



Twin Falls Planning & Zoning Commission Agenda

Tuesday, May 5, 2020, 6:00 PM

203 Main Ave East
Twin Falls, ID 83301

SPECIAL MEETING

Members -

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

Area of Impact: David Detweiler

- 1) Call In Instructions
 - a) To call in for Public Comment on the items on this agenda, please call **1-208-939-6718, Conference ID: 500 472 991#**. Calls must be received between 6:00 pm - 6:10 pm and will be put into the queue to speak during the Public Hearing portion of the meeting.
- 2) Confirmation of Quorum/Call Meeting to Order
- 3) Consent Calendar
 - a) **ACTION ITEM:** Approval of Minutes from the following meetings: April 14, 2020 and April 28, 2020
- 4) 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, Jonathan Spendlove, P&Z Director
 - 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

5) Upcoming Meeting(s)

- a) **INFORMATIONAL:** Tuesday, May 12, 2020

6) Adjournment

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

CITY OF TWIN FALLS

PLANNING & ZONING COMMISSION

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chair shall review the public hearing procedures.
2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chair, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
3. A City Staff Report shall summarize the application and history of the request.
4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - **A complete explanation and description of the request.**
 - **Why the request is being made.**
 - **Location of the Property.**
 - **Impacts on the surrounding properties and efforts to mitigate those impacts.**
5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
7. **In person public testimony will not be allowed at this meeting.** The public will be given the opportunity to provide public testimony/input/comments regarding the request, in the following two ways:

Written Comments

- Written comments may be sent by mail, email to keebersole@tfid.org, or by posting a comment online by going to <https://www.tfid.org/514/Agendas-Minutes-Videos> and filling out the Public Hearing Comment Form.
- Written comments received prior to 12:00 PM on the date of the hearing shall be either read into the record or displayed on the overhead projector upon completion of the public comment period. Written comments received after 12:00 PM on the date of the hearing will not be accepted for consideration by the hearing body.

Calling In

- To call in to the Meeting, call **208-939-6718, Conference ID: 500 472 991#**. 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



Twin Falls Planning & Zoning Commission Minutes

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

Chairperson Titus called the meeting to order at 6:20 PM

A quorum was present.

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

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

PZ Director Spendlove explained to the Commission, applicants, and audience on the phone line that due to technical difficulties, the callers on the phone line cannot be identified. He said the Commission has an option of tabling tonight's meeting and creating a Special Meeting in one week or go ahead and run the meeting with technical issues. He asked for recommendations from each commissioner.

Motion: Commissioner Bolton made a motion to table the entire agenda and reschedule for a Special Meeting on May 5, 2020 at 6:00 pm.

Commissioner Musser seconded the motion.

Motion passed with a vote of 5-2

A Special Meeting was scheduled for Tuesday, May 5, 2020 at 6:00 pm. A second call in line was given for this Special Meeting: **1-208-939-6718 Conference ID: 500 472 991#.**

2) Consent Calendar

- a) Approval of Minutes from the following meeting: April 14, 2020

Item Tabled

3) Public Hearings

- a) 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)

Item Tabled

- b) 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)

Item Tabled

- c) 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)

Item Tabled

- d) 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)

Item Tabled

- e) 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)

Item Tabled

4) Upcoming Meeting(s)

- a) Tuesday, May 5, 2020 – Special Meeting
Tuesday, May 12, 2020

5) Adjournment

The meeting adjourned at 6:32 PM

Kelli Ebersole, Administrative Assistant



Date: Tuesday, May 5, 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

11. 8 - Letter in Opposition #3 - read into record
12. 8 - Letter in Opposition #4
13. 8 - Letter in Opposition #5
14. 8 - Letter in Opposition #6
15. 8 - Letter in Opposition #7
16. 8 - Letter in Opposition #8
17. 8 - Letter in Opposition #9 - read into record
18. 8 - Letter in Opposition #10
19. 8 - Letter in Opposition #11
20. 8 - Letter in Opposition #12
21. 8 - Letter in Opposition #13 - read into record
22. 8 - Letter in Opposition #14
23. 8 - Letter in Opposition #15
24. 8 - Letter in Opposition #16
25. 8 - Letter in Opposition #17
26. 8 - Letter in Opposition #18
27. 8 - Letter in Opposition #19
28. 8 - Letter in Opposition #20
29. 8 - Letter in Opposition #21
30. 8 - Letter in Opposition #22
31. 8 - Letter in Opposition #23
32. 8 - Letter in Opposition #24
33. 8 - Letter in Opposition #25
34. 8 - Letter in Opposition #26
35. 8 - Letter in Opposition #27
36. 8 - Letter in Opposition #28
37. 8 - Letter in Opposition #29
38. 8 - Letter in Opposition #30
39. 8 - Letter in Opposition #31
40. 8 - Letter in Opposition #32
41. 8 - Letter in Opposition #33
42. 8 - Letter in Opposition #34
43. 8 - Letter in Opposition #35
44. 8 - Letter in Opposition #36
45. 8 - Letter in Opposition #37
46. 8 - Letter in Opposition #38
47. 8 - Letter in Opposition #39
48. 8 - Letter in Opposition #40
49. 8 - Letter in Opposition #41 - read into record
50. 8 - Letter in Opposition #42
51. 8 - Letter in Opposition #43
52. 8 - Letter in Opposition #44
53. 8 - Letter in Opposition #45
54. 8 - Letter in Opposition #46
55. 8 - Letter in Opposition #47
56. 8 - Letter in Opposition #48
57. 8 - Letter in Opposition #49

58. 8 - Letter of Opposition #50 - received after PZ mtg deadline
59. 8 - Letter of Opposition #51 - received after PZ mtg deadline
60. 8 - Letter of Opposition #52 - received after PZ mtg deadline
61. 8 - Letter of Opposition #53 - received after PZ mtg deadline
62. 8 - Letter of Opposition #54 - received after PZ mtg deadline
63. 8 - Letter of Opposition #55
64. 9 - Letter in Support #1
65. 9 - Letter in Support #2
66. 9 - Letter in Support #3
67. 9 - Letter in Support #4
68. 9 - Letter in Support #5
69. 9 - Letter in Support #6 - read into record
70. 9 - Letter in Support #7 - read into record
71. 8 - Letter of Opposition #56
72. 8 - Letter of Opposition #57
73. 8 - Letter of Opposition #58
74. 8 - Letter of Opposition #59
75. 8 - Letter of Opposition #60
76. 8 - Letter of Opposition #61
77. 8 - Letter of Opposition #62
78. 8 - Letter of Opposition #63
79. 8 - Letter of Opposition #64
80. 8 - Letter of Opposition #65
81. 8 - Letter of Opposition #66
82. 8 - Letter of Opposition #67
83. 8 - Letter of Opposition #68
84. 9 - Letter in Support #8



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Jonathan Spendlove, Planning & Zoning Director

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

Public Hearing: 5/5/2020

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.

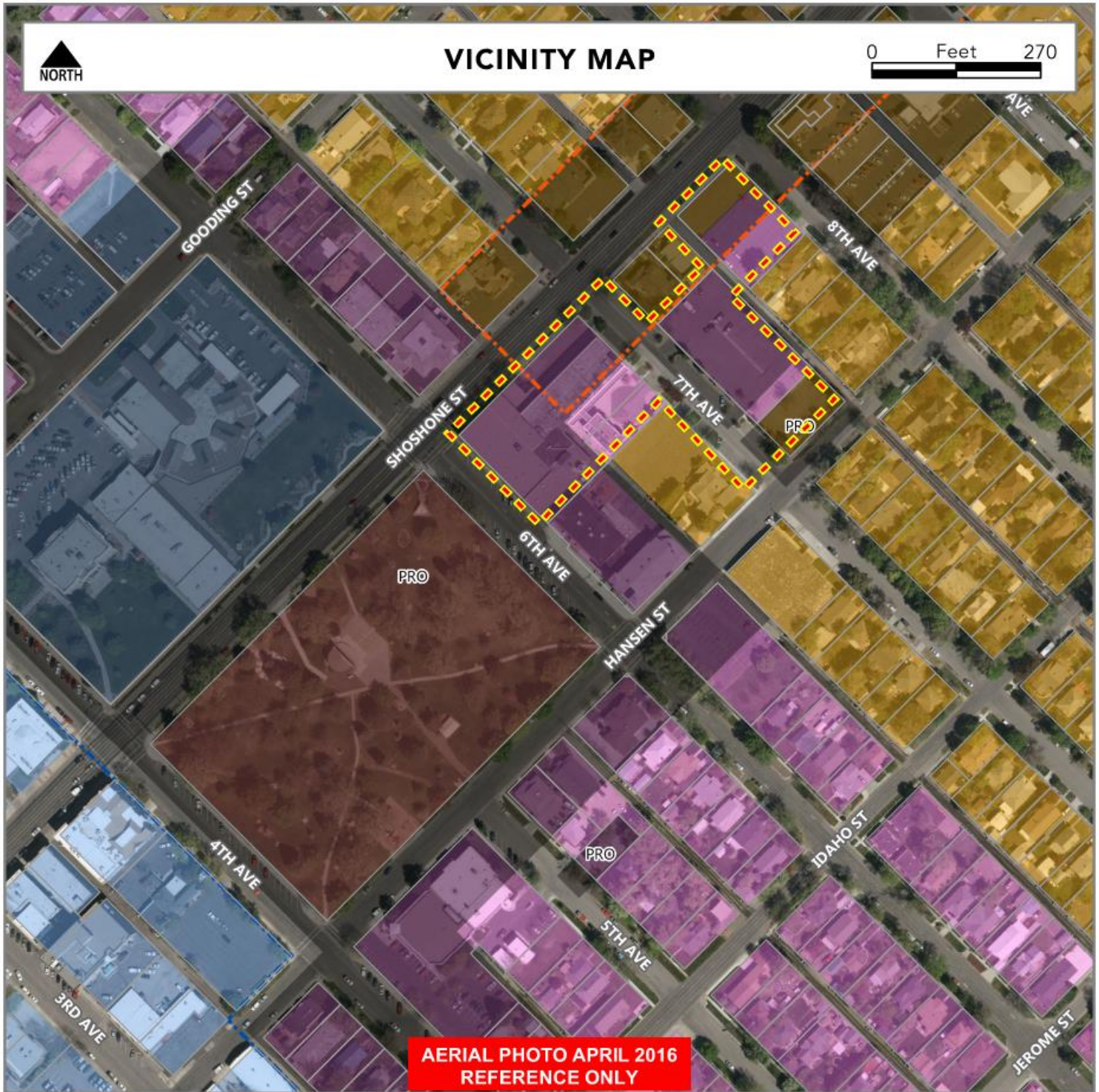
Conclusion

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
9. Letters in Support



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

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

Telephone:
208.338.1212

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.

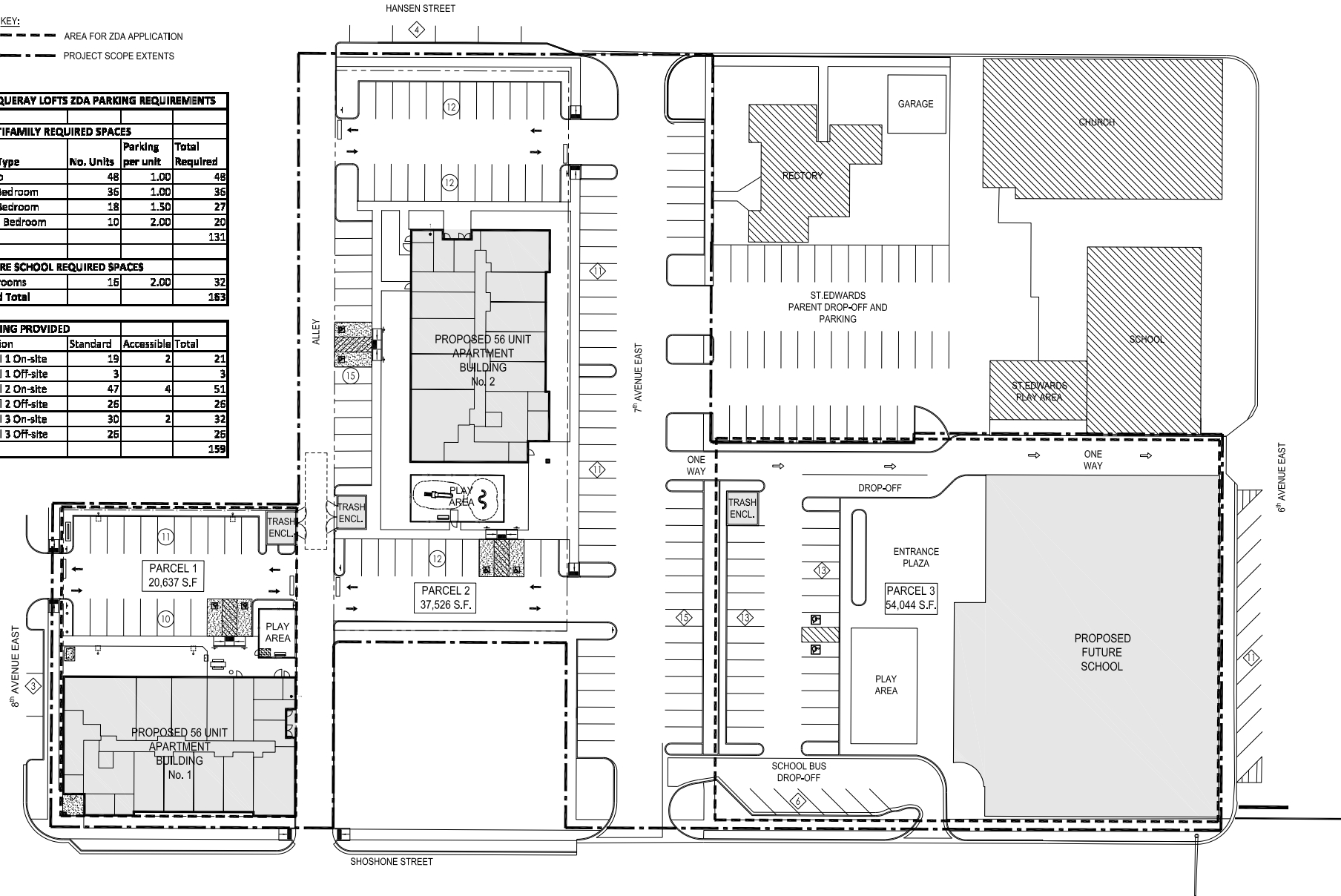
Each residential dwelling unit shall have the following minimum number of parking spaces:

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"

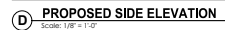
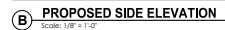
HUTCHISON SMITH ARCHITECTS
 HSA
 270 North 20th St., Boise, Idaho 83702
 (208) 336-1212
 Fax: (208) 336-0601

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

TWIN FALLS IDAHO

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

SHEET NO.
A1.0





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

Comment Form

Citizen Name

Email

Phone Number

Application Number (Commenter meant PZ20-0014)

Comment

I purchased my home at 138 8th Ave East and planned to retire here and take care of my father. I didn't buy my vintage home to have a bunch of low income apartments move in 5 years later. The reason for buying this house is this is a nice, quiet neighborhood in a good location. I always love to sit out back and hear the music from the City Park. This 5 Story Apartment Building is not only going to be an eyesore, it will also take away any view that I have of the park. Those low income apartments are only going to create the same problems you have at the Motel 7 on Main Street. With drug dealers, criminals, and people that will have no respect for anyone's property. Ive put a lot of work into my home and now you want to decrease my equity and increase my taxes? No, Im not ok with that and I am strongly opposed to this!! I am on a fixed income, barely making it as it is.
I strongly disagree with this!!

P.S. Where are all the people that go to church going to park at if you build these apartments?

Any questions, you can contact me at 208-410-1650

Sincerely,
Stephen L. Mars

Comment Form

Citizen Name S. Lynn Bondurant

Email slybond2004@yahoo.com

Phone Number 208 539-0018

Application Number PZ 20-0014

Comment

I am against the proposed 112 unit apartment complex that is proposed for the corner of Shoshone and 7th Ave. I believe it would create too large a demand on our current infrastructure, which I understand, is already pushed to it's limit. The height of this building is beyond our fire department's equipment availability, so safety is of grave issue. To propose a project of this size without including parking is detrimental to the entire neighborhood and downtown businesses. We hardly have enough parking as it is. I believe this project needs to be located in an area where parking can be provided. Overall, this is a bad idea for the neighborhood and downtown businesses. Such a concentrated amount of people in one spot will change the overall culture and climate of the area.

S. Lynn Bondurant 04/27/2020

Brock Cherry

From: Kelli Ebersole
Sent: Monday, April 27, 2020 10:01 AM
To: Brock Cherry; Carolyn Bolton; Craig Kelley; Curtis Hansen Marriott; Danielle Dawson; dirtfarmerdave; Ed Musser; Jonathan Spendlove; Kelli Ebersole; Lisa Strickland; Marilu Perez; Mitch Humble; Shayne Nope; Steve O'Connor; Troy Vitek
Subject: FW: GOQOZ TWIN FALLS 660 LLC

Another comment regarding PZ20-0014.



Kelli Ebersole, *Administrative Assistant*
Planning & Zoning Department
203 Main Ave. E., Twin Falls, ID 83301
208.735.7267
keebersole@tfid.org

Check Out Planning & Zoning's New Online Zoning Map Here!
[City of Twin Falls Zoning Map](#)

From: Candy Retmier <llamas@gemsi.com>
Sent: Monday, April 27, 2020 9:58 AM
To: Kelli Ebersole <KeEbersole@tfid.org>
Subject: GOQOZ TWIN FALLS 660 LLC

[EXTERNAL SENDER]

To: Twin Falls Planning and Zoning
Twin Falls City Council

From: Candy Retmier
238 8th Ave N
Twin Falls, Idaho 83301

I am writing this letter in opposition to the proposed two five story apartment buildings housing 112 units with limited parking, in the heart of this city's wonderful historic neighborhoods, park and downtown area. Areas in which citizens and retailers have and are a working so hard to keep its integrity. Neighborhoods that people are putting their hearts and souls into for themselves and their families by restoring the houses because of what this area stands for as it is now. An area where the city has spent hundreds of thousands of dollars to erect a historic looking gateway arch to attract people to our wonderful historic downtown area that has been restored beautifully by retailers which will now be overshadowed by these buildings and the population and over parking in which it will cause. Seems to me like you will kill the image you have spent all this time and money to capture.

I also have other concerns with this proposal. At this time there appears to be no interest by any parties for a charter school that is included as a selling point for this proposal and they want to keep is zoned as R4 and R 6. This to me feels like at some point they intend to put up more 5 story apartments since passing this would make it possible to at some future date.

Having this proposal before the Planning and zoning at this time, during the Covid shelter at home, when citizens most affected by this cannot attend, except by means that some in the area find very difficult to accomplish and with the miss information, some of us received in the mail, Charter School and a few lofts (with no mention of 5 story, 112 units) makes me feel like this is trying to be passed quickly and under the radar.

I would love to see the old Twin Falls Clinic building renovated and I am sure that a developer could come up with some sort of a plan that would possibly include a school, offices and some high end lofts that would be profitable to them and designed in a way that would fit into our historic area of Twin Falls without destroying the integrity Of this area that people have worked so hard to uphold.

Thank you for your time and consideration of upholding our city standards.

Candy Retmier

Brock Cherry

From: Kelli Ebersole
Sent: Monday, April 27, 2020 11:14 AM
To: Brock Cherry; Carolyn Bolton; Craig Kelley; Curtis Hansen Marriott; Danielle Dawson; dirtfarmerdave; Ed Musser; Jonathan Spendlove; Kelli Ebersole; Lisa Strickland; Marilu Perez; Mitch Humble; Shayne Nope; Steve O'Connor; Troy Vitek
Cc: fran@keytoidaho.com
Subject: FW: Request for zoning district change on Shoshone street

Another comment regarding PZ20-0014.

From: Kathy Learn <kathylearn@yahoo.com>
Sent: Monday, April 27, 2020 11:06 AM
To: Kelli Ebersole <KeEbersole@tfid.org>
Subject: Re: Request for zoning district change on Shoshone street

[EXTERNAL SENDER]

Sorry my comments got sent before I was finished.
Please vote against having this zoning changed.

Katherine M Learn
235 8th Ave. East
Twin Falls, Id

On Monday, April 27, 2020, 11:02:37 AM MDT, Kathy Learn <kathylearn@yahoo.com> wrote:

I received your notice of the meeting for the zoning change on Shoshone St. and 7th and 8th. I am definitely against it. I will admit that we need low income housing, but what they are proposing is not a good idea. First they want 56 units in each building with little or no parking. That would mean people would be parking on the streets for blocks around. Second they say it will give Urban look in the historic section of town. It is called historic section for a good reason. It is where a major part of Twin Falls started. I don't feel that adding these building will help the historic area. As for give more foot traffic to Main St. I don't think so. Most families have at least on vehicle per household. If they want something down town they will drive. I have lived in this area of Twin Falls for 38 years and I don't walk downtown if I want to shop their. I drive. I feel that putting this kind of building in the area will cause our peaceful area of town to have more crime and vandalism. As it is now we have a quiet neighbor where children can play outside and the parents don't have to worry what will happen. If the building are going to be 5 stories high do we have fire trucks that can accommodate the facility if a fire starts. If not will the company that is wanting to build these apartments going to pay for new fire trucks for the city? I have paid my taxes for the time I have owned my place in the second block of 8th Ave. East. I chose this area of town because of the quiet streets, well kept property and nice neighbors. I feel if we have these apartments come in this will be lost.

Brock Cherry

From: Kelli Ebersole
Sent: Monday, April 27, 2020 1:47 PM
To: Brock Cherry; Carolyn Bolton; Craig Kelley; Curtis Hansen Marriott; Danielle Dawson; dirtfarmerdave; Ed Musser; Jonathan Spendlove; Kelli Ebersole; Lisa Strickland; Marilu Perez; Mitch Humble; Shayne Nope; Steve O'Connor; Troy Vitek
Cc: 'ducksoup62@gmail.com'; 'fran@keytoidaho.com'; 'phugens@hsaarchitects.com'
Subject: FW: 5 story apartment complex



Kelli Ebersole, *Administrative Assistant*
Planning & Zoning Department
203 Main Ave. E., Twin Falls, ID 83301
208.735.7267
keebersole@tfid.org

Check Out Planning & Zoning's New Online Zoning Map Here!
[City of Twin Falls Zoning Map](#)

From: Amber Rock <Amberrock09@hotmail.com>
Sent: Monday, April 27, 2020 12:51 PM
To: Kelli Ebersole <KeEbersole@tfid.org>
Subject: 5 story apartment complex

[EXTERNAL SENDER]

I have lived in my house on the 200 block of 7th Ave N for almost my entire life. My grandparents owned our house before us and we bought it from them in 2014. We love this area of twin because the neighborhoods are already established and there isn't room for someone to build a 5 story apartment building. Our streets are not big enough to hold the overflow from the complex. We do not need our section to be rezoned into a multi family and parking zone. Ww need to keep downtown Twin historic and not turn it into a trashy area with apartment complexes. Our home values will go down if we put low income apartments in.

I want to request an extension put on this hearing until people are able to attend. During a pandemic is not a great time to be trying to pass something behind our back. We need to revisit this situation when people are able to attend and voice their opinions and concerns.

Please don't let this pass, how would you feel if their was a 5 story apartment complex being built in your neighborhood and you weren't able to park out in front of your house because of the other flow from the apartments?

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Tom and Janine Neiworth
207 8th Ave E
Twin Falls, ID 83301

27 April 2020

City of Twin Falls
Planning & Zoning Department
203 Main Ave E
Twin Falls, ID 83301

Re: 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 ZDA” for property located at 660 Shoshone Street East, 137 7th Avenue East, and 155 7th Avenue East.

Dear Commisioners:

As residents of the affected neighborhood, we would like to state our opposition to the proposed zoning change, and comment on several aspects of the proposed project agreement.

Our primary concerns with the proposed project agreement are the building height, lack of parking, and the lack of a proper public hearing to allow interested parties to speak directly to the Commission about our concerns.

Building Height: The project site is composed of parcels zoned R-4 and R-6, with PRO and P-3 overlays. The maximum height allowed, by the Zoning Ordinance, in either of the zoning districts or overlays is 35 feet. The proposed height of 62 feet is almost twice the maximum height allowed under the current zoning ordinance. The excess height is apparently intended to create a much higher density of development than would ordinarily be allowed. The single family homes in the one hundred block of 8th Avenue East will have a five story apartment building, just across the alley, with dozens of occupants having a view down into their back yards. For reference the maximum height, allowed by the Zoning Ordinance, in the CB Zoning District (the Main Avenue central business area) is 50 feet.

Parking: For many years multi-family developments in Twin Falls were required to provide two parking spaces per dwelling unit. These spaces were required to be provided on the property. On-street parking, which is on public property, could not be used to meet the parking requirement, but was available for guest parking as well as for general public use. A project of this size, 110 dwelling units, would have required 220 off-street parking spaces. The parking requirement in the current Zoning Ordinance for the one, two and three bedroom apartments total 133 off-street parking spaces. The Zoning Ordinance does not specify a requirement for studio units, so 133 parking spaces does not include a single parking space for any of the occupants of the 44 studio units. The proposed development plan includes 72 off-street parking spaces. Under the proposed development agreement an additional 33 on-street parking spaces would be constructed, or appropriated, by the developer on public property (7th Ave E, 8th Ave E and Hansen St) The total number of parking spaces proposed by the developer is 105 spaces. This doesn't compare favorably with either the 220 spaces required in past projects, or the 133 spaces required by the current zoning ordinance for just the one, two and three bedroom units.

The land which will be used to construct the apartments and provide a limited amount of parking was originally used as parking for the remodeled clinic building. If the clinic building is developed at some later date, either as a charter school or for some other use, and most of their parking is covered with apartment buildings, where will parking be provided for the clinic building?

We believe that a project of this nature would be completely appropriate in an urban setting where public transportation is readily available and where many residents have chosen to live without the use of private vehicles. That may be Twin Falls at some point in the future, but it isn't Twin Falls now. In order for this project to proceed as proposed we are being asked to agree to almost doubling the maximum height allowed. We are also being asked to accept a fraction of the off-street parking that was required in the past, with a third of that being on public property which will no longer be available for park visitors or other public users. We believe that this will result in dozens of cars parking on nearby residential streets. Occupants of nearby single family homes will be left to deal with increased traffic and parking problems.

In conclusion, we would like to note that the required notices to property owners about the public hearing as well as the project presentation at noon of April 14, 2020, were not postmarked until April 13, 2020. It has also been somewhat difficult to access the project information unless you knew to look at the April 14 meeting agenda. Looking under the public hearing of April 28 does not provide any information about the project. Considering the unprecedented shutdown due to the current pandemic, we believe it would be reasonable and appropriate to postpone the Commission vote until a proper public hearing could be scheduled.

Thank You for your consideration.

Sincerely,

Tom and Janine Neiwirth

Brock Cherry

From: Kelli Ebersole
Sent: Monday, April 27, 2020 3:58 PM
To: Brock Cherry; Carolyn Bolton; Craig Kelley; Curtis Hansen Marriott; Danielle Dawson; dirtfarmerdave; Ed Musser; Jonathan Spendlove; Kelli Ebersole; Lisa Strickland; Marilu Perez; Mitch Humble; Shayne Nope; Steve O'Connor; Troy Vitek
Cc: 'fran@keytoidaho.com'; 'ducksoup62@gmail.com'; 'phugens@hsaarchitects.com'
Subject: FW: Proposed apartment development on 7th Ave E.

Here is another letter regarding PZ20-0014.

Check Out Planning & Zoning's New Online Zoning Map Here!
City of Twin Falls Zoning Map

-----Original Message-----

From: Dave Frantz <dfrantz@cableone.net>
Sent: Monday, April 27, 2020 3:56 PM
To: Kelli Ebersole <KeEbersole@tfid.org>
Subject: Re: Proposed apartment development on 7th Ave E.

[EXTERNAL SENDER]

My wife, Raedine, and I have resided at 137 7th Ave N for 40 years and throughout the years have seen many zoning changes to the surrounding area. Many of the older homes, such as ours, have been renovated into law offices, real estate offices, or businesses with little or no impact to the esthetic surroundings of "old town". We have also seen proposals fail due to the fact that there was no continuity in the plan and the culture of the area.

Of all the proposals and subsequent changes over the years, this is perhaps the most preposterous I have seen. From the parking issue, the lack of consideration to the surrounding businesses, the total abuse of the surrounding residences, to the congestion a complex of this size would create in this area, it would be ridiculous to approve this proposal. Constructing a five story building and blocking off a city street to accommodate parking is NOT what this part of the city needs nor is what I think the organizations who fight for the renewal of downtown Twin Falls would condone.

We stand in TOTAL disagreement of the passing of the ludicrous proposal.

Dave and Raedine Frantz
137 7th Ave N
Twin Falls, Idaho
208.420.2816

Sent from my iPad

Kelli Ebersole

From: Danae Curnow <brawleybrownandcompany@gmail.com>
Sent: Monday, April 27, 2020 5:35 PM
To: Kelli Ebersole
Subject: GOQOZ Twin Falls 660 LLC- Masqueray Lofts- Comments

[EXTERNAL SENDER]

First of all, we believe that this all should be postponed until we can hold a public meeting. There are so many people who want to voice their opinions on the issue but feel like they are not getting the chance due to everything being done online. There are many people in these neighborhoods who do not have emails and so are not able to send in their comments. We are aware that the city sent out notices, however, the notices were received with the incorrect date. Due to COVID and everyone being on lockdown, we did not get the opportunity to get the word out to everyone like we would have been able if we were able to go visit with everyone. With that being said, we would like to go over our concerns about this project.

After hearing Bob Smith talk about the project and the fact that more people walk, use public transport, and carpool now at the preliminary hearing, we decided to conduct our own research of Twin Falls. We called every apartment complex in Twin Falls but because of COVID and the lockdown, we were only able to speak to 12 on site managers. We asked them how many units they managed and of those units, how many have no vehicles. There is a total of 1,173 units between the 12 complexes and of those units there are only 14 that do not have any vehicles. That includes the college apartments where they students are living right across the street. Every one of the managers I spoke to also said that most of their units actually have more than one vehicle because a lot of times you will see the husband and wife each drive separately or if it is a roommate situation, they each will have their own vehicle. I know that the data behind this proposal was based out of Salt Lake City, Boise, & Idaho Falls but Twin Falls is not set up the same way as these cities. Anyone who has driven down Blue Lakes or Washington knows there is so much traffic and hardly anyone walking. Although the idea of having people living downtown and walking downtown is great, it is not realistic for our city. There are not a lot of jobs in the downtown area and so these people living in the apartments will still need to get to work. Do you think they are going to walk from downtown to places like Chobani or Clif bar? The proposal claims that 105 parking spots is all that will be needed for 112 units but as our research shows each unit will have one or more vehicle. Consequently, the overflow of vehicles will flow into the streets of downtown where parking is already an issue. You will need the additional parking for all the tenants living in the units, but what about guests? Where will they park? There is not room in this particular area for this large of a complex. Our data proves that more people drive in Twin Falls and therefore full parking spots for each unit is required, not .50 of a spot.

Fran commented on the urban feel of downtown, however, putting two five story apartment buildings in the middle of these historic neighborhoods with families who have been living here for generations would take away from the aesthetics that downtown has been working so hard to improve. These two building will tower over all the properties around them and in turn devalue the downtown area. We are concerned about the schools being overcrowded and the fire trucks not being equipped to handle five stories. There is so much that has not been considered with these two apartment buildings and we are afraid that once they are built it will be more work for the city to try and monitor these issues.

Sincerely,
Danae Curnow & Callie Boren
Brawley Brown & Company
Property Management

Kelli Ebersole

From: Hollie Hopper <hollierhopper@gmail.com>
Sent: Monday, April 27, 2020 8:54 PM
To: Kelli Ebersole
Subject: Against re-zoning for 660 Shoshone

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL SENDER]

Dear Twin Falls planning and zoning committee:

I oppose the proposed change in zoning for the property at 660 Shoshone Street. The buildings are too tall and there isn't enough parking for all the residents. I am concerned why this is being pushed through during a state and national emergency. This building has sat empty for years and delaying the vote until The citizens of Twin Falls can be present in the chamber to voice their concerns would be the right thing to do. Please do not vote to change the zoning!

Thank you for your time and consideration

Sincerely,
Hollie Hopper

Kelli Ebersole

From: Roxanne Welsh <rwelsh212@gmail.com>
Sent: Tuesday, April 28, 2020 9:16 AM
To: Kelli Ebersole
Subject: 660 Shoshone Re-zone

[EXTERNAL SENDER]

To be read & entered into the record at the Planning & Zoning meeting April 28 @6pm

Dear City Council Members:

My husband and I worked very hard for years to save up for a down payment on our dream home. We found our beautiful home in the historic section of downtown on 7th Ave N. We chose that area because of the old homes, quiet tree lined streets and close proximity the park. We (and our neighbors) have great pride in our homes and we spend weekends doing yard work and repairs on our homes.

On April 15, most of us were very shocked to receive “notices of hearing” for a hearing that had already taken place. The notices were postmarked April 13 and the hearing was April 14 at noon. The notice itself was filed with mistakes -including the date of the hearing was actually listed as “Wednesday April 14”. It appears that you didn’t want the neighbors/homeowners to be present at the meeting.

We went online and listened to the meeting that had already taken place. During the meeting, Mr. Florence states that he is doing this for the “betterment of Twin Falls”. That is a complete lie! Building Low Income housing does nothing but line Mr. Florences’ pockets with government money. The rent money comes from the government and is directly deposited into his account every month for the duration that he owns the buildings.

In most cases, low income housing perpetuates crime and drugs. The tenants don't have to pay rent, so they have plenty left over for dubious activities. 84% of low income housing recipients are single unmarried mothers. Children & teenagers are allowed to run free at all hours of the day & night causing disturbances & crime. The other 16% is mostly single men fresh out of jail. We did not buy our home to live next to this type of environment and the thought of ever going to the city park again will be non-existent!

Many of our neighbors are already talking of selling and moving if this passes. Is that what you want? A mass exodus of good, hard working citizens just to placate a developer that wants to line his pockets with government money? If you allow low income housing, you will not be revitalising the area, but instead, it will end up turning the whole historic downtown into a ghetto. Once the low income housing is built, the decline will follow. But Mr. Florence doesn't care about the integrity of our neighborhoods, or he wouldn't be so selfish. Why doesn't he build a low income housing unit where he lives in Hidden Hills?

We already have an over abundance of low income housing in the downtown area and all the crime & drugs that come with it. Just ask any police officer. Please don't force the law abiding, hard working home owners to move so one very well off man can line his pockets with government money!

Please vote NO on this project or at the very least agree to continue/table the vote for a later date when we can all attend the meeting in public and not be on the phone. Thank you!

Sincerely,
Roxanne Druck Welsh



Kelli Ebersole

From: Janine Neiwirth <janine.neiwirth@gmail.com>
Sent: Monday, April 27, 2020 8:06 PM
To: Kelli Ebersole
Subject: Masqueray Lofts R-6 ZDA

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL SENDER]

This letter is regarding the Masqueray Lofts R-6 ZDA.

April 27, 2020

City of Twin Falls
Planning and Zoning Department
203 Main Avenue East
Twin Falls, Idaho 83301

Dear Commissioners:

Compatibility with Existing Neighborhood

The neighborhoods surrounding the proposed project contain some of the oldest surviving homes in the Twin Falls townsite. The residents have worked hard to keep their historic character and designation. Please consider a much more modest sized project, in keeping with the historic look of the existing buildings in the Twin Falls townsite.

Traffic and Parking

I am also concerned about the impact of so many additional cars and lack of parking provided as part of the project. I think housing downtown is important to support the service and retail business, but needs to be done in a way that does not negatively impact the existing residential areas. We live within a block of the proposed project. We do enjoy walking downtown, but we do have two cars for the two of us. Living downtown does not remove the necessity to travel to other areas for goods and services.

Given the current pandemic and the state shutdown for the month of April, please allow more time for public input on this project.

Thank you for the opportunity to present my concerns,

Janine Neiwirth
207 8th Avenue East
Twin Falls, Idaho

Kelli Ebersole

From: Gary R Beeson <gbeeson@tfco.org>
Sent: Tuesday, April 28, 2020 8:56 AM
To: Kelli Ebersole
Subject: Rezoning near City Park

[EXTERNAL SENDER]

I want to voice my opposition to the rezoning of the old clinic property. Buildings of this type will not fit well in this neighborhood. It is not a look that I would like to see across the street from the city park where many community events are held. Also the parking in this area is already an issue due to the density of housing in the area.

I feel that other properties in the downtown area would be much better suited for this type of development. One example would be the vacant lot just east of the post office.

Thank you for the opportunity to give my input.

Gary Beeson

Kelli Ebersole

From: Sandi Silver <swiersma@immanueltf.org>
Sent: Monday, April 27, 2020 6:38 PM
To: Kelli Ebersole
Subject: Oppose development of low income housing

[EXTERNAL SENDER]

To Whom it may concern,

WE STRONGLY OPPOSE THE DEVELOPMENT OF LOW INCOME APARTMENTS ON SHOSHONE STREET AND 7TH & 8TH AVENUES!!

My husband and I only received the notice about the special permit for the school on 5th Avenues' public hearing.

And we received it **AFTER** the meeting!

We received **NOTHING** on the apartment/lofts project!

Our neighbors are showing us another paper received in the mail post dated the day before the meeting on the 14th.

How convenient to have this on the agenda when we can not properly represent our concerns.

And just a thought, why would someone who would desire a loft apartment want low income housing right next door?!

Are the low income residents going to come from the refugee program? Will it be more governmental funding? We are trying to build up our downtown area. The buildings that house low income tenants are atrocious downtown. We do not want low income housing as you drive into the downtown area, we are trying to revitalize!! That makes no sense at all! Why would we encourage more of that type of housing in this area? There are many better properties in Twin Falls for low income housing. And if I am wrong in my comments, that is another reason to not vote on this issue until we, the citizens and taxpayers in this neighborhood have clarification!

PLEASE! PLEASE, table this issue (or vote against the development of said property) until we as the public, may come to the meeting, to voice our concerns!! Voting on this now is not fair or legal to our rights!

The parking issue is **HUGE** even without added residences!

We deserve a right to be heard in person!!

I am a homeowner and a taxpayer! I have spent my time and energy as well as finances to improve my property! Our neighborhood is not happy about this project and the fact we can not represent opposition to the city's agenda.

Please table this matter until Covid19 restrictions are lifted and we can speak up for our neighborhood.

Please respect the citizens of Twin Falls and the families in this neighborhood!!

Sincerely,
Sandi Wiersma Silver
Immanuel Lutheran School

Kelli Ebersole

From: Rose Beckett <artluvr@cox.net>
Sent: Monday, April 27, 2020 6:15 PM
To: Kelli Ebersole
Subject: Public Hearing 04/28/20

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL SENDER]

To whom it may concern,

I am writing to express my opposition to the proposed apartment building at Shoshone and 7th Ave N in Twin Falls. There will not be a chance to speak in person and at the very least, this hearing needs to be postponed until a time where the community can come to have our concerns addressed. I feel that having the hearing now violates our voice, as citizens, to be heard.

Rose Beckett

Kelli Ebersole

From: Holly Montoya <holly_garton@hotmail.com>
Sent: Monday, April 27, 2020 6:09 PM
To: Kelli Ebersole
Subject: Public Hearing 4/28/20

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL SENDER]

I am writing to express my opposition to the proposed apartment building at Shoshone and 7th Ave N in Twin Falls. There will not be a chance to speak in person and at the very least, this hearing needs to be postponed until a time where the community can come to have our concerns addressed. I feel that having the hearing now violates our voice as citizens to be heard.

Holly Montoya
161 7th Ave N
Twin Falls, ID 83301

Kelli Ebersole

From: Donell ODonnell <donellodonnell@gmail.com>
Sent: Monday, April 27, 2020 9:36 PM
To: Kelli Ebersole
Subject: Public Hearing 4/28/2020 Apartment Complexes

[EXTERNAL SENDER]

Please table the hearing for the two apartment complexes proposed for 8th Ave N and Shoshone and 7th Ave N and Shoshone until after the COVID 19 restrictions have been lifted. I would very much like to address the Council in person if possible

As a resident in the 100 block of 8th Ave North, I am concerned about the limited parking for the proposed apartments. How much of the overflow will find it's way down our street, taking up homeowner parking in the fronts of our homes?

In addition, I am the Asset Manager for a 56 unit complex in Boise which was built with similar parking limitations due to mandates by the City of Boise. We receive numerous complaints monthly concerning the parking situation, each unit has one parking space and 95% of the residents in that complex have two cars. There is a small strip mall within a block of the complex, many of our residents park in their lot - subsequently we have received numerous complaints from the shop owners in the mall, rightfully so. If you spoke to politicians in Boise, of course they will no doubt tell you all is well. CYA. If they were honest, they would tell you they have received complaints from nearly every property manager in the City. It is a real problem. This is Idaho - no one is without an automobile, we are too mobile, even if we choose to walk a good deal.

Please require adequate parking for these complexes - 7th and 8th Ave N are two really nice, quiet streets. We would really like to keep it that way!

Thank you for your time.

Donell ODonnell
208 410 5274

Kelli Ebersole

From: Adrienna Salas <adrien.salas24@gmail.com>
Sent: Monday, April 27, 2020 6:23 PM
To: Kelli Ebersole
Subject: Public Hearing

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL SENDER]

To whom it may concern,
I am opposed to the building of these apartments on Shoshone. The overflow of parking would directly impact my home.
Please take into consideration all the families affected by this potential building.

Adrien Salas
Miracle-Ear
Operations Manager
O: (208)733-3340
C: (208)421-6245

Kelli Ebersole

From: Sonia White <redsonia1990@hotmail.com>
Sent: Tuesday, April 28, 2020 8:37 AM
To: Kelli Ebersole
Subject: Zoning change at shoshone/8th ave e

[EXTERNAL SENDER]

We live right next to the parking lots that has the proposed apartment complexes going up. We are now looking to move with this happening around our peaceful home! We **STRONGLY OPPOSE** the zoning change and apartments going up. We are **VERY** concerned about higher crime to ourselves and our property, more influx of traffic and people, less parking for residents and businesses, parking overflow, change of our viewing around our home, the market value of our home to decrease, and fire department not having the requirements for the 5 story buildings. For many reasons, we are also concerned the construction noise next to our home alone will disturb our peace and small children. This change will adversely effect parking for the residents and businesses surrounding the lots. This change will also adversely effect the events held downtown and at the city park. These available parking lots for yearly events held at the city park capture the influx of available parking for any of those events. Which has already been minimized by changing the parking structure on Shoshone St. at the city park and the minimized parking structure downtown. I am hoping for a VOTE NO!!!

Sincerely,
Concerned Resident

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Kelli Ebersole

From: Craig Hopper <onecannon89@gmail.com>
Sent: Monday, April 27, 2020 9:41 PM
To: Kelli Ebersole
Subject: Zoning concerns

[EXTERNAL SENDER]

Hello, I would like to briefly voice my concern about the 660 Shoshone Street zoning changes. By pushing this through during a pandemic, you are suppressing the voice of the people that this will affect negatively. Many are opposed to the change, myself included. Please allow the appropriate time to present itself so the people of Twin Falls can be heard.

Thanks
-Craig Hopper

Kelli Ebersole

From: John Welsh <jwelsh@mountainwestautos.com>
Sent: Monday, April 27, 2020 8:58 PM
To: Kelli Ebersole
Subject: Against Rezoning at 660 Shoshone

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL SENDER]

Dear City Council:

As a homeowner on 7th Ave, I am concerned about:

#1 Our letter informing us of a preliminary meeting was postmarked the 13th

* The meeting was at noon the following day on the 14th

* We received the letter on the 15th. Meeting was over and done.

#2 We already have parking problems and another 50-100 cars means they will be parked all over our already crowded streets. Especially during pick up and drop offs at the school.

#2 We are concerned with drug usage at the low income apartment. Especially RIGHT next to a School.

#3 We please ask that you table voting on this action to a later date when all the citizens can appear in public and make their case.

Thank You for your time.....John Welsh

Kelli Ebersole

From: Susan Buhler <poindexterscostumes@hotmail.com>
Sent: Monday, April 27, 2020 9:41 PM
To: Kelli Ebersole
Subject: Fw: Apartments

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL SENDER]

To whom it may concern,

I am writing this email to let you know I am **STRONGLY OPPOSED** to the development of the low income apartments on Shoshone and seventh and eighth Avenue.

I did not receive notice on this project, reaching out to neighbors no one seems to recall getting notice.

I have lived on 7th Ave., North for 28 years and also have a business downtown for 21 years.

I was so glad to see the downtown development and the great improvements for the betterment of our town because a good strong downtown is important ,but this is not one of those in my opinion.

I really don't think we want a low income housing in our historical downtown area not exactly what we are striving for. Everything I know about our downtown historical area is no more than three stories building's, yeah this is five?

As far as I am aware there is 112 units with 105 parking spots which is just outrageous. Our downtown area has always had parking issues. For example I do not have a driveway I have no parking except on the street, one block away is low income housing that has no parking I won't even be able to park in front of my own home. I believe there's better areas in town that would be a lot better for low income housing with lot better parking. Please please this is not what we want for our historical area, so please table this issue until we have the opportunity as the public to meet and voice our concerns,Or just vote no!

We deserve the right to be heard in person!!

Please respect the citizens of Twin Falls and their families and neighborhoods And vote no or wait so we can be heard.

Thank you,
Susan Buhler

Kelli Ebersole

From: Angie Cameron <kylangcameron@gmail.com>
Sent: Monday, April 27, 2020 9:47 PM
To: Kelli Ebersole
Subject: 5 story low income housing near downtown

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL SENDER]

To whom it may concern,

I am writing in hopes that the two apartment buildings near downtown by the old clinic building will not be approved to be built. After all of the money put in to beautifying downtown this would cram it up and cause a lot of chaos for homes and businesses nearby. There is not enough parking to house this many people. As a business manager for Frederickson's Candy we already have to police our parking lot. I can't imagine what we'd have to do with that many more cars trying to park around there. Especially during the summer and fall when all of the activities are going on. There are plenty of available lots in Twin Falls much better suited for something like this.

Thank you

Angie Cameron

Sent from my iPhone

Kelli Ebersole

From: Brian Sabala <btsabala@gmail.com>
Sent: Monday, April 27, 2020 11:14 PM
To: Kelli Ebersole
Subject: 5 storey apartment buildings

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL SENDER]

To all who this concerns:

Regarding the 5 storey apartment buildings being proposed for Shoshone, 7th & 8th. I (Brian Sabala) strongly object to this proposal. For the reasons being: 5 storey buildings will not be aesthetically pleasing on these city blocks or the downtown area in general. This downtown area has a historic look, not a modern urban look. Twin Falls Fire Dept is not equipped to handle buildings of this height. This will cause more expense to the city to add new fire protection equipment and training for all fire fighters. Which will cause an increase in property taxes in this area and or the whole city. There will be a loss of property and home values on all the surrounding city blocks in the proposed area as half of the units will be low income housing. This will make it more difficult for me to sell my house (or any of my neighbors to sell their houses) for what the actual value truly is. The amount of proposed parking spaces for these units is way to low. 105 parking spaces will not be enough for 112 units. Every unit will have at least 1 car if not 2. There will be visitors to the tenants of these units that will need parking also. There will need to be 275 to 300 parking spaces available. All the parking needed for these 112 units will be in front of all the houses and small businesses in this area. The proposal talks about public transportation that the tenants will be using. Twin Falls Id does not have any public transportation. These are all quiet neighborhoods and with all these units the neighborhood setting will not be quiet and peaceful as it is now. In general low income housing will bring higher crime rates into their areas.

In closing I strongly object to this proposal for the apartments in my neighborhood. My vote for this proposal is NO.

Brian Sabala
161 8th Ave East
Twin Falls Id
208-644-0414

To whom it may concern,

My name is Monica Matthews and I live at 134 8th Ave. N. in Twin Falls. The intent of this letter is to share my concern and disapproval of any low-income housing units (apartments, apartment lofts, etc.) that are being considered at the location of Shoshone 7th & 8th street. My understanding also is that there is a request for zoning changes which I also disapprove of based on the fact street parking is already an issue and any possible changes would create more chaos for property owners who are already trying to park their own vehicles in front of their homes.

Here are my concerns:

- ✓ Low-income apartments would take an otherwise classy middle-income neighborhood to a potentially trashy and disruptive neighborhood due to domestic disputes, noise, potential for more crime, and otherwise unkept verandas or balconies if they are part of the apartment design.
- ✓ Low income housing benefits and serves as a tax credit for developers and builders it decreases the property value of local property owners.
- ✓ A plethora of more vehicles that would not have parking spots. This would carry over on to side streets where parking space should be granted to homeowners who are utilizing them for them self, family, and friends who are visiting.
- ✓ Low income housing would NOT add to the urban appeal of downtown Twin Falls, and in fact those who need low income housing would not have the extra income to pour into the economy of downtown (restaurants and shops). It would only serve as a deterrent not a benefit.
- ✓ Lastly the homeowners in these neighborhoods have worked hard to obtain and maintain nice homes through hard work and furthering their education in order to own and maintain a quality of lifestyle they worked so hard for. Brining low income housing to the mix is unfair to those who have chosen this neighborhood specifically for the reason that they want to live in a neighborhood that is safe, peaceful, protects their family, and contains other law-abiding and hard-working citizens.

Sincerely,

Monica Matthews

Kelli Ebersole

From: Cricket Stirling <crickets_livinglife@live.com>
Sent: Tuesday, April 28, 2020 9:41 AM
To: Kelli Ebersole
Subject: Old TF Clinic building

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: TO DO, IMPORTANT

[EXTERNAL SENDER]

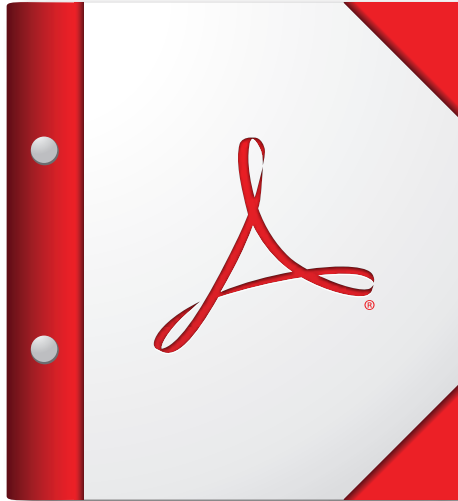
Good morning,

The purpose of this email is to share my concerns regarding the proposed Shoshone Street apartment building being considered.

I am concerned that this area is already faced with the challenges of little/no parking options, especially with a function at the City Park taking place.

As a resident of Twin Falls I hope my concern is considered and that the City will change the direction of the planned housing complex.

Thank you.



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From: [Brock Cherry](#)
To: [Kelli Ebersole](#)
Subject: FW: Masquerade Lofts R-6 ZDA
Date: Tuesday, April 28, 2020 9:57:39 AM

Another letter of opposition...

Check Out Planning & Zoning's New Online Zoning Map Here!
City of Twin Falls Zoning Map

-----Original Message-----

From: Dennis And Judy <gulickdj1973@gmail.com>
Sent: Tuesday, April 28, 2020 9:45 AM
To: Brock Cherry <BCherry@tfid.org>
Subject: Masquerade Lofts R-6 ZDA

[EXTERNAL SENDER]

We are not against progress in our area. However, we feel that the proposed buildings may not be conducive to the location due to possible safety concerns.

1. Does the Twin Falls Fire Dept. have the capability of responding to structures this tall. I know they have one high rise ladder truck but is this enough to handle a fire of massive scale?
2. Also, we have heard that the Catholic Church has purchased the old T.F. Clinic building and possibly plans to increase their school capacity. IF-this is true does a greater risk present itself to serious accidents with young people?

We are not against growth in itself, even encourage it. However, this project may be a little too "ambitious" due to it's size. Perhaps buildings with a lower elevation and smaller in size may be more appropriate. Even newer buildings in the city of commercial nature aren't this tall. Perhaps units of approximately 60 to a maximum of 80 would serve a more practical purpose. And of course, if residents have more than two vehicles plus vehicles due to visitors may cause traffic concerns.

Our home is near other businesses and we get overflow parking as it is, as well as from a large apartment building a short distance away that has to use this street due to capacity concerns.

Sincerely,

Dennis and Judy Gulick
119 8th Ave. N.

Sent from my iPad

From: [Heidi Walker](#)
To: [Kelli Ebersole](#)
Subject: Concern with Charter School and Apartments
Date: Tuesday, April 28, 2020 10:03:14 AM

[EXTERNAL SENDER]

Hello,

I am sharing my concern with the poor planning that seems to be taking place with this charter school and apartment buildings. I am a member of St Edwards, my children went to school there and now my grandchildren are attending.

Without parking available this seems to be chaos in the making and I would go so far as putting lives at risk, especially with 2 schools and no or barely any parking available to business owners, teachers, parents much less inhabitants of the new apartment complex.

Thank you,
Heidi M Walker
Tax Payor , Twin Falls
208.721.1064

Sent from my iPhone

From: [LaWana Meade](#)
To: [Kelli Ebersole](#)
Subject: Two 5 story apartment buildings on Shoshone Street
Date: Tuesday, April 28, 2020 10:09:03 AM

[EXTERNAL SENDER]

Dear Sirs:

Good Day. I am LaWana Meade and I live at 119 10th Avenue North, Twin Falls. I have lived here for 30 years. I am greatly opposed to the 2 proposed apartment building being built 2 blocks from my home.

My husband and I walk our dog right through the parking lot in question on our way to City Park. Approximately 2 months ago while on said walk I found 10-12 syringes and a baggy of drugs in the grassy strip along Shoshone of said parking lot. This area is 1 block from St. Edwards grade school. Children walk right past this area going to and from school. I know this because my children walked this path years ago. In addition to children, middle aged and older people walk by this area going to City Park. By bringing in 56 units of low income housing as well as 56 units of apartments I believe the drug problem will escalate. This is 2 blocks from my house.

We live one house off of Shoshone Street on 10th Avenue North. We have owned our home for 30 years, raising 2 of our children there. Across the street and facing Shoshone is a dental office. The house was turned into a dental office before we bought our home. Parking has ALWAYS been a huge problem as the support staff and clients park in front of our houses. When the house was approved to be converted to a dental office there were enough spaces for his staff and clients. But at least 3 times it has changed hands. Now the dentist do not have to have any more parking than originally approved. I have had to park on another street and carry my groceries, often making 4 or 5 trips just to get home. Do you have to do that. We do. By bringing in 112 rental units you will need double that number in parking. Husband and wife, nowadays, each have a car and visitors will need to park. Our parking problem will EXPLODE as all of these people will need to park somewhere.

Third, our property values will decrease. Most all of the historical home are owner occupied. We buy these houses because we love how well built they are and the history behind them. Historical districts in other cities, such as Boise and Salt Lake City, have been protected by their city governments and the property values keep climbing. I am told that to purchase a historical home in North Boise's historical district is very hard due to the high cost of the homes. Those cities have not allowed big apartment buildings, let alone low income apartment, to be built in their historic areas. Please don't allow our property values to decrease. A lot of the owners are seniors and their house is all they have. Please don't decrease our property values by allowing some developer, who probably doesn't even live

here, ruin our property values and our way of life.

I strongly oppose the rezoning of our original townsite to allow these building to be built and ruin our way of life>

Thank you, LaWana Meade

From: [Rocky McClymonds](#)
To: [Kelli Ebersole](#)
Subject: Proposed apartment complex
Date: Tuesday, April 28, 2020 10:15:05 AM

[EXTERNAL SENDER]

Twin Falls Planning and Zoning, please accept this email in opposition to the proposed apartment complex on the former Twin Falls Clinic site. This proposal fails to provide adequate parking for the development. The City Park area already suffers from the lack of parking. The lack of sufficient parking in the proposed development will only make a bad situation worse. The development as proposed will adversely affect both residential and business property owners.

Thank You
Rocky McClymonds
Twin Falls, Idaho

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From: [Cheryl](#)
To: [Kelli Ebersole](#)
Subject: 660 Shoshone Street East
Date: Tuesday, April 28, 2020 10:19:41 AM

[EXTERNAL SENDER]

To whom it may concern:

In regards to the old Twin Falls Clinic property 660 Shoshone St. E:

I received a notice via the mail for “Notice of Public Hearing” to be held Tuesday, April 28, 2020 in the city Council Chambers, located at 203 Main Avenue East, Twin Falls. There was Preliminary Presentation held Wednesday , April 14, 2020 at 12:00P.M. at the city Hall, located at 203 Main avenue East, Twin Falls.

First of all, I don’t feel that this notice was sent in a timely manner to participate in the April 14th Preliminary Presentation.



Some of my concerns would be the height of the building.

Does our Fire department have the equipment currently for a building of this height? If not, does this mean additional property taxes?

Would the propose parking be adequate for the amount of rentals?

I also question the change in zoning, and the impact it could make on that area, including the city park and the homes in that neighborhood.

I would hope since, Governor Little plans on soft opening our city, as of May 1, that this Hearing could be rescheduled until we can hold a Public Hearing, located at the address given in my notice, where concerned citizens can come together and discuss these and other issues. I do not believe that calling in on a phone number is the same as a public meeting.

Thank you for your consideration,

Cheryl Johnson

From: [robert meade](#)
To: [Kelli Ebersole](#)
Subject: Proposed apartment buildings abutting Shoshone Street
Date: Tuesday, April 28, 2020 10:21:46 AM

[EXTERNAL SENDER]

Dear Sirs:

I oppose this zone change for the following reasons:

My wife and I live in an original townsite home 2 blocks from the proposed site. We believe this action will lower our property values and degrade the standard of living we and our neighbors have invested in.

I can see more congestion, pedestrian and automobiles, leading to accidents, noise and more street lights. More use and abuse of City Park will occur.

We already have a school, apartments, 4 churches, 2 banks, library, a jail, several businesses, county and city administration buildings around the proposed building site.

I believe crime will increase and the city will have more maintenance to deal with.

A 5-story building housing 200-300 people would be an eyesore to our historical community,.

Please DENY this zone change.

Thank you, Bob Meade, 119 10th Avenue North

From: [C ARMSTEAD](#)
To: [Kelli Ebersole](#)
Subject: Planning and Zoning for Shoshone, 7th, and 8th
Date: Tuesday, April 28, 2020 10:27:30 AM

[EXTERNAL SENDER]

To whom it may concern:

I am concerned that this public forum, is being held as a “call-in” forum, in light of the current stay at home order issued by Governor Little. This seems to be an extraordinary time in our history. Under the circumstances it would seem prudent and wise to postpone some major decisions until we can meet in person. Many of us in the community are concerned our voices will not be heard in this forum and especially at a time when there is high distraction with the pandemic.

Many were not aware of the first “call-in” meeting. The letter came the next day for many residents in the neighborhood. This alone should be remedied with another meeting or a replay of the meeting to the public before we move forward.

One of the biggest concerns I have is parking. Many residents and businesses currently have limited parking. Many of my neighbors do not have driveways. During events at the Twin Falls City Park we see parking extend to all surrounding neighborhoods.

I am also wondering what the comprehensive plan for entire area entails. Has increased traffic been considered? Not only parking, but our town is not a “walking, biking, mass transportation” town. We are a “driving” town. Our winter weather and hot summer weather only allows for short periods of the year where walking/biking makes sense.

It is our small businesses downtown who will be hurting from the current economic situation. Although it is admirable to consider building low income housing tax credit (LIHTC) housing, I don’t see how this would support our downtown businesses. It might actually harm our area by adding high density housing to a low density area.

Please note my opposition to this zoning request.

Best regards,

Colette Armstead

From: [Brenda Davidson](#)
To: [Kelli Ebersole](#)
Subject: 5 story apt bldg
Date: Tuesday, April 28, 2020 10:42:56 AM

[EXTERNAL SENDER]

I am a concerned citizen who resides on 9th Ave E. Although I am not opposed to building Low Income Housing, I am opposed to the location that was selected. We have dilapidated properties just to the south of Downtown Twin Falls that are eyesores. Try cleaning up those areas and building there. We are not New York or even Boise. Those would be areas which would better serve a 5 story building, not our Historic Twin Falls area. I am proud of the improvements made in the Downtown District. This, however, would not be an improvement. Not only will it decrease property values for the residents in the vicinity but also the values of the Downtown District. I implore you, do not allow outside contractors to degrade our Historic values which they do not care about.

Brenda Davidson
dbree905@gmail.com

THIS IS COMMUNITY BANKING



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From: [michael Morey](#)
To: [Kelli Ebersole](#)
Subject: 5 Story Apartment Building Proposal
Date: Tuesday, April 28, 2020 10:47:33 AM

[EXTERNAL SENDER]

My name is Mike Morey, i just purchased the home right next to where one building is proposed to be constructed. My address is 130 8th Avenue E . I purchased this house unknowing about about this proposal. I am totally against the construction of this building. I purchased the home because i like it in the Historic District of Twin Falls and it is safe here. I have seen how beautiful towns destroy themselves with social engineering. The people who run off with the money never live in those neighborhood. In my home town they did the same thing as this proposal, the build low income housing. You cqn even look it up --Racine Wisconsin.. it was on Jacato Drive --well it closed down the whole shopping center and that was a long time ago --- still down and closed up. It was so bad the city had to change the name of the street to Anthony Drive because it was so scary..North Ridge Mall in Milwaukee closed down due to the the people who would shop there were too scared to go there. Where are people going to park If they are low income how much money can they spend down town. Put this in the millionaires neighborhood if its soooooo good, they should have it..Twin Falls is a jewel. I spent many years up at Sandpoint, Idaho....I love this state.. these social engineering ideas are like a virus we dont need. Why not put some historic type Habitat for Humanity Homes in there but not this massive Building .. If there is trouble downtown from these buildings no one with money will support the businesses...they just wont go. this feel good about yourself stuff is nuts -- its like a drug ----butt but but ---just wait til you wake up in the morning and see the damage you have done. We have a special place here ---we welcome all people but this will be a disaster Please Decide NO on this project.. This does not fit in this neighborhood at all-----Mike Morey 130 8th Avenue E ---Very Concerned Citizen

From: [Candy Retmier](#)
To: [Kelli Ebersole](#)
Subject: RE: GOQOZ TWIN FALLS 660 LLC
Date: Tuesday, April 28, 2020 10:49:15 AM
Attachments: [image001.png](#)

[EXTERNAL SENDER]

Kelli, If you could please add this addendum to my opposition letter I sent yesterday I would appreciate it. Thank you.

04/28/2020

Addendum to opposition letter submitted yesterday 04/27/2020.

After speaking to several neighbors yesterday, the concern was also brought up about the increase in traffic we will have in our neighborhood.

With the inability for cars traveling northbound on Shoshone to be able to make a left turn onto Addison, our traffic will greatly increase through our neighborhoods as an alternative to be able to access Addison Avenue. We already experience some, which travel at higher speeds than the normal neighborhood traffic but obviously with 112 plus units added this number will greatly increase and cause great safety concerns to families, pets and general residential concerns.

Again,

Thank you for recognizing our concerns and taking the appropriate steps in keeping the integrity of our beautiful historic downtown.

Candy Retmier
238 8th Ave N
Twin Falls, Idaho

--- KeEbersole@tfid.org wrote:

From: Kelli Ebersole <KeEbersole@tfid.org>
To: "llamas@magiclink.com" <llamas@magiclink.com>
Subject: RE: GOQOZ TWIN FALLS 660 LLC
Date: Mon, 27 Apr 2020 16:00:13 +0000

Thank you. I will get your comments to the Planning and Zoning Commissioners.



Kelli Ebersole, *Administrative Assistant*
Planning & Zoning Department
203 Main Ave. E., Twin Falls, ID 83301
208.735.7267
keebersole@tfid.org

Check Out Planning & Zoning's New Online Zoning Map Here!

[City of Twin Falls Zoning Map](#)

From: Candy Retmier <llamas@gemsi.com>
Sent: Monday, April 27, 2020 9:58 AM
To: Kelli Ebersole <KeEbersole@tfid.org>
Subject: GOQOZ TWIN FALLS 660 LLC

[EXTERNAL SENDER]

To: Twin Falls Planning and Zoning
Twin Falls City Council

From: Candy Retmier
238 8th Ave N
Twin Falls, Idaho 83301

I am writing this letter in opposition to the proposed two five story apartment buildings housing 112 units with limited parking, in the heart of this city's wonderful historic neighborhoods, park and downtown area. Areas in which citizens and retailers have and are a working so hard to keep its integrity. Neighborhoods that people are putting their hearts and souls into for themselves and their families by restoring the houses because of what this area stands for as it is now. An area where the city has spent hundreds of thousands of dollars to erect a historic looking gateway arch to attract people to our wonderful historic downtown area that has been restored beautifully by retailers which will now be overshadowed by these buildings and the population and over parking in which it will cause. Seems to me like you will kill the image you have spent all this time and money to capture.

I also have other concerns with this proposal. At this time there appears to be no interest by any parties for a charter school that is included as a selling point for this proposal and they want to keep is zoned as R4 and R 6. This to me feels like at some point they intend to put up more 5 story apartments since passing this would make it possible to at some future date.

Having this proposal before the Planning and zoning at this time, during the Covid shelter at home, when citizens most affected by this cannot attend, except by means that some in the area find very difficult to accomplish and with the miss information, some of us received in the mail, Charter School and a few lofts (with no mention of 5 story, 112 units) makes me feel like this is trying to be passed quickly and under the radar.

I would love to see the old Twin Falls Clinic building renovated and I am sure that a developer could come up with some sort of a plan that would possibly include a school, offices and some high end lofts that would be profitable to them and designed in a way that would fit into our historic area of Twin Falls without destroying the integrity Of this area that people have worked so hard to uphold.

Thank you for your time and consideration of upholding our city standards.

Candy Retmier

From: [Samantha Anderson](#)
To: [Kelli Ebersole](#)
Subject: 5 Story Apartment Buildings in Downtown
Date: Tuesday, April 28, 2020 11:08:52 AM

[EXTERNAL SENDER]

Dear Sirs,

I oppose the building of resident apartments in downtown for the following reasons:

1. There is NO parking plan. There is hardly any parking in downtown now.
2. We are not Boise or Idaho Falls. Twin Falls does NOT have a reliable public transit. The individuals that "walk" in Boise have JOBS in that area. Most of Twin Falls' jobs are on the canyon rim. Again, no public transit.
3. Look at the public housing around the Downtown area.... Apartments on 2nd Avenues are scary enough and you want to put more low income housing?? I realize that this does not affect you because you do NOT live in this area. There is low income housing throughout our city with a fair amount already in the old town area consisting of apartments and long term hotel/motels.
4. The modernization of downtown with residential housing is absurd . Why not REPAIR/REMODEL what we have and promote business. Oh wait, THERE IS NO PARKING FOR THAT EITHER!
5. The families will have to cross busy streets to take children to school. Increasing traffic throughout established residential neighborhoods. People will drive because there is little to no walking for 4 months of the year. Yes, parents will drive their children to school. – NO PUBLIC TRANSPORTATION is available.
6. Crime and crimes against women will increase. What about increasing our police force? We are under staffed as a City already.

Why ruin the Historic look we have worked so hard to maintain?

With all the changes and improvements Twin Falls has done to the downtown area, again, why ruin it?

Let's improve downtown by moving the OLD residential homes from Main Street and replace with Businesses. Let's promote downtown as a business center and keep industry off the Canyon Rim.

Glanbia and the Climbing center are great additions to the downtown area. How about more business like this, instead of the long term hotel/motel/trashy apartments that currently occupy the area.

Twin Falls is a great place to live. We are NOT Boise, Idaho Falls, or Coeur d'Alene. How about Twin Falls be an individual and do it's own thing by keeping us simple. We don't need HOUSING downtown. We need JOBS.

Sincerely,

Samantha Anderson

129 10th Ave N

Twin Falls, Idaho 83301

Robin Kirby (Property Owner)
154 8th Ave East
Twin Falls, ID 83301
208 731-3750

April 28, 2020

City of Twin Falls
Planning and Zoning Department
203 Main Ave E
Twin Falls, ID 83301

Re: I am a property owner of two lots 7 & 8, Block 17, Twin Falls Original Townsite more commonly known as the address above and would like to state my opposition to the proposed 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 ZDA" properties located at 660 Shoshone St. East, 137 7th Avenue East, and 155 7th Avenue East **AND** as not listed on the preliminary plan request, the first three lots on 8th Avenue East, which are represented on the developer's proposed plan to include a 5 story apartment building.

Commissioners:

Twin Falls Townsite Residential Historic District:

Twin Falls Original Townsite Residential Historic District was entered in the National Register of Historic Places on November 30, 2001. With 624 contributing buildings, this listing recognizes the district's historic significance to the state and community.

I had hoped at some point, the City of Twin Falls would have the foresight to adopt the Original Townsite Residential Historic District as the Park, Downtown and Warehouse Districts have been. There are a number of historic homes on 8th Avenue East working toward having historic signs with descriptions of the history in their front yards for posterity. Much research has been done to make sure the history is accurate. The Historic Preservation Commissions have worked tirelessly to preserve our historic areas. With far less density on the few remaining streets with historic homes, we would have a more welcoming city with walking tours and pride in maintaining the historic district. Restoration of older homes is quite popular and is continuing to happen on the "Avenues."

The city's restoration has begun by installing handicap access ramps at major corners of 8th Avenue E. and by enabling some of these historic homes to replace unsafe sidewalks with the Sidewalk Grant Program.

Parking:

Four of the seven existing homes on the first block of 8th Ave E. do not have driveways or garages so park on the street. Two small Model A garages along the alley between 7th and 8th Ave E. are not suitable for parking and have been converted to other uses. Are existing homeowners with 2 cars or more expected to compete with the residents of the proposed apartments?

As proposed, .5 and .75 of a parking space for 48 “studio” apartments and 36 “1 bedroom” apartments might be appropriate in Boise, or a large urban city, is clearly inadequate especially with no parking allowed on Shoshone St. North. Have the zoning rules requiring 2 spaces per living unit been disregarded? Where is the guest parking? Residents of the apartments will most likely need jobs to afford rent and will require parking spaces for their cars as a reliable public transportation system does not exist.

The existing parking lots are used for community events, such as Western Days, and for the Catholic Church. Many Sundays the lots are full.

The entire parking lot of the Catholic Church is used daily as a playground for the school and is not available for parking. If the church school expands into their other parking lot on 6th Avenue E and Hansen St. E, as requested, where will they park. If the Clinic building becomes a school or some other use, where will their parking and playground be located?

Design:

The interspersed of homes, businesses and other developments that have been allowed by the City of Twin Falls is not acceptable. The small town atmosphere I invested in when I bought my home in 1985 and loved is rapidly turning into Anywhere Town, USA. The beautiful boulevard of lovely homes along Blue Lakes no longer exists. Many street trees have been removed in the name of progress. The beautiful cities of the United States include many trees and green spaces to promote clean air and reduce stress for humans. Thanks to the founder's foresight, we are fortunate to have City Park. Trees were planted with that concept in mind, and slowly but surely developments such as this will destroy that vision.

It is unfortunate that more green space between streets and buildings wasn't planned downtown where many buildings with “zero clearance” have been allowed for commercial reasons, but that does not mean that it should extend all the way up Shoshone St. North past homes and churches. Please stop amending and changing the zoning to accommodate developers. The zones were created for a reason. Another concern is for the aesthetics of “Zero Clearance” residential living next to a major thoroughfare as Shoshone St. N.. The peacefulness and enjoyment of the park and library area and even the rose garden by the jail are appropriate enough to entice

people to visit. Events held downtown will bring people to those areas but the residential areas were never intended to be other than residential. The lots were laid out and platted for residential HOMES. At some point certain businesses were permitted. It has definitely gotten out of hand now to even consider a building that reaches 5 stories in height.

Small apartments usually attract single people who like to have friends over and party. My concern is the additional noise, radios blaring, visible antennas or satellite dishes.

As the trendy industrial look does nothing to enhance the feel of a historic downtown. The oldest homes in this area are around 100 years old. With TV programs such as "This Old House" and "Finding Our Roots", the importance of historical value and restoration has been central in revitalizing towns across America. The dream for families is still to own a home, not a small square foot area, without parking, storage, or open space. We do not want to lose the tranquility we enjoy in this historic neighborhood of towering trees and grass parking strips.

My Previous Experiences with Planning & Zoning:

In 2000, I represented 17 surrounding residential property owners when the Special Use Permit was issued for the parking lots located on these properties for Clinic employees and patients. Next we objected to the removal of homes for Farmer's Bank employee parking. We were told by Planning and Zoning that commercial use would be permitted along Shoshone St. only, and not enter any farther into the residences.

Occasional use parking lots with landscaping were acceptable to the special use permit requested at the time, not as a stepping stone to high rise apartments above the 35 foot limit!

1. As a result, a sizable established English walnut required to remain, was cut down on the corner of 7th Ave E and Hansen St. East.
2. The fence constructed on the east side of the parking lot, as required by the permit to hide the parking area from the residential, blew down, taking 2 Bur Oaks with it, and was not replaced. I had several discussions with Renee Carroway, P & Z director, at that time regarding replacement of the fence and was told the owner of the property would be required to replace it. One Bur Oak required to remain and one Catalpa seem to be removed in the proposed plan.
3. While St. Lukes/ Twin Falls County owned the property, the landscaping on Shoshone St and 8th Ave East was somewhat maintained. After being sold, the water was not turned on, nor was the health of trees considered. A few ash trees along 8th Ave. E have finally reached some maturity. They do not appear to remain in the proposed plan.

My point is that if a special use permit is granted, there should be some accountability.

In my college-educated and 40-year career as a landscape designer, I disagree that it will be a “catalytic vision to bring people back to downtown.”

In Conclusion:

Five story apartments that resemble a tenement in the middle of a historically residential neighborhood will cause loss of aesthetic sense of peace and serenity for the current homeowners.

If there is a need for many apartments downtown, I'm sure there is available space closer to Main St or on the Second Streets or “where the action is” for people who desire that lifestyle. The city of Twin Falls should not have to maintain city street parking for 112 units.

It seems inconsistent with the surrounding areas with a 35 foot height limit to change the zoning.

The Clinic Building is much more suited to use as a retirement/ assisted living home for seniors who no longer drive and would appreciate the park.

From: [Karlie Sukowaty](#)
To: [Kelli Ebersole](#)
Subject: Shoshone low income housing project
Date: Tuesday, April 28, 2020 11:29:49 AM

[EXTERNAL SENDER]

Good morning,

My name is Karlie Sukowaty.

In regards to the proposed low income housing project on Shoshone, I wanted to express a few concerns citizens may have in regards to this project:

1. The number of available parking spots for the all tenants would not be enough to provide adequate parking. This would further increase congestion and traffic in downtown Twin Falls. I'm afraid with how much foot traffic there can be, that this would pose a public safety risk.
2. The Fire department does not have adequate equipment to properly service this 5-story building...would there be fire escapes for the tenants?
3. What will be the tax implications of this project on current residents? Where is the funding coming from?
4. It wouldn't be visually appealing to downtown.

Thanks for hearing the thoughts of myself and countless residents. We appreciate your cooperating and understanding. I understand being in your position can be extremely difficult at times.

Best,

Karlie Sukowaty
208.312.4343

--



From: [Danae Curnow](#)
To: [Kelli Ebersole](#)
Subject: GOQOZ Twin Falls 660 LLC- David Sprong
Date: Tuesday, April 28, 2020 11:33:04 AM

[EXTERNAL SENDER]

The planned number of parking spaces is not adequate for 112 apartments. The data put forward is from cities with public transportation, not towns of 40,000 whose politicians are anti public transportation. I might feel different if the developers put up an adequate parking structure in place of one of the apartment buildings. My family needs the street parking. We have tradesmen, gardener and guests that we need to accommodate. There are barely adequate spaces now. My wife has two cars, I have my truck and two motorcycles. My house was built in 1911, the garage might fit a model T but that is about it. We don't need the crime a housing project will bring with it. Please don't build it as proposed.

David Sprong- 144 8th Ave N
208.316.6657

From: [Danae Curnow](#)
To: [Kelli Ebersole](#)
Subject: GOQOZ Twin Falls 660 LLC- Judi Rayborn
Date: Tuesday, April 28, 2020 11:40:52 AM

[EXTERNAL SENDER]

My name is Judi Rayborn and I have lived on 8th Ave N for over 30 years. Living on the “avenues” in downtown Twin Falls, has always been considered very desirable. Hundred year old trees and bungalows line this historical neighborhood. The proposal of 2 five story low income apartment buildings is shocking. Inadequate parking is a major concern. Our on street parking now is very stressed. The city park would be marked with cars lining it. The five churches in the area would lose parking for funerals, weddings, services, etc. The courthouse and city offices would lose parking. 8th Avenue North would become the main access street, since you can’t turn left on Shoshone St. This is a terrible project for this area. No one wants to discourage growth in Twin Falls, but it needs to be done right. Twin Falls could certainly use, additional, affordable housing but not at this location. Attracting small business and revitalizing downtown main street has been our cities goal for many years. Approving this complex would certainly be an eyesore on our beautiful city. Please do not approve this zoning change.

Thank you,
Judi Rayborn
254 8th Ave N
208-731-3430

From: [Wayne Silver](#)
To: [Kelli Ebersole](#)
Subject: Oppose development
Date: Tuesday, April 28, 2020 11:45:02 AM

[EXTERNAL SENDER]

To the public hearing,

Please do not vote yes to the development of the low income apartments on Shoshone and 7/8
th avenues!!

We don't want that for our neighborhood!!

We are not able to attend meeting because of late notice and corona virus.

Please vote no or table issue until we can represent our opposition in person!!

Thank you,

WB Silver

From: director@sagewomenscenter.org
To: [Kelli Ebersole](#)
Subject: PZ20-0014
Date: Tuesday, April 28, 2020 11:53:38 AM
Attachments: [image001.png](#)

[EXTERNAL SENDER]

City of Twin Falls P&Z,

I am writing to oppose the two 56-unit Apartment complexes planned for 137 7th Ave. East and 155 7th Ave. East.

Please note that, while it is shown in drawing, the lot on the corner of 8th and Shoshone is not mentioned in the notice of Public Hearing.

I object to the height of the 5-story building in this residential area. The architecture does not blend in with the fabric of this historic area. I would also like to have addressed whether or not the Twin Falls Fire Department currently has the capability to do fire rescue at the 62 ft. height.

I object to the lack of easement from the road on Shoshone St. I see that as a safety and quality of life issue on such a busy street. There also doesn't seem to be available outdoor space for resident enjoyment which is key to a healthy lifestyle.

Are Bickel and Lincoln Elementary schools able to provide for the additional students that 112 new homes will bring?

I also disagree with the following logic regarding parking spaces. This is Twin Falls and there is no public transit. The developer is "basing the proposed parking needs on past extensive experience with projects in urban settings" (SLC and Boise). I will venture to say that every adult in Twin Falls uses a private vehicle to get to where ever needed. This complex needs to have a minimum of 1 off-street parking space for each of the 112 apartments, and one additional space for each of the 2- and 3-bedroom units as they would most likely be home to two working individuals. Has guest parking been considered? The report states "The downtown core P-1 zone acknowledges that needed parking comes from on-street parking and/or remote parking garages." On street parking is already maxed out from current homeowners and businesses in the area and there are no parking garages. Are there plans for a parking garage? When? Where? A tenant's expectation would be that he can park close to his home.

The plan goes on to say: "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." I question how this can be accomplished with this plan as it already lacks sufficient parking. The Sage Women's Center property at 718 Shoshone St. East has been granted 6 spaces in the lot at the corner of 8th and Shoshone since MVRMC was the owner. Why hasn't there been a draft of an agreement created? If this plan is approved tonight what requires the developer to work with the neighbors?

I am asking for this plan to be rejected.

Blessings,

Nicki Kroese

Executive Director
Sage Women's Center

718 Shoshone St. E.,
PO Box 2385
Twin Falls, ID 83303
(208) 734-7472



From: [Russell Sheen](#)
To: [Kelli Ebersole](#)
Subject: Proposed high rise buildings in Twin Falls
Date: Tuesday, April 28, 2020 11:56:00 AM

[EXTERNAL SENDER]

To the City Counsel and Zoning and Planning Committee:

I am writing as a VERY concerned citizen of Twin Falls. I am a long term resident who was also raised in Twin Falls. In the past few years many changes have occurred to my beloved home town. Charming main street now looks like a railroad track with no character. The only improvement seems to be your very own, nicely remodeled city building where only the city employees benefit. There have been many questionable decisions by the planning and zoning office of late. Also, it is seeming to be very secretive in passing ideas through the city counsel. Did we not elect city counsel members to represent the interest of the citizens of Twin Falls? Where in Twin Falls do we have structures 5 or 6 stories high as proposed downtown? Can you imagine aesthetically what this would do to our beautiful city? Was anyone on the counsel raised in Twin Falls or have any personal interest in the beauty of our city? I'm calling to your remembrance the central city park with churches on every corner, a lovely, walkable Main street. Driving down Shoshone into the center of our city is lovely.

I guess as troubling as the issue of the height of the buildings is also the news of low-income housing in the heart of our city. We are upset about the way this has been passed through quickly and quietly. How in the world can we have a public hearing without the public? How can your group even meet lawfully during the state rules of the Covid 19 issue? Are you above the law? Letters were given out late. I received one a few days ago and called to asked the planning and zoning office of the plans on 5th Ave. North. I was told a charter school - how small? When I asked what was also on the docket, your employee said she had no knowledge. Today I called asking the same question and was told by Brock all of the information I asked for. How very ugly and preposterous this whole proposal is, especially to those who own lovely older homes in the nearby area. We absolutely should have a say, and it would be positively "NO!" Don't sell us out! If you could and would hear from us face to face, it would be so much different. You would hear from your PUBLIC! Speaking in person is much more powerful than sending an email. You should be ashamed trying to sneak this vital issue through. We ask firmly that this issue PLEASE be tabled until the public can freely express their opinions in person. What about the Christian church and the Catholic church with a grade school in this very area? This proposed project will impact the safety and charm of these previously standing structures. These are part of our heritage Twin Falls.

Please reconsider the placement of your project. There are many, many empty building and lots in Old Town that could be repurposed or demolished. There is land on both sides of Shoshone in that area. Also, west of Twin Falls there are many fields and even homes boarded up. Please consider all of the options that will be brought to you by the public.

Your motives are very questionable at this time and all of the citizens who have been informed are shocked, astonished and saddened.

Sincerely with fuming ears,

Cathryn Clark Sheen
211 7th Ave. North
Twin Falls, ID 83301

From: [robert myrland](#)
To: [Kelli Ebersole](#)
Subject: change of zoning for 660 Shoshone st East
Date: Tuesday, April 28, 2020 11:58:57 AM

[EXTERNAL SENDER]

First I would ask that this hearing be rescheduled for June after the stay at home order by the Governor has passed. The Notice for this hearing was mailed on April 13 for the preliminary presentation on April 14. We did not receive the notice until April 15 after the meeting. I do not consider this proper notification and the process should be redone. Further what is being proposed will have a profound effect on the neighborhood and the residents of the neighborhood should have a opportunity to be heard. This is not the way to do so during a stay at home order rather it feels as if the city is trying to sneak this past without due consideration. Our Neighborhood has lots of senior citizens who are not tech savvy and don't have computers etc, so this non public public meeting denies them the opportunity to give there comments.

I would request if you do continue with the request that it be denied for the following reasons.

1. the two proposed 5 story buildings will dwarf the neighborhood and are not compatible with the neighborhood. We are a neighborhood of primarily one story homes with a few two stories mixed in. There is nothing this size in the area and they will stand out in horrible way taking away form the charm of our neighborhood. We are not a urban area but a quiet residential neighborhood contrary to what the developers are saying. These buildings should be capped at 2 stories.
2. There is already a problem with parking in our neighborhood and this proposal will only make ti worse. The developers numbers for cars is wrong this is not Boise Id and they are severely underestimating the number of cars that the tenants will have. Further the developers should not be allowed to pass their responsibility to provide parking by saying street parking is fine. It is not, as the street parking is already be used by visitors to City Park and events there, by the churches and St Edwards school.
3. they are taking the parking from the old clinc not leaving space for that building. there is a reason why the clinic had the parking spaces because the need it. Turning the parking lot into a apartment complex takes away that needed parking that the clinic building needs.

sincerely
Robert Myrland

From: [Christal Stimpson](#)
To: [Kelli Ebersole](#)
Subject: Fwd: Application Number PZ20-0014, Public Hearing April 28th
Date: Tuesday, April 28, 2020 11:59:10 AM

[EXTERNAL SENDER]

From: Christal Stimpson <christal.stimpson@gmail.com>

Date: April 28, 2020 at 11:57:39 AM MDT
To: keenersole@tfif.org
Subject: Re: Application Number PZ20-0014, Public Hearing April 28th

Dear Members of the City Council,

My name is Christal Stimpson. I have lived in twin Falls for over 30yrs. I have live with my husband and our 6 children on the 200 block of 8th Ave E for over 15yrs.

We absolutely love our community and all of the work that has gone into restoring much of downtown as well as our neighborhood. We have always worked towards this being our “forever home” where friends, family and neighbors are always safe and welcome.

Twin Falls and the downtown area has become a great place to live, work and play. Part of making Twin Falls a better community is planned growth. Twin Falls residents want the community to grow and thrive; we just want it to be done in a way that protects our community, our environment and our quality of life.

We are greatly concerned with the proposed (2) five-story apartment building development. Twin Falls has a large amount of unoccupied property that could be responsibly developed before considering an area that already experiences overcrowding on our residential streets. We simply do not have the capacity to handle a significant increase in traffic and parking. During annual downtown celebrations, such as Western Days and many others, and even on just a daily basis, we already deal with sometimes not even having access to our own driveway do to lack of parking. And understand that several of the small businesses in this area, including churches and schools also struggle with the same issue.

We are also concern with the value of the residential property surrounding the development dropping dramatically. As well as the general safety issues of the height of these buildings. Our community resources are not equipped with the right ladder trucks to fight a fire in these buildings and would have to rely on calling in and waiting outside sources, as in the past, from neighboring areas.

As a neighborhood we all have many more concerns, but understand your time is limited. With the current situation and the public not being allowed to attend these

meetings we ask that you consider postponing your decision until we have the right to attend in person and express our concerns.

We are asking the Twin Falls City Council to take into account the concerns of the residents. If you are unable to postpone these Proceedings, we are also asking you for denial of the request as it is proposed.

*Thank you very much for your time and consideration,
Christal Stimpson
Downtown resident*

Sent from my iPhone

From: [Judy Loughmiller](#)
To: [Kelli Ebersole](#)
Subject: Apartments at the old TF Clinic building site
Date: Tuesday, April 28, 2020 12:02:40 PM

[EXTERNAL SENDER]

The proposal for an apartment complex at the old Twin Falls Clinic building site is, in my opinion, a poorly thought out plan. There is insufficient space for parking for residents. It would infringe on residents and businesses already located in that area. Another concern is the low income housing aspect. Seriously consider, in today's 'real world,' how comfortable would low income residents and higher income residents be living next to each other? How would this affect property values for this neighborhood? I would encourage a 'No' vote on this proposal.

Thank you, Judy Loughmiller

Sent from my iPhone

From: [Kristin O'Donnell](#)
To: [Kelli Ebersole](#)
Subject: Public Hearing 4/28 Apartment Complexes
Date: Tuesday, April 28, 2020 12:05:24 PM

[EXTERNAL SENDER]

Greetings,

I am a resident of the 200 block of 8th and have concerns on the proposed building of 2 large apartment complexes near my home. Besides the obvious lack of adequate parking space which is a concern, I also have concerns with the traffic that 100+ units will bring to our street. Many already use 8th Ave N as a passage between Blue Lakes/Shoshone/Addison and often drive much too fast down our residential street. I would imagine that adding large amounts of residences along Shoshone/7th would only add to this problem. I have young children and am concerned about how this will affect them riding bikes, going on walks, and generally enjoying our neighborhood.

Please consider postponing this hearing so we can address the council in person and be able to hear from the developer so we can better understand their plans for our neighborhood.

Thank you,

Kristin O'Donnell
208-731-1348

From: [Aleesha Cochran](#)
To: [Kelli Ebersole](#)
Subject: Public Hearing GOQOZ TWIN FALLS 660 LLC
Date: Tuesday, April 28, 2020 1:05:28 PM

[EXTERNAL SENDER]

I am writing in regards to the Public HEaring for the 5 store apartments set to go across the street from my home, my neighbor made me aware of this notice and the online hearing. First, I truly appreciate everything our city does for us and appreciate your time. With all going on it is upsetting that our City is pushing this meeting through online when many of my neighbors are elderly and do not even have access to attend this meeting online. I know it is a trying time but we are supposed to be able to lift some of these restrictions in just a few days.

Concerns of the proposition:

1. Some of our neighborhood cannot attend a meeting to express our concerns, so we fear that our neighborhood won't be properly represented.
2. This is suppose to be the "Historical District" as the sign says when you head down Shoshone at five points, this is why I bought in the neighborhood, to be in the historical area of town, placing a new 5 story apartment complex up is the opposite of this and I will have to look at it everyday unless I sell my house and move elsewhere, I love the look of Shoshone and that is why I bought on the main road into the area. This is not the look that our area needs or desires, an 112 unit apartment complex does NOT belong on Shoshone in the historical district. It will bring down the look of the neighborhood and the value of our homes.
3. The parking, it is already a struggle, I call the non-emergency line constantly to get people to move from the small apartment complex right next to my house, it is only 2 story and people are constantly blocking my parking to move-in or out, or just because the flat out ignore the "No Parking Anytime" signs and I cannot even imagine how bad it is going to be with 2 5 story buildings right across from me. I am a Realtor and I have a lot of clients that go from apartment living to home ownership and many times their biggest complaint is the parking, units consistently have 2 or more vehicles per unit or more, where are these 224 cars going to park?

As homeowners downtown we have worked so hard to clean up the image of downtown living and worked on raising the value of the area by putting money back into the area, this would be a huge set back to the effort our whole community has been working towards for downtown. There are lots currently available in Twin Falls that would work perfect for this project, just not in the middle of our historical district, don't we have enough beat up apartment complexes with lack of parking in the downtown area? Why are we looking at adding more? I am in support of the growth of our area and adding value to our community, this will not do that, it will cause more issues for downtown and drive buyers away from living in the area, which is the opposite direction we should be going.

I do not know where to find the online information, please help direct me.

Thank you for your time.





Aleesha Cochran Realtor®

The Cochran Group @ Keller Williams Sun Valley Southern
Idaho

647 Filer Ave Suite 101, Twin Falls, ID 83301

(208) 734-6382 (o)

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From: [Brannon Cummings](#)
To: [Kelli Ebersole](#)
Subject: Proposed Shoshone Street apartments
Date: Tuesday, April 28, 2020 1:51:48 PM

[EXTERNAL SENDER]

To who it may concern,

I am a homeowner in the downtown area (9th and Hansen) and was recently made aware of the proposed apartments on Shoshone Street. I will start by saying I'm not familiar with the availability of low income housing within Twin Falls, however, I do share some concerns with others nearby.

First being the parking. I realize I'm not directly next door to the proposed location but a domino effect very likely could affect my parking. I am aware that street parking is open to anyone but I need the available space in front of my home for vehicles I own. I believe in common courtesy, meaning to me, that if I don't have to inconvenience another homeowner and their situation by taking up their needed space I don't. As I stated, I am aware street parking is technically public but this is not a large city where parking is a rare commodity, so why make that the case? I will also add it is ridiculous to think that fewer spaces than units will work. Just because it is "low income" doesn't mean there will not be two working adults in nearly half of the units (168 vehicles). Can "low income" families/tenants not afford two vehicles per unit? I feel a lot of 18-25 year olds would disagree. Do "low income" tenants not have friends with vehicles who may want to visit? Again, see 18-25 year demographic at the very least. Maybe I'm not creative enough to figure out how to work in rural southern Idaho without owning a vehicle.

My second concern, 5 stories and the historic aspect of the area. I'm aware that there are buildings in the area that don't necessarily flow with the aesthetic of the majority style construction in the area but 5 stories of I'm guessing not brick construction is a pretty significant eyesore that isn't fit for this area of town. Another concern I've been informed of by others is zoning but I won't speak to that as I'm ignorant of zoning technicalities.

My concluding thoughts are this. Twin Falls is growing and changing more and more everyday but at the heart of what we are is a rural community. Personally, I don't want to see Twin become the next Boise, Salt lake, or Denver. I love the feel of having most of what we need here and sometimes you may have to travel for what you need or want. Am I saying that these buildings will be the end all of Twin as we know it? No. Am I saying that low income housing is awful and has no place here? No. In fact, as noted in the proposal, the possibility for increased traffic in downtown businesses is a positive. I feel this particular proposal is not suitable in it's current form. I know alternate locations have been suggested, maybe that's the right answer? If not, maybe limiting the size of the facilities to only two stories is? I don't know what the right answer is, all I ask is that we keep Twin as Twin and or home as our home.

A concerned neighbor.

From: [Sharon Johnson](#)
To: [Kelli Ebersole](#)
Subject: 5 Story Apartment Buildings
Date: Tuesday, April 28, 2020 6:33:00 PM

[EXTERNAL SENDER]

To whom it may concern:

I feel that this proposal is not in the best interest of this Historical Neighborhood.

It would adversely affect the architecture and history of this neighborhood, parking isn't adequate, traffic would increase on these residential streets causing dangerous situations and it would adversely affect our property values.

I feel to have something as important as this to be presented when we are still on isolation orders isn't fair to the people of the community that is going to be adversely affected. As many of the residents I spoke with knew nothing of this proposed project. I feel that it should be tabled until we are no longer on isolation orders and have the opportunity to present all pertinent information to the community.

Thank you for your time,

Sharon L Johnson, LMT, RMT

Massage and Bodyworks, LLC

735 Shoshone St N, Twin Falls, ID 83301

208.293.4126

From: smithp65@aol.com
To: Kelli Ebersole
Subject: Fwd: Twin Falls City P & Z Commission Public Hearing
Date: Wednesday, April 29, 2020 10:13:52 AM
Attachments: [Scan_0021.pdf](#)

[EXTERNAL SENDER]

From: smithp65@aol.com
To: keeberson@tfid.org
Sent: 4/28/2020 10:43:19 AM Mountain Standard Time
Subject: Twqin Falls City P & Z Commission Public Hearing

RE: Request for a Zoning District Change and Zoning Development Agreement from R-4 and R-6 Parking Professional Office Overlays to Masqueray Lofts R-6 PRO ZDA" for property located at 660 Shoshone Street East, 137 7th Avenue East land 155 7th Avenue East c/o of Patrick Huggins on behalf of GOQOZ Twin Falls 660 LLC (PPZ20-0014)

Ladies and Gentlemen:

My name is Paul Smith, I am the President of Preservation Twin Falls Inc which has provided the Silos, the John Hayes Statue, and the Perrine Stagecoach to the City of Twin Falls.

The project that is before you this evening is located in a Historic District that is entitled Twin Falls Original Townsite Residential Historic District which was entered in the National Register of Historic Place on November 30, 2001. A copy of the letter from the State Historic Society has been forwarded to you with this presentation.

This is the forth historic district approved by the National Park Service, in the City of Twin Falls, the first three Historic Districts have also been approved by and adopted by the City of Twin Falls as City Historic Districts but this one has not become a City of Twin Falls Historic District but our organization and the effected home owners hope it will be come a City Historic District.

The purpose of this email is to object to this petition for the following reasons.

1. High rise buildings are not appropriate next to single level residential historical homes with back yards porches, front yards.
2. All of the homes on these two blocks are original historic homes which are listed as contributing to the historic value of this nationally recognized District. The placement of two five story buildings in an original historic district dedicated to housing is absurd.
3. When the clinic was there, all of the parking was needed to handle just the clinic and there was a constant demand to tear down additional homes for more parking, this will happen again. People move into one bedroom apartments with three cars as they do at my condo.
4. The school with sixteen class rooms has about 26 parking places that are not drop off, which will be inadequate for that many teachers, staff , visiting parents. All of the cars will slowly crowd the neighborhood.
5. I have scanned one of the last of 5000 pamphlets about the historical quality of the homes in the area. These were picked up at banks and people walked around and viewed them to understand the history of Twin Falls. When you allow a large high density project like this to

devalue the historic homes you destroy them.

6. In recent years the City has allowed professional use and bank and even restaurant use of the first first houses along Shoshone Street. But in all cases there was a promise that it would stop with the first lots and not go deeper and all the projects in the last forty years had grass or landscaping in front on the Shoshone Street side. This project builds to the sidewalk.

7 .If the developers want to build 112 residential units in the City of Twin Falls there are places where land is available and zoning is appropriate now for that type of development because the City of Twin falls went through a planning process and provided for that type of development. These developers are trying to not to compete with other developers for that land and instead use less expensive land and destroy a neighborhood.

It is my request that this zoning change be denied.

Paul T Smith



January 10, 2002

Our mission: to educate
through the identification,
preservation, and interpretation
of Idaho's cultural heritage.

Dirk Kempthorne
Governor of Idaho

Steve Guerber
Executive Director

Administration
1109 Main Street, Suite 250
Boise, Idaho 83702-5642
Office: (208) 334-2682
Fax: (208) 334-2774

Archaeological Survey
210 Main Street
Boise, Idaho 83702-7264
Office: (208) 334-3847
Fax: (208) 334-2775

Capitol Education Center
Statehouse/P.O. Box 83720
Boise, Idaho 83720-0001
Office: (208) 334-5174

Historical Museum and
Education Programs
610 North Julia Davis Drive
Boise, Idaho 83702-7695
Office: (208) 334-2120
Fax: (208) 334-4059

Historic Preservation Office
210 Main Street
Boise, Idaho 83702-7264
Office: (208) 334-3861
Fax: (208) 334-2775

Historic Sites Office
2445 Old Penitentiary Road
Boise, Idaho 83712-8254
Office: (208) 334-2844
Fax: (208) 334-3225

Library/Historical and
Genealogical Collection
450 North Fourth Street
Boise, Idaho 83702-6027
Office: (208) 334-3356
Fax: (208) 334-3198

Oral History
450 North Fourth Street
Boise, Idaho 83702-6027
Office: (208) 334-3863
Fax: (208) 334-3198

Memberships and
Outreach and Development
1109 Main Street, Suite 250
Boise, Idaho 83702-5642
Office: (208) 334-3986
Fax: (208) 334-2774

Publications
450 North Fourth Street
Boise, Idaho 83702-6027
Office: (208) 334-3428
Fax: (208) 334-3198

State Archives/Manuscripts
2205 Old Penitentiary Road
Boise, Idaho 83712-8250
Office: (208) 334-2620
Fax: (208) 334-2626

PAUL SMITH
CHAIR
TWIN FALLS HISTORIC PRESERVATION COMMISSION
P O BOX 1941
TWIN FALLS ID 83301

Dear Mr. Smith:

I am pleased to inform you that the property

Twin Falls Original Townsite Residential Historic District
Twin Falls, Twin Falls County, Idaho

was entered in the National Register of Historic Places on November 30, 2001.

This listing does not affect the owners' property rights, but does recognize the
property's historic significance to the state and community.

Sincerely,

Kenneth C. Reid, Ph.D.
Deputy State Historic Preservation Officer

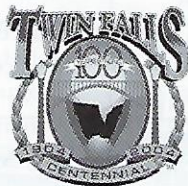
KCR/be



The Idaho State Historical Society is an Equal Opportunity Employer.

Acknowledgements

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and

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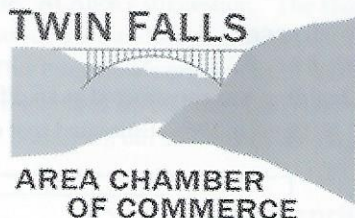
Sonia Alexander, Fran Frost, and Paul Smith

Design by Monie Smith

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This brochure is based on information from the National Register of Historic Places nomination for Twin Falls City Park Historic District listed in 1978.

For more information on the Twin Falls area and local lodging, call 1-866-TWINFALLS or visit www.twinfallschamber.com



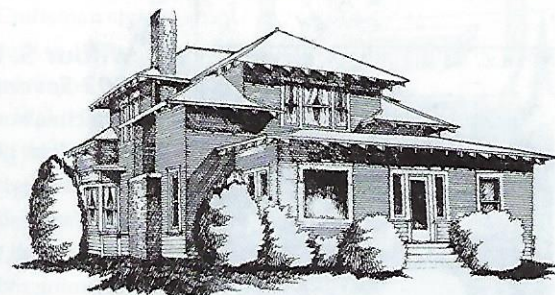
For additional information on Idaho,
call 1-800-VISIT-ID.



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Twin Falls, Idaho

Original Townsite Residential Historic District



A Driving Tour

Twin Falls City
Historic Preservation Commission
and
Twin Falls Area
Chamber of Commerce

Twin Falls Original Townsite Residential Historic District

Homes are the heart of a community. In Twin Falls, Idaho, charming historic residences dot the area around and near the downtown, many built in the very early years after the town was founded in 1904. When water and land came together, the city of Twin Falls became a reality. These homes are part of the Twin Falls Original Townsite Residential Historic District. Join us on a driving tour of some of the earliest residences built in Twin Falls.

Why Do the Streets and Avenues Run at an Angle to the Mile Section Roads?

"The mile-square Twin Falls townsite was designed by

E.L. Masqueray, a well-known architect from New York whom Perrine had met at the St. Louis exposition.

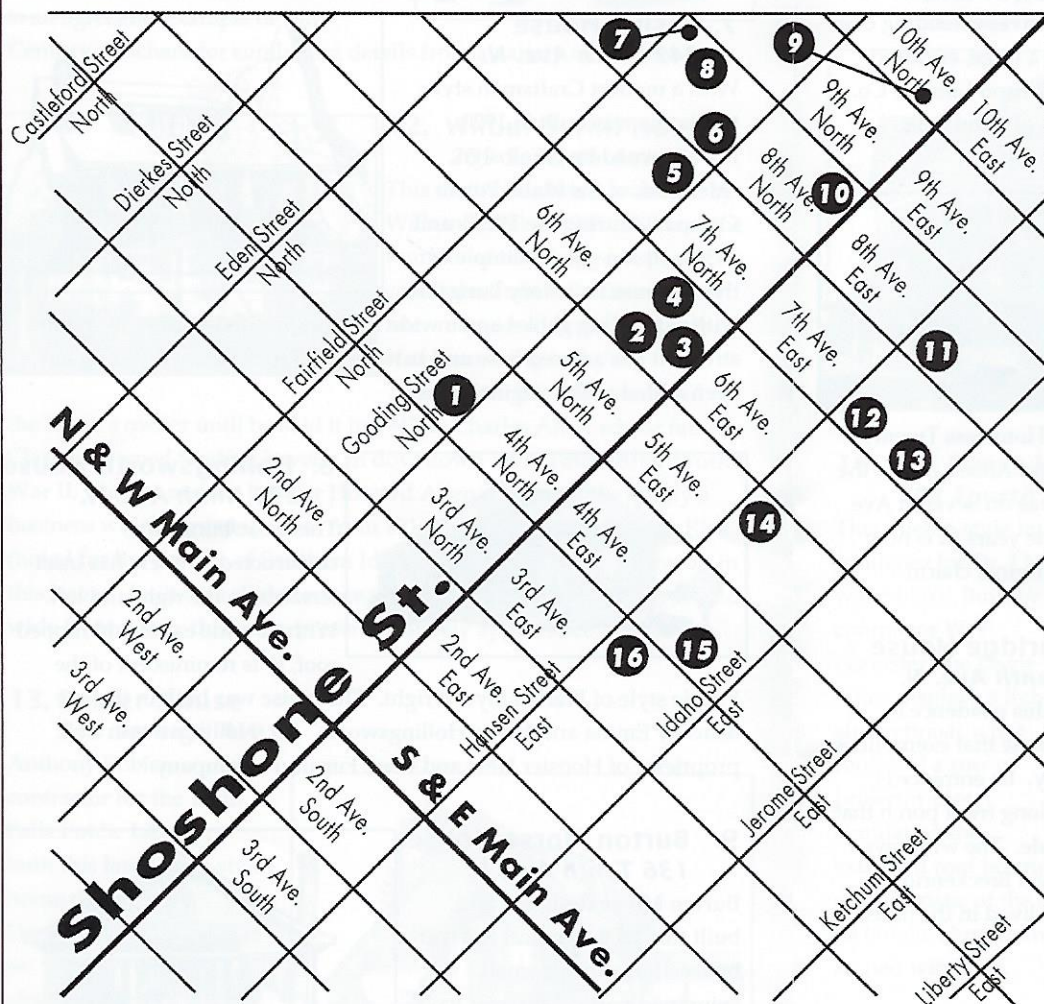
"Typical of the progressive age, the architect laid streets on a 45-degree angle to the compass so the sun would shine on all four sides of houses during the day...

"But many people claim the reason was to deflect the endless wind which filled the first homes with sometimes suffocating dust until

grass and trees were started." (From a Times-News article by Lorayne O. Smith "Company town origins distinguished Twin Falls," July 2, 1990.)

It has also been suggested that engineer John H. Hayes surveyed the town so prevailing breezes would blow across the streets instead of sweeping them from one end to the other. Hayes was also concerned that all areas could be adequately irrigated.

Addison Ave.



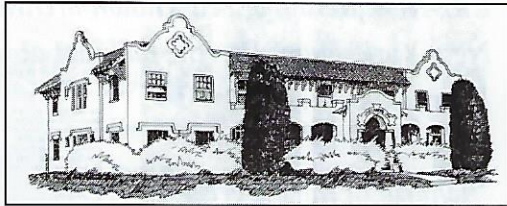
Blue Lakes Blvd.

Shoshone St. & E Main Ave.

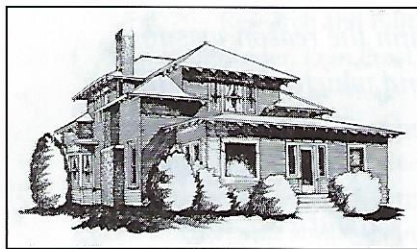
1. Justamere Inn 401 Gooding St. N.

This former inn opened in 1910 and is a fine example of Mission architecture. The style was popular in this region between 1908 and 1930.

Characteristic of the style, the inn has a red tile roof, a large porch on the northeast



elevation, and large baroque gables. As an inn, it had 35 bedrooms and suites, a dining room capable of seating 50, a smoking room, and a reception hall. It later evolved into an apartment house and then, in 1979, was converted into a professional office building.



2. Keel House 136 Sixth Ave. N.

The former home of James and Inez Keel was built in 1911 and exhibits a basic Classical Box architecture, common in the 19th Century. Its unique

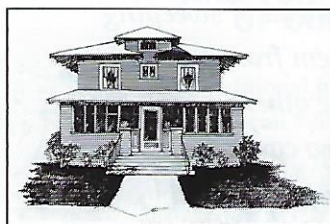
nature has a complex roof with slightly flared eaves extending over the exposed rafters. Added design is given by a large, enclosed porch. Mr. Keel was a partner in the Keel-Wilkinson Lumber Co., which had three lumber mills in the hills south of Twin Falls.

3. McCollum House 691 Shoshone St. N.

Twin Falls' first permanent residence, built in 1904, was the home of Robert B. and Alice McCollum. The McCollum residence became the center of the



town's social life. At Alice's suggestion, "The Homeless Twenty" gathered here to socialize and sing songs around Alice's piano, the first in town. This bungalow's original front was on Seventh Ave. N. It has been remodeled several times over the years (it is now Ann's Eyewear Boutique), but still retains its original charm.



4. Breckenridge House 137 Seventh Ave. N.

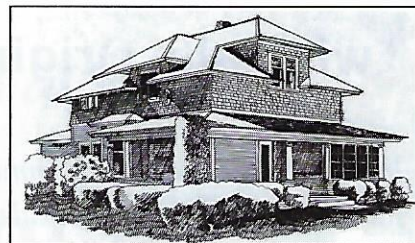
Built in 1909, this residence is Classical Box style that exemplifies total symmetry. Its entrance is centered on a long front porch that spans the façade. The windows

are symmetrically placed. The first owner, Loyal Breckenridge, was manager of the Twin Falls Flour Mills and lived in the house until his death.

5. Sierer House 203 Eighth Ave. N.

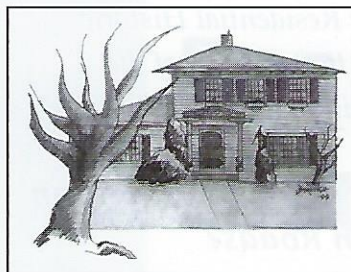
There is a Victorian feel to this Classical Box style home built for realtor Guy B. Sierer in 1906. The Victorian ambience is created by

asymmetry in the location of porches and of the oval and diamond-shaped stairwell windows. Major Western Colonial characteristics of this home are the broad columned porch, the hipped roof, and dormers. The Classical Box style seemed desirable to local elite as subsequent owners of the Sierer house were William Van Engellen and C.E. Booth, both prominent merchants.



6. Sweeley House 206 Eighth Ave. N.

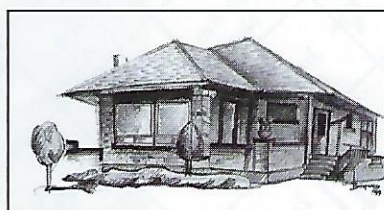
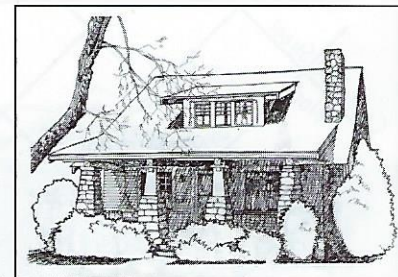
Another example of the Classical Box style was a home built in 1910 for Everett Sweeley and his wife Hazel. Burton Morse, prominent local architect, designed this house, featuring an elaborate purlin-supported entryway. Mr. Sweeley,



a lawyer and a partner with his brother Martin in Idaho Trust and Title, served as Twin Falls City attorney during the 1930's.

7. Joslyn House 247 Ninth Ave. N.

With a modest Craftsman style, this home was built in 1920. It was owned by J. E. Joslyn, chief clerk of the Idaho Power Company during the 1920's and 1930's. It is a good example of the common two-story bungalow with side facing gables and a wide rafter supported dormer facing the street. It has a flared base and battered lava rock piers. A railing has been added to the original house.



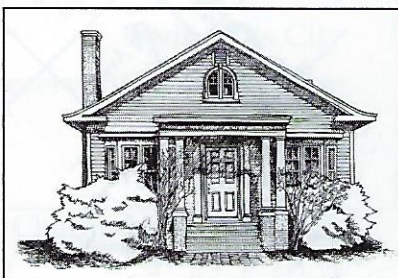
8. Hollingsworth House 235 Ninth Ave. N.

This basic bungalow, constructed of brick, has inset terraces on the right and left. With its wide eaves and hipped roof, it is reminiscent of the

Prairie style of Frank Lloyd Wright. The house was built in the late teens by Emma and Elmer Hollingsworth. Mr. Hollingsworth was proprietor of Hoosier New and Used Furniture Company.

9. Burton Morse House 136 Tenth Ave. N.

Burton Morse designed and built this 1908 Classical Revival house. It features a small, columned portico, discreet bay windows, flared eaves, and arched, bisected, key-stoned gabled windows. Morse resided



in this home for over 30 years. He was elected president of the Idaho Society of Architects in the late teens and is responsible for designing the Rex Arms Apartments, the Twin Falls Title and Abstract Company building, the Ramona Theatre in Buhl, and an impressive number of private homes, including the Sweeley home.



10. Reed Apartments 833 Shoshone St. N.

Built in 1920 by W.D. Reed at a cost of \$100,000, the Reed Apartments is a U-shaped brick block with classical details housing 32 efficiency apartments

of two or three rooms each. The apartments have white enamel and birch interiors, electric kitchens, and Murphy beds. The pillars and urns at the entrance to the courtyard were added in the 1930's.

11. Peck House 207 Eighth Ave. E.

This Dutch Colonial Revival home was built in 1908 for D.H. Peck, a local nurseryman. It features a gambrel roof, flared eaves, and a round-arched entrance to its inset porch. This home is an agreeable example of 19th Century penchant for combining details from a variety of sources.



12. Wilbur S. Hill House 203 Seventh Ave. E.

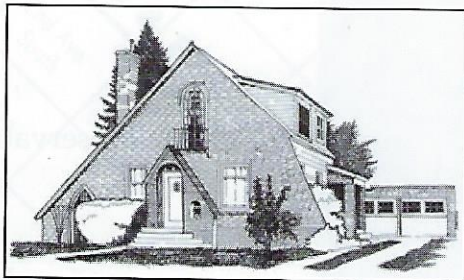
This distinctive home was built by Wilbur S. Hill in 1908. Hill was the founder of the early newspaper called the *Twin Falls Times* which later merged with the *Twin Falls News* becoming today's

Times-News. Mr. Hill remained

the home's owner until he sold it in 1947 to Charles Allen whose father Clarence owned Sterling Jewelry in downtown Twin Falls. After World War II, Charles and his brother Howard Allen continued the family's business which served the area from 1910 until 1988. Charles' son Rick (noted for the College of Southern Idaho's Rick Allen Room) grew up in this house. Built on a slight terrace with its upper dormer windows and wide front porch, this home presents a stately appearance.

13. Bobier House 235 Seventh Ave. E.

Anthony Bobier, contractor for the Twin Falls Public Library, built this late Tudor-style home during the Depression. The gable is set with a round-arched glass door which opens onto a metal balcony. The main entry also has a round arch and is slightly offset and covered by an asymmetrical gable opposite to the longer roofline. The extended



roofline of the brick façade produces a garden wall with a Gothic-arched gateway. The left roofline of the gable is obliquely angled. The chimney is studded with clinker bricks.

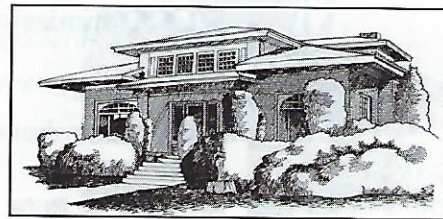
14. Lester Wright House 210 Sixth Ave. E.

The Lester Wright bungalow was not an inconsequential dwelling when it was built in 1909 for \$7,000. Two stylistic influences are at work in this house.

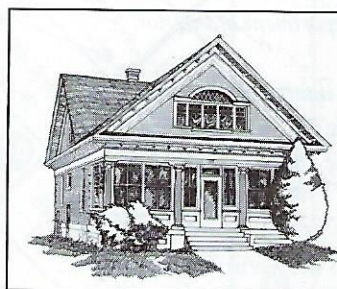
The primary influence is the California-based Craftsman style. The simplicity of this style made it quite popular as a residential building.

The secondary influence

is the Prairie style which surfaces in the gentle pitch of the low-spreading hipped roof, the wide, flat projecting eaves, and the broad chimney. Except for the enclosure of the outset front porch, the brick exterior is unchanged. Lester Wright was the local manager of Consolidated Wagon and Machine Company. The house has been used for professional offices since the 1920's.



15. C. Harvey Smith House 255 Fourth Ave. E.



Formal detail of the Classical Revival style was the choice of C. Harvey Smith, an early Twin Falls architect. This unusual house shows a Queen Anne influence by using different materials on different levels. The house is classically symmetrical. Projecting quoins are set into the

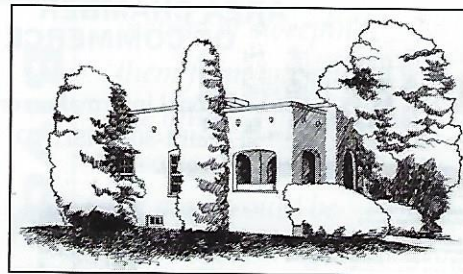
corners of the brick walls. Fluted Ionic columns support the now enclosed front porch.

16. J.N. Davis House 204 Fourth Ave. E.

This pueblo-style building was constructed as an office and residence for Dr. J.N. Davis in 1938. Estimated cost of the building was \$4,500. Built by contractor W. F.

Feamster, the Davis office displays a light stucco finish, a flat roof, and a row of projector tiles simulating the extended roof beams

characteristic of the indigenous southwest architecture. The rectangle, aluminum-sash windows have replaced the original arched windows.



Kelli Ebersole

From: John D'Angelo <john.dangelo.75@gmail.com>
Sent: Monday, April 27, 2020 9:49 PM
To: Kelli Ebersole
Subject: GOQOZ Twin Falls 660 LLC public hearing comment

[EXTERNAL SENDER]

Good evening,

My name is John D'Angelo and I live at 143 10th Ave. N in Twin Falls with my wife and two children. I would like to voice my support for the apartment complex proposed by GOQOZ Twin Falls 660 LLC as well as the zoning change.

When we moved to Twin Falls four years ago from Florida we decided to live downtown for a number of reasons. We like the idea of a vibrant walk-able downtown with multiple restaurants, shopping and community events. We felt that the downtown was growing and that the community leaders had a good vision towards this end. As part of this, higher density housing is an important element that will support these businesses and events. It is my understanding that historically there have been multiple pushes towards developing the downtown area and I believe that Twin Falls is on the cusp of something great. Once there is a critical mass of residents downtown to utilize local service, we hope that many of the vacant buildings will be filled (and in high demand). Based on my experience in a larger city prior to coming to Twin Falls, once this occurs, the residential homes in close proximity become more desirable and rejuvenation occurs. This type of walk-able community will also be very desirable to the younger millennial crowd. The feeling of growth is what attracted us to Twin Falls as many of the other locations that we considered have felt stagnant or dying.

The fact is that we have chosen to live in a "downtown." This is not a subdivision with an HOA. Downtowns are typically a hub of activity with mixed housing. Moreover, GOQOX Twin Falls 660 LLC is planning on providing housing for lower income families as well as at market rate which is admirable. Parking concerns are ubiquitous in Twin and perhaps further design modifications are needed to appease the surrounding residents if this is their greatest concern. While downtown is the historic area of town, many of the buildings have a more modern architecture currently so the proposed design is not actually a departure from the current environment. I personally like the idea of taller buildings downtown and I think that this will add interest to the area.

Thank you for your time,

John D'Angelo
143 10th Ave. N.

Kelli Ebersole

From: Monica D'Angelo <monicadangelo29@gmail.com>
Sent: Monday, April 27, 2020 9:07 PM
To: Kelli Ebersole
Subject: Masqueray Lofts R-6 ZDA

[EXTERNAL SENDER]

Hello,

I am a resident of downtown Twin Falls and I am writing in support of the planned apartment buildings on Shoshone, Masqueray Lofts, and I support changing the zoning as needed to facilitate the project. Well constructed five story urban apartments would add a much needed element to the revitalization of downtown and provide another option for housing in Twin Falls. I think that this will improve foot traffic to Main Street and add a needed urban look to tie in with the evolving downtown, especially with the height of the planned buildings. These apartments will add a lot of value to the area. Downtown should be a hub of activity with higher density housing, taller buildings and plenty of restaurants and activities for residents.

Thank you,
Monica D'Angelo
143 10th Ave. N.

April 28, 2020

Planning and Zoning Commission
City of Twin Falls
203 Main Ave. East
Twin Falls, Idaho 83301

To Whom It May Concern:

I am writing this letter to express my support for the Masqueray Lofts ZDA.

I own a retail business on Main Street. I started my business because I love downtown and wanted to be a part of the burgeoning culture. I appreciated all that Urban Renewal has done in the past to help bring our city core back to life. However we still have a ways to go to get downtown revived. We have a lot of empty real estate that is affecting businesses downtown in a negative way. We need more retail, more things to do, and more residential. I support this project because I believe that housing is an essential part of the mix to continue growing that culture is essential for our continued success as a retailer and even more success as a community. When an area becomes a neighborhood people have more of a connection and vested interest.

Thank you for your time,
Kindsey Taylor
The Brass Monkey
208-944-9452

From: [Brian Hilverda](#)
To: [Kelli Ebersole](#)
Cc: smcrae@magicvalleylegal.com
Subject: Masqueray Lofts ZDA
Date: Tuesday, April 28, 2020 10:02:39 AM

[EXTERNAL SENDER]

Esteemed commission members,

??

I am writing this letter to express my support for the Masqueray Lofts ZDA.?? My business partner, Steven McRae, and I own our law firm directly across from one of the proposed apartment buildings. We are huge proponents of the downtown revitalization. We have hosted many events at downtown restaurants; we shop at the stores on Main and surrounding areas; and patronize many downtown businesses. We also sponsor the Downtown Farmers Market. Needless to say, we love the progress that is being made in our downtown.

??

This housing and school project helps meet the goals of expanding our downtown growth. With all of the improvements that have been made to Main St, City Hall, and the surrounding areas, this project will bring necessary urban housing to the area. Those working on this project are skilled and familiar with the area and the comprehensive plan. I trust them when they say they will follow the guidelines in the plan. This project will be a great addition to downtown. I encourage you all to approve the request.

??

Thank you for your consideration.

??

Best regards,

??

Brian J. Hilverda
Hilverda McRae, PLLC
P.O. Box 1233
Twin Falls, ID 83303
P 208-944-0755
F 208-736-0041

??

April 28, 2020

Planning & Zoning Commission
City of Twin Falls
203 Main Ave E.
Twin Falls, Idaho 83301

Dear Chair & Commissioners of City of Twin Falls Planning & Zoning:

Thank you for your time and consideration. My name is Rudy Ashenbrener, partner in TitleFact, Inc. a local business located at 163 4th Ave N. Twin Falls, ID (2-3 blocks away from proposed site). I also sit on the board of the Twin Falls Urban Renewal Agency. I am writing to the Commission in support of the "Masqueray Lofts ZDA" zoning change and project.

The changes to the downtown corridor in the last five years have brought a certain vitality that I haven't seen in some time. Local businesses and investors are choosing to open downtown and the energy is contagious. I believe housing is the next step for our downtown to truly flourish. This is an opportunity to maintain momentum for our downtown economic vibrancy.

This project is in a parcel that has sat vacant for over ten years. I understand building heights are larger than before, but in order to grow and prosper we need to embrace change not fear it. Masqueray Lofts aligns with the Strategic and Comprehensive Plan for the City while providing needed supply in the housing market. I urge you to support the growth of this corridor by approving the zoning change and zoning development agreement before you.

Best Regards,

A handwritten signature in blue ink that reads "Rudy Ashenbrener". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Rudy Ashenbrener



April 28, 2020

Planning and Zoning Commission

City of Twin Falls

203 Main Ave. East

Twin Falls, Idaho 83301

To Whom It May Concern:

I am writing this letter to express my support for the Masqueray Lofts ZDA.

The new urban housing units that the Masqueray Lofts project will provide are important to the success of the efforts to revive our downtown core. In the last few years, we have seen substantial public investment to renovate our Main Street and build a new city hall, and that public investment has encouraged private investment in new retail, restaurant and office space. But proximate urban housing is an essential element for the success of both the public and private investments. Masqueray Lofts addresses the housing needs of the community in an impactful way, and it follows the guidelines of our comprehensive plan, while providing an alternative to the housing options currently available in our city center. I encourage the commission members to approve the request.

Sincerely,

Tom Nickel

Owner Milner's Gate Brewpub



August 1, 2019

Bill Truax
Inflection Development LLC
802 W. Bannock St.
Suite 204
Boise, ID 83702

RE: 2020 8th & Shoshone Revitalization proposal
Multiple sites along Shoshone Street E between 6th Ave E and 8th Ave E in Twin Falls, ID

Dear Mr. Truax,

As you are aware, Bloom has significant interest in supporting charter school options in the Twin Falls area. We are especially interested in collaborative public-private partnerships that allow for equal access to high quality education. Those PPP arrangements are what your development is proposing in the Twin Falls urban core, in a federal **Designated Qualified Opportunity Zone under Internal Revenue Code §1400Z-2**.

We are enthusiastic to hear that you are working on a development that will bring jobs, residents and children back downtown. We are excited to hear you are going to help re-insert multigenerational neighborhoods back into the Twin Falls fabric and will enhance the vibrancy and sustainability of the immediate area while re-energizing a blighted building. I know in speaking with local community leadership that this is something they have been seeking to make happen for years.

Your project is the ideal type of leveraging of our educational mission. This joint venture brings together the resources of Inflection Development, the Galena Opportunity Fund, Teach for America, Bloom, and other local partners, as well as the national school design and development experience of Building Hope (www.buildinghope.org) to offer children and families in Twin Falls a first-in-class learning opportunity that builds on the proven track record of our joint efforts.

Following the lead of Building Hope we have been associated with a prominent local architectural firm, Erstad Architects, on the planning, design and entitlements side to create a unique learning experience for needy students in Twin Falls. We are confident that we can attract a strong school model to the Shoshone Street site. We also believe we can work with our partner Building Hope to help secure the financing needed for both school construction and operations. With the site specifically identified and a collaborative team in place, we are extremely confident that this project can serve as a model of wise development not only for Idaho but for other cities nationally.

We hope that we can partner with a school to have them call this area their home and in becoming an investor in the success of Twin Falls with you.

Sincerely,

Terry Ryan
Chief Executive Officer



From: [Brian Sabala](#)
To: [Kelli Ebersole](#)
Subject: Brian Sabala
Date: Thursday, April 30, 2020 5:33:57 PM

[EXTERNAL SENDER]

To who this all concerns:

Now that the hearing for the 5 story buildings proposed for Shoshone, 7th & 8th has been moved to Tuesday May 5th I would like to ask if the meeting can be held in the parking lots of the proposed sight? There will be ample room for people to attend and remain the required 6ft of distance apart. The weather for next Tuesday will be sunny and 70 according to the forecast. This way there will be no worry about the phone system going down.

I have attached some pictures of the houses that will be right next to the 5 story apartments and it looks like those home owners will have absolutely 0 privacy. All the rest or the houses on the adjacent and surrounding blocks will also have no privacy on their property due to the height of the building. Will there be a 5 story privacy wall built to protect our privacy? (If the hearing is in the parking lot everyone will be able to see this issue)

The water and sewer system in this area is old. Will it support all the water that will be consumed and be able to handle all the waste water (sewage) that will go along with 112 units.

The parking spaces for the 2 buildings is not enough. Where will they be parking all the extra cars at? Will it be in front of all the neighborhood homes and surrounding businesses? These streets are not wide enough to have a vehicle parked on each side and still allow 2 lanes of through traffic.











From: [michael Morey](#)
To: [Kelli Ebersole](#)
Subject: Re: 5 Story Apartment Building Proposal
Date: Thursday, April 30, 2020 3:44:32 PM
Attachments: [image001.png](#)

[EXTERNAL SENDER]

On Thursday, April 30, 2020, 04:44:10 PM CDT, michael Morey <michaelwaynemorey@yahoo.com> wrote:

My Name is Mike Morey and I just purchased the home at 130 E 8th Avenue. I didn't know about this building until three days after closing. This is my retirement home. My oldest son is here and my other. son lives in Seattle. I am not happy at all about the possible zone change and I am requesting that next Tuesday's Meeting be held in the parking lot next to my house at 6 pm. This neighborhood is very nice. If this building goes up our home values will drop like a rock. We have so many Californians coming with money why introduce

here that could be a plus for our beautiful down town area. Why put a scare crow up. Twin Falls is a Jewel.. These models never include the damage done. Does it include the drop in value of the neighborhood. I'm sure we are not getting a check cut for us. Out of respect for the neighborhood and Twin Falls as a whole, I am requesting that the meeting take place next Tuesday at 6 pm in the lot next to my home at 130 E 8th Avenue

Thank you
Morey
Avenue

Mike
130 E 8th
Twin Falls, Idaho
83301

x Cell # 208-484-0854

On Tuesday, April 28, 2020, 11:50:19 AM CDT, Kelli Ebersole <keebersole@tfid.org> wrote:

Thank you for your comments. I will forward your comments to the Planning and Zoning Commissioners.



Kelli Ebersole, *Administrative Assistant*
Planning & Zoning Department
203 Main Ave. E., Twin Falls, ID 83301
[208.735.7267](tel:208.735.7267)
keebersole@tfid.org

Check Out Planning & Zoning's New Online Zoning Map Here!
[City of Twin Falls Zoning Map](#)

From: michael Morey <michaelwaynemorey@yahoo.com>
Sent: Tuesday, April 28, 2020 10:47 AM
To: Kelli Ebersole <KeEbersole@tfid.org>

Subject: 5 Story Apartment Building Proposal

[EXTERNAL SENDER]

My name is Mike Morey, i just purchased the home right next to where one building is proposed to be constructed. My address is 130 8th Avenue E . I purchased this house unknowing about about this proposal. I am totally against the construction of this building. I purchased the home because i like it in the Historic District of Twin Falls and it is safe here. I have seen how beautiful towns destroy themselves with social engineering. The people who run off with the money never live in those neighborhood. In my home town they did the same thing as this proposal, the build low income housing. You cqn even look it up --Racine Wisconsin.. it was on Jacato Drive --well it closed down the whole shopping center and that was a long time ago ---still down and closed up. It was so bad the city had to change the name of the street to Anthony Drive because it was so scary..North Ridge Mall in Milwaukee closed down due to the the people who would shop there were too scared to go there. Where are people going to park If they are low income how much money can they spend down town. Put this in the millionaires neighborhood if its soooooo good, they should have it..Twin Falls is a jewel. I spent many years up at Sandpoint, Idaho...I love this state.. these social engineering ideas are like a virus we dont need. Why not put some historic type Habitat for Humanity Homes in there but not this massive Building .. If there is trouble downtown from these buildings no one with money will support the businesses...they just wont go. this feel good about yourself stuff is nuts --its like a drug ----butt but but ---just wait til you wake up in the morning and see the damage you have done. We have a special place here ---we welcome all people but this will be a disaster Please Decide NO on this project.. This does not fit in this neighborhood at all-----Mike Morey 130 8th Avenue E ---Very Concerned Citizen

From: forms@tfid.org
To: [Kelli Ebersole](#)
Subject: Public Comment Notice for PZ20-0014
Date: Thursday, April 30, 2020 8:21:07 PM

A public comment has been submitted for PZ20-0014 presented at the Planning and Zoning Meeting on 5/5/2020.

Name: Stephen E Schmid
Phone: 2087318277
Email: schmids649@gmail.com
Comments:
Dear Sirs:

I object to the proposed development of the two 5 story apartment buildings. As a board member of the Sage Women's Center I feel this project will very negatively affect our mission to help pregnant women. The development would limit access (parking) and privacy for our clients. As a member of St. Edwards Catholic Church, I believe it would also negatively affect parking for the church and rectory as well as parking for the homes in the immediate area. Five story structures do not belong in this historic neighborhood. I get the feeling that the developers are trying to slide this proposal through during the pandemic while the public can not attend the Planning and Zoning meeting in person to voice their objections.

Sincerely,

Stephen E. Schmid MD, PhD

From: [Mitch Humble](#)
To: [Jonathan Spendlove](#); [Kelli Ebersole](#)
Subject: FW: Oppose Shoshone & 7th apt development
Date: Friday, May 1, 2020 9:55:04 AM
Attachments: [image001.png](#)

The email below was sent to Mayor Hawkins. She forwarded it. Will you include it in your stack of comments submitted for the P&Z hearing on this item? Thanks guys.

Mitchel B. Humble, CM
Deputy City Manager
Community Services and Development
City of Twin Falls
P.O. Box 1907
Twin Falls, ID 83303
(208) 735-7342
mhumble@tfid.org



TWIN FALLS Idaho
People Serving People

www.tfid.org

From: Suzanne Hawkins
Sent: Friday, May 1, 2020 9:39 AM
To: Travis Rothweiler <trothweiler@tfid.org>
Cc: Mitch Humble <Mhumble@tfid.org>
Subject: Fwd: Oppose Shoshone & 7th apt development

Suzanne Hawkins
Mayor, City of Twin Falls

Begin forwarded message:

From: Hilber Nelson <hilber@cableone.net>
Date: May 1, 2020 at 9:09:08 AM MDT
To: Suzanne Hawkins <SHawkins@tfid.org>
Subject: **Oppose Shoshone & 7th apt development**

[EXTERNAL SENDER]

TF City Council members:

I urge you to oppose the two 5-storey apartment development being proposed for downtown TF. Here's why:

1. Woefully inadequate parking space that violates Planning & Zoning standards, creating a parking shortage that will infringe on neighbors.
2. Traffic and pedestrian congestion caused by inadequate parking will raise public safety issues for dwellers, children, and neighbors, and reduce property values.
3. The designated playground space of approximately the size of a 2-car garage for 114 family units is a joke.
4. The building's Sustainable Development Goal-driven directives wrongly assumes an existing bus system to jobs, medical services, and food stores, and very wrongly assumes that low income families will be taking advantage of an urban downtown lifestyle.
5. Inserting a trendy high-density urban development makes sense in Portland or Seattle, but not in TF. Furthermore, its poor conception misses that lofty mark and amounts to a stack-n-pack eye-sore — just yards from the downtown arch going over Shoshone St.
6. The impact on nearby Bickel and Lincoln Elementary schools of inserting high density family dwellings has not been seriously considered.
7. This project is being rushed. Postponing proceedings until the Council can have face-to-face Q&A public debate is the responsible thing to do, and eliminates suspicion that good-ol'-boy influencers want an end-run around our deliberating process to slip through a poorly conceived development that would not survive public scrutiny.

I am in favor of sending the developer back to the drawing board, with specific instructions to return with a structure in scale with privates homes (2-storey limit), the buildings properly set back from Shoshone, with adequate parking and playground space, and proper urban amenities.

Hilber Nelson

hilber@cablone.net

208-539-5446

From: [JAMES PONZO](#)
To: [Kelli Ebersole](#)
Subject: NO TO THE HUGE APARTMENT BUILD And Building Rezone.
Date: Friday, May 1, 2020 11:06:36 AM

[EXTERNAL SENDER]

I oppose GOQOZ Twin Falls 660 LC (PZ20-0014), the two 56-unit apartment complexes planned for 137 7th Ave. East and 155 7th Ave. East. because of the negative impact to Sage Women's Center and the entire Neighborhood!!

The pregnancy resource center has been providing very necessary services at no cost to our community for 40 years for women facing an unexpected pregnancy. This project will negatively impact the safe and private nature of the location, and the loss of parking will adversely impact the ability to provide for an under-served group of our community.

I object to the height of a five-story (62 ft.) building in this residential area.

The architecture does not blend in with the fabric of this historic area.

I object to the lack of easement from the road on Shoshone St.

I see that as a safety and quality of life issue on such a busy street.

There also doesn't seem to be available outdoor space for resident enjoyment which is key to a healthy lifestyle.

The playground areas are not a reasonable size.

Are Bickel and Lincoln Elementary schools able to provide for the additional students that 112 new homes will bring?

I object to the traffic and impact on St Edwards School.

I see no need for a Charter School here, with no parking or children's play area.

Please reject this application for development.

Thank you

Jim Ponzo
1303 Maple Ave
Twin Falls
208.731.1896

From: [Mark Nelson](#)
To: [Kelli Ebersole](#)
Subject: Oppose GOQOZ Twin Falls 660 LC (PZ20-0014),
Date: Friday, May 1, 2020 11:57:05 AM
Importance: High

[EXTERNAL SENDER]

I oppose GOQOZ Twin Falls 660 LC (PZ20-0014), the two 56-unit apartment complexes planned for 137 7th Ave. East and 155 7th Ave. East. because of the negative impact to Sage Women's Center. The pregnancy resource center has been providing very necessary services at no cost to our community for 40 years for women facing an unexpected pregnancy. This project will negatively impact the safe and private nature of the location, and the loss of parking will adversely impact the ability to provide for an under-served group of our community. I object to the height of a five-story (62 ft.) building in this residential area. The architecture does not blend in with the fabric of this historic area. I object to the lack of easement from the road on Shoshone St. I see that as a safety and quality of life issue on such a busy street. There also doesn't seem to be available outdoor space for resident enjoyment which is key to a healthy lifestyle. The playground areas are not a reasonable size. Are Bickel and Lincoln Elementary schools able to provide for the additional students that 112 new homes will bring? Please reject this application for development.

Sincerely,

Mark Nelson

Mark Nelson | Broker | Willow Realty Group, LLC
1162 Eastland Dr. North | Twin Falls, Idaho | 83301
Cell 208.308.1892

Veteran Housing Specialist



If you are former or active military or active or retirees law enforcement, firefighter, teacher, healthcare worker or first responder call me for a 25% discount when you list or buy with Willow Realty Group.

From: [Jonathan Weaver](#)
To: [Kelli Ebersole](#)
Subject: GOQOZ
Date: Friday, May 1, 2020 12:13:02 PM

[EXTERNAL SENDER]

I oppose GOQOZ Twin Falls 660 LC (PZ20-0014), the two 56-unit apartment complexes planned for 137 7th Ave. East and 155 7th Ave. East. because of the negative impact to Sage Women's Center. The pregnancy resource center has been providing very necessary services at no cost to our community for 40 years for women facing an unexpected pregnancy. This project will negatively impact the safe and private nature of the location, and the loss of parking will adversely impact the ability to provide for an under-served group of our community. I object to the height of a five-story (62 ft.) building in this residential area. The architecture does not blend in with the fabric of this historic area. I object to the lack of easement from the road on Shoshone St. I see that as a safety and quality of life issue on such a busy street. There also doesn't seem to be available outdoor space for resident enjoyment which is key to a healthy lifestyle. The playground areas are not a reasonable size. Are Bickel and Lincoln Elementary schools able to provide for the additional students that 112 new homes will bring?

Please reject this application for development. Thank you.

From: [Shalyn Sanford](#)
To: [Kelli Ebersole](#)
Subject: Proposed apartment complex on 7th Ave E
Date: Friday, May 1, 2020 12:23:57 PM

[EXTERNAL SENDER]

To Whom It May Concern:

I strongly oppose GOQOZ Twin Falls 660 LC (PZ20-0014), the two 56-unit apartment complexes planned for [137 7th Ave. East](#) and [155 7th Ave. East](#), because of the negative impact to Sage Women's Center. The pregnancy resource center has been providing very necessary services at no cost to our community for 40 years for women facing an unexpected pregnancy. This project will negatively impact the safe and private nature of the location, and the loss of parking will adversely impact the ability to provide for an under-served group of our community. I object to the height of a five-story (62 ft.) building in this residential area. The architecture does not blend in with the fabric of this historic area. I object to the lack of easement from the road on Shoshone St. I see that as a safety and quality of life issue on such a busy street. There also doesn't seem to be available outdoor space for resident enjoyment which is key to a healthy lifestyle. The playground areas are not a reasonable size. Are Bickel and Lincoln Elementary schools able to provide for the additional students that 112 new homes will bring?

Please reject this application for development. Thank you.

Sincerely,

Shalyn Sanford

From: [Molly Arrossa](#)
To: [Kelli Ebersole](#)
Subject: Proposed Development
Date: Friday, May 1, 2020 12:36:53 PM

[EXTERNAL SENDER]

May 1, 2020

To the Members of the Twin Falls Planning and Zoning Commission and
Members of the City Council,

I am writing to oppose GOQOZ Twin Falls 660 LC (PZ20-0014), the two 56-unit apartment complexes that are planned for 137 7th Ave. East and 155 7th Ave. East., the "Masqueray Lofts". Bringing buildings such as these into an area not sufficient to handle the parking is not safe for those apartment residents and to those residents whose homes and businesses will be negatively impacted. Because the parking is not adequate for the apartments planned, those residents would be parking on 8th street. The congestion caused to an already busy street is a safety issue as well as taking away the parking on the nearby streets for the current residents, businesses surrounding that proposed complex, and the churches that need the parking for services held on Sundays as well as other events. Sage Women's Center would also be negatively impacted as those clients and personnel associated with Sage would have to park on 8th Street and walk a distance to the Center. Because some events are held in the evening, this would cause those people to be walking to their vehicles in the dark causing concerns for their safety. The height of these apartment complexes also affects the area. It certainly doesn't add to the esthetics of this historic area.

There is no public transit system here which would help alleviate some of these issues. Comments have been made that it is within walking distance to downtown, but if these are low income units, how many of these people would be walking downtown to eat at those restaurants or shop in many of those stores? Grocery stores within walking distance are in short supply on that part of town as well.

I would ask that you vote against this application and zoning change.

Sincerely,

Molly Arrossa

From: [Janae Miller](#)
To: [Kelli Ebersole](#)
Subject: Objection
Date: Friday, May 1, 2020 12:47:40 PM

[EXTERNAL SENDER]

I oppose GOQOZ Twin Falls 660 LC (PZ20-0014), the two 56-unit apartment complexes planned for 137 7th Ave. East and 155 7th Ave. East. because of the negative impact to Sage Women's Center. The pregnancy resource center has been providing very necessary services at no cost to our community for 40 years for women facing an unexpected pregnancy. This project will negatively impact the safe and private nature of the location, and the loss of parking will adversely impact the ability to provide for an under-served group of our community. I object to the height of a five-story (62 ft.) building in this residential area. The architecture does not blend in with the fabric of this historic area. I object to the lack of easement from the road on Shoshone St. I see that as a safety and quality of life issue on such a busy street. There also doesn't seem to be available outdoor space for resident enjoyment which is key to a healthy lifestyle. The playground areas are not a reasonable size. Are Bickel and Lincoln Elementary schools able to provide for the additional students that 112 new homes will bring?

Please reject this application for development. Thank you.

Janae Miller

From: [Bridgett Slater](#)
To: [Kelli Ebersole](#)
Subject: Sage Women's Center
Date: Friday, May 1, 2020 1:11:49 PM

[EXTERNAL SENDER]

To whom this may concern,

I oppose GOQOZ Twin Falls 660 LC (PZ20-0014), the two 56-unit apartment complexes planned for 137 7th Ave. East and 155 7th Ave. East. because of the negative impact to Sage Women's Center. The pregnancy resource center has been providing very necessary services at no cost to our community for 40 years for women facing an unexpected pregnancy. This project will negatively impact the safe and private nature of the location, and the loss of parking will adversely impact the ability to provide for an under-served group of our community. I object to the height of a five-story (62 ft.) building in this residential area. The architecture does not blend in with the fabric of this historic area. I object to the lack of easement from the road on Shoshone St. I see that as a safety and quality of life issue on such a busy street. There also doesn't seem to be available outdoor space for resident enjoyment which is key to a healthy lifestyle. The playground areas are not a reasonable size. Are Bickel and Lincoln Elementary schools able to provide for the additional students that 112 new homes will bring?

Please reject this application for development. Thank you.

Bridgett Slater
208 410-0859

From: [Dolores Henson](#)
To: [Kelli Ebersole](#)
Subject: Opposition of GOQOZ Twin Falls 660 LC (PZ20-0014)
Date: Friday, May 1, 2020 1:17:06 PM

[EXTERNAL SENDER]

Dear Planning and Zoning Commissioner,

I oppose GOQOZ Twin Falls 660 LC (PZ20-0014), the two 56-unit apartment complexes planned for 137 7th Ave. East and 155 7th Ave. East because of the negative impact to Sage Women's Center. The pregnancy resource center has been providing very necessary services at no cost to our community for 40 years for women facing an unexpected pregnancy.

This project will negatively impact the safe and private nature of the location, and the loss of parking will adversely impact the ability to provide for an under-served group of our community. I object to the height of a five-story building in this residential area. The architecture does not blend in with the fabric of this historic area. I object to the lack of easement from the road on Shoshone St. I see that as a safety and quality of life issue on such a busy street. There also doesn't seem to be available outdoor space for resident enjoyment which is key to a healthy lifestyle. The playground areas are not a reasonable size.

Are Bickel and Lincoln Elementary schools able to provide for the additional students that 112 new homes will bring?

Please reject this application for development.

Thank you and best regards,

Dolores Henson, Twin Falls Native

From: [Lance Griff](#)
To: [Kelli Ebersole](#)
Subject: Building Proposal
Date: Friday, May 1, 2020 1:29:37 PM

[EXTERNAL SENDER]

To Whom It May Concern,

I oppose GOQOZ Twin Falls 660 LC (PZ20-0014), the two 56-unit apartment complexes planned for 137 7th Ave. East and 155 7th Ave. East. because of the negative impact to Sage Women's Center. The pregnancy resource center has been providing very necessary services at no cost to our community for 40 years for women facing an unexpected pregnancy. This project will negatively impact the safe and private nature of the location, and the loss of parking will adversely impact the ability to provide for an under-served group of our community. I object to the height of a five-story (62 ft.) building in this residential area. The architecture does not blend in with the fabric of this historic area. I object to the lack of easement from the road on Shoshone St. I see that as a safety and quality of life issue on such a busy street. There also doesn't seem to be available outdoor space for resident enjoyment which is key to a healthy lifestyle. The playground areas are not a reasonable size. Are Bickel and Lincoln Elementary schools able to provide for the additional students that 112 new homes will bring? Please reject this application for development.

Sincerely,

Christine Griff

Lance W. Clow
2170 Bitterroot Drive
Twin Falls, ID 83301 (208)733-5767

City of Twin Falls
Planning and Zoning Commission and City Council

Re: Public Hearing – Masqueray Lofts R-6 ZDA

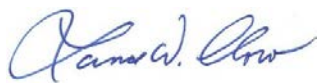
I have had an opportunity to review the proposed development of the former Twin Falls Clinic Building and surrounding properties. As a former member of the Twin Falls City Council, which honored me with the privilege of serving for six years a Mayor, I understand the challenge of making changes to existing zoning and neighborhood fears. I would like to share some insight.

In 2007, while presiding as Mayor, I developed an Idea that evolved into the Mayors' Initiative 2010. It was a vision of providing the Twin Falls Townsite/Downtown a path to revitalization. The visions of our city's founding fathers and the leaders in the 1970's has been lost with the changing lifestyles, growth and changing retail environment. I will not go into detail of the Initiative, but it included enhancing housing opportunities in the Townsite. The "Great Recession" of 2008-11 was a major set back, but I am pleased to see the progress made over the past 8 years.

I see the Masqueray Lofts project as complimentary to that vision. Change is not always welcome, as the unknown creates a great deal of anxiety. I may not be able to relieve that anxiety but will share some of my experience with the developers and team putting the project together. I have seen the quality work done by this team, including a project in Garden City which incorporated a Charter School. As early as 2013, after I became a State Representative, I continued to encourage developers to look at Twin Falls for affordable or market rate housing opportunities. I reached out to the Idaho Housing and Finance Association and successful developers of previous Twin Falls housing projects. This is when I first met Bill Truax. For your information, I am not now or have ever been an investor in this or any housing/development project

Coincidentally, in 2016, I started a discussion group to visit about Hispanic challenges in Twin Falls. The discussion ranged from housing, employment, culture and education. During those meeting I realized that the Hispanic Community and the Townsite might benefit from a Charter School designed and located near the townsite. I reached out to charter school supporters, contacted the previous owner of the Clinic Property, visited with members of the St. Edwards School and Boise Catholic Diocese. I saw this location for a Charter School as a potential use of the property, especially the proximity to the St Edwards School, the various churches in the townsite that have gyms and city park. Downtown has had special parking challenges in the past, and I see this development as attempting to provide more parking than would be required just a few blocks south.

This project can provide tremendous value to the community and will complement the townsite. The building has been vacant for several years and Masqueray Lofts is a viable opportunity that needs consideration. The activity and housing will provide much needed vibrancy to the area. I will attempt to call in for your hearing and can answer any questions you may have.



Lance W. Clow



Date: Tuesday, May 5, 2020
To: Planning and Zoning Commission
From: Planning & Zoning Department

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.

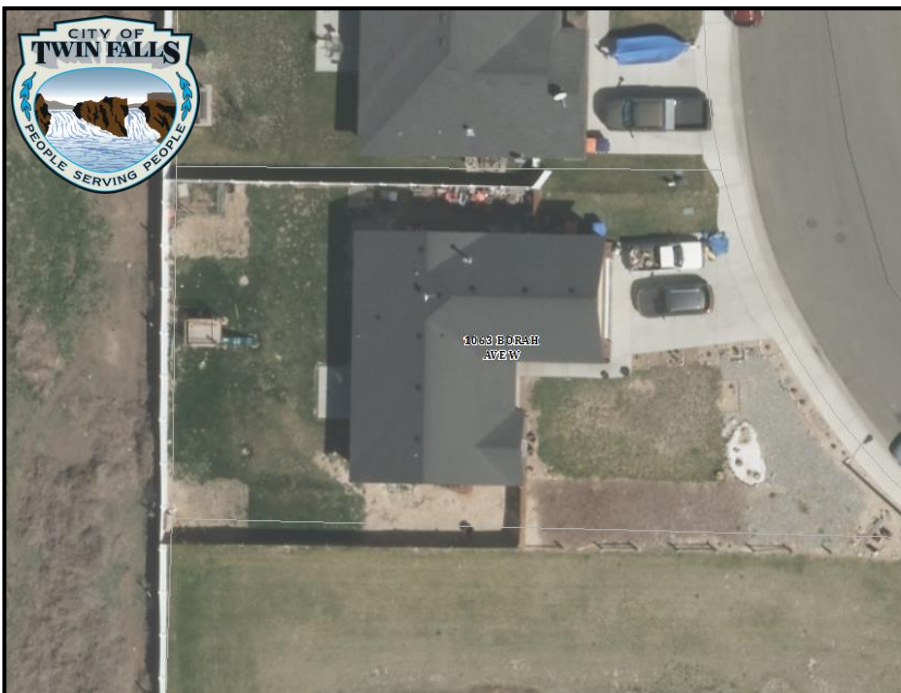
Conclusion:

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: May 5th, 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.

The applicant intends to operate an In-Home Daycare / Summer Program which will provide 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.

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 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

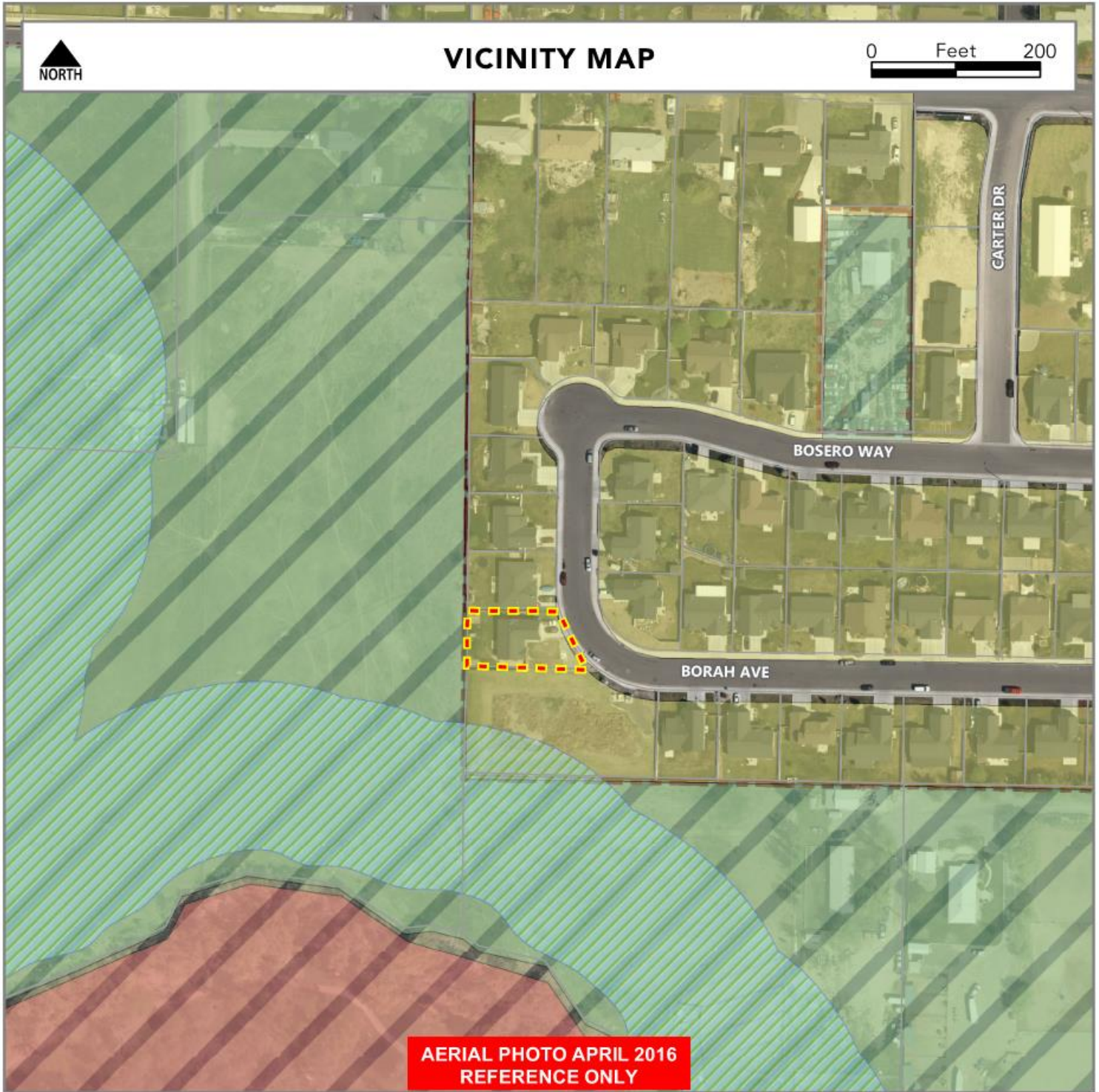
If the Commission approves this request as presented, then staff recommends the following conditions.

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: May 5th, 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.

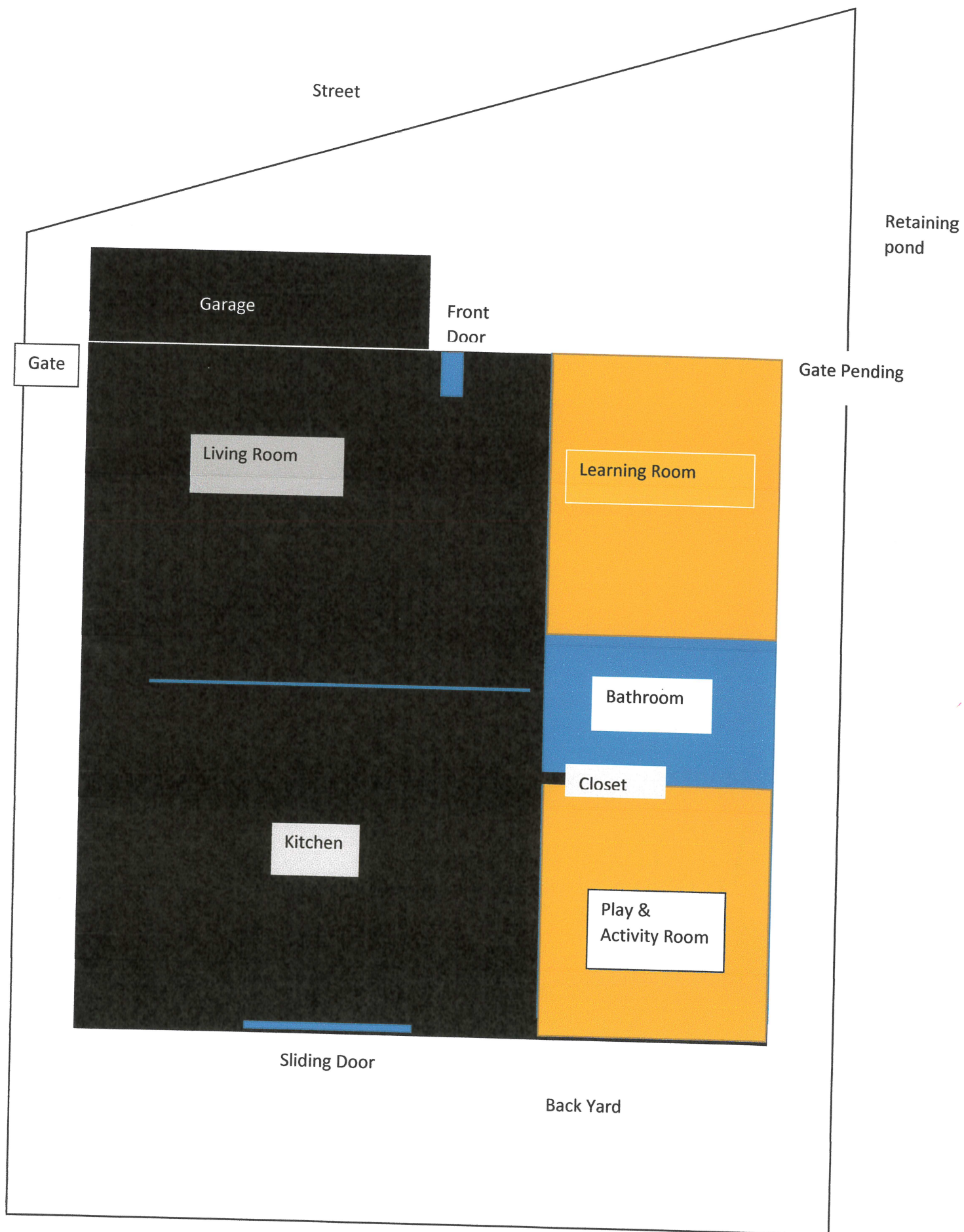
- Founded on these pillars
 - Whole Based Learning
 - Summer program geared towards the retention of the academic year.
 - Known as the learning loss gap
 - Each learning station activity is tailored to the individual child's ability to learn.
 - Meeting a child's emotional Needs
 - This would be attained 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 breakthrough.
 - 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, May 5, 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 approved 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: May 5, 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 approved 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

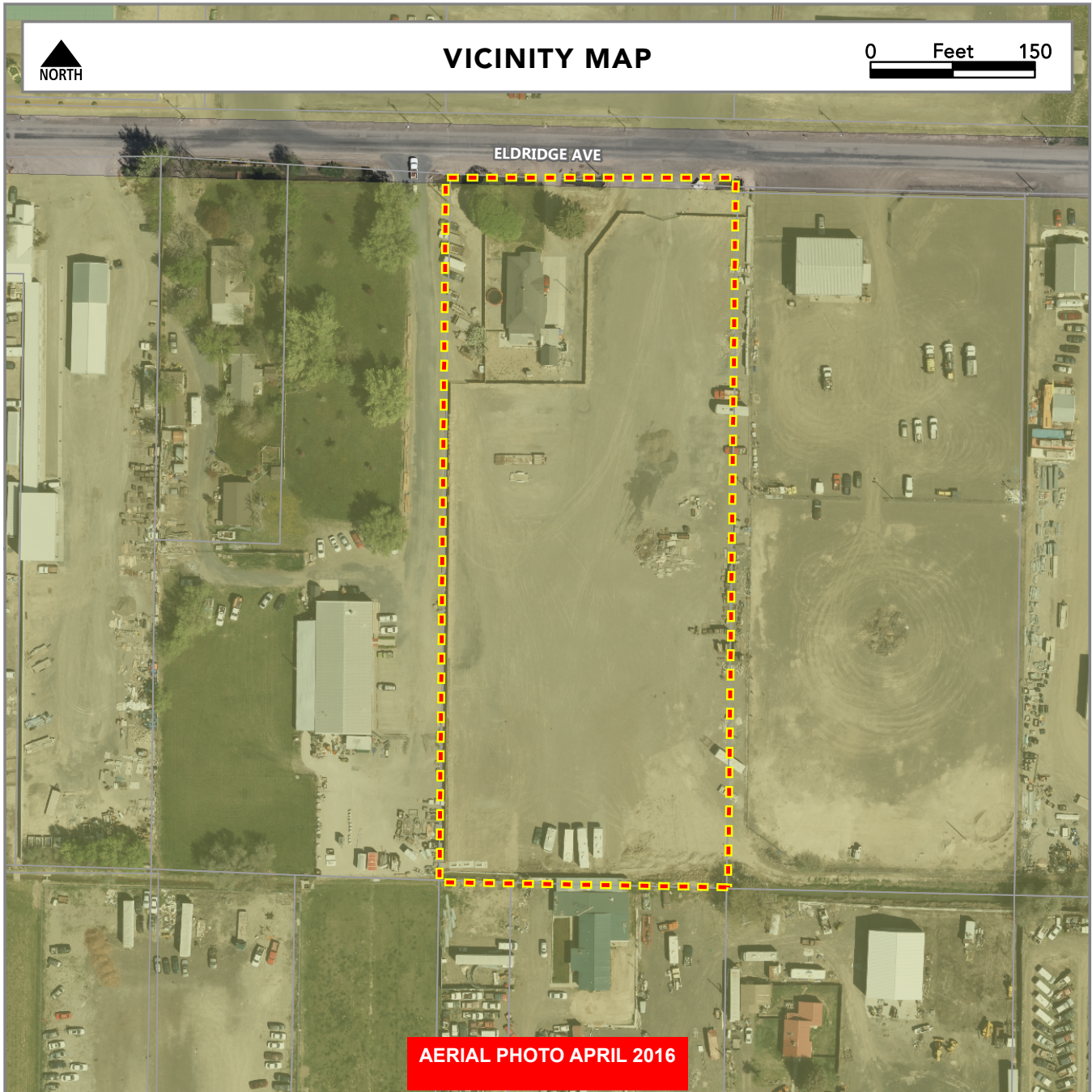
If the Commission approves this request as presented, then staff recommends the following conditions.

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: May 5, 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

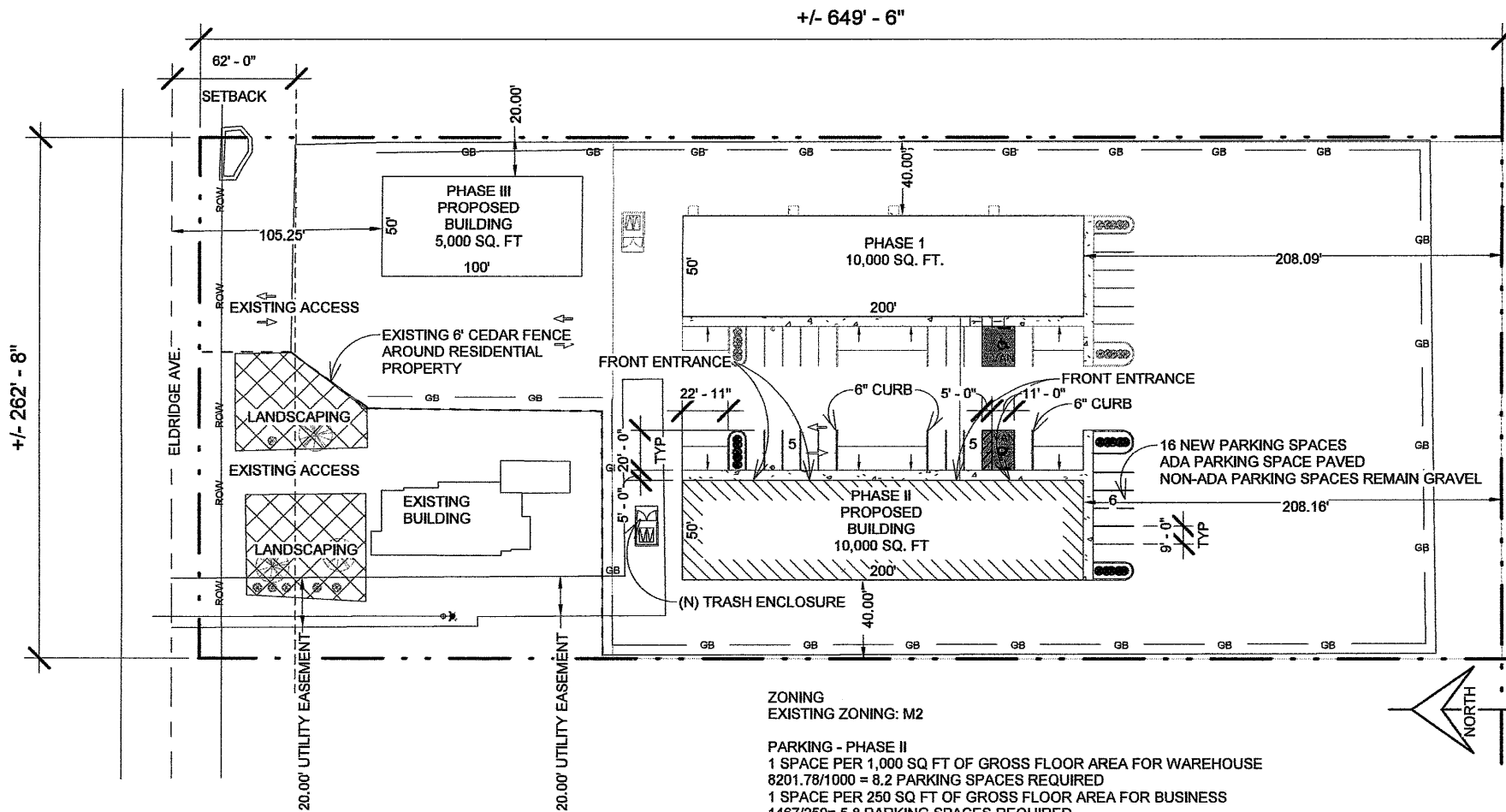


935 Shoshone St. North
Twin Falls, ID 83301
208.736.8050

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.



NOTE: GRAVEL SHALL BE PER FIRE DEPARTMENT REQUIREMENTS

ZONING
EXISTING ZONING: M2

PARKING - PHASE II
1 SPACE PER 1,000 SQ FT OF GROSS FLOOR AREA FOR WAREHOUSE
 $8201.78/1000 = 8.2$ PARKING SPACES REQUIRED
1 SPACE PER 250 SQ FT OF GROSS FLOOR AREA FOR BUSINESS
 $1467/250 = 5.8$ PARKING SPACES REQUIRED
TOTAL: 14 SPACES REQUIRED
16 SPACES PROVIDED

LANDSCAPING
2 SQ. FT. PER LINEAL FOOT
 $2 * 263 = 526$ SQ. FT. REQUIRED.
5,810 SQ. FT. PROVIDED
1 TREE PER 500 SQ. FT. REQUIRED $526/500 = 1$ TREE REQUIRED
1 BUSH PER 100 SQ FT. REQUIRED $526/100 = 5$ BUSHES REQUIRED
3 TREES EXISTING
>5 BUSHES EXISTING

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

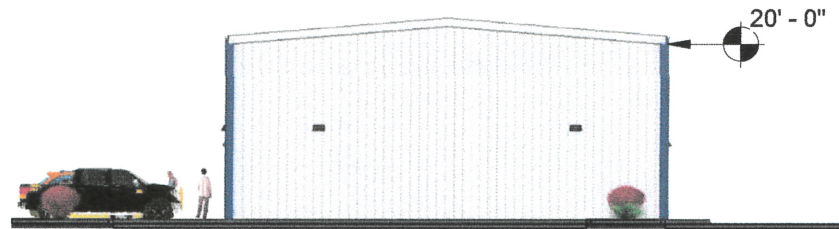
1856 ELDRIDGE
(SEC. 22, t. 10 s., r. 17 e.b.m.)
TWIN FALLS, IDAHO

COMMERCIAL SITE PLAN

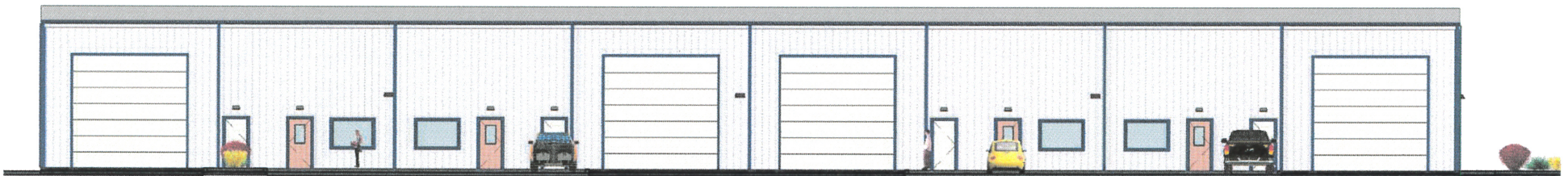
Drawn by KM
Checked by RCR

SUP1.1

Scale 1" = 80'-0"



① SUP NORTH ELEVATION
3/64" = 1'-0"



② SUP EAST ELEVATION
3/64" = 1'-0"

Laughlin Ricks Architecture
—architecture/planning—

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TWIN FALLS, IDAHO

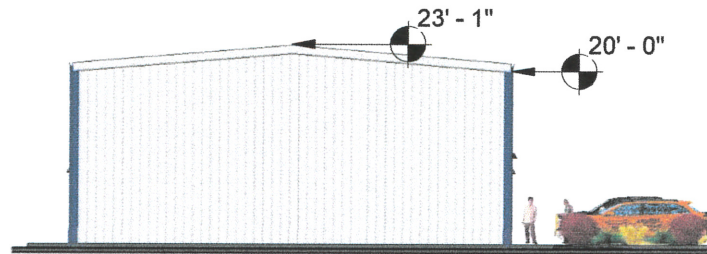
EXTERIOR ELEVATIONS

Drawn by KM

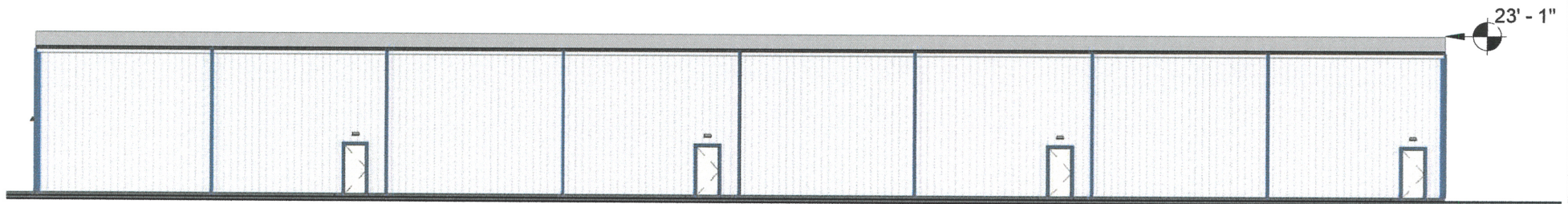
Checked by RCR

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

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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, May 5, 2020
To: Planning and Zoning Commission
From: Planning & 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
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 Scagg

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

Public Hearing: May 5, 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

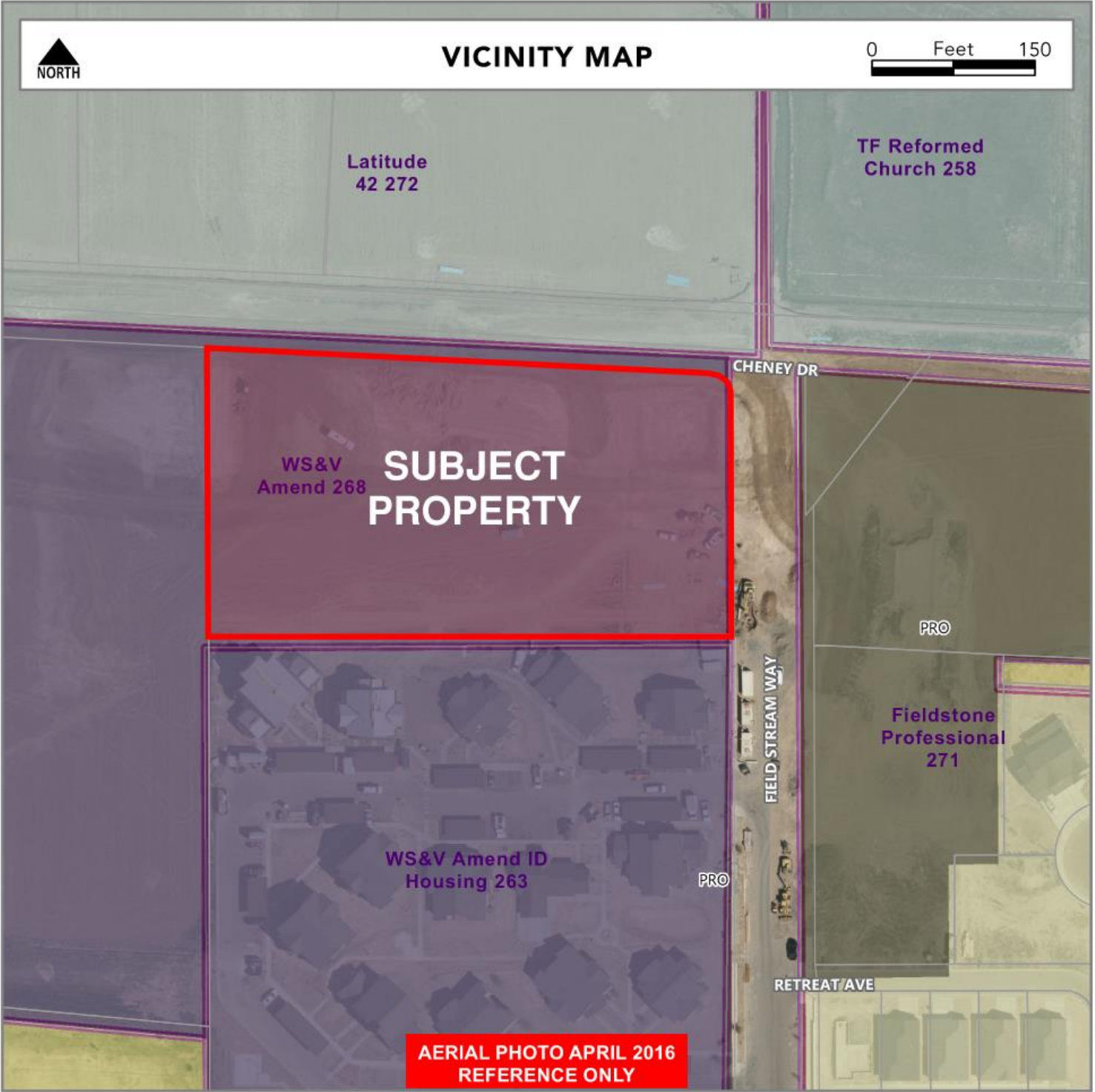
If the Commission approves this request as presented, then staff recommends the following conditions.

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: May 5, 2020



	PRO		R-2	Current Zoning: R-6 PRO PUD, Vacant Comprehensive Plan: Town Neighborhood	Existing Land Use: Vacant Proposed Land Use: Multi-Family Development
	PUD		R-4		
	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.



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, May 5, 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. Updated Proposed Parking Shared Use Agreement
8. Photos
9. 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: May 5, 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 charter 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 buildings 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: May 5, 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.

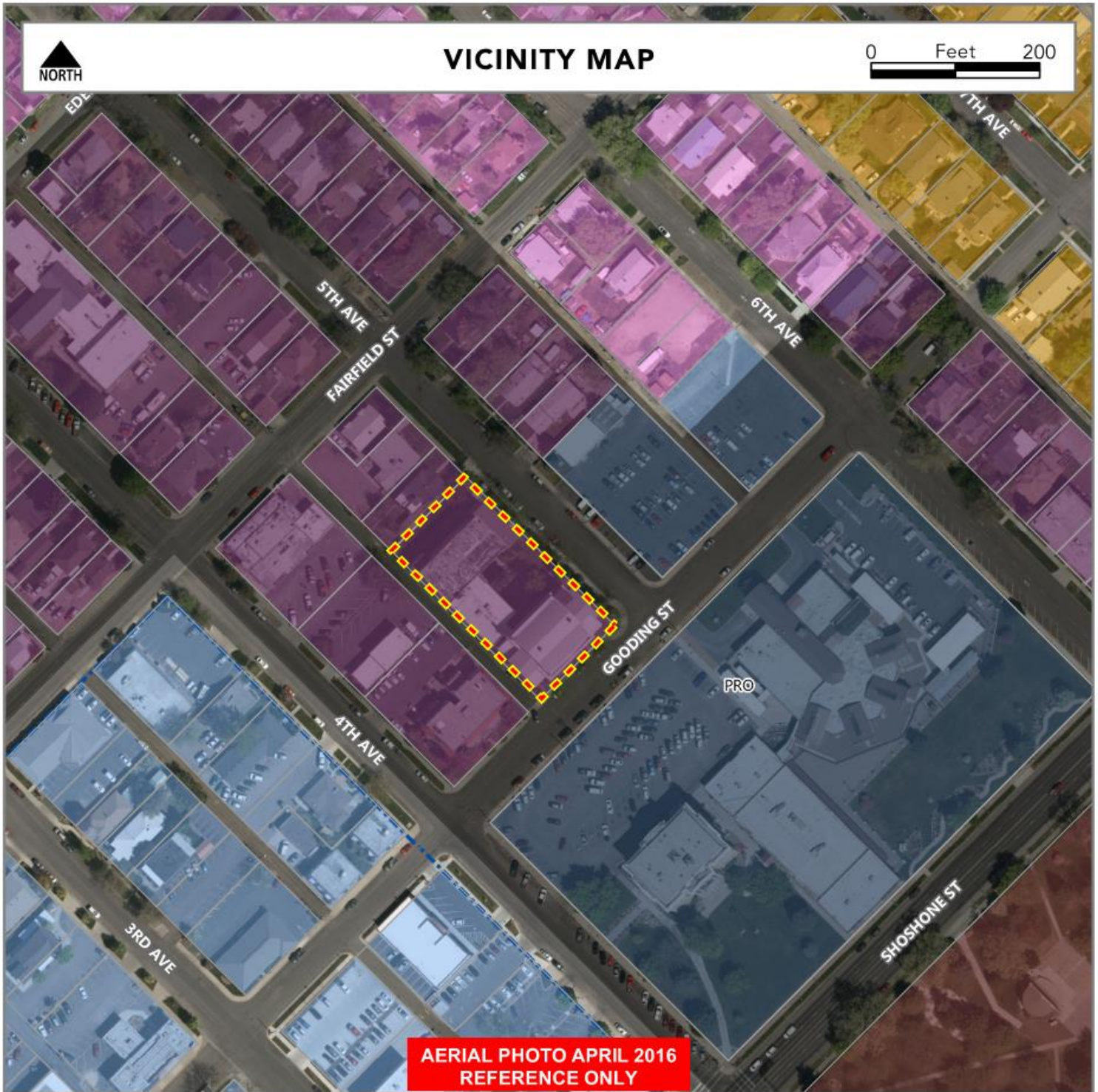
Conclusion

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
- PRO
- C-B
- OS
- R-4
- 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

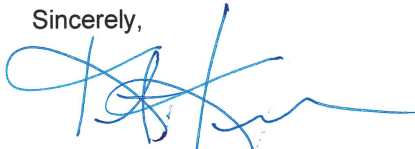
25 spaces provided with shared access agreements with adjacent property owners.

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.

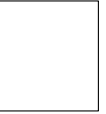
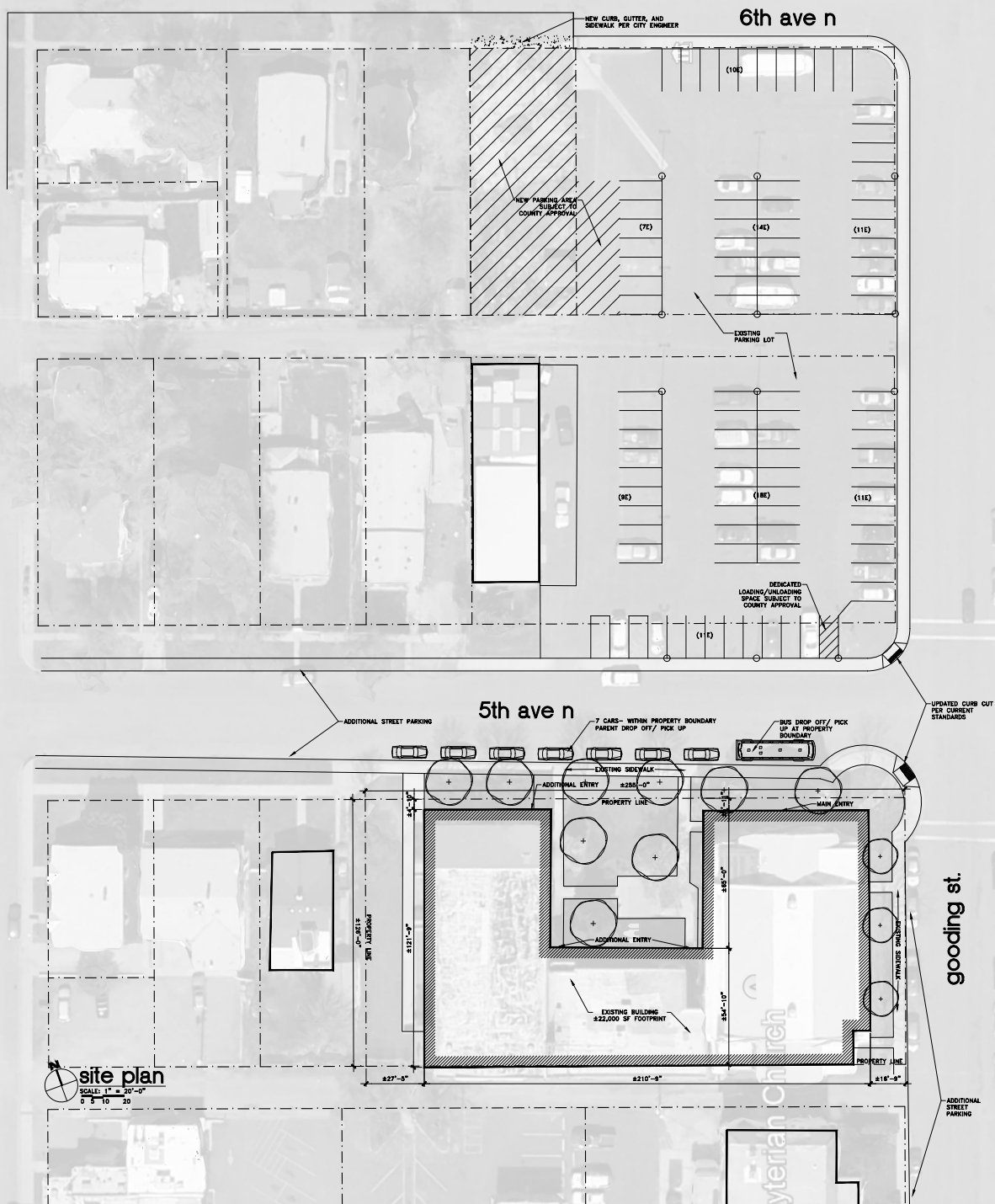
erstad ARCHITECTS believes that this project would be a great addition to the City of Twin Falls as it will bring life and activity to a currently under used site. We hope it encourages future development in the direction of Twin Falls comprehensive plan for the area and thrive as a mediator between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



This document is the property of entled ARCHITECTS, P.A. and is intended for use as a conceptual design. No representation or warranty is made by entled ARCHITECTS, P.A. for any use of this document other than as intended. This document may not be used in any other manner. 0220

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:



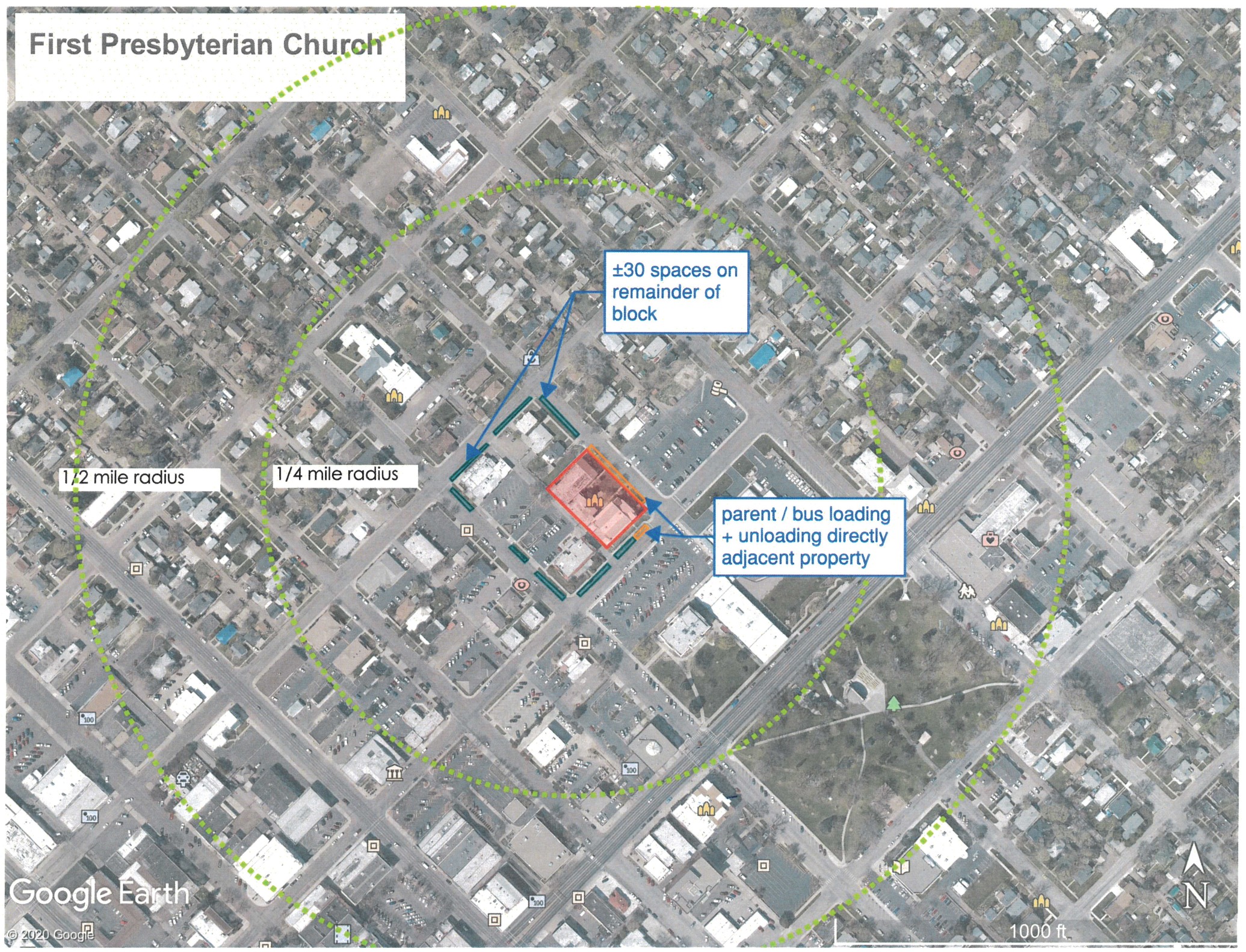
general notes:

- 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

1/2 mile radius

1/4 mile radius

parent / bus loading
+ unloading directly
adjacent property



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.

BRENT D. REINKE
COMMISSIONER
FIRST DISTRICT

TWIN FALLS COUNTY
BOARD OF COUNTY COMMISSIONERS
630 ADDISON AVE. WEST
P.O. BOX 126
TWIN FALLS, ID 83303-0126
(208) 736-4068
(208) 736-4176 FAX
(800) 377-3529 Idaho Relay (TTY)

JACK JOHNSON
COMMISSIONER
THIRD DISTRICT

DON HALL
COMMISSIONER
SECOND DISTRICT

KRISTINA GLASCOCK
CLERK
(208) 736-4004

April 27, 2020

To whom it may concern:

Twin Falls County ("County") and Pinecrest Academy of Idaho ("School") intend to enter into a Shared Use Agreement regarding a portion of the County's parking lot between 6th Avenue North and 5th Avenue North at 2nd Street North in Twin Falls, Idaho (see Exhibit A). The intent of the parties is that the School will pay for improvements to portions of the parking lot and portions of the parking lot will be available to the School's staff and parents of the schoolchildren for up to three years.

The Shared Use Agreement is expected to include the following terms:

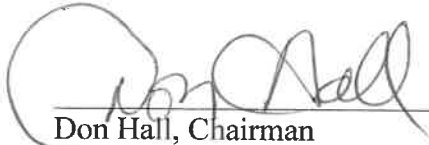
- (1) The School shall pay for the design and manage the construction of the improvements to the parking lot as depicted in Exhibits A and B. The design must be approved in writing by County before construction begins. Any subsequent revisions to the design must also be approved by County before construction of the revised features.
- (2) The parking lot shall be properly graded, paved, and lighted to conform to City of Twin Falls standards and all applicable laws.
- (3) 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 contractor's licensing and insurances.
- (4) The School shall protect and hold the County harmless from the actions of School and its agents and/or contractors during the construction and subsequent use of the parking lot.
- (5) The School shall escrow money in advance to cover the costs of construction and ensure payment of the contractors. The amount of money needed in escrow is estimated to be \$66,732.42 (see the construction proposal at Exhibit C), but the amount in the Shared Use Agreement may be different.
- (6) The Shared Use Agreement will remain in effect for three years or until the School vacates the property at 209 5th Avenue East, whichever comes first. The agreement can be renewed for yearly periods upon expiration of the original three-year term.

- (7) All improvements made shall become and remain the property of the County.
- (8) The Shared Use Agreement shall be subject to a final lease executed between the School and the owner of the property located at 209 5th Avenue East and the issuance of a Special Use Permit by the City of Twin Falls.
- (9) The parking lot will not be available to the School's staff and parents of the schoolchildren until construction, as described in the attached exhibits, is complete.

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, nor does this letter constitute a binding agreement to consummate the transaction outlined herein, nor is this an agreement to enter into a contract. The parties propose to proceed promptly and in good faith to conclude the arrangements with respect to the proposed Shared Use Agreement, but any legal obligations between the parties shall be only those set for the in the executed Shared Use Agreement. In the event that the Shared Use Agreement is not executed, there shall be no obligation on the part of the School for any expenses of the County or for any charges or claims whatsoever arising out of this letter of intent. Similarly, if the Shared Use Agreement is not executed, there shall be no obligation on the part of the County for any expenses of the School or for any charges or claims whatsoever arising out of this letter of intent.

DATED this 27th day of April, 2020.

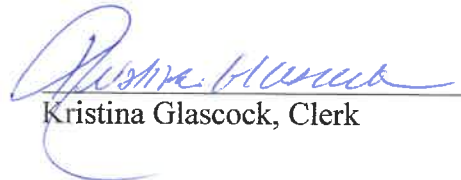
TWIN FALLS COUNTY BOARD OF COMMISSIONERS


Don Hall, Chairman


Jack Johnson, Commissioner


Brent Reinke, Commissioner

ATTEST:


Kristina Glascock, Clerk

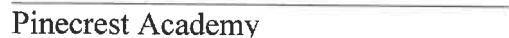

Pinecrest Academy

Exhibit A

site/
landscape
plan
a1.11

Exhibit B

6th ave n

PATCH AND REPAIR
LANDSCAPE AS REQUIRED

NEW SIDEWALK PER CITY OF
TWIN FALLS STANDARDS

NEW LANDSCAPE AREA TO MEET
CITY OF TWIN FALLS STANDARD

(2N)

10N

NEW PARKING AREA
PER CITY OF TWIN
FALLS STANDARD

7N

7E)

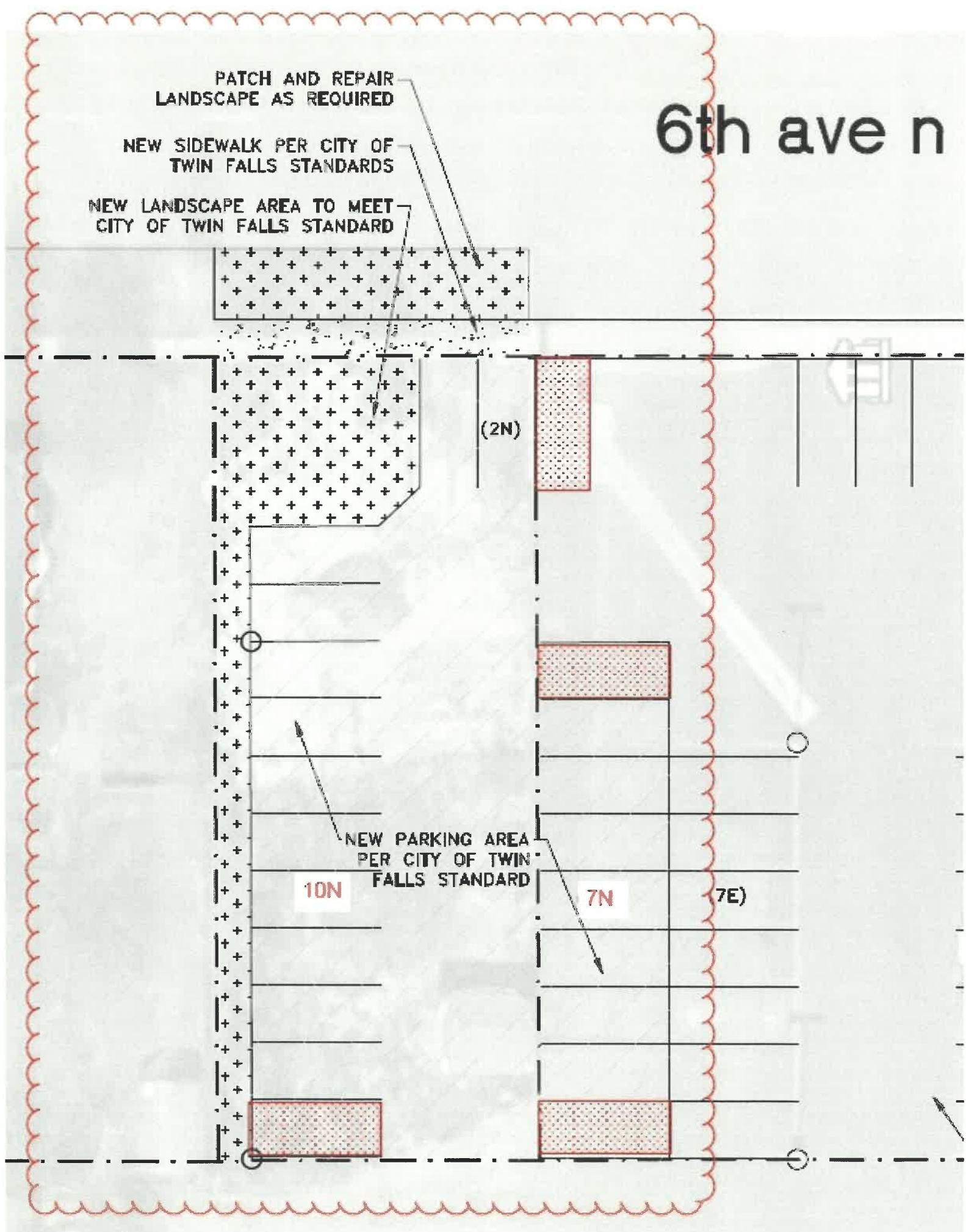


Exhibit C



IDAHO MATERIALS & CONSTRUCTION

Boise Area- 924 N. Sugar St. *P.O. Box 1310 *Nampa, ID 83653-1310 * Phone (208) 466-5001 * Fax (208) 466-5166 Twin Falls Area- 1310 Addison Ave. West * Twin Falls, ID 83301 * Phone (208) 733-5933 * Fax (208) 734-6956 * ISPW #11916-U-1-2 Oregon # 42640 Nevada #0054829

ASPHALT PAVING ROAD & UTILITY CONSTRUCTION EARTHWORK CONCRETE SAND & ROCK

To:	Clayton Howell	Contact:	Clayton Howell
Address:	Salt Lake City, UT	Phone:	(801) 725-6118
		Fax:	
Project Name:	Pinecrest Academy	Bid Number:	
Project Location:	2nd Ave, Twin Falls, ID	Bid Date:	3/24/2020

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Fine Grade Existing Parking Lot	7,944.00	SF	\$1.00	\$7,944.00
2	Furnish Place Compact 2.5" Depth Of Hot Mix Asphalt	6,594.00	SF	\$4.93	\$32,508.42
3	Furnish Place Compact 3/4" Base Gravel As Needed	30.00	TON	\$76.00	\$2,280.00
4	Furnish Place City Spec Sidewalk	1.00	LS	\$5,500.00	\$5,500.00
4	Lighting -New Light Poles	1.00	LS	\$14,500.00	\$14,500.00
5	Landscape -Furnish And Place Per Drawing	1.00	SF	\$4,000.00	\$4,000.00
Total Price for above Items:					\$66,732.42

Total Bid Price: \$66,732.42

Notes:

- Price shown DOES NOT include Performance and Payment bond. Add 2% if bond is required.
- Final payment based on quantity delivered to job.
- This quote is based on provided drawing a1.11 dated 2/28/2020.
- Quote DOES NOT include; permits, traffic control, surveying, testing/inspection fees, engineering for light pole bases, rock excavation, concrete collars for manholes & water valves.
- Mobilization is based on (1); additional mobilizations will be charged at the rate of \$1250.00 per each
- Idaho Materials & Construction state contractor registration number is ICRL # RCE-39639
- Base Gravel by others @ +/- .03 of spec; net zero
- IF THIS BID IS ACCEPTED PLEASE SIGN AND RETURN ONE COPY.
- Additional Terms and Conditions of this proposal/contract.
- APPROVAL OF CREDIT; Notwithstanding purchasers acceptance of this proposal, sellers obligation to perform is conditional upon seller's approval of the financial responsibility of the purchaser; and purchaser will furnish to seller promptly, at sellers request, such information as may be necessary for seller to determine purchasers financial responsibility and credit. If disapproved, purchaser will be notified, and this agreement will be deemed terminated, without liability to either party.
- If not accepted within (10) days from date of proposal, this offer shall automatically expire.
- Effective March 1st, 2019, payment by credit card will incur a one and one-half percent (1 1/2%) service fee.
- In addition, if for reasons beyond sellers control the work is not performed during sellers current construction season or over a longer period if agreed to in writing at the date of this proposal, the contract price may be increased by the seller to reflect its cost increase incurred at the time the work is performed. Our normal construction season is April through November, depending on weather conditions.
- ACCEPTANCE OF PROPOSAL: The purchaser represents that they (it, he, or she) are the owner of the premises on which the work is to be done, or are authorized representative of the owner, and have permission and authority to grant the seller the right to perform such work on premises. Should seller be required to provide survey stakes and/or to perform engineering services of any nature, purchaser hereby covenants and agrees to save and hold harmless seller from and against any and all damages, claims, costs or expenses which ever arising from or growing out of performance of the contract, including, but not limited to, drainage of water as to direction or amount during performance of the contract as well as thereafter.
- PERFORMANCE: The seller shall not be liable for failure of performance or failure of delay in delivery by reason of contingency beyond sellers control, including but not limited to, strikes, labor disputes, fire, flood, weather, embargo, war, government, or shortage or failure of raw materials, fuel, or transportation. If seller is delayed for more than sixty days (60) in the performance of this contract set forth herein, purchaser shall have the right upon seven (7) days written notice to seller to terminate this contract in which event the seller shall be paid for the work performed by it to date of such termination and all parties hereto shall be released of any further obligations herein.
- Due to current market shortages of liquid asphalt, this proposal is contingent on the availability of liquid asphalt at the time of construction. Hot mix asphalt quoted in this proposal is based on the current liquid asphalt market price. Any increase/decrease in market price of liquid asphalt at the time of placement, will be realized as an adjustment to the original quoted price at the time of placement.

- National and regional supply shortages of liquid asphalt or other material specifically noted above may preclude our suppliers from furnishing us with long term price and quantity guarantees; therefore, it is agreed that the contract price (Lump Sum or Unit) stated herein may be increased or decreased equal to any price increase or decrease, if any, after the date hereof required to be paid by the seller in the completion and performance of this contract. Seller agrees to notify purchaser prior to the date on which any work to be performed hereunder is to commence. Contract price adjustment shall be applicable to work covered by such notice unless seller has received from purchaser; prior to commencement of any such work, written notice of an unwillingness to accept contract price adjustment, in which event, seller at its option, may terminate this contract. In the event of termination, seller shall be paid for work performed to the date of termination, if any, and shall have no further obligation or liability to purchaser or others for reason of said termination.

Payment Terms:

Payment terms: Net due by the 10th of the month following date of invoice unless otherwise stated. Interest at the rate of 2% per month charged on all past due accounts. This is an annual percentage rate of 24%. Purchaser agrees to pay reasonable legal

ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

Idaho Materials & Construction

Authorized Signature: _____

Estimator: Jerry Gunter

208-731-8882 Gerald.Gunter@idahomaterials.com



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

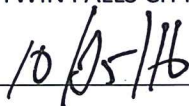
The Commission has attached the following conditions which must be fully implemented to avoid permit revocation (City Code Section 10-13-2.3):

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