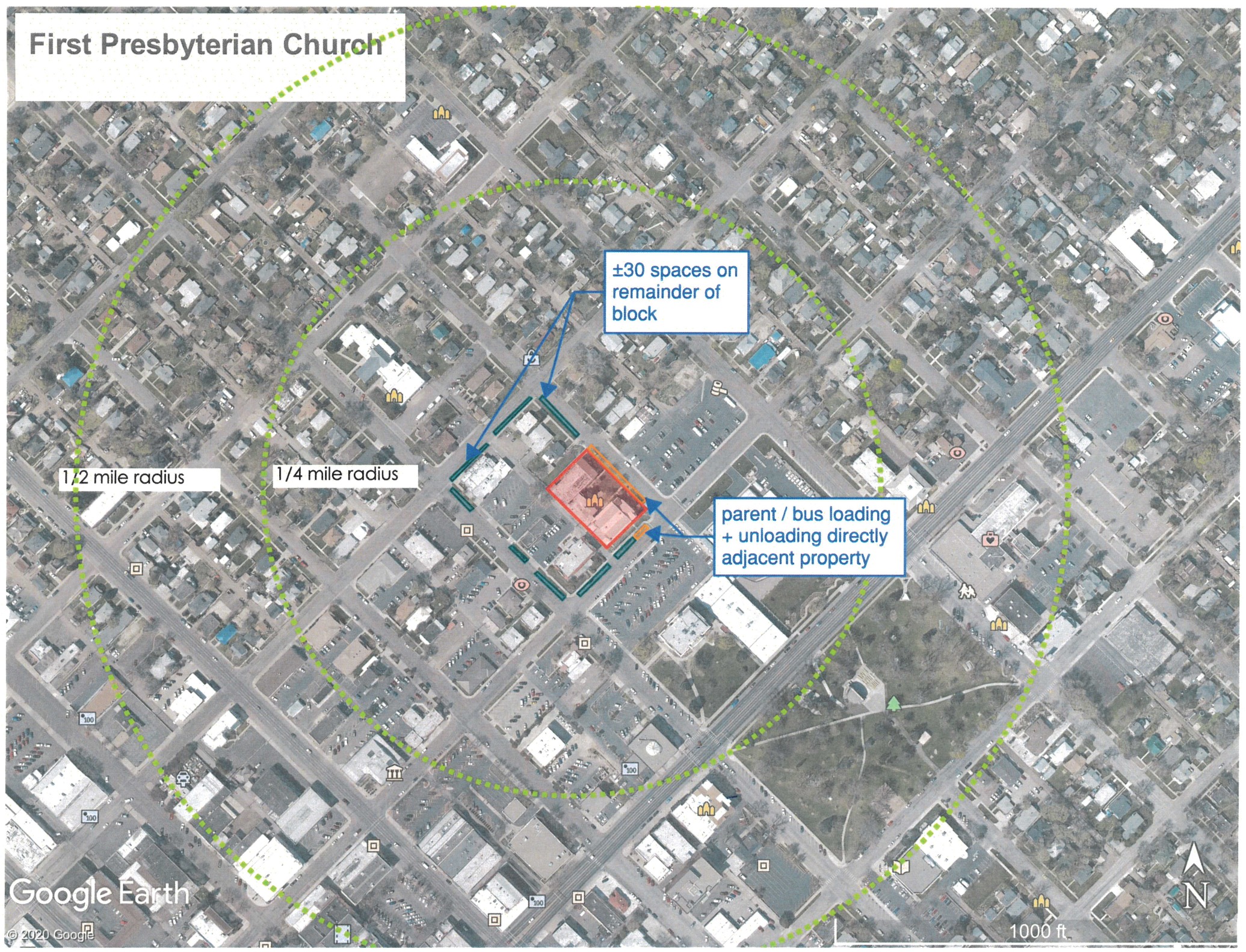
general notes:

- THIS SITE/LANDSCAPE PLAN IS PROVIDED FOR GENERAL COORDINATION PURPOSES. COORDINATE WITH CIVIL DRAWINGS FOR ALL UTILITY LOCATIONS, FINAL GRADING & DRAINAGE.
- CONTRACTOR TO VERIFY ALL LOCATIONS AND DIMENSIONS IN THE FIELD.

legal/owner:

LOT: 4, 5, 6, 7, & 8
BLOCK: 43
TOWNSHIP OF TWIN FALLS IDAHO
FIRST PRESBYTERIAN CHURCH
209 FIFTH AVENUE NORTH
TWIN FALLS, IDAHO 83301

First Presbyterian Church



±30 spaces on
remainder of
block

parent / bus loading
+ unloading directly
adjacent property

1/2 mile radius

1/4 mile radius



April 23, 2020

Letter of Intent,

The purpose of this document is to serve as an instrument to confirm the intent to consummate a Shared Use Agreement between Pinecrest Academy of Idaho (School) who has entered into a negotiation to lease property located at 209 5th Ave East and Twin Falls County (County) wherein the County will allow the School's staff and parents to park in the county overflow parking. The provisions of the agreement shall contain the following elements:

- The School shall pay for the design, and manage the construction of an addition to the County overflow lot as depicted in Exhibits A and B (attached)
- The parking lot shall be properly graded, paved and lighted to conform to City of Twin Falls standards
- All work will be performed in a professional and workmanlike manner and prior to construction the School or School's contractor will provide the county with a copy of the building permit issued by the City of Twin Falls., and evidence of Contractors licensing and insurances.
- The school shall protect and hold the county harmless from their actions during the construction and subsequent use of the parking lot
- The school shall escrow monies in advance to cover the costs of construction and ensure payment of the contractors (construction proposal attached as exhibit C)
- The shared use agreement will remain in place for the extent of the time that the school occupies the property at 209 5th Ave, East
- All improvements made shall become and remain the property of the County
- The Shared Use Agreement shall be subject to the final lease executed between the owner of the property located at 209 5th Ave. East, and approval a Special Use Permit issued by the City of Twin Falls

Since this instrument consists only of an expression of mutual intent, it is expressly understood that no liability or obligation of any nature whatsoever is intended to constitute a binding agreement to consummate the transaction outlined herein, nor an agreement to enter into contract. The parties propose to proceed promptly and in good faith to conclude the arrangements with respect to proposed Shared Use Agreement, but any legal obligations between the parties shall be only those set-forth in the executed Shared Use Agreement. In the event that the Agreement is not executed, there shall not be obligations by the School for any expenses of the County or for any charges or claims whatsoever arising out of this letter of intent, similarly, the County shall not be in any way obligated to the School.



Front (East) Facade of Subject Property



SW Corner looking NE



NW Corner looking SE



NE Corner looking SW



Crosswalk to be utilized by the proposed use



Area proposed to be converted to off-street parking



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

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

SPECIAL USE PERMIT

Permit No.1408

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on October 11, 2016 to Acorn Learning Center c/o First Presbyterian Church whose address is 209 5th Avenue North Twin Falls, ID 83301 for the purpose of adding a private school, offering pre-school through 5th Grade to an existing religious facility on property located at 209 5th Avenue North and legally described as RPT0001043004AA Twin Falls Townsite Lots 4 thru 8 Blk 43

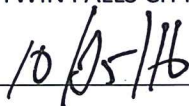
The Commission has attached the following conditions which must be fully implemented to avoid permit revocation (City Code Section 10-13-2.3):

This permit corresponds to Zoning Application No.2811

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




CHAIRMAN - TWIN FALLS CITY PLANNING & ZONING COMMISSION


DATE

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

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

cc: Building Inspection

Aerial Photo Map

Reference Only



253 5TH AV

245 5TH AV

425 SHOSH0

209 5TH AV

228 4TH AV

401 GOODIN

GOODING ST N

NEW STRIPING
UNLOADING ZONE
PEDESTRIAN CROSSING
5TH AVENUE

NEW STRIPING
UNLOADING ZONE
PEDESTRIAN CROSSING
5TH AVENUE

0 40 80 Feet

Aerial Photo - April 2016